



City of Clifton

HOUSING & ZONING DEPARTMENT
900 CLIFTON AVENUE
CLIFTON, NEW JERSEY 07013

Brian Rodgers
Zoning Officer
Supervising Code Enforcement Officer

TEL: (973) 470-5808
(973) 470-5849
FAX: (973) 471-1837

Application for Fence Permit

Date of Application: _____

- (Please Print) -

Name of Applicant: _____ Name of Property Owner: _____

Work Site Location: _____ Blk: _____ Lot: _____

Applicant Phone #: _____ Property Owner Phone #: _____

Contractors Name: _____ Contractors Phone #: _____

With this application provide a copy of property survey indicating: location, height, and style of fence.

Circle the one that applies.

- | | |
|--|----------|
| 1. Survey indicating location, height, and style of fence. | Yes / No |
| 2. Is fence being erected to safe guard a pool? | Yes / No |
| 3. Is this a commercial property? | Yes / No |
| 4. Is this a residential property? | Yes / No |
| 5. Is this on a corner lot? | Yes / No |
| 6. Is this on an interior lot? | Yes / No |

Cost:

- | | | |
|---|----------|--------------------------|
| 1. Residential property | \$75.00 | <input type="checkbox"/> |
| 2. Commercial Property (Up to & including 6') | \$100.00 | <input type="checkbox"/> |

PLEASE ALLOW 10 BUSINESS DAYS FOR PROCESSING

THIS PERMIT IS VALID FOR 6 MONTHS FROM DATE OF ISSUE

INSPECTION WILL BE CONDUCTED TO INSURE PERMIT WAS FOLLOWED

- Proper height
- Proper style
- Finished side of fence faces adjoining property and city right of way.
- Height of fence is measured from THE GROUND TO TOP OF FENCE

ONCE FENCE IS COMPLETED PLEASE CALL (973)-470-5808 TO SCHEDULE AN

INSPECTION

A. The following shall be permitted in residential districts:

- (1.) A fence not exceeding four feet in height erected along the front property line and along the side lines to the rear line of the main structure. Such fence shall have open space of at least the same size and between each two pickets, slats, or other construction elements; that is 50% open construction.
- (2.) A fence erected along the side lines from the rear line of the main structure to the rear property line and along said rear property line shall not exceed five feet. Such fence may be solid or in the nature of a stockade or basket-weave construction.
- (3.) Corner lots or through lots. No fence exceeding a height of four feet shall be erected along any property line that abuts a street. Such fence shall be of at least 50% open construction. Any fence installed on the street side yard of a corner lot may not exceed four feet in height and shall have at least 50% open construction within the required street side yard setback for the zone in which the dwelling is located.
- (4.) A fence erected along the side lines from the rear line of the main structure to the rear property line and along said rear property line shall not exceed six feet in height. Such fence must have a minimum of the top one foot as an open design such as a basket weave or picket style fence with a minimum of 50% open.

[Amended 4-18-2023 by Ord. No. 7814-23]

B. The following shall be permitted in business districts:

- (1.) A fence not exceeding six feet in height erected along all property lines. Such fences shall have open spaces of at least the same size as and between each two pickets. Slats or other construction elements, that is 50% open construction, and shall be 100% open within 10 feet of a street property line.

C. The following will be permitted in industrial districts:

- (1.) A fence not exceeding eight feet in height erected along all property lines. Such fence shall have open spaces of at least the same size and between each two pickets, slats or other construction elements, that is 50% open construction, and shall be 100% open within 10 feet of a street property line.

D. The following shall be permitted in contiguous residential and business districts or uses:

- (1.) A fence not exceeding six feet in height on a lot on which any dwelling is situated when a fence is located contiguous to the lot line of a lot situated in a business district. Such fence may be solid construction or in the nature of a stockade or basket-weave construction.

E. The following shall be permitted in contiguous residential and industrial districts or uses:

- (1.) A fence not exceeding six feet in height on which any dwelling is situated when such fence is located contiguous to the lot situated in an industrial district. Such fence may be solid construction or in the nature of a stockade or basket-weave construction.

F. The following shall be permitted in contiguous highways, the Garden State Parkway and any residential uses.

- (1.) A fence not exceeding six feet in height parallel to and within three feet of the common property line between a lot on which a residence is situated and any state highway or the Garden State Parkway, including ramps connected to any such highway.

G. The following shall be permitted in all residential, business and industrial districts:

- (1.) Where the lot is vacant or does not have thereon a main structure, a fence erected along all property lines of the lot shall be the same as provided in Subsection A(1) above.
- (2.) A solid fence not exceeding two feet in height.

- H. In no case shall any fence be permitted to alter or restrict the natural or existing water flow across property lines.**
- I. The following shall be permitted in residential zones or on property used for residential purposes, for screening of recreational vehicles, boats and trailers: A fence not exceeding six feet in height erected along the side from the rear line of the main structure to the rear property line and along said rear property line. Such fence shall be subject to the requirements of § 461-22B(4) and (3).
- J. The finished side of the fence in all districts must face the neighboring property or any public right-of- way.
- K. Barbed wire and razor-type fencing shall not be permitted in any district or as part of any fence.

§ 461-48 Fences on corner lots.

On every corner lot in an R, B-A, B-A1, B-B and M-1 District, within the triangle formed by the street lines on such lot and a line drawn between points on such street lines at the distance from their intersection specified below, there shall be no fence or wall higher than three feet six inches above the street grade, nor any other obstruction to vision other than a post, tree or column not exceeding in cross section one square foot or one foot in diameter between a height of three feet six inches above the street grade and a height of 10 feet above the top of the curb of either street:

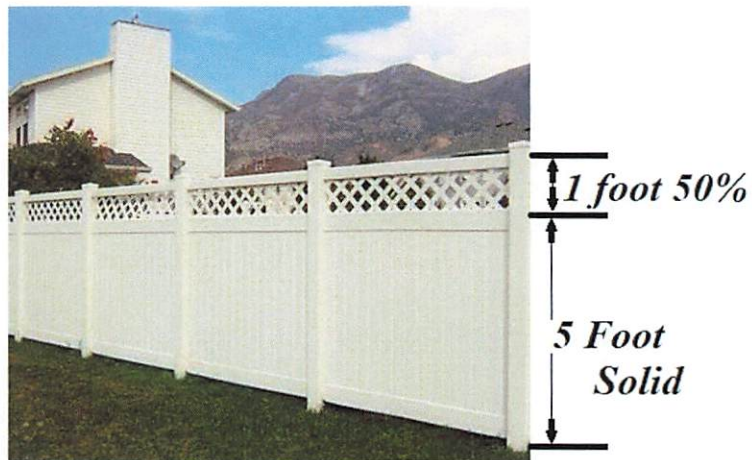
- A. For a lot having an interior angle of 90° or more at the street corner thereof: 20 feet.
- B. For a lot having an interior angle of less than 90° at the street corner thereof: 20 feet plus one foot for every 10° or major fraction thereof by which such interior angle is less than 90°.



**Examples of 50 % Open Fence – Even Spacing
Between Slats and opening**



Example of a 5' Solid Fence



Example of a 6' Foot Fence