

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 land on 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

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]