

**The Town of Mt Laurel  
Design Code Book Amendment: Fences**

**Type A Fences**

The following fence requirements supersede descriptions and locations described in the Town of Mt Laurel Design Code Book/Urban Regulations:

Full height fences (**Type A**) are generally preferred on all developed lots, and in the following locations, as described in the Design Code Book/Urban Regulations for the following housing types and sub-types. However, the DRB may make exceptions to this preference from time to time, and at their discretion, to maintain the aesthetic intent of the Town:

Type IX: SIDEYARD HOUSE- *required: No change*

Type X: COTTAGE HOUSE- *required:*

Front: as described below for Type A/B fence

Side: as described below for Type A fence

Rear: as described below for Type A fence

Type XI: LARGE HOUSE- *required:*

Front: as described below for Type A/B fence

Side: as described below for Type A fence

Rear: as described below for Type A fence

Type XIII: UPHILL HOUSE- *required:*

Front: as described below for Type A/B fence

Side: as described below for Type A fence

Rear: as described below for Type A fence

Type XIV: PARKING COURT HOUSE- *required:*

Front: ***No change (wall required directly behind the sidewalk)***

Side: as described below for Type A fence

Rear: as described below for Type A fence

**Type A** fences shall be located on both side property lot lines separating neighbors' rear yards, and in most cases the rear property line, as follows:

As one faces the home from the street, the LEFT side lot line fence shall be located with the outside edge of the fence ON the property line, and with the body of the fence entirely within the subject property.

The RIGHT side lot line fence shall be located ON the property lines, with the body of the fence entirely on the adjacent property.

Both side lot line fences shall continue to the rear lot line unless otherwise approved by the DRB

The REAR lot line fence shall be at the property owner's discretion (likewise located), but in all cases where the fence does NOT follow rear property line, fence location shall be approved by the DRB. In all cases, the rear fence shall be located entirely within subject property.

Front fence: Both left and right property lines fences shall terminate (at the street side of the property) at a significant point on the architecture of the house, but in no case than 3' to the front corner (street side) of the house. A minimum of one gate shall be located on side.

EXCEPTIONS ( approval by the Mt Laurel DRB required):

- Homes that border greenspace/utility easements may be exempt from fences on those lot lines that run along the greenspace/utility easements provided easement is a minimum of 15' in width. Pedestrian easements are NOT included in the exemption.
- Homes with rear access easements that border a greenspace/utility easement are exempt.
- Homes with a side property line running along a public street

*The following lots (Phases I, II & III) are included in this exemption:*

5-01 through 5-11  
13-01 through 13-10  
14-01 through 14-03  
15-12 through 15-32  
20-01 through 20-09/20-11 through 20-27

*Lots 22-10 through 22-17 and 22-19 through 22-23 maybe be exempt at the discretion of the Mt Laurel DRB.*

All **Type A** fences shall be *the standard Town of Mt Laurel design*: 7' height by 8' width, panel composed of unpainted, and/or unstained Pressure Treated Pine 5/4 board pickets with square lattice top panel. In some instances, a tongue and groove type top *may* be accepted if replacing an original Phase III fence (Mt Laurel DRB approval required).



Square Lattice Fence Panel



Tongue & Groove Fence Panel

“Interior/exterior” side of fence shall be as follows:

As one faces the home from the street, the first home in a block with LEFT fence running along a road, the fence shall have the FINISHED side toward the road. All subsequent fences on that block shall be install in the same orientation so that every home has one “interior” side fence and one “exterior” side fence. The last home in the block shall have its RIGHT lot line fence with finished side toward the street. If a property has a side property line along an alley, the alley side shall be the “finished” side.

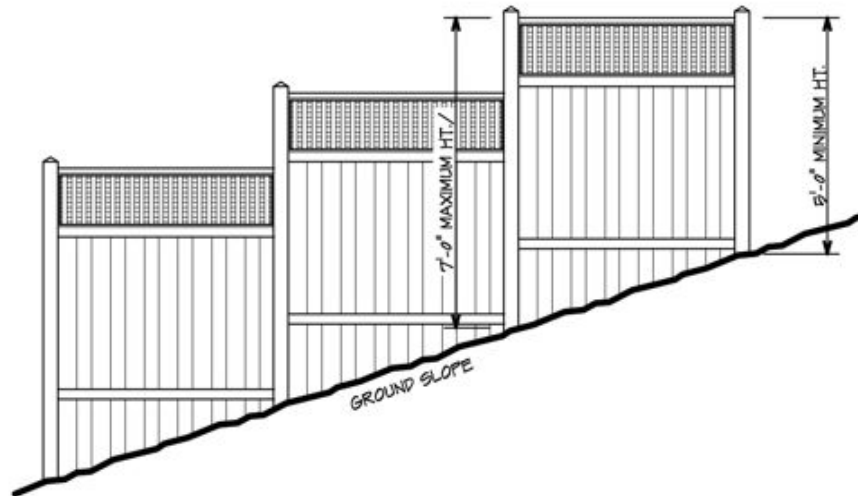
Fence top panel shall be composed of 24” vertical/horizontal 1” x 2” Pressure Treated Pine lattice. Top rail shall be faceted Pressure Treated 2”x4” pine.

Columns shall be 6”x6” Pressure Treated Pine, and shall be capped with Nuvo Iron Copper Plated Aluminum Pyramid Post Cap or equal (approved by the Mt Laurel DRB).



The MAXIMUM height to top of ANY PANEL shall be no greater than 7'-0": post-7'-6" to top of cap.  
The MINIMUM height to top of ANY PANEL shall be no LESS than 5'-0": post-5'-6" to top of cap

Fences shall respond to topographic changes as illustrated below where the height of the tallest fence (to TOP OF PANEL) shall be no more than 7'-0", and the minimum panel height (to TOP OF PANEL) shall be no less than 5'-0".



## **Type B Fences**

Short (4'), or **Type B Fences** are allowed on the following lot types and ONLY upon approval by the Mt Laurel DRB:

Type X: COTTAGE HOUSE-Front: (in lieu of **Type A Fences** front fence) as described for Type A fence

Type XI: LARGE HOUSE-Front: (in lieu of **Type A Fences** front fence) as described for Type A fence

Type XIII: UPHILL HOUSE-Front: (in lieu of **Type A Fences** front fence) as described for Type A fence

**Type B Fences** may also be used:

- to create front courtyards
- along side property lines against public ways and private access easements
- along side and rear property lines against easements/greenways (not including Pedestrian Ways).

**Type B Fences** are not allowed as separators between adjacent properties.

***In ALL cases, approval by the Mt Laurel DRB shall be obtained for Type B Fences prior to construction.***

**Type B Fences** shall be constructed of vertical 5/4 boards, 4' maximum in height, and shall conform to the *spirit* of the following. Fences shall not be stained nor painted unless approved otherwise and posts shall be capped as per Type A Fences:

