

FINDLAY TOWNSHIP BUILDING INSPECTION DEPT.

724-695-0500

**PERMIT REQUIREMENTS FOR RESIDENTIAL UTILITY
& MISCELLANEOUS USE STRUCTURES**

(Includes detached private garages, carports, greenhouses, storage sheds, etc.)

IMPORTANT NOTE: UTILITY & MISCELLANEOUS USE STRUCTURES LESS THAN 1,000 (ONE THOUSAND) SQUARE FEET AND ACCESSORY TO SINGLE FAMILY DWELLINGS (ONLY) ARE EXEMPT FROM BUILDING PERMIT REQUIREMENTS AS PER THE PA UNIFORM CONSTRUCTION CODE. THE EXEMPTION DOES NOT APPLY TO UTILITY & MISCELLANEOUS USE STRUCTURES ACCESSORY TO MULTI-FAMILY DWELLINGS OR TOWNHOUSES.

LOCATION ON LOT: UTILITY AND MISCELLANEOUS USE STRUCTURES ARE NOT PERMITTED IN FRONT OR SIDE YARDS, EASEMENTS, OR RIGHTS-OF-WAY. STRUCTURES 120 SQUARE FEET OR LESS IN AREA MUST BE AT LEAST FIVE (5) FEET FROM PROPERTY LINES. STRUCTURES OVER 120 SQUARE FEET IN AREA MUST BE AT LEAST TEN (10) FEET FROM PROPERTY LINES.

UTILITY & MISCELLANEOUS USE STRUCTURES (LESS THAN 1,000 SQUARE FEET IN AREA AND ACCESSORY TO A SINGLE FAMILY DWELLING).

PERMITS REQUIRED: Use-By-Right (Zoning) Permit.

Two (2) copies of the Plot Plan (survey) of your property must accompany the Use-By-Right Permit Application. You must draw the proposed location of the structure (approximately to scale) on the plot plan. Include the dimensions from the structure to the rear and side property lines on the plot plan.

PERMIT FEE: Use-By-Right (Zoning) Application: \$25.00 (no fee if 120 sq. ft. or less)

CONSTRUCTION PLAN REQUIREMENTS: None required.

UTILITY & MISCELLANEOUS USE STRUCTURES (LESS THAN 1,000 SQUARE FEET IN AREA AND ACCESSORY TO A RESIDENCE OTHER THAN A SINGLE FAMILY DWELLING, SUCH AS A DUPLEX OR TOWNHOUSE).

PERMITS REQUIRED: Use-By-Right (Zoning) Permit and Building Permit.

Two (2) copies of the Plot Plan (survey) of your property must accompany the Use-By-Right Permit Application. You must draw the proposed location of the structure (approximately to scale) on the plot plan. Include the dimensions from the structure to the rear and side property lines on the plot plan.

PERMIT FEES: Use-By-Right (Zoning) Application: \$25.00

Building Permit: fee = \$.20 per sq. ft.

CONSTRUCTION PLAN REQUIREMENTS: Two copies required.

UTILITY & MISCELLANEOUS USE STRUCTURES (1,000 SQUARE FEET OR GREATER IN AREA AND ACCESSORY TO ANY DWELLING).

PERMITS REQUIRED: Use-By-Right (Zoning) Permit and Building Permit.

Two (2) copies of the Plot Plan (survey) of your property must accompany the Use-By-Right Permit Application. You must draw the proposed location of the structure (approximately to scale) on the plot plan. Include the dimensions from the structure to the rear and side property lines on the plot plan.

PERMIT FEES: Use-By-Right (Zoning) Application: \$25.00

Building Permit: fee = \$.20 per sq. ft.

CONSTRUCTION PLAN REQUIREMENTS: Two copies required.

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Worker's Compensation Insurance Requirement (only required when a Building Permit is required)

Contractors must provide a copy of their Worker's Compensation Insurance Certificate. Certificates may be faxed to 724-695-1700 (Att: Building Inspection Department). If the contractor is a single proprietor or the homeowner is performing the work, a [Worker's Compensation Exemption Form](#) must be completed and provided with the Building Permit submittal.