

# **HOW TO OBTAIN A SHED PERMIT**

## **\* HOW TO OBTAIN A RESIDENTIAL SHED PERMIT \***

(Last Update: May 9, 2024)

### **Step #1: Review Ordinance requirements**

#### **Size, Height and Location:**

1. Maximum size – 240 square feet (example: 12' x 20')
2. Maximum Height – 15 feet (measured to halfway point of peak)
3. Setbacks – 6' from all side and rear lot lines. Sheds may not be placed in a front yard unless setback minimum of 100' from street right-of-way (corner lots have 2 front yards).
4. Sheds may not be placed within easements or rights-of-way designated for sanitary sewers, stormwater management, streets, public utilities, etc. Request underground utility line locations to be marked prior to digging on your property by calling 811 or registering on the Pennsylvania One Call System website at [pa1call.org](http://pa1call.org)
5. Mobile Home Parks and HOAs may have separate rules and approval processes for placement of sheds. Contact your management company for more information. Proof of approval from management company may be requested by the Township prior to issuance of a permit.

#### **Stormwater fee:**

1. Sheds placed on a pervious base (e.g., stone or grass) will be assessed a stormwater fee of \$10.00 if there are no other sheds on the property. Additional sheds will be assessed a stormwater fee based on the size of the shed in accordance with the current approved Fee Resolution.
2. Replacement sheds or sheds placed on an existing impervious area (e.g., blacktop or concrete) will not be assessed a stormwater fee.

### **Step #2: Complete Application** (see attached)

### **Step #3: Prepare Plot Plan on the back of the Application or on a separate sheet of paper** (see attached)

### **Step #4: Submit the Application and Plot Plan to the Township Office for review.**

1. Applications for sheds must be submitted to the Township Office. The review may take up to 15 business days to process. Once the review is completed, the township will call to indicate the permit is ready to be picked up.
2. The permit fee includes the following:
  - \$25.00 Zoning Permit
  - \$50.00 per required inspection (typically 1 inspection is needed)
  - \$10.00 Stormwater Management assessment, if applicableFees are payable in cash or by check made payable to York Township.  
\*Additional fees will apply if electric service is installed to the shed. Please contact the Township for further information.

### **Step #5: Permit Placard must be placed in the front window of the residence.**

### **Step #6: Placement of Shed may begin – Permit is valid for one year.**

### **Step #7: Call 717-428-5641 to schedule required inspections.**

1. Inspections require at least 24 hours' notice.
2. You do not have to be present for inspection. Inspectors will leave an approval sticker or notice of violation with the results of the inspection.

**When all required inspections have been completed and passed, the shed project is considered complete, and the permit placard may be removed from the front window.**

\*These instructions serve only as general guidelines and are subject to all applicable provisions of the township's codes and ordinances\*

\* SAMPLE - SHED \*



Permit # \_\_\_\_\_

Date Issued \_\_\_\_\_

**RESIDENTIAL PERMIT APPLICATION FOR YORK TOWNSHIP**

190 Oak Road, Dallastown, PA 17313

Phone: (717) 741-3861

Website: [www.yorktownship.pa.gov](http://www.yorktownship.pa.gov)

ZONING

BUILDING

ELECTRICAL

Residential Plan Review (\$50 per Application) Date Received \_\_\_\_\_ Date Due \_\_\_\_\_  
(Plan review may take up to 15 business days)

Location of Property \_\_\_\_\_

(office use only: outside FP needs FP review)

YT Parcel # 54000 - 0000 0001

Owner Charles Brown Contractor Snoopy Builders

Address 626 Lucy Lane Address 111 Woodstock Rd

City, State, Zip York, PA 17403 City, State, Zip Red Lion, PA 17356

Phone # (717) 123-4567 PA HIC Reg. # P221H2112

New Impervious Area (ground cover only, NOT total of all floors):

Building/Addition \_\_\_\_\_ sq ft + Garage \_\_\_\_\_ sq ft + Driveway \_\_\_\_\_ sq ft = TOTAL 1160 sq ft

Description of Proposed Work: shed, 8x10, no electric, rear  
yard, 10' from property line

TOTAL COST OF CONSTRUCTION: \$ 14,623.<sup>00</sup>

Date: 3/3/2025

*"Total cost of construction" means the actual cost incurred by the owner, all contractors, subcontractors and other parties for labor, material, equipment, profit and incidental expenses for the entire project.*

Person to Contact Regarding Application Status \_\_\_\_\_

Charles E. Brown  
Applicant Printed Name

CE Brown  
Applicant Signature

Work Phone # \_\_\_\_\_

(717) 987-5643  
Cell Phone #

peanuts23@gmail.com  
Email Address

*For proposed work covered by NPDES Permits (typically new home construction), the applicant must include a copy of York Co. Conservation District's co-permittee acknowledgement with this Application.*

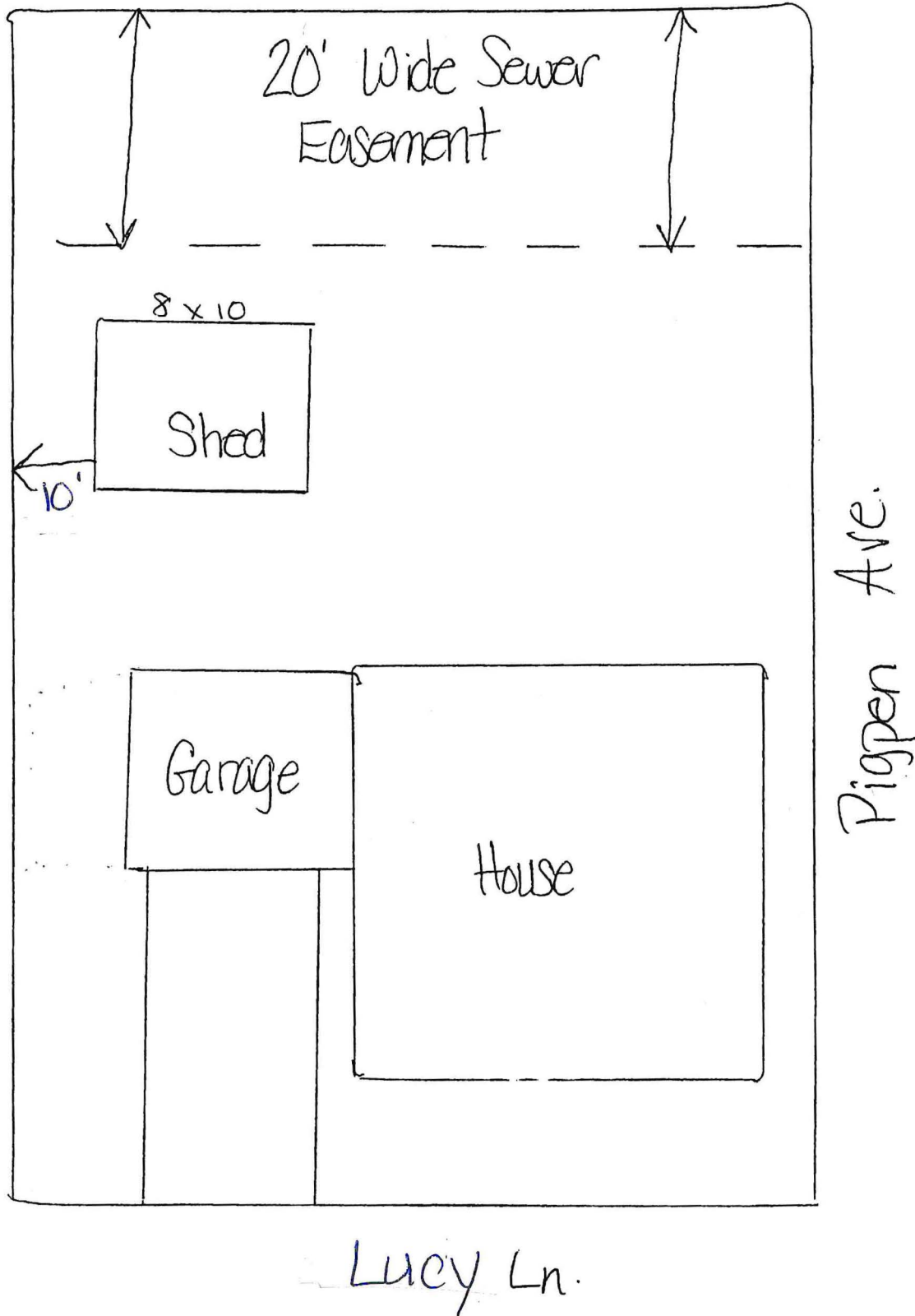
The above signed applicant hereby makes application for a permit under all applicable codes and ordinances of York Township and hereby certifies, under penalties of perjury, that all facts herein are true and correct. The actual work will be performed in accordance with the above, and it is expected that the work authorized hereby will begin within 180 days. This permit can be revoked if its issue violates the township's codes or ordinances, or work does not begin within the specified time. Permit fees are non-refundable and property owner(s) are ultimately responsible for this permit.

\*\*\*PERMITS NOT ISSUED AFTER 3:30 PM\*\*\*

Paid \_\_\_\_\_

Reviewed by \_\_\_\_\_

PLOT PLAN





Permit # \_\_\_\_\_

Date Issued \_\_\_\_\_

**RESIDENTIAL PERMIT APPLICATION FOR YORK TOWNSHIP**

**190 Oak Road, Dallastown, PA 17313**

**Phone: (717) 741-3861**

**Website: www.yorktownshippa.gov**

**ZONING**

**BUILDING**

**ELECTRICAL**

**Residential Plan Review (\$50 per Application) Date Received \_\_\_\_\_ Date Due \_\_\_\_\_**

(Plan review may take up to 15 business days)

Location of Property \_\_\_\_\_

(office use only: outside FP needs FP review)

YT Parcel # 54000 - \_\_\_\_\_

Owner \_\_\_\_\_ Contractor \_\_\_\_\_

Address \_\_\_\_\_ Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Phone # \_\_\_\_\_ PA HIC Reg. # \_\_\_\_\_

New Impervious Area (ground cover only, NOT total of all floors):

Building/Addition \_\_\_\_\_ sq ft + Garage \_\_\_\_\_ sq ft + Driveway \_\_\_\_\_ sq ft = TOTAL \_\_\_\_\_ sq ft

Description of Proposed Work: \_\_\_\_\_

**TOTAL COST OF CONSTRUCTION: \$ \_\_\_\_\_ Date: \_\_\_\_\_**

**"Total cost of construction" means the actual cost incurred by the owner, all contractors, subcontractors and other parties for labor, material, equipment, profit and incidental expenses for the entire project.**

**Person to Contact Regarding Application Status \_\_\_\_\_**

\_\_\_\_\_  
Applicant Printed Name

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Work Phone #

\_\_\_\_\_  
Cell Phone #

\_\_\_\_\_  
Email Address

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**Paid \_\_\_\_\_**

**Reviewed by \_\_\_\_\_**

## **PLOT PLAN**