

TOWNSHIP OF MIDDLETOWN

DELAWARE COUNTY, PENNSYLVANIA

(610) 565-2700

FAX (610) 566-3640

27 N. PENNELL ROAD
PO BOX 157, LIMA, PA. 19037-0157

Fence Installation Guidelines

Frequently, fencing is installed by property owners without realizing the Township's Zoning Ordinance establishes minimum requirements and standards for fences and that a Building Permit, approved by the Code Enforcement Office, is required prior to installation. The fee for a fence permit is \$50.00 regardless of the extent or cost of the proposed fencing project.

Fences are installed for security reasons; to serve as a barrier to prevent escape or intrusion, for decorative purposes associated with landscaping and to mark property boundaries.

All types of fencing are permitted. However, the height of solid fencing, e.g. stockade and privacy fencing, installed at or near property lines is restricted to a maximum height of 6 ft. Any portion of such fence in excess of 6 ft. is required to remain 50% open. Middletown Township does not specify which side of the fence may face outward.

Fences are exempt from the setback requirements of the various Zoning Districts and may be installed at or near the front, side and rear property lines and within designated buffer areas. Fences may not be installed within the street right-of-way. Likewise, fences may not be installed within areas of permanent easements on a lot without specific approval of the easement holder.

Property lines are imaginary lines without dimension. Even in the case where a boundary survey has clearly identified the precise location of a property line, it is impossible to install a fence on that line without some portion encroaching onto the abutting property. Because of this, the Township always recommends that the fence post be set back a few inches from the property line to avoid creating an intrusion. A good idea is to leave sufficient room on the exterior side of the fence so that lawn and fence maintenance may be performed without the need to trespass on the neighboring property.

Finally, verify that your contractor has notified the PA One Call System (1-800-242-1776) before excavation begins for the fence posts. In the case of a do-it-yourself installation, this required notification becomes the property owner's responsibility. The last thing you need is to puncture an underground gas, water, sewer, electric, telephone or cable TV line when digging holes for your fence posts. The possibility of a conflict with underground services is real, is potentially dangerous, and becomes even a greater concern when an excavator or power auger is used to dig the fence postholes.