

ORDINANCE NO. 494-05-02

BOROUGH OF MANOR

AN ORDINANCE OF THE BOROUGH OF MANOR, WESTMORELAND COUNTY, PENNSYLVANIA, ESTABLISHING HEIGHT AND CONSTRUCTION REGULATIONS GOVERNING PARTITION FENCES WITHIN THE BOROUGH OF MANOR, REQUIRING A PERMIT FOR THE CONSTRUCTION OF A PARTITION FENCE, ESTABLISHING FEES FOR SAID PERMITS, ESTABLISHING PENALTIES FOR THE VIOLATION OF SAID ORDINANCE AND FURTHER REPEALING CONFLICTING ORDINANCES.

BE IT ORDAINED AND ENACTED by the Council of the Borough of Manor, Westmoreland County, Pennsylvania, and it is hereby **ORDAINED AND ENACTED**, by authority of the same as follows:

Section 1. The Borough of Manor hereby adopts, for the purpose of establishing rules and regulations for the construction, alteration and/or repair of partition fences within said Borough, an ordinance as follows:

“REGULATION OF PARTITION FENCES

Section 1. CONSTRUCTION, ETC.; PERMIT REQUIRED.

No person, corporation, partnership, company or other entity shall construct, install, add to or alter a fence in the Borough, unless a permit is secured therefore.

Section 2. HEIGHT LIMITATIONS.

No fence shall be constructed which exceeds any of the following height limitations:

- a. Forty-eight inches in front of the building line applicable to the subject property;
- b. Seventy-two inches behind the front building line applicable to the subject property, except as otherwise provided in subsection (c) below;
- c. Forty-eight inches wherever the fence shall be located on any portion of any lot that abuts a street, intersection or common drive that empties onto a public street; and
- d. Eight feet in any Industrial Zoning District.

Section 3. BARBED WIRE AND OTHER UNSAFE FENCING PROHIBITED.

Barbed wire and all other fencing that is designed to cut or injure are prohibited in all residential districts. In zoning districts other than residential, such fencing shall not be permitted, unless a request is made to Council and approved by a majority vote at a public Council meeting.

Section 4. CONSTRUCTION STANDARDS

All fences erected must be of good quality and must be firmly and sturdily footed in the ground. The finished side of fences shall face adjacent properties

Section 5. TREATMENT OF METAL FENCES

Any fence erected which is made of a metal fabric or which is partially made of any metal fabric shall be galvanized or otherwise treated to prevent the formation of rust, and the metal used in the fabric shall be at least eleven gauge or heavier.

Section 6. MAINTENANCE, STURDINESS.

- a. All fences shall be maintained in a sturdy and good condition. Fences, which become loose, rusted or rotted, whether in whole or in part, shall be repaired, replaced or removed.
- b. Any fence that cannot support the weight of 150-pound man without bending, breaking, leaning or moving shall be deemed not to be sturdy.

Section 7. VARIANCES

- a. Any property owner or tenant desiring to erect a fence or maintain a fence which does not conform to the provisions of this chapter may apply for a variance from the Zoning Hearing Board of the Borough.
- b. All requests for a variance shall be according to the procedures and governing provisions of the Zoning Code of the Borough and the laws of the Commonwealth.

Section 8. PROXIMITY TO LOT AND CURB LINES.

All fences shall be set back a minimum of two feet from all side and rear yard property lines. All fences shall be set back at least two feet from all front yard property lines and/or sidewalks. Further, all fences must be set back a minimum of six feet from any curb line.

Section 9. PERMIT FEE

The fee for a permit for construction, installation, addition or alteration of any fence shall be in set by Council, from time to time, by Resolution as Council deems appropriate.

Section 10. PENALTY

Whoever violates or fails to comply with any of the provisions of this chapter shall be fined not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1,000) for each offense. A separate offense shall be deemed committed each day that the violation continues.”

Section 2. Repealer: Any Ordinance or part of any ordinance conflicting with the provisions of this ordinance be, and the same is hereby, repealed to the extent of such conflict.

Section 3. Severability. If any section of this Ordinance is declared invalid, the same shall not affect the validity of the Ordinance as a whole or any section or part thereof other than the section or part thereof so declared to be invalid.

Section 4. Effective Date: This Ordinance shall take effect on June 1, 2005.

ORDAINED AND ENACTED this 18th day of May, 2005.

BOROUGH OF MANOR

ATTEST:

(SEAL)

By: *David Bregmore*
President

Thomas C. Costello
Secretary-Treasurer

APPROVED:

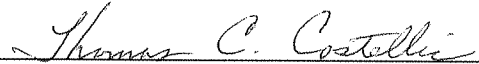
By: _____
Mayor

CERTIFICATION

I, Thomas C. Costellic, duly qualified Secretary-Treasurer of the Borough Council of the Borough of Manor, Westmoreland County, Pennsylvania, do hereby certify that the foregoing Ordinance No. 494-05-02 is a true and correct copy of the original Ordinance No. 494-05-02 duly passed and adopted by a majority vote of the Borough Council of the Borough of Manor at a duly advertised and convened regular meeting held on the 18th day of May, 2005, and that the minutes of said meeting showing how each member voted have been duly recorded in the official minutes of said Borough Council and remains in effect as of this date.

IN WITNESS WHEREOF, I affix my hand and attach the seal of the Borough of Manor, this 18th day of May, 2005.

Certified to by:



Thomas C. Costellic
Secretary-Treasurer



MANOR ZONING “Cheat Sheet”

R-1 Front – 25 ft
Rear – 35 ft
Side – 8/12 (20 total min)
Corner Lot Side – 25 ft

R-2 Front – 25 ft
Rear – 35 ft
Side – 7/9 (16 min)
Corner Lot Side – 25 ft

C-1 Front – 25 ft
Rear – 15 ft
Side – 7.5 / 7.5 (15 total min)
Corner Lot Side – 25 ft
Next to R1/R2 – Side 25 ft

CBD Front – 15 ft
Rear – 15 ft
Side – 7 ½ / 7 ½ (15 total min)

A-1 Front – 30 ft
Rear – 35 ft
8/12 (20 min total)
Corner Lot Side – 25 ft

I-1 Front – 35 ft
Rear – 35 ft
Side – 15 ft
Next to R1/R2 Side – 25 ft
Corner Lot Side – 25 ft

- Accessory**
1. Rear yard only
 2. 10 ft from principal structure
 3. “Accessory” to a principal only (can not stand alone)
 4. Less than 150 SF (6 ft from property lines)
 5. Pools at 6 ft or less from line requires 6 ft fence

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.

MANOR



BOROUGH

DEPT OF BUILDING AND ZONING
44 Main Street, Manor PA 15665
724-864-2525

PERMIT # _____

ZONING PERMIT

Application is hereby made for a Zoning Approval Permit

DATE: _____

RECEIVED: _____

Property Owner: _____

Owner Address: _____

Telephone Nbr: _____

Applicant's Name: _____

Address and Location of Project / Work / Use: _____

Describe Work In Detail: _____

Est Cost: \$ _____ Size of Building: _____ Lot Size: _____

Height and Type of Fence: _____ Use of Building: _____

Please attach a survey or lot plan showing the location of any street, alley, storm/sewer easements, house, garage, decks, etc. Please show distance from all lot lines to proposed work, building, fence, garage, shed, wall, deck, etc.

Signature of Applicant _____ Date _____

Make check payable to Manor Borough.

OFFICIAL USE

Copy of plans attached _____ Check # _____ \$100.00 Approved

Denied

Zoning Official _____ Date _____



Zoning Department – Required Building Permits

RESIDENTIAL PERMITS (For 1 or 2 Family Dwellings)

- New 1 & 2 Family Dwellings
- New Accessory Structures over 1,000 sq ft
- New Additions
- New Porches, Decks, Any New Attached Structures
- Retaining walls over 48-inches
- ALL Pools, Saunas, Hot Tubs over 24-inches high
- The “replacement” of any of the above
- ANY Structural work (Joists, walls, rafters, posts, beams, footers, trusses)
- Adding roofs, walls, new egress doors, floor joist, changing central heating from gas to electric / electric to gas, solar panels, unfinished porch or basement to living space.

EXEMPTIONS

Replacing siding, shingles, floor boards, drywall, same size windows or doors, adding insulation, painting, common electrical and plumbing work, gutters/downspouts.

A Zoning Permit is required for **ALL** sheds, garages, pools, fences, walls, gazebos, any structures, driveways, signs and carports.

A Fence Permit **MUST** include a lot plan or survey showing lot size, all roads and alleys, all structures and the location of the proposed fence.

COMMERCIAL PERMITS

- ALL NEW buildings and structures
- ALL NEW, REPLACEMENT AND RENOVATION work: Structural, Electrical, Plumbing, HVAC, Roofing and Fire Systems
- ALL Pools
- ANY Walls 48 inches and higher
- Pavilions, Decks, Porches, Storage Units, Stairways and Signs.
- New or Changing the “Use” of a building or structure (e.g. changing a bank to a retail store, or changing a school to an apartment complex, etc.)

EXEMPTIONS

Replacing same existing doors or windows, replacing bathroom fixtures, painting, siding, flooring, drywall/plaster repair, minor plumbing and electrical repairs. **ALWAYS CALL BEFORE BEGINNING ANY COMMERCIAL PROJECT.**

BUILDING PERMIT _____ **ELECTRICAL PERMIT** _____

Municipality _____ County _____ Lot# _____ Block _____ Tax Parcel _____

Construction Site Location _____ Date Received _____

Owner _____ Tenant _____

Address _____ Address _____

State _____ Zip _____ Phone# _____ State _____ Zip _____ Phone# _____

Front Yard _____ Ft. (Front of building to property line) Describe proposed work in detail _____

Rear Yard _____ Ft. (Rear of building to property line) _____

Side Yard _____ Ft. Side Yard _____ FT. _____

State Classification: New Commercial _____ Other Commercial _____ New Residential _____ Other Residential _____

BUILDING PERMIT

Contractor _____
(if owner, put same name above)

Address _____

City _____ State _____ Zip _____

Phone _____ Cell _____

Fed Employee No. _____
(Certificate of Insurance for Workers Compensation needed or sign exemption form)

Estimate of total costs for all work _____

Total square feet: _____ Use Group _____ Type Construction _____

No. of Stories: _____ Height of Structure _____

Description of work: _____

Type of work:

Alterations/Additions of: _____ Square Ft. _____

() Roofing - Total square feet _____

() Fencing, supply height if it exceeds 6 foot _____

() Sign - Total Square feet _____

() Pool - Total Square feet _____

() Decks - Total Square feet _____

() Demolition - Total Square feet _____

() Accessibility _____

Other: _____

I hereby acknowledge that I have read this application and state the above is correct to comply with all Municipal ordinances and state laws regarding constructon.

Signature: _____
Owner () Contractor () Owner Reresentative ()

ELECTRICAL PERMIT

Contractor _____
(if owner, put same name above)

Address _____

City _____ State _____ Zip _____

Phone _____ Cell _____

Fed Employee No. _____
(Certificate of Insurance for Workers Compensation needed or sign exemption form)

Estimate of total costs for all work _____

Technical Site

Data No.	Size	Items
_____		Lighting Fixtures
_____		Receptacles
_____		Switches
_____		Detectors
_____	HP _____	Motor-Fractional
_____		Communication Devices
_____		Alarm Devices/Systems
_____		Emergency & Exit Lights
_____		Pool Bonding
_____		Service
_____		Sub-Panels
_____		Feeders
_____		Baseboard Heater
_____		Dryer Receptacle
_____	Range _____	Dishwasher _____ Garbage Disposal
_____	Heater _____	Central A/C Units
_____		Signs
_____		Survey Fee

Others: _____

Signature: _____
Owner () Contractor () Owner Reresentative ()

BUILDING CODE OFFICIAL USE ONLY

Plans Approved _____ Plans Approved with Comments _____

UCC Building Fee: _____

Plan Review Fee: _____

Admin. Fee: _____

State Fee: _____

Total Cost: _____

Code Official: _____ State Cert.# _____

Date Issued: _____

ELECTRICAL CODE OFFICIAL USE ONLY

Plans Approved _____ Plans Approved with Comments _____

UCC Electrical Fee: _____

Plan Review Fee: _____

Admin. Fee: _____

State Fee: _____

Total Cost: _____

Code Official: _____ State Cert.# _____

Date Issued: _____