

Chapter 255. ZONING

Article IV. Supplementary Regulations

§ 255-21. Accessory structures and uses.

[Amended 11-13-2007 by Ord. No. 2007-5; 11-10-2009 by Ord. No. 2009-3]

Accessory structures are permitted in all districts. Accessory structures may be prefabricated and/or prebuilt, except that the unit/structure shall not have been built and titled under the Pennsylvania Vehicle Code, Commonwealth of Pennsylvania. All accessory structures shall conform with the minimum yard regulations established in the zoning districts, except as permitted below. See § 255-28 for additional provisions relating to portable storage units and roll-off dumpsters.

A. Unattached structures accessory to residential buildings. Structures accessory to residential buildings which are not attached to a principal structure shall not be higher than 25 feet and may be erected within the required rear or side yard of a principal structure provided that they conform with the following:

[Amended 12-9-2014 by Ord. No. 2014-6]

- (1) Distance from side lot line: not less than 10 feet from the side lot line.
- (2) Distance from rear lot line: not less than 10 feet from the rear lot line.
- (3) Coverage of rear yard: not more than 30% of the required rear yard.

B. Unattached structures accessory to nonresidential buildings. Such accessory structures shall comply with front and side yard requirements for the principal structure and shall have a minimum rear yard of at least 20 feet. Stormwater facilities shall be treated as structures and shall have a minimum front, side and rear yard of 20 feet.

[Amended 12-9-2014 by Ord. No. 2014-6]

C. Attached structures accessory to residential buildings. Unenclosed structures accessory to residential buildings which are attached to a principal structure may project into required setbacks as follows:

- (1) Uncovered stairs and landings to the main floor, canopies, eaves, porches, decks, patios, awnings, or other architectural features not required for structural support, may project into the front setback by not more than four feet, and into the required side and rear setbacks up to 15 feet, but in no event closer than 10 feet to a side lot line or 15 feet to a rear lot line.
- (2) Fire escapes and uncovered stairs and landings providing access to or from levels above or below the main level of a residential structure may project into the required side or rear setback not more than three feet, but shall not be permitted in the front yard.

Example

2/14/13 rev.

If Subdivision was approved after August 10, 1999 - 1, the applicant, further certify that all intersecting points on the lot which is the subject of this permit have been marked with monuments pursuant to the Code of the Township of East Manchester, Subdivision and Land Development (Chapter 208-61), and that such monuments are accurately placed, and accurately reflect the property corners of the lot. In the event that I am not the owner of the lot, I certify that I am acting as the agent for the owner for purposes of this permit and this certification.

Permit Limitations

1. No permit shall be issued for the building or alteration of any building or structure within the right-of-way limits of any street or highway, with the exception of drainage structures, curbing or pavement.
2. No permit shall be issued unless all building setback lines as specified in the Subdivision and Land Development provisions or any Zoning Ordinances enacted by the Township are met.
3. No permit shall be issued unless all surface drainage of the land, as required, is provided for.
4. No permit shall be issued for any building or alteration of any building or structure upon land in a subdivision unless and until a Final Plan of such subdivision has been approved and properly recorded.
5. No permit shall be issued unless or until any required sewerage permits have been issued.
6. No permit shall be issued for a public occupancy building until plans approved by the Township's UCC agent are submitted to the Township.

