

DECKS

SECTION 2106. PATIOS AND PAVED TERRACES

No patio, paved terrace, or deck shall be located within any required setback, or between the required building setback line and the street line or public right-of-way, except:

1. Where otherwise specified for single-family semidetached, townhouse, or zero lot line dwellings; or
2. Where the street line is a limited access highway to which the site has no access, the setback shall be five (5) feet.

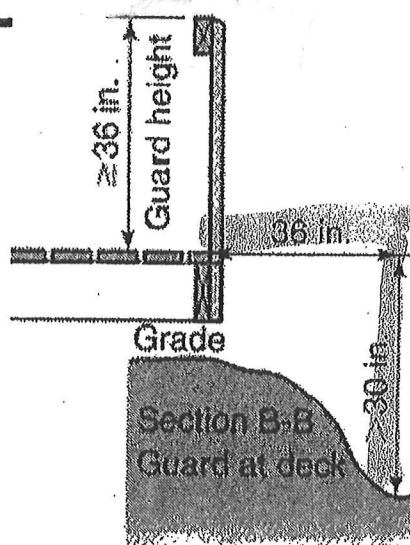
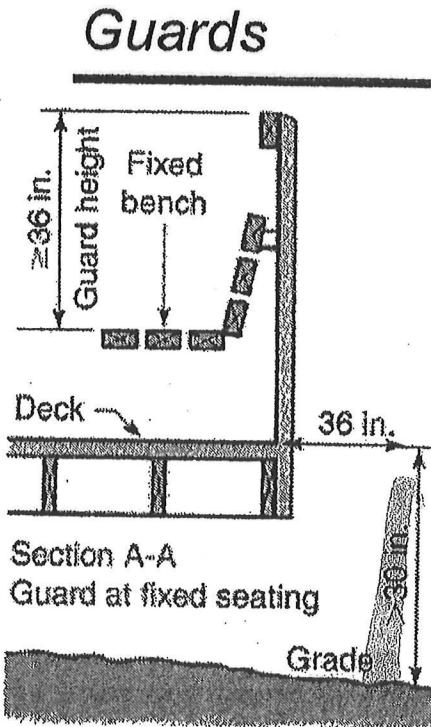
OTHER INFORMATION

1. If the floor of the deck is thirty (30) inches or less above the ground, measured as shown in the diagram below, a building permit is not required, but zoning approval is required.

For zoning approval a Zoning Permit is required. If you have any questions or should you wish a Zoning Permit package be mailed to you please call the Planning and Zoning Department at (717) 569-6406 extension 7 or email at planningzoning@manheimtownship.org.

2. If the floor of the deck is more than thirty (30) inches above the ground, measured as shown in the diagram below, a building permit is required. Contact the Code Compliance Department at (717) 569-6406 extension 6 for information.
3. In either case listed above, it is required that two copies of a site plan be submitted.

How to measure the height of the floor of the deck.



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ZONING SITE PLAN REQUIREMENTS

Although Township property files may contain site plans, the Township cannot attest to the accuracy of those site plans. It is your responsibility as property owner/applicant to provide an adequate and accurate site plan including all applicable items listed below. Failure to include all applicable items may delay the processing of your permit.

- ◆ Location of all property lines. Include exact length of all property lines and include the size of your lot in square feet.
- ◆ Location of all existing buildings and improvements, including but not limited to, residence, driveways, walkways, sheds, decks, patios, porches, swimming pools, garages, hot tubs, and any other outbuildings.
- ◆ Location of all proposed projects and other improvements, including but not limited to, driveways, walkways, sheds, decks, patios, porches, swimming pools, garages, hot tubs, and any other outbuildings.
- ◆ Exact dimensions, including the area calculations in square feet, of all existing and proposed improvements on the property, including but not limited to, residence, driveways, walkways, sheds, decks, patios, porches, swimming pools, garages, hot tubs, and any other outbuildings.
- ◆ Exact dimensions from all existing and proposed improvements to all property lines, including but not limited to, residence, driveways, walkways, sheds, decks, patios, porches, swimming pools, and any other outbuildings.
- ◆ Location of all easements on the property, both public and private including the exact dimensions of the easements. (See notes below)
- ◆ Location of the 100-year floodplain and the 100 year floodplain elevation, if applicable. Boundaries of the 100-year floodplain must be field staked prior to any on site construction, if applicable. (See notes below)
- ◆ Location and dimension of any clear sight triangles on the property. (See notes below)
- ◆ Location of all required Manheim Township building setback lines.
- ◆ Location of all public street rights-of-way.
- ◆ Location of all public streets, including curb and sidewalk, if applicable.
- ◆ Location of an on-lot sewage system, if applicable.
- ◆ Location of all wetland areas, if applicable.
- ◆ Location of all municipal boundaries, if applicable.

NOTES

Any lot which contains a recorded easement or right-of-way MUST have the following note on the site plan.

- ◆ “Nothing shall be placed, planted, set, or put within the area of the easement that would adversely effect the function of the easement.”

Any lot which contains a 100-year floodplain MUST contain the following note.

- ◆ “Any proposed improvements to be located within the 100 year floodplain shall be in accordance with the Manheim Township Floodplain Ordinance, as amended.”

Any lot which contains a clear site triangle MUST have the following note written on the site plan.

- ◆ “Nothing shall be placed, planted, set, or put within the area of the clear site triangle that has the possibility of growing in excess of 30 inches or overhang lower than 8 feet or may obscure motorist vision.”