



# 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 (1-800-242-1776) 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 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 for you.

## **Q: What is permitted as far as a home business/home occupation in Patton Township?**

A: A "home occupation" is an accessory which is clearly incidental or secondary to the residential use of the dwelling unit, and is customarily carried on within a dwelling unit or accessory building by one or more occupants of such dwelling unit; does not permit selling articles produced elsewhere than on the premises, having exterior displays of goods visible from the outside or making external alterations which are not customary in residential buildings; and includes the following occupations: professional offices such as for the practice of medicine, dentistry, architecture, law and engineering, artists, beauticians, barbers, veterinarians (excluding stables or kennels) and other occupations which do not create objectionable noise, glare, smoke, odor, vibration, electrical interference, fire hazards, substantially increased traffic or other nuisances and does not permit the full-time employment of more than two persons not living on the premises; does not use more than 25% or 500 sq feet, whichever is less, of the total floor area of the dwelling; and provides adequate off-street parking if needed.