
MANOR ZONING PERMITS

All applications must have a survey or detailed lot plan, must show location of all structures, fences, buildings, streets, alleys and lot property lines.

FENCE PERMIT

- Must be 2 feet from the property line, except along street and alley which require a 3 feet setback.
- Rear yard 6 feet max height
- Side yard (to front of house) 6 feet max height
- Front of house max height 42" (3.5 feet)
- On corner lots, fences along both streets must be set back 3 feet and max height of 42" (3.5 feet), and follow the PennDOT "line of sight" rule*.

GARAGE/SHED

- Must be in the back yard or in the side yard but not beyond the front of the house.
- Rear yard setback 35 feet from rear property line.
- Side yard setback 8 feet from property line.
- Must be set 10 feet from a house.
- Garages must have full set of construction drawings, clean, neat and describing all components, spacing, spans and lengths.
- All driveways must be approved by letter to council.
- Sheds must have manufacturing booklet or drawing.

MINI SHEDS 150SF OR LESS

- Mini sheds may be set in rear yards 6 feet from any property line but must be 10 feet from the house.

ALL POOLS REQUIRE A ZONING AND BUILDING PERMIT!

ZONING APPEALS BOARD FOR A VARIANCE IS AVAILABLE – CONTACT OFFICE.

*The area between the right-of-way line adjacent to and on both sides of a driveway shall be used as a clear zone to provide a physical barrier between the traveled way and activity on private property. This area shall remain free of any obstructions which may interfere with a clear line of vision for entering or exiting vehicles.