

**The following are commonly asked questions and their corresponding answers. This FAQ section is for informational purposes only, the current version of the Newlin Township Zoning Ordinance supersedes these questions and answers.**

## **FAQ - Zoning**

1. What Permits required for a fence on my property?
  - a. Newlin Township does not regulate fencing in any way and does not require a Zoning Permit or a Building Permit with the following exceptions:
    - i. Fencing is required for use around pools, hot tubs, and spas. The fencing would be submitted as part of the required Building Permit for these uses.
    - ii. Fencing is required around pasture lands and daycare play areas. Submitted as part of the associated Building Permits or Use and Occupancy Permits, or Zoning Permits as applicable to those projects.
    - iii. Fencing over six (6) foot tall requires a Building Permit.
2. What permits are required for an Event Tent?
  - a. Zoning Permit
  - b. Building permit, would need to be applied for under the 'Miscellaneous' category on both the residential and commercial fee schedule.
3. What permits are required to install a hot tub?
  - a. Zoning Permit
  - b. Building Permit
4. What permits are required to install a greenhouse on my property?
  - a. Zoning Permit
  - b. Building Permit would only be required if the use has public access.
5. What permits are necessary for adding a second floor to an existing structure?
  - a. Zoning Permit
  - b. Building Permit
6. Are Fees associated with Act 319?
  - a. Contact the County for any questions related to Act 319 taxes, application fees, etc. Contact the Township for questions regarding subdivision procedure as it relates to properties applying for Act 319
7. Which should be applied for first, Zoning Permit or Building Permit?

- a. Zoning Permit should be applied for first.
  - b. Building Permit Applications can only be approved after the Zoning Permit has been issued.
8. What permits are required for a new deck?
- a. Zoning Permit
  - b. Building Permit
9. I would like to put a shed on my property, how far does it need to be from the property line?
- a. Single Family dwelling lots created prior to 1999: 15 feet from property line.
  - b. For lots created prior to 1999, on a lot with any use OTHER than a single-family dwelling: 20 feet from property line.
  - c. For lots created after January 1, 1999, see Section 304 of the Zoning Ordinance for guidance. You can call the Township for questions on determining if your property was subdivided under Options 1, 3, or 4 requirements.

#### **FAQ – Building**

1. Do I need a permit for a new roof?
  - a. If you are replacing your roofing material with the same type of material and no structural repairs or renovations are done, then no building permit is required.
  - b. If you are replacing your roof with a completely different material (for example, going from slate roof to a metal roof), then you will need to secure a building permit before installation.
2. Do I need a Building Permit for the replacement of an underground fuel tank on my property?
  - a. Zoning Permit
  - b. Building Permit
  - c. You will need to get your soil tested if there is any evidence of a leak.
3. Do I need a Building Permit for replacing my furnace?
  - a. If you are changing from one fuel or heat source to another, you would need a building permit. For example, if you have electric forced air heat and are switching to a natural gas furnace, you would be required to apply for building permit.