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March 10, 2017

## **IMPORTANT NOTICE ON NEW FENCE REGULATIONS**

The Village of Croton on Hudson has recently amended its zoning code regarding walls, retaining walls, fences and accessory uses. Please be advised that the following requirements are applicable to the installation of fences. The full version of the Zoning Code pertaining to fences is online, in section 230-40 (H) of the Zoning Code.

1. Fences or walls in front yards<sup>1</sup> cannot not be more than four (4) feet in height, and in the case of fences, not more than 50% solid with the additional restriction that fences in front yards on corner lots cannot exceed 30" in height within 30 feet of the street corner in order to preserve sight distance.
2. Fences or walls not over six (6) feet in height may be installed anywhere on a lot except in a front yard.<sup>1</sup>
3. Fences not over eight (8) feet in height and not more than 25% solid (chain link or similar) may be installed anywhere on a lot except in a front yard.<sup>1</sup>
4. Fences must be erected with the finished side facing the street(s) or abutting lot(s).

The definition of height has also been amended to the following:

The height of any berm, wall, or other structure upon which a fence is placed shall be included in the measurement of the height of the fence. Except that, if a fence is placed on the higher elevation side of a retaining wall, and at a distance of four feet or more horizontally from the exterior face of such retaining wall, the height of the retaining wall shall not be included in the measurement of the height of the fence.

As in the past, fences do not require a building permit in the Village of Croton-on-Hudson.

If you have any questions, please don't hesitate to contact our Building Department, at (914) 271-4783.

Daniel O'Connor, P.E.  
Village Engineer

<sup>1</sup> Note: Front yards vary by zoning districts and the distance from the front property line in which the above specified front yard limitations apply are listed below for various residential districts:

**RA-5** [15 Ft.]   **RA-9** [25 Ft.]   **RA-25** [40 Ft.]   **RA-40** [50 Ft.]   **RA-60** [50 Ft.]   **RB** [20 Ft.]

The Village zoning map is available at:

[https://www.crotononhudson-ny.gov/sites/crotononhudsonny/files/uploads/zoning\\_map\\_1\\_2019\\_final.pdf](https://www.crotononhudson-ny.gov/sites/crotononhudsonny/files/uploads/zoning_map_1_2019_final.pdf)