

OFFICIAL
TOWNSHIP OF LEET
ORDINANCE NO. 2022-02

AN ORDINANCE OF THE TOWNSHIP OF LEET, COUNTY OF ALLEGHENY, AND COMMONWEALTH OF PENNSYLVANIA AMENDING THE LEET TOWNSHIP CODE OF ORDINANCES, CHAPTER 27, PART 4, SECTION 412 TO ADD GREATER REGULATION OF FENCES AND WALLS.

WHEREAS, the Township Commissioners of the Township of Leet have heretofore enacted into law the Leet Township Code of Ordinances, Chapter 27, Part 4, § 412 which provides regulations regarding fences and walls within the Township.

WHEREAS, it is the desire of the Commissioners of Leet Township to amend said Code so as to allow greater regulation of fences and walls.

NOW, THEREFORE, be it ORDAINED and ENACTED as follows:

DEFINITIONS

ALLEY

A minor way, whether or not legally dedicated, intended and used primarily for vehicular service access to the rear of properties which abut on a street and not intended for the purpose of through vehicular traffic.¹

INDUSTRIAL USES

Warehousing, Manufacturing, and Supply Yards as authorized in this Chapter.

STREET

Includes street, avenue, boulevard, road, highway, freeway, parkway, lane, alley, viaduct or any other ways used or intended to be used by vehicular traffic or pedestrians whether public or private, including the entire right-of-way or easement in which each is located, except alleys.

¹ The definition reflects alleys as defined in the Subdivision and Land Development Ordinance

SECTION I

That the Leet Township Code of Ordinances, Chapter 27, Part 4, § 412 is hereby amended so as delete the section in its entirety, and in lieu thereof the following shall be substituted:

A. Applicability:

1. The following regulations, restrictions, and specifications shall govern and control all fences.

B. The location, nature, and heights of walls and fences shall be such that they will not hinder the appropriate development and use of adjacent land and buildings or impair the value thereof. No fence or wall, except retaining walls, shall extend within five (5) feet right away of any street and two (2) feet from an alley (Addendum 1-A) and shall not exceed six (6) feet in height along any rear or side yard and four (4) feet in height along any front yard between the street and the building line. (Addendum 2-A) For Industrial use a fence may be erected up to (10) feet in height.

C. Fence Height and Setbacks: Residential and Commercial Areas:

1. In the front of a dwelling or structure, only open fences shall be permitted and shall not exceed a height of four (4) feet. This shall include all front yard fences up to the front corner of the existing building or structure without exception. Dwellings or structures located on a corner lot shall be considered a front yard where bordering streets and alleys in which four (4) feet will also apply. (Addendum 1B)

2. To the rear of a dwelling or structure and along the sides of the structure, open and solid fences shall be permitted, provided that they do not exceed a height of six (6) feet except on corner lots. (Addendum 1-C, 1F)

3. Fences shall be erected within six (6) inches to one (1) foot or more of the front, side, and rear property lines (Addendum 1-E) unless a variance is granted by the Zoning Hearing Board.

4. Rear yard fences over six (6) feet in height would need a variance from the Zoning Hearing Board.

D. Residential Area:

Any fence shall have the finished surface on the exterior side and fence supports shall be erected on the interior side of the fence.

E. Fences: Industrial Areas:

1. No solid fences shall be permitted unless around junkyards, salvage yards, or other types of activity where aesthetic reasons dictate the same. Any exception shall be at the discretion of the Zoning Official.
2. A chain link fence is permitted to a maximum height of ten (10) feet.
3. Other open fences are permitted to a maximum height of eight (8) feet.
4. Barbed wire topping is permitted where necessary for the protection of the community or possible trespassers.

F. Open Fences:

1. Open fences may be constructed of ornamental metal, welded wire fence fabric, chain link, vinyl, or wood.
2. Chain link fences must be galvanized.
3. Open ornamental iron fences of bar construction are permitted, provided the solid to open ratio shall be a maximum of one (1) solid to two (2) open and a minimum of one (1) solid to four (4) open.
4. Open wood picket fences are permissible, provided the solid open ratio shall be a maximum of one (1) solid to one-half ($\frac{1}{2}$) open section and a minimum ratio of one (1) solid to one (1) open section.
5. Open post and rail fences shall have a maximum ratio of one (1) solid to one (1) open and a minimum ratio of one (1) solid to three (3) open sections.

G. Solid Fences:

Solid fences shall be of wood or vinyl construction and of any type and style including stockade and solid picket.

H. Fences on Slopes:

1. Fences on the sloping ground may have their top surfaces parallel to the ground and shall not exceed the height as set forth in Subsection C of this section. (Addendum Diagram 2-A)
2. Step fence height shall not exceed the maximum as set forth in Subsection C of this section. (Addendum Diagram 2-A)
3. In the event a retaining wall exists between neighboring properties, the height of any fence shall be measured from the ground level of the property having the higher elevation.

I. Hedges:

1. A fence may consist of hedges or bushes in any area, provided the same are kept well-trimmed and do not exceed five (5) feet in height in the back yard and four (4) feet in height in the front yard. Hedges may not block site lines on corners. Corner lots are considered front yards and hedges may not be higher than four (4) feet along streets and alleys.

2. Said hedges or bushes shall not extend over a property line or onto a public right-of-way. Nor shall they block the view of a public thoroughfare or intersection.
(Addendum Diagram 2-B)

J. General Provisions:

1. Fences shall not be constructed of railroad ties, concrete or cinder block, stone, poured concrete, fiberglass, asbestos sheets, aluminum or steel sheets, plywood, particleboard, or any similar materials.
2. Barbed wire and razor wire toppings on fences are specifically prohibited in all areas except as specified in Subsection E.
3. Electrically charged fences are prohibited except for underground invisible fences for dog control.
4. No fence or hedge shall exist in such a manner as to obstruct the traveling public's view of a public thoroughfare or intersection.
5. Any fence erected in any area, residential, commercial, or industrial shall have the finished surface on the exterior side, and fence supports shall be erected on the inside side of the fence.

K. Permit Required:

A permit from the Zoning Official shall be required for all fences, open or solid, four (4) feet or greater. Fences must comply with the Flood Plain Ordinance. A survey or alternate means to define boundaries is required.

SECTION II

That the within Ordinance shall take full force upon passage and approval of same.

ORDAINED and ENACTED this 14th day of November 2022, by the Leet Township Board of Commissioners.

ATTEST:

LEET TOWNSHIP

/S/BETSY RENGERS
BETSY RENGERS, MANAGER

/S/MARTIN C. MCDANIEL
MARTIN C. MCDANIEL, CHAIRMAN

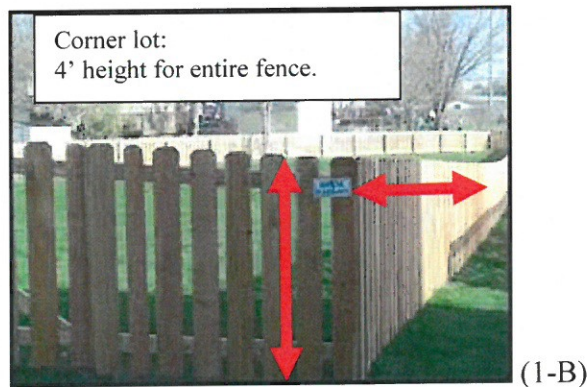
Addendum Ordinance 2022-02

- B. No fence or wall, except retaining walls, shall extend within five (5) feet of any street
(Addendum 1-A)



A. Fence Height and Setbacks: Residential and Commercial Areas:

1. In front of a structure, only open fences shall be permitted and shall not exceed a height of four (4) feet. This shall include the side fence up to the front corner of a dwelling or structure. Dwellings or structures located on a corner lot shall be considered the front yard. (Addendum 1-B)

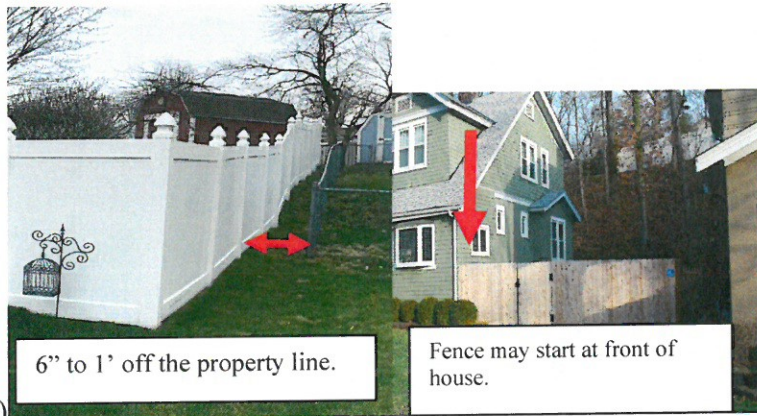


2. To the rear and side of a dwelling or structure, open and solid fences shall be permitted, provided they do not exceed a height of six (6) feet, except on corner lots. (Addendum 1-C)



(1-C)

3. Fences shall be erected within six (6) inches to one (1) foot or more of the front, side, and rear property lines (Addendum 1-E) unless a variance is granted by the Zoning Hearing Board. Rear fences may start at the front corner of the house. (Addendum 1-F)



6" to 1' off the property line.

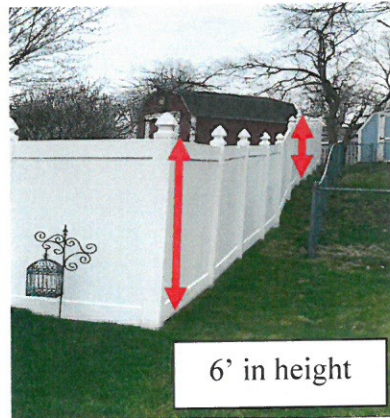
Fence may start at front of house.

(1-E)

(1-F)

B. Fences on Slopes:

1. Fences on the sloping ground may have their top surfaces parallel to the ground and shall not exceed the height as set forth in Subsection C of this section. (Addendum 2-A)
2. Step fence height shall not exceed the maximum as set forth in Subsection C of this section.



(2-A)

3. In the event a retaining wall exists between neighboring properties, the height of any fence shall be measured from the ground level of the property having the higher elevation.

C. Hedges:

1. A fence may consist of hedges or bushes in any area, provided the same are kept well-trimmed and do not exceed five (5) feet in height in the back yard and four (4) feet in height in the front yard. Hedges may not block site lines on corners. Corner lots are considered front yards and hedges should be not higher than four (4) feet along streets and alleys.
2. Said hedges or bushes shall not extend over a property line or onto a public right-of-way. Nor shall they block the view of a public thoroughfare or intersection.
(Addendum 2-B)



(2-B)