

SECTION 2103. OTHER OUTBUILDINGS/STRUCTURES

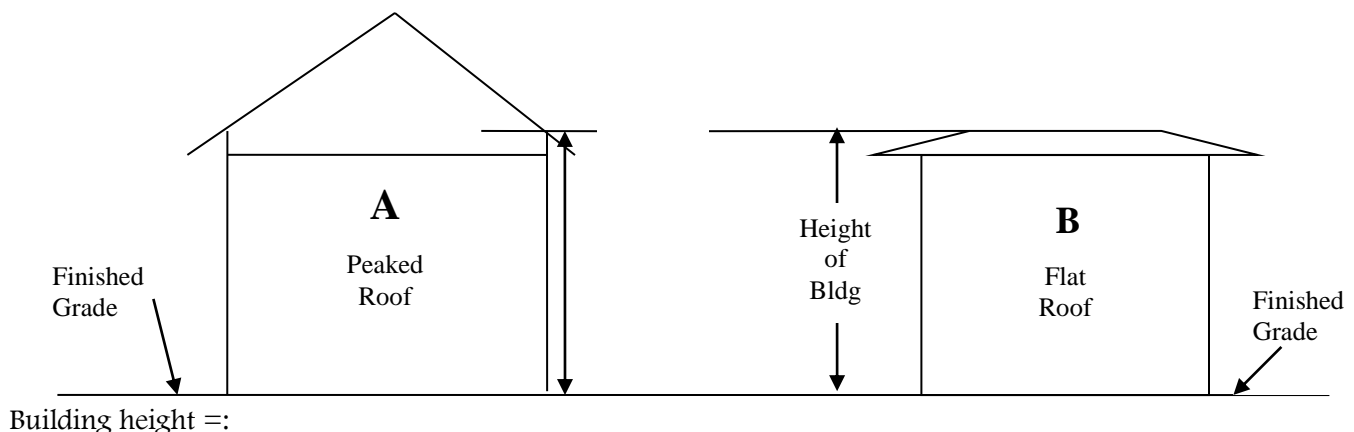
1. Maximum height: ten (10) feet.
2. No structure shall be within five (5) feet of any property line.
3. No structure shall be permitted between the required building setback line and the street line, except that where the street line is a limited access legislative route to which the lot has no access, the setback shall be five (5) feet.
4. Accessory buildings associated with elementary and secondary schools shall have a maximum height of thirty-five (35) feet.

OTHER INFORMATION

1. An approved Zoning Permit is required for all sheds and outbuildings (prefabricated or site built) which are 400 square feet or less and placed on a residential lot.
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@manheimgov.org.
2. A Building Permit is required for all sheds and outbuildings (prefabricated or site built) which are larger than 400 square feet and placed on a residential lot. Contact the Code Compliance Department at (717) 569-6406 extension 6 for information.
3. Most sheds and outbuildings placed on a commercial lot do require a Building Permit. Contact the Code Compliance Department at (717) 569-6406 extension 6 for information. Setbacks may differ on commercial and industrial properties.

If you need information on the setback line of your property please contact the Planning and Zoning Department at (717) 569-6406 extension 7.

HOW TO DETERMINE BUILDING HEIGHT



“A” is the vertical distance from the top of the eave of a hip or gable roof.

“B” is the vertical distance from grade to the top of the highest roof beams of a flat roof.

The finished grade to be determined per the Zoning Ordinance.

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.”