



Code Enforcement Department

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General Information FOR FENCES & WALLS

ZONING REQUIREMENTS

- All property owners or contractors installing any fence or wall must apply for a Zoning Permit/Certificate prior to beginning construction or applying for a building permit is if one is required.

- The following items are required to obtain a Zoning Permit/Certificate:
 - Completed Zoning Permit/Certificate application
 - Survey or site plan of the property with the fence or wall drawn to scale and distance of fence or wall from front, side and rear property lines clearly indicated.
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White Oak Zoning Ordinance requirements.

1371.19 FENCES.

(a) When accessory to a residential dwelling, a fence no more than six feet in overall height, measured from the adjacent ground level to the highest point on the fence, shall be permitted to be located in the required rear or side yard. The fence shall be constructed so that the finished surface of the fence faces out towards the adjoining property or street right of way.

(b) Decorative fences, such as split rail fences, which are at least seventy-five percent (75%) open and which are not used to continuously enclosed or secure property may be located in the required front yard, provided they shall not exceed four feet in height.

(c) When accessory to a nonresidential use or public or private recreational use, fences shall be a minimum of six feet in height and a maximum of ten feet in height and shall contain openings which equal fifty percent (50%) or more of the area of the fence, except where a screening fence is otherwise required by the Zoning Ordinance.

CONTINUED ON REVERSE

- All walls, fences shall be located so as to not obstruct pedestrian access or visibility for traffic on adjacent streets or traffic entering or leaving the property or adjacent properties and shall comply with the clear sight triangle.

BUILDING REQUIREMENTS

- Fences that are no more than 6 feet high do not require a building permit.
- Retaining walls that are not over 4 feet in height measured from the lowest level of grade to the top of the wall (unless the wall supports a surcharge) do not require a building permit.
- Submittal of building plans (if applying for a building permit)
- Contractor or property owner Certificate of Liability Insurance and Certificate of Workers Compensation Insurance (if also applying for a building permit)

REVIEW PROCESS

- After submitting a Zoning Permit/Certificate application (and Building Permit application if necessary), the Borough Zoning Officer will review the request. If approved, the Zoning officer will issue a Zoning Permit/Certificate and notify the applicant to pick-up certificate and pay the related fee. If denied, the property owner has the right to appeal the decision to the Zoning Hearing Board.
- The Zoning Officer will transfer all approved zoning requests to the Building Inspector (if necessary). The Building Inspector will review all building plans and contact applicants with approval or denial. Applicants must pay related permit fees when they pick-up the permit.