

East Manchester Township FENCE/RETAINING WALL LAND USE APPLICATION

NOTE: INCOMPLETE/UNSIGNED APPLICATIONS WILL NOT BE ACCEPTED AND WILL BE RETURNED

Applicant Name(s): _____ Telephone #: _____
 Landline Mobile – send/receive texts? ___Y___N

Address: _____ E-Mail: _____

I. PROPERTY OWNER INFORMATION

Check if same as applicant (if same, skip to Section II)

Name(s): _____ Telephone #: _____
 Landline Mobile – send/receive texts? ___Y___N

Address: _____ E-Mail: _____

II. PROPERTY INFORMATION

PROJECT ADDRESS: _____

Residential Non-Residential

Did the Township grant a special exception/variance for the work proposed under this permit application?

No Yes If YES, briefly described relief granted: _____

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

Right-Of-Ways or Easements? No Yes If YES, briefly describe: _____

For Front Yard Fence: Width of Front Yard: _____ ft Length of Front Yard: _____ ft

III. IMPROVEMENT INFORMATION

Project Value: \$ _____

Is your improvement a: Fence Retaining Wall (NOTE: Walls over 4 FT in height are subject to UCC approval and inspections)

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

- | | | | |
|---|---|---|---|
| <input type="checkbox"/> Bamboo | <input type="checkbox"/> Composite | <input type="checkbox"/> Farm Fencing | <input type="checkbox"/> Retaining Wall Block |
| <input type="checkbox"/> Chain-Link | <input type="checkbox"/> Decorative Metal | <input type="checkbox"/> Garden Fencing | <input type="checkbox"/> Vinyl |
| <input type="checkbox"/> Chain-Mesh | <input type="checkbox"/> Electric | <input type="checkbox"/> Opaque | <input type="checkbox"/> Wood |
| <input type="checkbox"/> Other (please describe): _____ | | | |

MAXIMUM Height _____ft Width: _____ft Length: _____ft Check box if fence/wall will enclose the yard(s)

Setbacks (distance from proposed structure to property lines): Front _____' Rear _____' Left Side _____' Right Side _____'

Location (check all that apply): Front Yard Second Front Yard (corner lots) Rear Yard Side Yard

Proposed Use of Fence/Retaining Wall: _____

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

Name and/or Company: _____

Person in charge of work: _____ Telephone #: _____

Address: _____ E-Mail: _____

Workers Compensation Company and Policy#: _____ Expiration: _____

Liability Company and Policy#: _____ Expiration: _____

Agent: _____ Phone Number: _____

Address: _____

Note: An updated Certificate of Insurance must be on file with the Township.

Third Party UCC Inspection Agency: Commonwealth Code Inspection Service, Inc., York, PA

717-846-2004

The applicant(s) hereby makes a 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 all code requirements as defined in the Pennsylvania Construction Code Act (Act 45 of 1999).

Signature: _____ Printed Name: _____ Date: _____

Role (check all that apply): Property Owner Contractor Developer Engineer Friend/Family Member Other: _____

OFFICE USE ONLY

Topographic Map? Yes No (incomplete) COI? Yes No On File Tax Map # _____ Parcel # _____

Zoning District: _____ Max Lot Coverage: _____ % = _____ sq/ft of _____ sq/ft lot size

REVIEW AND RETAIN FOR REFERENCE (do not submit with application)

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, Subdivision and Land Development (§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.

**EAST MANCHESTER TOWNSHIP, PA
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 Ordinance¹ may be located in any yard. [Amended 12-9-2014 by Ord. No. 2014-6]
- 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 interference of easements related to stormwater management. [Amended 2-9-2021 by Ord. No. 2021-1]
- 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. [Amended 2-9-2021 by Ord. No. 2021-1]
- 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]

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