East Manchester Township FENCE/WALL LAND USE APPLICATION

Tax Map #____ Parcel #__

* NOTE: INCOMPLETE APP											
Application Date:											
Applicant Name:		Telephone #:									
Address:											
PROPERTY OWNER INFORMATION -											
Name(s):			Telephone #:								
			-								
Address:											
PROPERTY INFORMATION	Address Work is	SOCCURRING A	Γ								
Special Exception/Variance Grant	ted: No Yes (describe)										
_ot Size: Corner Lot? _	Flood Zone?	(if yes, su	ıbmit details includi	ng engineer's drawing)							
Right-Of-Ways or Easements?	Is your property:	Residential:	Non-Re	esidential:							
For Front Yard Fencing Only: Wid	th of Front Yard	ft Lenath of	Front Yard	ft							
of From Furd Feroing Only. We		-									
	Max Coverage:	% =	sq/ft of	sq/ft lot size							
OFFICE USE ONLY: Zoning:											
MPROVEMENT INFORMATION	Pro	ject Value: \$_									
MPROVEMENT INFORMATION	Pro	ject Value: \$ (WALLS 	over 4ft in height Electric: Retaining Wall Opaque:	needs UCC approval) Block: scribe):							
apply): Wood: Chain-Link: Chain-Mesh:	Pro Retaining Wall: Decorative Metal: Farm Fencing: Garden Fencing: Bamboo: Composite:	ject Value: \$ (WALLS - -	over 4ft in height Electric: Retaining Wall Opaque: Other (please de	needs UCC approval) Block: scribe):							
MPROVEMENT INFORMATION s your improvement a: Fence: Type of fence/wall (check all that apply): Wood: Chain-Link: Chain-Mesh: Vinyl:	Pro Retaining Wall: Decorative Metal: Farm Fencing: Garden Fencing: Bamboo: Composite: ft Width:ft L	ject Value: \$ (WALLS ength:	over 4ft in height Electric: Retaining Wall Opaque: Other (please de	needs UCC approval) Block: scribe): s Enclose:							
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certifies, under the penalties of perjury, that all facts set forth above are true and correct and the actual work will be performed in accordance with the above. All applicable construction must meet Code as defined within Act 45 - PA Construction Code

Owner or Owner Agent's Signature

If Subdivision was approved after August 10, 1999 - I, the applicant, further certify that all intersecting points on the lot which is the subject of this permit have been marked with monuments pursuant to the Code of the Township of East Manchester,

6/15/15 rev.

Subdivision and Land Development (Chapter 208-61), and that such monuments are accurately placed, and accurately reflect the property corners of the lot. In the event that I am not the owner of the lot, I certify that I am acting as the agent for the owner for purposes of this permit and this certification.

Permit Limitations

- 1. No permit shall be issued for the building or alteration of any building or structure within the right-of-way limits of any street or highway, with the exception of drainage structures, curbing or pavement.
- 2. No permit shall be issued unless all building setback lines as specified in the Subdivision and Land Development provisions or any Zoning Ordinances enacted by the Township are met.
- 3. No permit shall be issued unless all surface drainage of the land, as required, is provided for.
- 4. No permit shall be issued for any building or alteration of any building or structure upon land in a subdivision unless and until a Final Plan of such subdivision has been approved and properly recorded.
- 5. No permit shall be issued unless or until any required sewerage permits have been issued.
- 6. No permit shall be issued for a public occupancy building until plans approved by the Township's UCC agent are submitted to the Township.

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Chapter 255. ZONING

Article IV. Supplementary Regulations

§ 255-43. Fences and walls.

A. Fences and walls (excluding retaining walls) may be erected, altered, and maintained within the side and/or rear yards, provided that any such fence or wall shall not exceed six feet in height, except for public utility facilities (see § 255-46) and junkyards, which shall be controlled by Chapter 122, Junk Dealers and Junkyards, of the Code of the Township of East Manchester. Fences required for stormwater management facilities by the Township Stormwater Management Ordinance[1] may be located in any yard. [Amended 12-9-2014 by Ord. No. 2014-6]

[1]:Editor's Note: See Ch. 199, Stormwater Management.

B. No wall, fence or other structure shall be erected or altered or permitted which may cause danger to traffic or a street or public road by obscuring the view.

C. No fence, wall or other structure shall be erected or maintained within the right-of-way of any street or sewer right-of-way, or any other public easement.

D. No fence or wall shall interfere with soil erosion and sedimentation control measures or stormwater drainage swales or facilities.

E. Notwithstanding Subsection A, within the C and I Districts, a fence not exceeding 10 feet in height may be erected within the front, side and/or rear yard. However fences erected in front yards must be see-through except where a buffer or screening is required by this chapter. [Amended 12-9-2014 by Ord. No. 2014-6]

F. A fence may be erected in the second front yard of a corner lot, provided the fence complies with Subsections B, C and D of this § 255-43. An ornamental fence may be erected in a front yard, provided the fence (i) is not an opaque slat-fence, chain-link fence or other purely utilitarian design; (ii) does not enclose more than 25% of the front yard; (iii) does not extend more than half the width and half the depth of the front yard; and (iv) complies with Subsections B, C and D of this § 255-43. A fence erected in a front yard shall not exceed four feet in height. [Amended 11-10-2009 by Ord. No. 2009-3; 12-9-2014 by Ord. No. 2014-6]

G. Notwithstanding Subsection A, a fence not exceeding six feet in height may be erected for agricultural operations within the front, side and/or rear yard. The fence must be see-through except where a buffer or screening is required by this chapter. [Added 12-9-2014 by Ord. No. 2014-6]