

# **Do I need a Permit for a Shed, and if so what do I need to do and know?**

*Yes, a zoning permit is required for sheds (even sheds that are not permanently affixed to the ground) and/or any other accessory structure (i.e. detached garage, fences, carports, etc...). If these structures are under 1,000 square feet, only a zoning permit is required. If these structures exceed 1,000 square feet both a zoning permit and building permit are required.*

## **Steps for obtaining and applying for a zoning permit and/or building permit:**

1. You can obtain zoning and building permit applications, on the Chestnuthill Township's website ([www.chestnuthilltpa.gov](http://www.chestnuthilltpa.gov)) – go to “Permits and Ordinances”, then click on “Permit Applications” to obtain these applications, or pick them up at the Chestnuthill Township Municipal Building.
2. The zoning application needed would be “Residential Accessory Structure”. If a building permit is required; a UCC Building Permit Application would be used.
3. All applications must be submitted at the same time, with the Township Zoning Permit Application fee being due upfront (acceptable forms of payment: check, money order or credit/debit cards). If a building permit is needed, this fee is due when permits are complete and ready for pick-up (payable to “Blue Mountain Inspection Service, LLC” via check or money order).

Specific Zoning requirements for a shed:

- Minimum setbacks required
  - These setbacks are based on a certain Zoning District, with the most common Zoning District for residential accessory structures are (R-1) Low-Density Residential and (RR) Rural Residential.
    - Front yard setback – 40 feet (Township and Private Road) and 60 feet (State Road)
    - Side yard setbacks – 15 feet
    - Rear yard setback – 50 feet

\*If a shed is less than 150 square feet in size, the minimum side and rear yard setbacks are 3 feet.

\*If a property is a corner lot (two road frontages), then there are (2) two front yard setbacks, (2) two side yard setbacks and NO rear yard setback. (See diagram as example\_Z.O. Section 119-21.Defintion of “Lot Lines”).

\*Accessory structures in a residential district on a lot less than 2-ACRES are only permitted (2) two accessory structures and the total floor area of ALL accessory structures shall not exceed 1,000 square feet. (Z.O. Section 119-41.D(12)[b]{1} & {2})