

# Residential Construction in Dingman Township

\*\*\*

## A Guide to Land Use Regulations and Permits

**Dingman Township is among the fastest growing municipalities in Pennsylvania. With this growth comes the ever-increasing need to ensure wise stewardship of the Township's natural resources. Various federal, state, and township laws have been enacted that are designed to protect the environment and to protect the public's health and well being.**

**It is often confusing to determine which regulations and permits apply to a given situation. Please use this guide as a checklist to review your project. If you are uncertain of the applicability of a particular regulation, call the Dingman Township office prior to starting the project. It is easier and less costly to identify problems in the planning stage than to have to correct them later.**

**Whether you are involved in a large project such as constructing a new house, or one as small such as adding a deck or shed, your cooperation and adherence to the regulations will help to keep Dingman Township a nice place to live.**

PERMIT APPLICATIONS TAKE TIME TO REVIEW, APPLY EARLY TO AVOID DELAYS.

## Subdivision and Land Development Approval

The Pennsylvania Sewage Facilities Act requires that soil testing be conducted and a planning module be approved by the Township and the State prior to the subdivision of land. The subdivision process is also regulated by the Dingman Township Subdivision and Land Development Ordinance. Thorough reviews are performed by Township, County, and State officials so property owners are advised to plan ahead. The Dingman Township Subdivision and Land Development Ordinance also regulates the subdivision process as well as lot improvements (the reconnection of properties) and land development plans (required for most commercial and multifamily projects).

*For more information:  
Dingman Township Planning Commission  
(570) 296-8455*

## Sewage Permit

The Pennsylvania Sewage Facilities Act prohibits the construction, installation, or alteration of a sewage disposal system without first obtaining a permit from the municipality. Permits must be approved by the Dingman Township Sewage Enforcement Officer and must be compliant with state and local law. Soil testing is required prior to permit issuance.

*For more information:  
Dingman Township Sewage Enforcement Officer  
(570) 296-9260*

## Zoning Permit

The Dingman Township Zoning Ordinance regulates the development and use of land and structures. The regulations are designed to guide the growth of the township and to protect the health, safety, and welfare of its citizens. Permits are required prior to the construction of new structures, additions to existing structures, and the placement of signs. Permits are also required in order to change the use of a structure or parcel of land including the establishment of businesses that will operate out of the home.

## Floodplains

The Pennsylvania Floodplain Management Act requires that all municipalities regulate development and construction in flood prone areas. The Federal Emergency management Agency has mapped the township for flood insurance purposes. Construction and filling of land mapped in the "A" and "AE" flood zones is prohibited. Construction and filling of land is also prohibited within 50 feet of the top of bank of any stream, lake, or pond.

*For more information:  
Dingman Township Zoning Officer  
(570-296-9260*

## Wetlands

State and Federal laws prohibit the filling or draining of wetlands without the appropriate permits. The term "wetlands" includes all areas, which may have water on the ground surface, hydric soils, or wetlands specific vegetation. A wetlands delineation is essential before developing any land that may be near a wetlands.

*For more information:  
Pike County Conservation District  
(570) 226-8220*

## Erosion and Sedimentation Control

The Pennsylvania Clean Streams Law requires that anyone disturbing the soil take precautions to prevent soil from washing into streams and other bodies of water. An erosion and sedimentation plan is required for most construction projects.

*For more information:  
Pike County Conservation District  
(570) 226-8220*

## Stream Crossing

Permits are required prior to the installing of drainage pipes, culverts, or bridges.

*For more information:  
Pike County Conservation District  
(570) 226-8220*

## Building Permit

Building permits are required for all new construction, most renovation work, and for the demolition of any existing structure. Detailed plans of the construction are required to be submitted as part of the application process. All construction must conform to the International Residential Code.

*For more information:*

*Dingman Township Building Inspector  
(570) 296-4209*

## Well Permit

A permit is required to drill a water well. Wells must be sited at least 100 feet from any existing or permitted sewage disposal system. The well must be drilled by a licensed well driller and reports must be filed with the township and the State.

*For more information:*

*Dingman Township Building Inspector  
(570) 296-4209*

## Driveway Permit

Permits are required for new driveways and roads to enter upon public roads. Driveways must be located in a safe location and culverts are required when crossing ditches.

*For more information:*

*Dingman Township Roadmaster  
(570) 296-2140*

*PennDOT*

*(570) 296-7193*

## Community Regulations

Many private communities have their own permit requirements. For more information, contact the appropriate community office.

**CERTIFICATES OF OCCUPANCY AND USE  
ARE REQUIRED FOR ALL PROJECTS INVOLVING  
BUILDING OR ZONING PERMITS.**

# Residential Construction in Dingman Township

Guide to Land Use Regulations  
and Permits



**Dingman Township  
Pike County, Pennsylvania**

[www.dingmantownship.org](http://www.dingmantownship.org)