

# East Manchester Township FENCE/WALL LAND USE APPLICATION

Tax Map # \_\_\_\_\_ Parcel # \_\_\_\_\_

Application Date: \_\_\_\_\_ METHOD TO RECEIVE PERMIT PACKET: OFFICE \_\_\_\_\_ MAIL \_\_\_\_\_ EMAIL \_\_\_\_\_  
(Mail – need self-address stamped envelope) (Payments must be received prior to mail/email option)

Applicant Name: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

## PROPERTY OWNER INFORMATION - (if different than applicant)

Name(s): \_\_\_\_\_ Telephone #: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

## PROPERTY INFORMATION

Address Work is Occurring at \_\_\_\_\_

Special Exception/Variance Granted: No Yes (describe) \_\_\_\_\_

Lot Size: \_\_\_\_\_ Corner Lot? \_\_\_\_\_ Flood Zone? \_\_\_\_\_ (if yes, submit details including engineer's drawing)

Right-Of-Ways or Easements? \_\_\_\_\_ Is your property: Residential: \_\_\_\_\_ Non-Residential: \_\_\_\_\_

For Front Yard Fencing Only: Width of Front Yard: \_\_\_\_\_ ft Length of Front Yard: \_\_\_\_\_ ft

OFFICE USE ONLY: Zoning: \_\_\_\_\_ Max Coverage: \_\_\_\_\_ % = \_\_\_\_\_ sq/ft of \_\_\_\_\_ sq/ft lot size

## IMPROVEMENT INFORMATION

Project Value: \$ \_\_\_\_\_

Is your improvement a Fence: \_\_\_\_\_ Retaining Wall: \_\_\_\_\_ (WALLS 4ft & OVER in height needs UCC approval)

WILL ALL GATES SWING INWARD: YES \_\_\_\_\_ NO \_\_\_\_\_ SPACE BETWEEN FENCE AND GROUND: \_\_\_\_\_ INCHES

Type of fence/wall (check all that apply):

Wood: \_\_\_\_\_  
Chain-Link: \_\_\_\_\_  
Chain-Mesh: \_\_\_\_\_  
Vinyl: \_\_\_\_\_

Decorative Metal: \_\_\_\_\_  
Farm Fencing: \_\_\_\_\_  
Garden Fencing: \_\_\_\_\_  
Bamboo: \_\_\_\_\_  
Composite: \_\_\_\_\_

Electric: \_\_\_\_\_  
Retaining Wall Block: \_\_\_\_\_  
Opaque: \_\_\_\_\_  
Other (please describe): \_\_\_\_\_

Max Height of Structure: \_\_\_\_\_ ft Width: \_\_\_\_\_ ft Length: \_\_\_\_\_ ft Will this Enclose: \_\_\_\_\_

Location (check all that apply): Front Yard: \_\_\_\_\_ Rear Yard: \_\_\_\_\_ Side Yard: \_\_\_\_\_ Second Front Yard: \_\_\_\_\_

SETBACKS: Front Yard \_\_\_\_\_ Feet Left Side Yard \_\_\_\_\_ Feet Right Side Yard \_\_\_\_\_ Feet Rear Yard \_\_\_\_\_ Feet

Proposed Use of Fence/ Wall: \_\_\_\_\_

Include a Maintenance Plan for the Exterior of the Fence with this submission - (shall not encroach onto other properties for maintenance purposes)

IT IS THE BURDEN OF THE PROPERTY OWNER, TO SHOW WHERE THE PROPERTY LINES ARE, PRIOR TO THE ISSUANCE OF ANY PERMIT.

## CONTRACTOR/BUILDER INFORMATION (if the owner or applicant is the contractor, just write "self")

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone #: \_\_\_\_\_

Person in charge of work: \_\_\_\_\_ Telephone #: \_\_\_\_\_

*Note: An updated Certificate of Insurance must be submitted with application to East Manchester Township*

Inspection Agency: Commonwealth Code Inspection Service, Inc. 717-846-2004

The applicant hereby makes request for a permit under all applicable Codes of the Township of East Manchester and hereby 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

\*\*\*FAILURE TO SUBMIT ANY OF THE INFORMATION REQUIRED WILL RESULT IN AN INCOMPLETE SUBMISSION AND THIS APPLICATION WILL BE DENIED\*\*\*NO REFUNDS ON ANY ISSUED PERMITS\*\*\*

\_\_\_\_\_  
Owner or Owner Agent's Signature

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.

A full-page sheet of white graph paper featuring a uniform grid of thin black horizontal and vertical lines. The grid consists of 20 columns and 20 rows, creating a total of 400 small squares. There are no margins, text, or other markings on the page.

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 second front yard, 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 5-113-2025 by Ord. No. 2025-5]

[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, except as set forth in subsection D, herein, regarding waivers for non-interference of easements related to stormwater management.

D. No fence or wall shall interfere with soil erosion and sedimentation control measures or stormwater drainage swales or facilities unless the Zoning Officer or Board of Supervisors has granted a waiver of Code § 199-30, pursuant to the procedure set forth in Code § 199-33. Upon the receiving of a waiver of § 199-30, the proposed fence or wall shall be deemed to not interfere with soil erosion or 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. 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.

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]

H. Notwithstanding Subsection A, a fence designed to exclude deer may be erected in the rear yard for the protection of a home garden in compliance with this subsection. The fence shall be no higher than 15 feet high and constructed of an open mesh, heavy weight, plastic or similar material that allows a clear view through the fence. Mesh size may range from 1.5 x 1.5 inches to 2 x 2.75 inches. A deer fence may be constructed with wood, metal, or fiberglass posts. Deer fences shall be made of the above material only. [Added 5-13-2025 by Ord. No. 2025-5]

I. No fence shall be installed on a property line or with a gate that encroaches on a property line unless both property owners are applicants on the fence permit. Following the erection of the fence the property owners shall be jointly and severally responsible for maintenance and repair unless otherwise provided in an agreement recorded against both properties.

[Added 5-13-2025 by Ord. No. 2025-5]