

Butler Township
Land Development Plan Guidelines

Except as noted just below, anytime a building is to be constructed in Butler Township, a Land Development Plan must be prepared, filed, and approved before any part of the construction can begin.

A Land Development Plan is NOT needed:

1. When one single family residence on a pre-existing empty lot (with or without an attached garage) is to be built
2. When a building for agricultural use with less than 5,000 square feet is to be built
3. When a building for non-agricultural use with less than 1,000 square feet is to be built
4. One detached garage (1,000 square feet or less) for residential purposes is being built (if more than 1,000 square feet, a Land Development Plan is required)
5. Construction of swimming pools and/or pool houses
6. An attached garage is being added to an existing house
7. An addition is being added to an existing house

When a Land Development Plan is required, it must be prepared by a PA Licensed Surveyor or Engineer. The Plan must show all existing and proposed buildings and other pertinent physical features for the property in accordance with the current Butler Township Subdivision and Land Development Ordinances and the Adams County Zoning Ordinance. The Plan MUST be submitted to Butler Township for review and approval before any work begins.

The Township Planning Commission meets monthly on the first Monday and the Board of Supervisors meets on the second Monday, each at 7:00 p.m. at the Township Office located at 2379 Table Rock Road.

Once the Land Development Plan has been approved by the Board of Supervisors, a Building Permit can be obtained from the Township Building Permit Officer, MDIA (James Zerfing), who may be contacted at 717-873-7442. If a Sewer Permit is required, the required soil test and permit will need to be obtained from the Township Sewage Enforcement Office (SEO), KPI Technologies at 717-339-0612. If a Sewer Permit is required, the Building Permit cannot be issued until AFTER the Sewer Permit is issued.

YOU MAY NEED TO HAVE A STORMWATER MANAGEMENT PLAN, ZONING APPROVALS, A SEWER PERMIT, A WELL PERMIT AND/OR A BUILDING PERMIT (OR EXEMPTION) EVEN THOUGH YOU DO NOT NEED A LAND DEVELOPMENT PLAN. DO NOT BEGIN ANY CONSTRUCTION WITHOUT FIRST CONTACTING THE BUILDING PERMIT OFFICER.