

PERMITS REQUIRED : 1) SEWAGE, 2) WELL, 3) ZONING, BUILDING

Planning to build/construct/add a new home, addition, garage, shed or structure of any kind? Chances are you need a zoning permit. Zoning helps to govern land use as specifically outlined in the Shohola Township Zoning Ordinance.

THE PURPOSE OF ZONING The Pennsylvania Municipalities Planning Code (PaMPC) defines the purposes of zoning ordinances within the State of Pennsylvania. Section 604 of the PaMPC provides the framework by which zoning ordinances can be created, which includes protection of public health, safety, and general welfare. This section of the MPC goes on to provide specific purposes for zoning ordinances, as follows: 1. To promote, protect and facilitate any or all of the following: the public health, safety, morals, and the general welfare; coordinated and practical community development and proper density of population; emergency management preparedness and operations, airports, and national defense facilities, the provisions of adequate light and air, access to incident solar energy, police protection, vehicle parking and loading space, transportation, water, sewerage, schools, recreational facilities, public grounds, the provision of a safe, reliable and adequate water supply for domestic, commercial, agricultural or industrial use, and other public requirements; as well as preservation of the natural, scenic and historic values in the environment and preservation of forests, wetlands, aquifers and floodplains. 2. To prevent one or more of the following: overcrowding of land, blight, danger and congestion in travel and transportation, loss of health, life or property from fire, flood, panic or other dangers. 3. To preserve prime agriculture and farmland considering topography, soil type and classification, and present use. 4. To provide for the use of land within the municipality for residential housing of various dwelling types encompassing all basic forms of housing, including single-family and two-family dwellings, and a reasonable range of multifamily dwellings in various arrangements, mobile homes and mobile home parks, provided, however, that no zoning ordinance shall be deemed invalid for the failure to provide for any other specific dwelling type. 5. To accommodate reasonable overall community growth, including population and employment growth, and opportunities for development of a variety of residential dwelling types and nonresidential uses.