

ZONING FAQs

Q: What are the requirements for installing a shed on my property?

A: If the shed is less than 150 sq. ft. (smaller than 10' x 15'), less than 12' in height and will not be put on a permanent foundation, you do not need a Zoning Permit and it can be placed anywhere on your property except the front yard. If the shed is larger than 150 sq. ft. and/or the shed is being put on a permanent foundation (one that cannot be moved), you will need a Zoning Permit and the shed cannot be placed in any of the setback areas.

Q: What is required to put a fence on my property?

A: You do not need a Zoning Permit to put a fence on your property. However, the fence should be 6-inches on your side of the property line. It should not impair sight at an intersection if the fence is at the front of a corner lot. You must call PA One Call (800-242-1776) to locate any utilities before digging post holes. Also the fence can be no higher than 8-feet.

Q: What items are needed for a Zoning Application?

A: For a complete permit submission, please include water, sewer and/or septic permits, along with a sketch of the house on the lot showing the distances to all property lines. If the permit is complete upon submission, the usual turnaround time is 7-10 working days. Permits are processed on a first come, first served basis.

Q: How can I find out where my property lines are?

A: The best way to find your property lines are to locate the corner pins. If they have been removed or cannot be located, you may need to hire a surveyor to perform a property survey. The Township does not perform property surveys. However, Township Staff will attempt to locate an existing corner pin with the use of a metal detector. This service is not a certification that the property corners are correctly located in the field, only a registered Land Surveyor is able to provide this certification.