

C. Permit Exemptions

Nothing in this section shall be construed to exempt or require construction permits, other than those required by the State Construction Code Act. Section 22.1.2.A notwithstanding, neither a land use permit nor a fee is required under this section for the following alteration or uses:

1. Exterior or interior repair and improvement that does not structurally alter the premises or change the exterior shape or form of any building or structure in any manner.
2. Relocation or replacement of machinery or equipment within a building which conforms to the provisions of this Ordinance and is used for a commercial or industrial purpose; and any modification to such building required in connection with said relocation or replacement, provided said modification does not structurally alter the premises or changes the exterior shape or form in any manner.
3. The erection, construction, alteration, or maintenance by public utilities or Township departments or commissions of over ground or underground gas, electrical, water, communications, or sewer systems, for the local distribution and/or collection systems via pipes, drains, sewers, wires, cables, traffic signals, hydrants, towers, pools and accessories used in connection therewith and reasonably necessary for furnishing adequate service to their individual customers and clients, but not including regional, long distance, interstate distribution or collection systems.
4. Open space.
5. Individual recreation uses such as boating, hiking, hunting, fishing and trapping.
6. Plowing and planting of cash crops, row crops, orchards, or use of land as pasture or fallow when part of a permitted agricultural operation of one (1) or more parcels of land.
7. Harvesting of timber as part of a forest management activity when part of a forest management plan.
8. Sidewalks, driveways to dwellings and duplexes.
9. Domestic animal shelters used solely for an occupant's pet dog, rabbit or cat.
10. Personal property sales permitted by this Ordinance.

D. Start Work Deadline

A land use permit issued under this Article is void if the use is not commenced within one (1) year after the permit is issued and any construction diligently pursued to completion. A renewal may be granted by the Zoning Administrator after a re-study of the permit at no cost to the applicant, provided the applicant continues to meet all requirements for a permit.