

Fence Rules

- Any fence over 4-1/2' requires a Zoning Permit. Exception: All fences enclosing a pool require a permit.
- For any fence over 6', the portion of the fence over 6' must have a ratio of open to solid area of at least 4 to 1 (like lattice).
- Fences can define a property boundary and thus can be placed on your property line. Please know where your property line is before you put a fence up.
- Fences may not be erected where they block sight distance for anyone traveling along the street or pulling into or out of a street or driveway.
- A fence may not be erected in the street right-of-way.
- The Township does not regulate the color or material of your fence; however, your homeowner's association might.
- You must make a PA One Call (phone number: 811) to have your utilities marked before you dig.

Fence Permits

- A fence permit application requires a plot plan of your property. The plot plan may be hand drawn as long as it shows the necessary features such as:
 - The location of the proposed fence
 - The location of your lot lines
 - The location of your house and any other structures (garage, shed, pool)
 - The location of your well, septic system, and other easements
 - The location of any pipeline that goes through your property
- The permit application must contain the name and address of the contractor erecting the fence if it is not the homeowner. All contractors must be registered with Edgmont Township.
- The permit application must be signed by the property owner. NO EXCEPTIONS.
- Please see the brochure on pool permits for pool barrier requirements.

Walls

- Any wall over 4' in height requires a permit.
- Walls that are not retaining walls follow the same rules as fences – they can define property boundaries, they can not block sight distance or be erected in the right of way.
- Retaining walls have special rules. A retaining wall may not be erected closer to the property line than 5'.
- Any permit application for a retaining wall over 4' in height must be accompanied by a plan sealed by a registered architect or engineer. Retaining wall permits are subject to specialized review fees.
- All wall permit applications must be accompanied by a plot plan. See the section on fence permit requirements to determine what needs to be shown on the plot plan.
- You must make a PA One Call (Phone number: 811) to have your utilities marked before you dig.

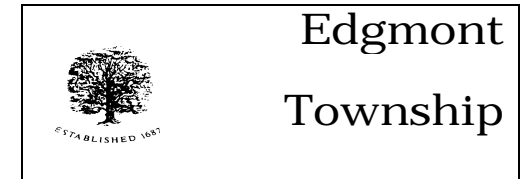
Shed Rules

- Any shed under 300 square feet requires a Zoning Permit. Any shed over 300 square feet, or that is connected to utilities (e.g. electric or plumbing) requires a building permit.
- A shed is an accessory structure. As such, it can not be placed in the front yard. It must be placed at least 15' away from the side or rear property line in most residential zoning districts (20' in the R5 district).
- The Township has no requirements for the base of the shed. However, it is suggested that you place the shed on a base of 4-6" of stone or a concrete pad.

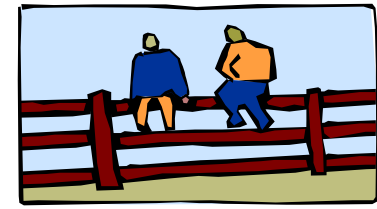


Shed Permits

- All shed permits require a plot plan of your property. The plot plan may be hand drawn as long as it shows the necessary features such as:
 - The proposed location of your shed
 - The location of your lot lines
 - The location of your house and any other structures (garage, shed, pool)
 - The location of your well and septic system
 - The location of any pipeline that goes through your property.
- The permit application must contain the name and address of the contractor erecting the shed if it is not the homeowner. All contractors must register with the Township. Sheds that are built off site and dropped off do not require contractor registration.
- The permit application must be signed by the homeowner. **NO EXCEPTIONS.**



Fences, Walls and Sheds



This pamphlet contains guidelines on the permitting process for the construction of residential fences, walls and sheds.

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