

# SOUTH MANHEIM TOWNSHIP

3089 Fair Road  
Auburn, PA 17922

Phone: (570) 754-7375  
Fax: (570) 754-4907

To: All Zoning Applicants

From: Steven Moyer – Systems Design Engineering, Inc.  
Zoning Enforcement Officer

Re: Township Zoning Application and Fees  
**SWIMMING POOL**

Please return the completed application form, along with the applicable fee, payable to **South Manheim Township** to:

South Manheim Township  
Attn: Steve Moyer  
3089 Fair Road  
Auburn, PA 17922

**FEE:** \$75.00 non-refundable filing fee, plus \$1.00 per \$1,000.00 of **all** construction costs.

Example:	Filing Fee – Construction	\$75.00
	Cost of Construction - \$50,000	<u>\$50.00</u>
	Total Fees:	\$125.00

\*\*\*Additional Fees for Stormwater Review may be required. See “Stormwater Packet” for details.

If there are any questions, please call the Township Secretary at 570-754-7375, Monday thru Friday, 9:00 a.m. to 3:30 p.m.

Also, if an appointment with the Zoning Enforcement Officer is needed, please call the above telephone number (Municipal Building) or Steven Moyer (Systems Design Engineering, Inc.) at 610-916-8500 for an appointment. Appointments will be made for Tuesday 8 a.m. to 10 a.m. Times are subject to change.

NOTE: In accordance with Section 1322, this application form shall be submitted by the owner of lessee of any building, structure, or land or the agent of either provided, however, that if the application is made by a person other than the owner or lessee, it shall be accompanied by written authorization from the owner or lessee authorizing the work and designating the agent.

Thank you.

**PLEASE NOTE:** Please complete the application as accurately as possible. Errors in completion will only delay your Zoning Permit.

**ZONING ORDINANCE**  
**TOWNSHIP OF SOUTH MANHEIM**  
**SCHUYLKILL COUNTY, PENNSYLVANIA**

**Ordinance Number 79**

- 1025 Private Swimming Pool (Non-Commercial)
- 1025.01 A Private Swimming Pool shall not be located, constructed, or maintained on any lot or land area, except in conformity with these regulations. All applications for swimming pools shall include the location of the on-lot sewage system for the property, and shall show the location and method for the draining of the pool.
- 1025.02 Such pool shall NOT be located in the area of the lot between a line which extends from the principal building (nearest the Front Lot Line) to each Side Lot Line, and the Front Lot Line.
- 1025.03 Every non-commercial swimming pool shall be entirely enclosed with a good quality chain link wire, wooden, or other equivalent fence of not less than four (4) feet in height. Above-ground pools with a wall height of three (3) feet or more are excluded from this requirement but shall have access to the pool controlled with locking gates or other similar means. Outdoor whirlpools and hot tubs shall have a proper cover, as recommended by the manufacturer, to prevent access when not in use. These requirements shall be considered a minimum standard, and shall not eliminate the responsibility of the property owner to comply with any and all other local, state or federal regulatory requirements.
- 1025.04 Such pool shall be not less than twenty-five (25) feet from side and rear lot lines unless the setback requirements for the zoning district are greater, in which the greater setback requirement shall apply.
- 1025.05 If the water for such pool is supplied from a private well, there shall be no cross-connection with the public water supply system.
- 1025.06 If the water for such pool is supplied from a public water supply system, the inlet shall be above the overflow level of said pool.
- 1025.07 No lighting or spot lighting shall be permitted which will shine directly beyond the bounds of the property or lot where such pool is located.

**GENERAL PROCEDURES FOR A SOUTH MANHEIM TOWNSHIP  
ZONING PERMIT APPLICATION**

**NOTE: PLEASE READ THIS INSTRUCTION SHEET CAREFULLY, APPLICATIONS FOUND TO BE INCOMPLETE WILL BE RETURNED TO THE APPLICANT FOR COMPLETION. ALSO, ALL PLOT PLANS AND OTHER REQUIRED DRAWINGS MUST BE SIGNED AND DATED BY THE APPLICANT.**

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**WHO MUST COMPLY WITH THE TOWNSHIP'S ZONING REGULATIONS (ORDINANCE 79)?**

No building, structure, or sign shall be erected, constructed, assembled, extended, reconstructed, replaced demolished, converted, moved, added to or structurally altered nor shall land, buildings and structures be put to any use or have the use for which they are used changed, without a permit therefore issued by the Zoning Officer. No such permit shall be issued unless there is conformity with the provisions of this Ordinance, except upon written order from the Zoning Hearing board in the form of a Variance, or upon order from a court of competent jurisdiction.

**WHAT INFORMATION MUST BE SUBMITTED IN ORDER TO COMPLY WITH THE SOUTH MANHEIM TOWNSHIP ZONING ORDINANCE?**

- A. Complete the attached application.
- B. A map of the lot in question, drawn to scale, indicating the lot area and showing all dimensions of the lot lines and the exact location(s) on the lot of all existing and proposed buildings, fences, signs, structures, and alterations to buildings or structures.  
The map must also include: street name(s) and designated number(s) surrounding the property; a "north" arrow; the location, width and purpose of all easements or right-of-ways; location of access drives and parking areas (exact size and location).
- C. A statement indicating the number of dwelling units and/or commercial or industrial establishments to be accommodated within existing and proposed buildings on the lot. In the case of commercial and industrial uses and Home Occupations, the floor area to be devoted to each use shall be indicated.
- D. Method of proposed water supply and sewage disposal and the location of any on-lot facilities.
- E. All other information necessary for the Zoning Officer to determine conformance with and provide for enforcement of this Ordinance.
- G. **ADDITIONAL SUBMISSION REQUIREMENTS:**
  - 1. Floodplain development projects require the submission of detailed site plans and structural plans as specified in the zoning ordinance.
  - 2. Variance requests require the submission of a variance application provided by the Township Z.E.O.
  - 3. New construction or additions to existing sewage systems require the approval of the Township sewage enforcement officer. A copy of the sewage approval letter must be submitted to the Township Z.E.O.
  - 4. A copy of all other necessary permits applicable to this project (e.g. Soil Conservation, PADOT Driveway approval, etc.) must be submitted to the Z.E.O.

**Only applications which contain all of the necessary information for the Zoning Officer to make a determination as to the conformity to the Zoning Ordinance, and which are accompanied by the required fee, will be considered complete.**

**SOUTH MANHEIM TOWNSHIP  
HEIGHT AND BULK REQUIREMENTS**

<u>ZONING DISTRICT</u>	<u>MINIMUM LOT AREA</u>	<u>MIN. LOT WIDTH</u>		<u>MAX. BLDG HEIGHT</u>	<u>MINIMUM SETBACK LINE</u>		<u>MIN. SIDE YARD</u>	<u>MIN. REAR YARD</u>	<u>MAX. LOT COVERAGE</u>
		<u>at street line</u>	<u>at setback line</u>		<u>Total</u>	<u>One side</u>			
C-Conservation	5 acres	250 ft	250 ft	35 ft**	50 ft	80 ft**	40 ft**	60 ft**	10%
A- Agricultural									
On-lot sewage Single Family Detached Dwelling	2 acres	150 ft	150 ft	35 ft	30 ft	50 ft	25 ft	30 ft.	25%
Non Residential Use	2 acres*	150 ft	150 ft	35 ft	40 ft**	50 ft**	25 ft**	40 ft**	25%
P-Rural	2 acres	100 ft	150 ft	35 ft	50 ft	60 ft**	30 ft**	40 ft**	10%
LDR-Low Density Residential									
Non-Residential	2 acres***	100 ft	100 ft	35 ft	25 ft	30 ft	15 ft	35 ft	70%
Single Family Detached Dwelling	2 acres***	70 ft	100 ft	35 ft	25 ft	20 ft	10 ft	10 ft	25%
HDR-High Density Residential	See Zoning Officer or Zoning Ordinance for regulations								
NC-Neighborhood Commercial									
On-lot sewage	2 acres	120 ft	120 ft	50 ft	50 ft	40 ft**	20 ft**	50 ft**	70%
Public sewer	1 acre	120 ft	120 ft	50 ft	50 ft	40 ft**	20 ft**	50 ft**	70%
HC-Highway Commercial									
On-lot sewage	2 acres	120 ft	120 ft	50 ft	50 ft**	40 ft**	20 ft**	50 ft	70%
Public sewer	1 acre	120 ft	120 ft	50 ft	50 ft**	40 ft**	20 ft**	50 ft	70%
I-Industrial									
On-lot sewage	2 acres	120 ft	120 ft	50 ft	50 ft	40 ft	20 ft	50 ft	70%
Public or community sewer	1 acre	120 ft	120 ft	50 ft	50 ft	40 ft	20 ft	50 ft	70%

\* unless otherwise specified in zoning ordinance

\*\* except Agricultural accessory structures and uses, which shall be 10 ft.

\*\*\* with public water, 1 acre

**NOTES:**

The minimum distance between highway access points in the NC-Neighborhood Commercial, HC-Highway Commercial and I-Industrial Districts is 150 ft.

See special zoning regulations in the C-Conservation District governing maximum "cleared area" and additional setback regulations at wetland boundaries, surface waters, and flood plain boundaries.

# ZONING PERMIT APPLICATION

## A. LOCATION AND OWNERSHIP OF PROPOSED WORK OR IMPROVEMENT

Street and Number: \_\_\_\_\_ UPI #: \_\_\_\_\_  
Deed Owner: \_\_\_\_\_ Deed Reference: \_\_\_\_\_  
Owner's Address: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Zoning District (as shown on ZONING MAP): \_\_\_\_\_ Email Address: \_\_\_\_\_

Present Tenant: \_\_\_\_\_  
Has owner consented to proposed work?:  Yes  No

## B. PRESENT USE OF LAND RESIDENTIAL COMMERCIAL

Present use of structure: \_\_\_\_\_  
Number of Families: \_\_\_\_\_  
Present Building (Description): \_\_\_\_\_  
Present Use of Land: \_\_\_\_\_  
Is any portion of the property located in a FEMA Flood Plain?  Yes  No  
Is the site located within a Historic District?  Yes  No

## C. PROPOSED WORK OR IMPROVEMENT (Check One)

New Construction  Addition  Interior Alteration  Exterior Alteration  
 Accessory Structure  Deck  
 Sign (Sign application and drawing of sign must be submitted with this application.)  
 Change in Use. Present Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Describe proposed work: \_\_\_\_\_

Is the proposed structure or use located in FEMA designated flood plain?  Yes  No

## D. PROJECT DIMENSIONS

<b>PLOT DIMENSIONS</b>	<b>BUILDING SETBACKS</b>	<b>BUILDING DIMENSIONS</b>
Frontage _____ ft.	Front _____ ft.	Width _____ ft.
Depth _____ ft.	Side A _____ ft.	Depth _____ ft.
Area _____ sq. ft.	Side B _____ ft.	Height _____ ft.
Irregular plot _____	Rear _____ ft.	Stories _____

SIGNAGE:  
Type: \_\_\_\_\_  
Number: \_\_\_\_\_ Size: \_\_\_\_\_ sq. ft.

## E. APPLICATION

Application is hereby made for a permit to erect or alter a structure which shall be located as shown on diagram on reverse side of this sheet and/or to use the premises for the purposes described herewith. The information which follows, together with location diagram, is made part of this application by the undersigned. It is understood and agreed by this applicant that any error, misstatement or misrepresentation of material fact, either with or without intention on the part of this applicant, such as might or would operate to cause a refusal of this application, or any change in the location, size or use of structure or land made subsequent to the issuance of this permit, without approval of the Zoning Office, shall constitute sufficient grounds for the revocation of this permit.

Name of Applicant: \_\_\_\_\_  
Address of Applicant: \_\_\_\_\_  
Owner, Lessee or authorized agent for owner of subject property: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Fee attached:  Yes  No Check No.: \_\_\_\_\_

**F. PLOT PLAN SKETCH**

NOTE: The property owner and applicant assumes the responsibility of locating all property lines, setback lines, easements, rights-of-way, flood areas, etc. Property owner and applicant shall not construct or erect structures or encroach into the Municipality's right-of-ways.

**G. REFERENCES (OFFICIAL USE ONLY)**

Block Plan No.: \_\_\_\_\_ Certificate of Occupancy No.: \_\_\_\_\_ Issued: \_\_\_\_\_  
Plan is attached.:  Yes  No Diagram is shown on reverse side of this sheet.:  Yes  No

**H. APPLICATION AND DATES OF ACTION TAKEN (OFFICIAL USE ONLY)**

Application approved:  Yes  No Date: \_\_\_\_\_ Zoning Official Signature: \_\_\_\_\_  
If denied, Reason for Denial of Application: \_\_\_\_\_

NOTE: The applicant has the right to appeal the denial of this application to the Municipality's Zoning Board within 30 days from the date of denial pursuant to procedures set forth in the Pennsylvania Municipalities Planning Code, as amended.

Applied to Board of Adjustment: \_\_\_\_\_ Date: \_\_\_\_\_ Appeal:  Yes  No Hearing No.: \_\_\_\_\_  
Special Use of Application:  Yes  No  
Board's Decision:  Granted  Denied Date: \_\_\_\_\_

Order: \_\_\_\_\_