

Building & Zoning Permits

A. Building Permits

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change of use of any building or erect, install, enlarge, alter, repair, remove, convert or replace an electrical, gas, mechanical or plumbing system shall first apply to the building code official and obtain the required permit.

Additional permits required for new and improvement projects may include: Electrical Permit, Mechanical Permit, Plumbing Permit, Stormwater Management Permit, Impact Fee, and Use and Occupancy Permit.

B. Zoning Permits

- 1.) Required before establishing any new use, building or structure (residential or nonresidential) and before changing type of occupancy or occupants for any nonresidential use.
- 2.) Required before establishing any home occupation.

C. Penalties for Noncompliance

- 1.) Please be advised that adopted ordinances provide for fines and/or the collection of double fees (in addition to submission of all required permit application documents) if any work is commenced and/or completed without obtaining the necessary permits.

D. Accessory Structures

A. Sheds, residential storage buildings and similar type structures, and detached residential garages

- 1.) Maximum height (actual height) fourteen (14') feet measured from grade to highest point of roof. One (1') foot of additional height for every two (2') of additional setback up to twenty-five (25') in height is permitted
- 2.) Required setbacks from property lines:
 - a.) Front yard – not permitted in required front yard.
 - b.) Side & rear yard – minimum of 12' from property lines for lots greater than 25,000 square feet and a minimum of 5' for lots 25,000 square feet or less.

E. Swimming Pools (above ground & in ground)

- 1.) Permits
 - a.) In ground pools – building permits required

b.) Above ground pools – building permits required when water depth is 24” or greater

c.) Outdoor spas and hot tubs – building permit required

2.) Setbacks from property lines

a.) Pool and all appurtenances must be a minimum of 12’ from rear and side property lines.

b.) Pools are not permitted in any required front yards

F. Decks (with or without roof)

1.) Building permits

a.) Required for all structures

G. Fences

1.) Zoning Permit

a.) Required for all fences

2.) Setbacks

a.) No fences or walls are permitted within the ultimate right-of-way of a street.

b.) The township does not presently require a setback for the placement along side or rear lines.

c.) No fence over six (6’) feet above the natural grade is permitted for residential properties.

d.) No fence over four (4’) feet is allowed in any front yard.

H. Driveway Permits

1.) Required for new driveways or improvements to driveway

a.) Township Roadways – permit application submit to Township

b.) State Highway–Rt. 663 & Rt. 73– submit to PennDOT 610-205-6795

c.) County Highway–submit - Montg.Co Roads&Bridges 610-278-3613

I. Sewage permits

1.) On-site permitting is administered by the Montgomery County Health Department – 610 970 5040

2.) Public Sewer – New Hanover Authority – 610 754-6432

J. Water

1.) On-site permitting by Montgomery County Health Department
610-9705040

2.) Public Water – Aqua 1-877-987-2782

Note #1 Any construction without benefit of a building permit is subject to citation and/or other legal sanctions and including: swimming pools and hot tubs, decks, patios, storage sheds, additions, alterations, detached garages and similar type structures.

Note #2 Adding additional habitable space by finishing an attic, basement or attached garage requires the submittal of a building permit application prior to starting a construction. Failure to obtain the required permits and inspections could result in serious ramifications and costly penalties. Violations are typically discovered during fire and emergency services investigations or when a property is offered for sale and validation of improvements is unavailable.

Note #3 Burying or burning of discarded building materials is a violation of Township Ordinances and is strictly forbidden.