

SECTION 2108. FENCES AND FREESTANDING WALLS

1. Upon property devoted to residential use, no fence or freestanding wall shall be erected to a height of more than forty-two (42) inches in any front yard, nor more than six (6) feet in any other yard, unless otherwise specified in this Ordinance.
2. Upon property devoted to municipal, commercial or industrial use, no fence or freestanding wall shall be erected to a height of more than forty-two (42) inches in any front yard, nor more than eight (8) feet, including any barbed wire atop the fence or freestanding wall, in any other yard unless otherwise specified in this Ordinance. Where such municipal, commercial or industrial use abuts a residential use, such fence or freestanding wall shall not exceed six (6) feet.
3. Where any lot abuts a limited access legislative highway to which the lot has no access, the fence or freestanding wall may be a maximum of eight (8) feet in height along the property boundary which abuts such limited access legislative highway.
4. Fence height exceptions. All portions of fencing shall be subject to the maximum fence height regulations specified in this Ordinance, except for fence posts and decorative finials on the fence post. The height of any such projection on the fence post shall not exceed the height of the fence by more than six (6) inches.
5. Fences along side or rear lot lines are not subject to yard or setback requirements. Freestanding walls shall be setback five (5) feet from side and rear lot lines. Fences or freestanding walls within the front yard shall be a minimum of two (2) feet behind the required street right-of-way line. All fences shall be located completely within lot boundaries and no fence may coincide with any lot line.
6. No solid fence or freestanding wall shall be erected within the required front yard setback, except where required to maintain the build-to-line of adjacent buildings.
7. No fence or freestanding wall shall be erected which blocks or limits visibility for driveways on adjacent properties.
8. No fence or freestanding wall shall be located within any clear site triangle as required by this Ordinance or the Township Subdivision and Land Development Ordinance.
9. No fence or freestanding wall shall be erected in a public right-of-way or other rights-of-way or easements, including but not limited to public or private drainage, utility or access easements, unless otherwise required by this Ordinance, the Township Subdivision and Land Development Ordinance or the Township Stormwater Management Ordinance.
10. Unless required for security purposes for commercial or industrial use, no fence shall be constructed of barbed wire, razor, or other sharp components capable of causing injury, and only then if the portion of the fence containing barbed wire, razor, or other sharp components capable of causing injury is not lower than six feet above the average surrounding ground level.
11. All fences and freestanding walls shall comply with the Pennsylvania Uniform Construction Code (PA UCC) as enforced by the Township.

OTHER INFORMATION

1. Fences cannot be placed within any floodplain and/or wetlands.
2. A zoning permit is required for a fence, however, if the fence is required as part of a swimming pool install the fence can be covered under the pool permit and a separate zoning permit is not required.
3. All fences shall be located completely within lot boundaries and no fence may coincide with any lot line.

For further information regarding fencing requirements, please contact the Planning and Zoning Department, (717) 569-6406 extension 7.

ZONING SITE PLAN REQUIREMENTS CHECKLIST

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. The checklist below shall be used to ensure all applicable items are included on your site. 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, fences 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 impervious area.
- ☐ 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 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 affect 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.”