

DO I NEED A ZONING PERMIT FOR.....?

A FENCE – Yes. Fences under 6 feet require a zoning permit only. All fences over six feet high, however require a zoning and building permit, because they are covered under the Building Code and must be engineered for wind load. Zoning allows only a 3' high fence in the front yard, but side and rear yard fences may be up to 6'. Fences are not permitted in utility easements or rights-of-way or in storm water easements. These areas must remain free of all obstructions, including fences.

A PATIO – Yes. A zoning permit for location is required because setbacks from the property line apply. No building permit or inspections are required. However, if you plan to use the patio as a foundation for a room addition you will need a permit. The footing inspection will prove that your patio is anchored down at the frost line and not just a “floating slab.”

A BARN – Yes. A zoning permit is required because setbacks from the property line apply. However, all agricultural buildings are exempt from building permits (building codes).

REPLACEMENT ROOF - Yes, if you have a dwelling and are changing the slope of the roof or adding dormers (windows). **No,** if you have a dwelling and just replacing shingles (re-roofing) or applying a rubber roof. **Yes,** if it is a non-residential building.

HOT TUB/SPA – Yes. Hot tubs and spas are covered under the Pennsylvania Uniform Construction Code and require a building permit and inspection.

A UTILITY SHED – Yes. Any residential accessory building under 1,000 sq. ft. requires a zoning permit only. Setbacks from the property line apply. A shed up to 12' x 24' x 8' may be as close as 4' from the side and rear property lines. Larger sheds require a greater setback, usually at least fifteen (15) feet. Accessory buildings larger than 1000 sq. ft. will also require a building permit and construction inspections.

FINISHING A BASEMENT – Yes. A zoning permit is required to finish an area in the basement as a room addition. If the area includes a bedroom, an egress (escape) window or door to the outside is required. Any structural alteration to the dwelling for an egress requires a building permit and inspections.

A DECK – Yes. If the deck, at any point is more than 30" above the ground, a zoning and building permit (inspections) are required. Less than 30", just a zoning permit is required for location on the lot with respect to setbacks.

A WALK (SIDEWALK) – No. Generally, private walkways from the house to the driveway or from the house to the front or rear yard do not require permits. These are usually only 24" in width and have no impact on storm water management. Public pedestrian sidewalks do require a permit, since they must be constructed to a certain standard.

REPLACEMENT WINDOWS/DOORS – No. If the opening in the wall is not enlarged, no permit or inspection is required. **Yes.** If you are making an opening where there was none before or making an existing opening larger, a building permit is required.