



CHALFONT BOROUGH

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Fence Requirements

Definitions:

Lot Line: A property boundary line of any lot held in single and separate ownership, except that, in the case of any lot abutting a street, the "lot line" for such portion of the lot abutting the street shall be deemed to be the same as the legal right-of-way line.

Front yard: A yard extending along the full width of a front lot line and back to the required building line. On corner and through lots, front yards shall be provided along all street frontages.

Rear yard: The required open space extending from the rear of the principal building on the lot to the rear lot line across the entire width of the lot.

Side yard: The required open space between the side of the closest point of the principal building on the lot and the side lot line, extending from the front yard to the rear yard. Any lot line not a rear lot line or a front lot line shall be deemed a side lot line.

Easement Area: A grant for the specified use of a portion of a parcel and/or a parcel of land by the property owner to a person, the public or a corporation.

Site Restricted Area: Any parcel, or portion of a parcel that contains areas, that through topography or restriction may not have any man made structure placed within the area. (i.e. deed restricted open space, wetland areas, steep slope areas, etc.)

Swimming Pool: Any structure intended for swimming, recreational bathing or wading that contains water over twenty four inches (24") deep. This includes in-ground, above-ground, and on-ground pools, hot tubs, spas and wading pools.

2003 International Building Code (IBC): The adopted Building Code for Chalfont Borough.

Pursuant to Ordinance Number 261A, the requirements for installing a fence on a property located within Chalfont Borough are as follows.

1. A Zoning Permit shall be obtained from Chalfont Borough for placement of all fences within the borough.
2. Fences shall be located on the property or lot line, but shall not be located beyond the property line.
3. Fences located within a side and/or rear yard shall have a maximum height of six feet (6'0").
4. Fences located in the front yard of a property shall not exceed four feet (4'0") in height and shall contain a minimum of fifty percent (50%) open space.
5. Fences located within a front yard shall not be located within the legal right-of-way for the road.
6. Fences located within a front yard shall not impede the clear site triangle and/or sight lines of corners, intersections or driveways entrances.
7. Fence locations shall not impede the natural flow of stormwater within any drainage swale, ditch, stream or creek.
8. Fences associated with a swimming pool shall be installed in strict accordance with Section 3109 of the 2003 International Building Code.
9. Fences shall not be located within an easement or other site restricted area on any property without a Fencing Agreement being executed by the applicant and Chalfont Borough. The execution of this agreement is at the sole discretion of Chalfont Borough. This standard Agreement is available from the borough.