

# DALLASTOWN BOROUGH

## Procedures for Securing a Zoning Fence Permit

### **Fence Height** (3 ft in front yard and 6' in rear and side yards)

- **Front Yard:** The maximum allowed height for a fence in the front yard is 3 feet. This is defined as the yard area between the front wall of the house to the front property line extending to the side property lines.
- **Rear and Side Yard:** The maximum allowed height for fences in the rear and side yards is 6 feet. This is defined as the yard area between the front wall of the house extending to the side property lines to the rear property line.

### **Fence Location** (where the fence can be installed on the property)

- A fence may be installed up to, but not directly on, the property line. If you are unsure of your property line and cannot locate the boundary markers (metal pins or wooden stakes), consult your neighbors or refer to your deed. If you are still unsure, consider hiring a surveyor to determine the property boundaries. Dallastown Borough does not have your property boundary information.
- A fence may not be placed within any utility easements or rights-of-way. Easements or rights-of-way are typically referenced on a property's deed. It is also recommended to contact the PA One Call (811) to locate any utilities on your property before digging. The owner of a utility is required by law to locate their utilities within three working days. The water and sanitary sewer service laterals within the property boundaries are the responsibility of the owner to locate and maintain.
- A fence shall not be placed in the street rights-of-way that extend into front yards and possibly in side or rear yards.
- If a fence is installed adjacent to a driveway, adequate sight distance must be maintained for a vehicle leaving the driveway onto a street.
- A fence in the front yards that exist on corner and / or triple frontage lots must not block vision in clear-sight triangles or obstruct sight distance at a street intersection.

### **Zoning Permit** (final step)

- Complete a residential zoning permit application by preparing a plot plan sketch showing the height and location of the fence on the property. Submit the permit application to the zoning officer.
- The zoning officer will review your application and if it meets the zoning ordinance requirements, a zoning permit will typically be issued in a few days of receiving the application. Review will focus on height and fence location within the property boundaries.
- The zoning permit fee is based on the fence project cost. The minimum permit cost is \$60, which is comprised of the base fee of \$20 (for a project that is estimated from \$0 to \$1000), plus a \$40 final inspection fee which includes a zoning certificate of use. For projects over \$1000, add \$2 per \$1000. Example: the fence project is estimated to cost \$5000, therefore the permit cost will be the \$60 minimum fee plus (4 x \$2 = \$8) for a total permit cost of \$68.



Borough of Dallastown

# RESIDENTIAL

## ZONING PERMIT APPLICATION

Dallastown Borough

175 East Broad Street, Dallastown PA 17313

PHONE: 717-244-6626 • FAX: 717-244-1076 • www.dallastownboro.com

DATE RECEIVED: \_\_\_\_\_

ZP #: \_\_\_\_\_ DTB FEES \$ \_\_\_\_\_

SWM FEES \$ \_\_\_\_\_

TOTAL FEES \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_

BOROUGH USE ONLY

### OWNER INFO

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

### CONTRACTOR INFO

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email: \_\_\_\_\_

PROJECT ADDRESS: \_\_\_\_\_ TOTAL LOT AREA: \_\_\_\_\_

EXIST IMPERVIOUS COVER SF \_\_\_\_\_ (SEE ATTACHED ZONING GUIDELINES)

NEW IMPERVIOUS COVER SF \_\_\_\_\_ TOTAL LOT COVER (%) \_\_\_\_\_

DESCRIPTION OF PROJECT (PROVIDE DRAWING OF LOT WITH EXISTING AND ADDED COVER)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COST of PROJECT: \_\_\_\_\_ FEES: \$60.00 (UP TO- \$1K) ADD \$2 PER THOUSAND OVER \$1K + STORMWATER FEES

APPLICANT SIGNATURE: \_\_\_\_\_

APPLICANT CONTACT INFO: PHONE / EMAIL: \_\_\_\_\_

§ 90-3 Permit required. It shall be unlawful for any person, firm, association or corporation to erect, construct, enlarge, alter, repair, move, remove or demolish any building or structure within the limits of the Borough of Dallastown, York County, Pennsylvania, unless a permit therefor shall first be secured as hereinafter provided.

§ 224-89 Permits. Where required by the Dallastown Borough Building Permit Ordinance for the erection, enlargement, repair, alteration, moving or demolition of any structure, a zoning permit must be obtained from the Zoning Officer. The permit application must be accompanied by a site plan to demonstrate conformity to this chapter.

PLOT PLAN DRAWING

REV - 2026

# RESIDENTIAL ZONING PERMIT

## ZONING GUIDELINES

The following activities are examples of activities that require a zoning permit and a stormwater permit if additional impervious ground cover is created.

- detached gazebos / sheds / garages (less than 240 SF with no electrical / plumbing)
- fences
- decks / patios that are less than 30" above grade.
- non-illuminated signage
- paved and / or stone driveways, parking spaces and sidewalks.
- swimming pools (permanent & temporary that can hold 18 to 23 inches of water with no electrical components)

Complete attached application and submit with a sketch of the project to the Dallastown Borough Office. The drawing must show lot lines, existing features and proposed project location on the property.

The following table summarizes zoning criteria in Dallastown Borough.

Zone	Front Setback	Side Setback	Rear Setback	Accessory structures <sup>1</sup>	Building Height	Lot Coverage	Fencing
R-O	25 ft	10 ft	30 ft	Rear setback: 10 ft Side setback: combined total of 8 ft or more, no less than 3 ft on one side	Principal structure: 2 ½ stories, but not over 30 ft. Accessory structure: 2 stories, but not over 25 ft	Up to 45% may be covered with impervious surfaces	Up to 6 ft. in height in rear and side yards; up to 3 ft in height in front yards.  Properties with yards bounded by streets, lanes or avenues, the height of the fence is limited to 3 ft.
R-T	15 ft	SFD <sup>2</sup> : 5 ft All other: 10 ft	20 ft	Rear setback: 10 ft Side setback: combined total of 8 ft or more, no less than 3 ft on one side	Principal structure: 2 ½ stories, but not over 30 ft. <sup>3</sup> Accessory structure: 2 stories, but not over 25 ft	Up to 60% <sup>4</sup> may be covered with impervious surfaces	
C-S	15 ft	10 ft	20 ft	Rear setback: 10 ft Side setback: combined total of 8 ft or more, no less than 3 ft on one side	Principal structure: 2 ½ stories, but not over 30 ft. Accessory structure: 2 stories, but not over 25 ft	Up to 90% may be covered with impervious surfaces	
C-H	25 ft	20 ft	10 ft	-----	Principal structure: 2 ½ stories, but not over 30 ft. <sup>5</sup> Accessory structure: 2 stories, but not over 25 ft	Up to 80% may be covered with impervious surfaces	
I-G	30 ft	20 ft	30 ft	-----	Principal structure: 3 stories, but not over 35 ft. Accessory structure: 2 stories, but not over 25 ft	Up to 90% may be covered with impervious surfaces	

<sup>1</sup> Accessory structure are allowed between the rear wall of the principal structure (min of 10 ft away) and the rear setback line.

<sup>2</sup> SFD = single family detached dwelling

<sup>3</sup> Height limit may be extended to 3½ stories but not over 40 ft. if each yard is increased one ft. width for each additional ft. of height over 30 ft.

<sup>4</sup> 70% lot coverage is acceptable for properties where the lot width is less than 40 feet.

<sup>5</sup> Height limit may be extended to 3½ stories but not over 40 ft. if each yard is increased one ft. width for each additional ft. of height over 30 ft.

\*Swimming pools may require a building permit in addition to a zoning permit

\*Additional Zoning criteria will be reviewed at the time your submitted plan is reviewed. Refer to [www.dallastownboro.com](http://www.dallastownboro.com) for a complete text of the Zoning Ordinance.

Zoning Districts: R-O = Residential Outlying; R-T = Residential Town; C-S = Commercial Shopping; C-H = Commercial Heavy & Highway; I-G = Industrial General