

LOWER SWATARA TOWNSHIP ZONING

1499 Spring Garden Drive, Middletown, PA 17057

Phone: (717) 939-9377 Ext:4

WHEN A ZONING PERMIT IS REQUIRED FOR A RESIDENTIAL PROPERTY

- New single-family homes, including manufactured and industrialized housing
- New fences. Fences that enclose a pool require a building and zoning permit
- Existing fence if changing height, material or location of fence
- New detached accessory structures-sheds, garages. Required for replacement of existing structures if increasing height, size or changing location. If over 1000 sq. ft a building permit is also required.
- New carports or if increasing size of an existing carport
- Decks of any size. Decks over 30" or with a roof regardless of size require building permit
- New or replacing of pools-must be 15' from waters edge to property line and requires a building permit
- New patios, sidewalks, or extensions of existing patios and sidewalks
- New driveways or extensions of existing driveways
- Retaining walls. If wall is over 4' or carries a surcharge, a building permit is also required
- In home occupations, contact the codes office to see if a building permit is required
- Please note any of the above that go over 1000 sq. ft of impervious coverage will require a storm water permit