

602 Permits

602.1 Requirements of Permits

A building and/or zoning permit shall be required prior to the erection, addition, or alteration of any building or structure or portion thereof; prior to the use or change in use of a building or land; and prior to the change or extension of a non-conforming use. It shall be unlawful for any person to commence work for the erection or alteration of any building or for a change in land use, until a permit has been duly issued therefore. No Zoning Permit shall be required in cases of normal maintenance activities, minor repairs or alterations which do not structurally change a building or structure.

602.2 Applications for Permits

All applications for permits shall be accompanied by plot sketch in duplicate, drawn to show the actual shape and dimensions of the lot to be built upon, the exact size and location of any buildings existing on the lot, the lines within which the proposed building or structure shall be erected or altered, the existing and intended use of each building or part of a building, the number of families or dwelling units the building is designed to accommodate and such other information deemed necessary by the Township to determine compliance with this Ordinance and all other pertinent ordinances. Applications for variances and conditional uses shall include the tax map number of the project parcel and a list of property owners, and the mailing address of each, located within two hundred (200) feet of the project parcel; and, the applicant shall mail notice of any required meeting to such neighboring property owners and provide proof of service of same at the public hearing. All applications with accompanying plans and documents shall become a public record after a permit is issued or denied.

602.3 Subdivision Approval

Applications for uses which also necessitate approvals under the Township Subdivision Ordinance shall be processed in the manner provided for plat approval under that Ordinance. Such applications shall also contain all information or data normally required for a submission under the Subdivision Ordinance. A Zoning Permit shall not be issued until the proposed use has been granted a Preliminary Approval under the Subdivision Ordinance. However, no building or property shall be occupied or used until final subdivision approval has been granted and a Certificate of Use has been properly issued pursuant to Section 605 of this Ordinance.

602.4 Issuance of Permits

No permit shall be issued until the Zoning Officer has certified that the proposed use, building, addition or alteration, complies with all the provisions of this Ordinance as well as with all the provisions of other applicable regulations.

602.5 Temporary Permit

A temporary permit may be issued by the Board of Supervisors for any non-conforming structure or use which it deems necessary to provide for the needs of the community, provided such structure or use is completely removed prior to expiration of the permit and the area is restored to its original condition. All such permits shall be of specified limited duration to be set forth by the Board of Supervisors in granting the permit. This shall not, however, prevent any party from reapplying on a regular basis for permits for recurring activities, provided such uses are neither permanent nor continuing in nature.