

East Manchester Township

Tax Map # _____ Parcel # _____

DUMPSTER-STORAGE CONTAINER-TRAILER APPLICATION

*** NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED AND WILL BE RETURNED.**

Application Date: _____

Applicant Name: _____ **Telephone #:** _____

Address: _____ **Email** _____

PROPERTY OWNER INFORMATION - (if different than applicant)

Name(s): _____ **Telephone #:** _____

Address: _____

PROPERTY INFORMATION

Address Work is Occurring At: _____

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: _____

SPECIFIC INFORMATION

DUMPSTER: _____ **STORAGE CONTAINER:** _____ **TRAILER:** _____

A portable storage unit or roll-off dumpster shall be no larger than eight feet wide, 16 feet long and eight feet high: Height: _____ **ft Width:** _____ **ft Length:** _____ **ft**

Placement Date: _____ **Removal Date:** _____

COMPANY PLACING UNIT: INFORMATION (if the owner or applicant is the contractor, just write "self")

Name/Company: _____ **Email** _____

Address: _____ **Telephone #:** _____

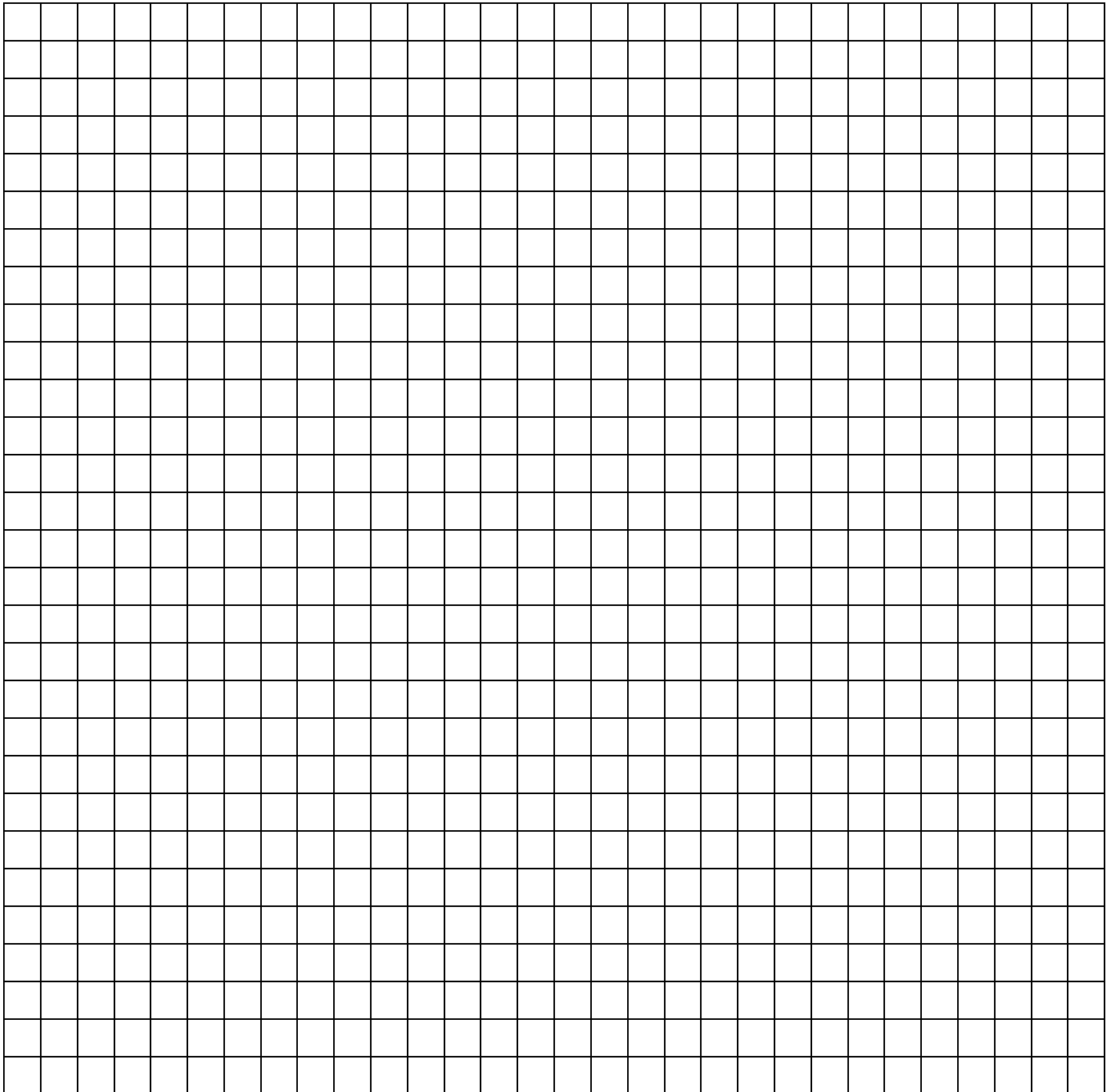
The applicant hereby makes request for a permit under all applicable Codes of the Township of East Manchester and hereby certifies, under the penalties of perjury, that all facts set forth above are true and correct and the actual work will be performed in accordance with the above. All applicable construction must meet Code as defined within Act 45 - PA Construction Code

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, 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.



§ 255-28 Portable storage unit, roll-off dumpsters.

[Added 11-13-2007 by Ord. No. 2007-5]

A. It shall be a violation of this section and chapter for any person, partnership, corporation, or any other entity to place or permit the placement of a portable storage unit or a roll-off dumpster on any property which he/she, it, or they own, rent, occupy, or control, or anyone acting as their agent or on their behalf to place or permit the placement of a portable storage unit or roll-off dumpster, without first obtaining a permit from the Zoning Officer.

B. There shall be no more than one portable storage unit or roll-off dumpster per lot.

C. A portable storage unit or roll-off dumpster **shall be no larger than eight feet wide, 16 feet long and eight feet high.**

D. **No portable storage unit or roll-off dumpster shall remain on any lot for more than 30 consecutive days, or more than 60 days in any calendar year, subject to the provisions of Subsections E, F and I of this section.**

E. Notwithstanding the provisions of Subsection D of this section, up to two portable storage units or roll-off dumpsters shall be permitted during construction, reconstruction, alteration, renovation, or demolition of a structure and for an additional three days before commencement and after completion of such activity. **No use certificate as required by this chapter, or occupancy permit as required by the East Manchester Township Building Code[1] or any other ordinances of the Township, shall be issued until all portable storage units and roll-off dumpsters have been removed from the premises.**

[1]: Editor's Note: See Ch. 75, Construction Codes, Uniform.

F. A portable storage unit (but not a roll-off dumpster) may be placed on a lot during an emergency situation when declared by the appropriate federal, state, county, or Township agency. In such event, the portable storage unit may be placed on the property without a permit, but a permit shall be obtained within seven days after the placement of the unit. The portable storage unit shall be removed from the lot within seven days after the end of the declaration of emergency.

G. Portable storage units or roll-off dumpster shall be placed only within the yards of a principal structure, provided they **conform with the setback requirements for accessory structures contained in § 255-21.** The Zoning Officer may permit the placement of a portable storage unit or roll-off dumpster within the front yard or on the berm or shoulder of a public street only if he or she determines, in his or her sole judgment, that all of the following conditions exist:

- (1) A portable storage unit or roll-off dumpster cannot reasonably or safely be placed in the side or rear yard of the lot off of the public street;
- (2) Placement of the portable storage unit or roll-off dumpster will not impede the safe and uninterrupted flow of vehicular traffic on the public street; and
- (3) Placement of the portable storage unit or roll-off dumpster will not cause damage to any portion of the public street, including the berm or shoulder, and/or that sufficient provisions are made to prevent such damage, or the owner or party placing it provides sufficient security to repair any damage caused by it.

H. Application for a permit shall be made to the Zoning Officer on a form provided by the Township. The Zoning Officer shall determine the most appropriate location for the portable storage unit or roll-off dumpster on the lot, or, alternatively, within the front yard or on the public street pursuant to Subsection G. The permit shall be posted in plain view on the lot, and shall contain at a minimum the following information:

- (1) The names, addresses, and telephone numbers of all owners of the lot;
- (2) The address of the property on which the personal storage unit or roll-off dumpster is to be placed;
- (3) The name, address, and telephone number of the company placing the personal storage unit or roll-off dumpster;
- (4) A drawing or diagram showing the authorized location of the portable storage unit or roll-off dumpster; and
- (5) The date the permit was issued and the date it expires.

I. The Zoning Officer is hereby authorized to extend any permit issued pursuant to this section upon written request of the owner of the lot for one additional term equal to the original permit, so long as, at the time of such extension, no violation of this section or this chapter or any other ordinances of the Township exists.

J. All portable storage units or roll-off dumpsters shall be removed upon expiration of the permit, without exception.

K. The Township shall establish fees for permits issued pursuant to this section from time to time by resolution.

[2]:Editor's Note: The fee schedule is available in the Township offices.

L. Notwithstanding the provisions of this section, if the Commonwealth of Pennsylvania at any time has or places restrictions on state roads or highways over which it has jurisdiction which are more restrictive than the requirements of this section, then the more restrictive regulations shall apply. Further, notwithstanding the issuance of a permit pursuant to this section, if the Commonwealth of Pennsylvania notifies an owner of a lot that the owner is in violation of state standards, then such notification shall take precedence over and supersede any permits issued by the Zoning Officer, and such permits shall be considered automatically rescinded and void in the event of such notification.

M. In addition to the remedies for violations set forth in this chapter, the Township shall have the right to pursue any and all other remedies available to it either at law or in equity. Further, in addition to the provisions of violations and penalties in this chapter, in the event that the Township determines that any violation of this section creates an obstruction or nuisance to the public streets, or otherwise affects the health, safety, or welfare of the traveling or general public, the Township may take such actions as are authorized by the Second Class Township Code[3] and the General Road Law,[4] including the immediate removal of any obstructions or nuisances at the expense of the owners of the lot.

[3]:Editor's Note: See 53 P.S. § 65101 et seq

[4]:Editor's Note: See 36 P.S. § 1781 et seq.

§ 255-21. Accessory structures and uses.

[Amended 11-13-2007 by Ord. No. 2007-5; 11-10-2009 by Ord. No. 2009-3]

Accessory structures are permitted in all districts. Accessory structures may be prefabricated and/or prebuilt, except that the unit/structure shall not have been built and titled under the Pennsylvania Vehicle Code, Commonwealth of Pennsylvania. All accessory structures shall conform with the minimum yard regulations established in the zoning districts, except as permitted below. **See § 255-28 for additional provisions relating to portable storage units and roll-off dumpsters.**

A. Unattached structures accessory to residential buildings. Structures accessory to residential buildings which **are not attached to a principal structure shall not be higher than 25 and may be**

erected within the required rear or side yard of a principal structure provided that they conform with the following: [Amended 12-9-2014 by Ord. No. 2014-6]

- (1) Distance from side lot line: **not less than 10 feet from the side lot line.**
- (2) Distance from rear lot line: **not less than 10 feet from the rear lot line.**
- (3) Coverage of rear yard: **not more than 30% of the required rear yard.**
- (4) Utility sheds. Utility sheds may be placed on nonpermanent foundations within five feet of any side or rear lot line and are otherwise exempt only from the side and rear lot setback requirements of Subsection A(1) and (2). [Added 9-13-2016 by Ord. No. 2016-3] Utility shed is an accessory structure that is a fully enclosed, removable structure, accessory to a residential building, and covering less than 200 square feet, used for storing tools, furniture, equipment, and other materials of similar type.

B. Unattached structures accessory to nonresidential buildings. Such accessory structures shall **comply with front and side yard requirements for the principal structure and shall have a minimum rear yard of at least 20 feet.** Stormwater facilities shall be treated as structures and shall have a minimum front, side and rear yard of 20 feet. [Amended 12-9-2014 by Ord. No. 2014-6]