PROPOSED REVISIONS TO FENCE REGULATIONS – 4-15-26

300-5 Definitions.

FENCE: A freestanding structure of metal, wood, stone, concrete or plastic or any combination thereof resting on or partially buried in the ground and used for confinement, screening to mark a boundary within (10) feet of property line. Tarps, pallets, junk, debris, vehicles and other non-conventional fencing materials used as a fence or wall are not permitted.

300-22 Additional area, yard, and height regulations

I. Walls and-fences. The yard requirements of this chapter shall not prohibit any retaining wall nor any fence, wall or hedge otherwise permitted, provided that in any residential district such fence, wall or hedge shall be no closer to any front, side or rear lot line than (2) two feet and shall comply with visibility at street comers as provided in this section. All fence construction and installation to be in accordance with current industry standards. Fences are permitted subject to the following regulations:

(1) Permits. The erection, construction or alteration of any fence exceeding (4) four feet in height shall require a fence permit and shall be approved by the Zoning Enforcement Officer for compliance with the provisions of this Ordinance. Agricultural Operations and Hobby Farms are exempt from this provision. A permit is not required for the following:

(a) The construction and maintenance of fences erected as safety barriers around areas where building construction or other hazardous activities are being conducted or for the limited purpose of excavating and filling as may be necessary for such construction or maintenance.

(b) Temporary fences used for pedestrian, crowd or animal containment or control, but they must adhere to the established standards set forth in this ordinance.

(c) Underground pet containment systems.

(2) Location in Front Yards. Fences may be located in a front yard of any lot of record up to a maximum height of (4) four feet, provided that for corner lots adequate sight distance is provided as described in Section 300-22.E. Fences shall be of approved materials, of design as to be non-sight obscuring and of a type listed below:

(a) Post and Rail

(b) Split Rail

(c) Picket

(d) Wrought Iron

(e) Brick

(f) Stone

(g) Chain Link.

(3) Location in Other Yards. A fence may be erected in any side or rear yard of a lot of record, provided the fence does not obscure sight distance for motorists on the street or exiting driveways.

(4) Measurement of Height. The height of a fence shall be considered the distance from the ground to the top of the highest point of the fence or fence post at every point along the fence. The maximum height of a fence shall not exceed six (6) feet.

(5) Fence Post. Fence post shall be a maximum of six (6) feet in height. Fence post with no fencing material between them is not permitted and shall be considered abandoned.

(6) Orientation of Finished Side. If a fence is only finished on one (1) side, the finished side of a fence shall face the exterior of the lot. Posts shall be placed on the interior of the fence.

(7) Existing fences. Any fence which was erected in compliance with the requirements of the then existing Town of Trenton Code but which does not now conform with the provisions of this section, shall not be altered, enlarged or replaced without making the entire fence conform with the provisions of this section and all other applicable ordinances.

(8) Maintenance. All fences shall be maintained in a good condition, in an upright position and shall not constitute an unreasonable hazard or nuisance. Any fence which is not maintained or is abandoned as determined by the Zoning Enforcement Officer shall be removed or replaced (any required fence shall be replaced). Existing fences that are to be replaced shall be in conformance with these regulations.