

General Provisions

Section 300 General Provisions

The regulations contained within Article 3 shall apply to all uses within the Township.

Section 301 Accessory Uses and Structures

1.1. Fences and Walls – The following regulations shall apply to fences and walls.

- a. No fence or wall (except agricultural fences, required junkyard, antennas, or tennis court walls or fences, or a retainer wall of a building permitted under the terms of this Ordinance) shall be erected to a height of more than four feet in a front yard and more than ten feet in any other yard within an Agricultural Rural (AR), Conservation (C), or Residential (R) Zone.
- b. Within any Residential Commercial Office (ROC) and Commercial Industrial (CI) Zone, no fence or wall shall be erected to a height of more than ten feet in any yard.
- c. No fence shall block motorist view of vehicles entering or exiting the property (clear sight triangle).
- d. In any zone, fences on residential lots shall be limited to a height of four feet in the front yard and ten feet in other yards. Furthermore, no electric fence shall be permitted on a principal residential lot, unless the residence is part of a farm.
 - (1) Underground electrical fences for dogs, or other similar domesticated pets, are permitted on a principal residential lot. **(Added 5/4/16 by Ordinance # 2016-01 of 2016)**

1.2. Swimming Pools – The following regulations shall apply to swimming pools.

- a. No permanent swimming pool shall be permitted without an operable filtration system utilizing chlorine, bromine or some other antibacterial agent.
- b. All swimming pools shall be completely enclosed by a four (4') foot high fence or wall with no openings or holes greater than four inches (4") with a self-closing and lockable gate; however, this does not apply to above-ground pools having a wall measuring four feet (4') in height and having a retractable ladder.
- c. Such fence or wall shall be erected before any pool is filled with water.
- d. All pools must be set back at least ten feet (10') from all lot lines.
- e. These requirements shall not apply to man-made ponds, lakes or other impoundments unless the primary use for their construction is swimming.

1.3. Tennis Courts – The following regulations shall apply to tennis courts.

- a. All tennis courts shall include an open mesh permanent fence ten feet (10') in height behind each baseline.
- b. Such fence shall extend parallel to said baseline at least ten feet (10') beyond the court's playing surface unless the entire court is enclosed.