

East Manchester Township

ROADSIDE STANDS - LAND USE APPLICATION

Tax Map # _____ Parcel # _____

NO FEES FOR ANY ROADSIDE STANDS**PERMIT CARD MUST BE DISPLAYED AT ALL TIMES**

Application Date: _____

Applicant Name: _____ Telephone #: _____

Address: _____ Email: _____

PROPERTY OWNER INFORMATION - (if different than applicant or if tenant occupied, a letter from property owner granting permission is required)

Name(s): _____ Telephone #: _____

Address: _____ Email: _____

PROPERTY INFORMATION

Address Stand will be placed: _____

Is the property located on a Corner Lot? _____ Flood Zone? _____ Right-Of-Ways or Easements? _____

Zoning District: _____ HOA? _____ (If so, must provide letter from HOA)

IMPROVEMENT INFORMATION

Will the Agricultural products be grown or prepared onsite/locally: YES _____ NO _____

Describe the products that will be sold:

Max Height of Structure: _____ ft Structure Size _____ sqft (Max. 64 sqft)

_____ Sqft Area of sales (Max. 100 sqft total with structure)

SETBACKS: Front Yard _____ Feet Left Side Yard _____ Feet Right Side Yard _____ Feet Rear Yard _____ Feet

What is the Square Footage of off-street parking (Single-family Dwelling is required 400 sqft of parking and roadside stands require one additional space, therefore, a single-family dwelling shall have at least 600 sqft of off-street parking; you may include garage): _____ sqft

Will there be Agricultural deliveries? Yes _____ No _____ (Please note commercial deliveries are prohibited)

Will there be a sign: Yes _____ No _____ Size of sign: _____ sqft (Size shall not be greater than 4 sqft total)

Description of the sign below: (What will the sign say, show placement on plot plan – no closer than 10 feet from right of way and no taller than 5 feet in height)

You must submit a plot plan drawing showing the location of the stand with all setbacks; include measurements of the stand; all designated parking spaces and all existing impervious surfaces plotted on the drawing.

*****FAILURE TO SUBMIT ANY OF THE INFORMATION REQUIRED WILL RESULT IN AN INCOMPLETE SUBMISSION AND THIS APPLICATION WILL BE DENIED.**

Owner or Owner Agent's Signature

Permit Limitations

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- This image shows a full page of blank graph paper. The grid consists of small, equal-sized squares formed by thin black lines. There are 20 columns and 20 rows of squares, creating a total of 400 square units. The grid is perfectly aligned and covers the entire area of the page without any margins or additional markings.

Section 2: Section 21, Article IV [Accessory Structures and Uses] of Chapter 255 [Zoning]

the Code is hereby amended by adding new Subsection G [Roadside Stands] as follows:

G. Roadside Stand

(1) Roadside stands are permitted in R-1, R-2, V, A, and CO zones. A roadside stand requires a land use permit by the township and must meet the following requirements:

- (a) Shall be owned and operated by the owners or resident (with permission from the owner) of the property as an accessory use to the principal use.
- (b) Only agricultural products which are grown or prepared on-site or locally shall be sold. Applicant shall abide by all Pennsylvania State Health regulations.
- (c) If the proposed roadside stand is located in a residential subdivision with a homeowner or condominium association, the applicant shall obtain and submit a statement from the HOA or condominium association confirming the roadside stand does not violate any HOA or condo association rules or regulations.
- (d) Temporary display structures shall be not be greater than 64 square feet in size and no taller than 10 feet in height and the area of sales shall be less than 100 sq/ft in area. Structures and surrounding sales areas shall be maintained in good condition at all times. No storage shall be permitted in the front yard.
- (e) Temporary display structures must be no closer than 15 feet from any side or rear property line, set back at least 10 feet from any street right-of-way, and shall not block clear sight triangle.
- (f) One (1) additional Off- street parking shall be provided for customers in addition to required parking for the existing use.
- (g) Shall abide by all requirements of Article V Off Street Parking and Loading. However, loading and offloading shall not be conducted within the right-of-way and shall at all times be limited to a vehicle not to exceed 10'x20'.
- (h) One sign no greater than four (4) square feet is permitted and shall not be placed higher than the approved temporary structure when attached or if free standing must be placed no closer than ten (10) feet from the right-of-way and no taller than five (5) feet in height. Sign must conform to specifications of Article VI Signs.
- (i) Outside storage of equipment/parts thereof is not permitted.
- (j) Area of roadside stand must be kept clear of waste. Material waste may not be kept in the area of the roadside stand.
- (k) Shall obtain an annual renewal of the land use permit from the Township on a form prescribed by the Township.
- (l) Per the discretion of the Zoning Officer, if the use is deemed a nuisance or safety concern the Township reserves the right to place additional conditions on or revoke the permit.

(2) Exclusions

- (a) Agricultural operations as defined by the Pennsylvania Right to Farm Act, 3 P.S. § 951-957, are exempt from subsections (d), (g), and (i) and from permitting fees.
- (b) Temporary child lemonade stands and the like.
- (c) A temporary small stand not permanently affixed to the ground that is set up each morning and removed each evening. Shade is allowed by temporary canvas. All produce must be grown onsite.