
TOWN CENTER FENCE GUIDELINES

Please be advised that for installation and/or replacement of fencing in Town Center the following provides guidance on the procedures required prior to installation and/or replacement of any fence in Town Center.

FRONT YARD

All lots shall have a front yard clearly defined by landscaping, hedging, picket fencing, or a wall that defines the transition from public to the private front yard space. Fences, hedges, and walls shall be limited to a maximum of 3.5 feet in height and provide sense of semiprivate space. Entrances, gates, and corners must be articulated with decorative post treatment. Specific design emphasis should be given to the pattern of the pickets and post finials.

REAR/SIDE YARD

All replacement vinyl fencing shall have a six-inch bottom and top rail and a minimal thickness of the vinyl structural members to be 0.125 inches or approved equal.

Rear walls, fences, or trellises may not be closer than seven feet to the alley right of-way. In the case of walls, fences or trellises, the height of such yard or patio enclosures shall be 5-feet to 7-feet high. Portions of fencing below five feet shall be of solid material and above five feet in height must be made of a trellis or other semitransparent material and shall be suitable to provide privacy and screen views of neighboring uses, except that the height of any replacement vinyl fencing that does not meet the requirements (of Subsection f(ii) above) shall be permitted to be a maximum of six feet in height and shall be of solid material and above six feet in height must be made of a vinyl, white trellis or other vinyl, white semitransparent material and shall be suitable to provide privacy and screen views of neighboring uses.

REPLACEMENT FENCES

If replacing an existing wooden fence with either a wood or vinyl fence of the same height and within the same footprint, you are required to obtain the approval of the Zoning Official.

Submit your request along with a photo of the replacement fence or a manufactures specifications sheet and a copy of your survey highlighting the location on the fence to drafferty@robbinsville.net.

When replacing or installing a fence that does not meet the above requirements, a Zoning Permit is required and is available on the Township website. The same documentation must be submitted along with the fee to the Zoning Department.
