Things to Know Before Building or Expanding on Your Property

* You ***must*** obtain a building or fence permit prior to any work being performed.
  + Why? No surprises. The permit is issued to assure that your proposed plans conform to the Sharpsville Zoning Ordinances
* Zoning Ordinances to know in advance:
  + Minimum lot size to be 50 feet wide by 100 foot deep (Section 2.3)
  + All buildings, on any lot, shall not cover more than 35% of the area of the lot (Section 2.4.A)
  + Ground floor area of any detached single family dwelling shall not be less than 840 square feet (Section 2.4.C)
  + In no case shall the front yard depth be less than 25 feet, or the average depth of the adjoining front yards, whichever is lesser (Section 2.5.2)
  + A six foot set-back is required for all side yards (Section 2.7.1)
  + The rear yard requires a 3 foot set-back from the rear lot line, or 6 feet from any other structure on the same or adjacent lots (Section 2.6.B)
* To obtain a permit:
  + Complete a building and/or fence application and the Neighbor’s Acknowledgement Form
  + Include a site plan (to scale) with lot dimensions
  + Bring the packet to the Clerk-Treasurer to be put on the Agenda for the next board meeting
  + Also pay in advance for the permit(s) – Building $25, Fence $10
  + Come to the next board meeting (usually every 2nd Thursday of the month, but this is subject to change)
* After you get your permit(s):
  + Please post your permit in an obvious area while you are in construction of your project
  + You have 1 year from the time of your permit to complete your construction project
  + If your plans change, please get in touch with the Clerk-Treasurer to get back on the agenda. In some cases the board my not require a new permit. If a new permit, you may be required to pay an additional permit fee.

