

348 RETAINING WALLS

A. Height.

1. The height of a Retaining Wall shall be measured from the ground level at the base of the Retaining Wall to the highest point of the Retaining Wall.
2. If no portion of a Retaining Wall exceeds two (2) feet in height, the Retaining Wall shall be exempt from the provisions of this Section.
3. No portion of a Retaining Wall may exceed eight (8) feet in height.
4. In the case of a series of Retaining Walls within close proximity to one another that serve as one (1) Retaining Wall system, the height shall be measured from the ground level at the base of the lowest Retaining Wall, to the highest point of the highest Retaining Wall. This distance may not exceed the various height limitations outlined in this Ordinance.

B. Setbacks.

1. A Retaining Wall which does not at any point exceed four (4) feet in height must have a Setback of at least two (2) feet from all Lot lines.
2. For any portion of a Retaining Wall which exceeds four (4) feet in height, such portion must meet all applicable Setbacks for the Lot in the designated Zoning District.
3. The minimum Setbacks described above apply whether the Retaining Wall is attached to a Building or other Structure or is freestanding.
4. A guardrail, fence, or other restraining device may be placed on top of a Retaining Wall and shall not be considered as part of the height of the Retaining Wall.
5. A Retaining Wall may terminate at a Lot line if it directly abuts a Retaining Wall on the adjacent Lot and if it is structurally independent from any Building or Structure on its own Lot.
6. In the GC and the LI and I Districts, a Retaining Wall which does not exceed four (4) feet in height may terminate at the Lot line as long as the general design standards specified below are met.

C. General Design Standards.

1. The placement, location and design of a Retaining Wall shall not modify or alter drainage patterns.
2. Excavation needed for the placement, location and design of a Retaining Wall shall not cause the removal of, or damage to trees or vegetation on an adjacent Lot. If necessary, a non-disturbance area will be specified by the Township.

D. Required Approvals.

1. The Zoning Administrator shall review a proposed Retaining Wall to verify its height and Setback. The Township engineer may be asked to conduct a more thorough review.
2. All Retaining Walls over four (4) feet, except those approved as part of a Building permit, Site Plan review, Special Land Use permit, Planned Unit Development approval, or some other regulatory review and approval by the Township require a zoning permit.
3. An application for approval of a zoning permit for a Retaining Wall shall include a dimensioned plan showing the location of the Retaining Wall, two (2) feet contours (existing and proposed), and all Buildings and Structures within twenty-five (25) feet of

the proposed Retaining Wall; proposed materials for construction of the Retaining Wall; construction details; and drainage provisions.

4. Retaining Walls over four (4) feet in height may also require a Building permit.

E. Exemption: Retaining Walls proposed for the sole purpose of preserving significant natural vegetation (*e.g. mature trees*) that exists on the Lot prior to the construction of the Retaining Wall shall be exempt from the provisions of this Section. Determination of this exemption shall be at the discretion of the Zoning Administrator.