

PERRY COUNTY, PENNSYLVANIA SUBDIVIDER/ DEVELOPER RESOURCE GUIDE

Perry County Planning Commission

March, 2026 Edition

A Must-Read For Those Investing in Perry County, PA Property

This guidebook has been assembled to aid you, as a prospective investor and stakeholder in Perry County’s future. The Perry County Planning Commission (PCPC) recognizes the importance in growing the County’s economy while protecting what makes this place special. Our county is ripe with opportunities for business investment, especially those shouldering stewardship and community reinvestment. We offer this resource for your use to facilitate your research on the subject of improving property in our county.

Use of this guidebook

This guide is intended for prospective land investors, as a first contact resource for your use. Secondary beneficiaries include the real estate community, attorneys, lending agencies, and newly elected officials.

Without delay, we want you to know;

1. Who has authority regarding your plans, and
2. What agencies you may need to contact.



Lakeside Subdivision, New Bloomfield, PA, June, 2006

“Continue to encourage easing of business regulations to help prospective investors navigate the regulations minefield.”

*Economic Sustainability Plan
Objective 29*

PICTURE PERRY

Comprehensive Plan 2023

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Perry County Planning Efforts

The [Perry County Planning Commission's Annual Report](#) (released by March 1 each year) provides a current snapshot of the PCPC's activities and accomplishments from the prior year. The report is housed on the Tri-County Regional Planning Commission (TCRPC) website. A [Supplement to the Annual Report](#) has been prepared and can also be accessed from the same plans, reports and resources webpage.

PICTURE PERRY Comprehensive Plan

One of the primary functions of the PCPC is to update the County Comprehensive Plan once every 10 years. The most recent plan was adopted by the County Board of Commissioners on March 6, 2023 with an approach geared toward unification of community planning efforts. Presently 23 of the county's 30 municipalities have partnered with the County and passed resolutions adopting the **PICTURE PERRY** Comprehensive Plan by resolution to have the plan serve as their municipal Comprehensive Plan.



December, 2006 Comprehensive Plan Outreach , Penn Township

The **PICTURE PERRY** County/ Multi-Municipal Comprehensive Plan, as amended annually, can be accessed at the following location. <https://picture-perry-dauphinco.hub.arcgis.com/>.

Investors and land speculators are encouraged to view the Plan's [Future Land Use Maps](#) to help the County and partnering municipalities achieve their envisioned outcome for the decade.

Other Municipal Comprehensive Plans

Of the eight remaining municipalities, seven have adopted plans, and one does not. For these municipal details you may view the summarizing table found on Page 13.

PCPC

The PCPC is a 9-member citizen board appointed by the County Board of Commissioners to handle all county planning matters delegated by the Commonwealth of Pennsylvania. The group's authority is derived from the Pennsylvania Municipalities Planning Code (MPC). (Act 247, as reenacted and amended)

Our mission is, *"To serve Perry County and its communities with a professional planning program structured to recognize and support regional and local planning efforts and to manage growth in a coordinated orderly fashion while preserving the natural and cultural features and rural character that create the Perry County lifestyle."*

Established in 1965, the PCPC's primary functions include updating the county comprehensive plan and review subdivision and land development plans.

The screenshot shows the Perry County website. At the top is a navigation menu with links: Home, Basic Studies, Framing Our Future (The Plan), Picture in Motion, Our Actions, Our Partners, Our Way Forward, and More+. Below the menu is the Perry County seal. The main content area features a green background with the text: "VISION STATEMENT: At the end of our next decade, the citizens in Perry County will continue to enjoy a way of life rooted in our rural heritage. Open spaces continue to be conserved, and natural resources, agriculture, forestry and recreation provide places of respite and beauty which are integral to the fabric and character of the County. Our towns and villages with their main streets and squares are vibrant communities that exemplify the best of small-town America, blending our historic past with contemporary amenities that foster a high quality of life for residents of all ages. Our scenic recreational, cultural, artistic, and historical assets offer enriching experiences, enjoyment, fun, health and economic benefits for people who live, work, and visit Perry County. Our forests, greenways and trails connect people to the land and water and provide corridors for wildlife, transportation and recreation. Citizens are stewards of conservation and strong advocates for recreation and enjoyment of our workday of life." Below the statement is a link: "Click Here for Executive Summary". At the bottom, there are three blue buttons: "What is a Comprehensive Plan?", "Legal Status of a Comprehensive Plan", and "Purpose of the Comprehensive Plan". To the right of these buttons is a graphic that says "We are working to update Perry County's next Comprehensive Plan" and includes the Perry County logo.

2023 **PICTURE PERRY** Comprehensive Plan

County Subdivision and Land Development Ordinance (S&LDO)

The PCPC administers the Perry County S&LDO for the Perry County Board of Commissioners. With an enacted S&LDO under the guidance of the Pennsylvania Municipalities Planning Code (MPC), the PCPC is required to make a decision on plans within 90 days of when the plan is formally accepted in the eight listed municipalities. In the other 22 municipalities the review time is reduced to 30 days for the PCPC.

Perry County Subdivision and Land Development Ordinance (S&LDO)

In April, 1968, the Perry County Board of Commissioners enacted the Perry County S&LDO.

The latest version carries the date February 28, 2011, with one amendment in 2013.

The Perry County S&LDO is only enforced in the following 7 municipalities.

- Blain Borough
- Jackson Township
- Landisburg Borough
- New Buffalo Borough
- Northeast Madison Township
- Southwest Madison Township
- Southwest Madison Township

All of the other municipalities have their own local S&LDO which is enforced by the municipal governing body.

A digital version of the [Perry County S&LDO](https://www.tcrpc-pa.org/pcpc-subdivision-and-land-development-ord) can be accessed at the following URL. <https://www.tcrpc-pa.org/pcpc-subdivision-and-land-development-ord>

Municipalities with websites hosting municipal S&LDOs include:

- [Bloomfield Borough](#)
- [Carroll Township](#)
- [Centre Township](#)
- [Duncannon Borough](#)
- [Howe Township](#)
- [Liverpool Township](#)
- [Marysville Borough](#)
- [Newport Borough](#)
- [Rye Township](#)
- [Tuscarora Township](#)
- [Watts Township](#)
- [Wheatfield Township](#)

The easiest way to remember what qualifies as a subdivision is any change to an existing lot line. This includes creating new lots, lot additions, land leasing, as even partitions by the court.

Generally speaking, a land development consists of two or more residential structures or a single non-residential building.

We have assembled two documents targeting S&LD facts and frequently asked questions.

[Subdivision Facts and FAQ Sheet](#)

[Land Development Facts and FAQ Sheet](#)

The TCRPC has developed a model S&LDO which can be accessed on its website at the following URL. https://1c086c62-1dd1-484c-8219-9eac284b4117.usrfiles.com/ugd/1c086c_777943cbb1764688bddd698aff9e453c.pdf

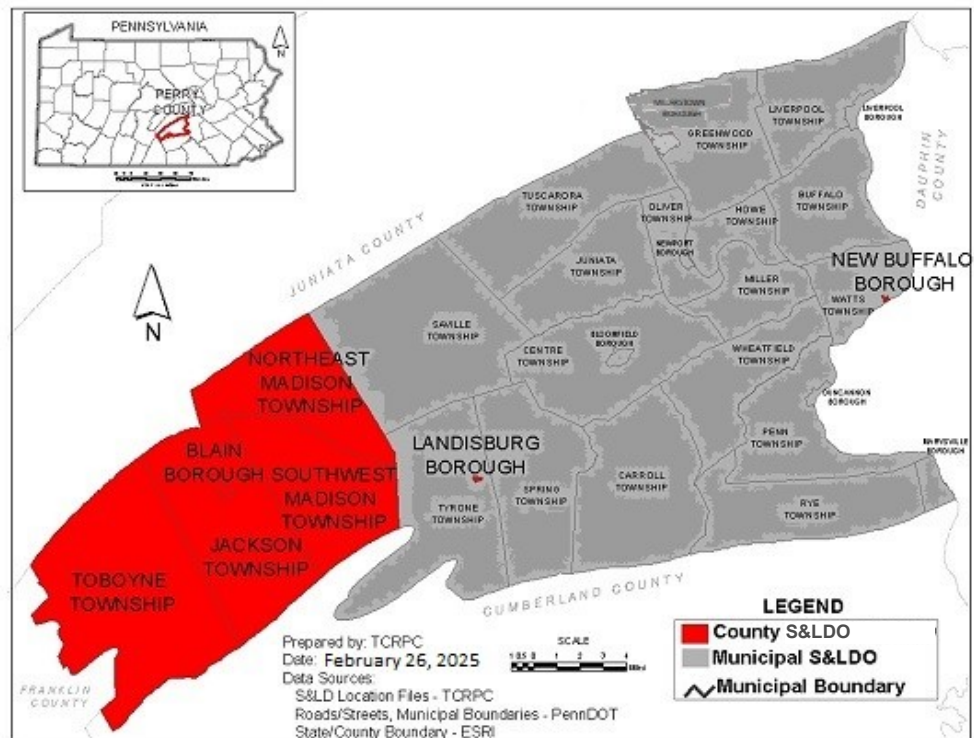
The purpose of the model ordinance is to encourage uniformity and provide guidance to municipalities by maintaining uniform S&LDO structure and section language for use throughout the region.

General S&LD Questions

The County Planning Coordinator, Jason Finnerty, would gladly assist you with any question related to subdivision and land development. He can be reached by email (jfinnerty@tcrpc-pa.org) or by telephone, at one of our two office locations, considering the following work schedule.

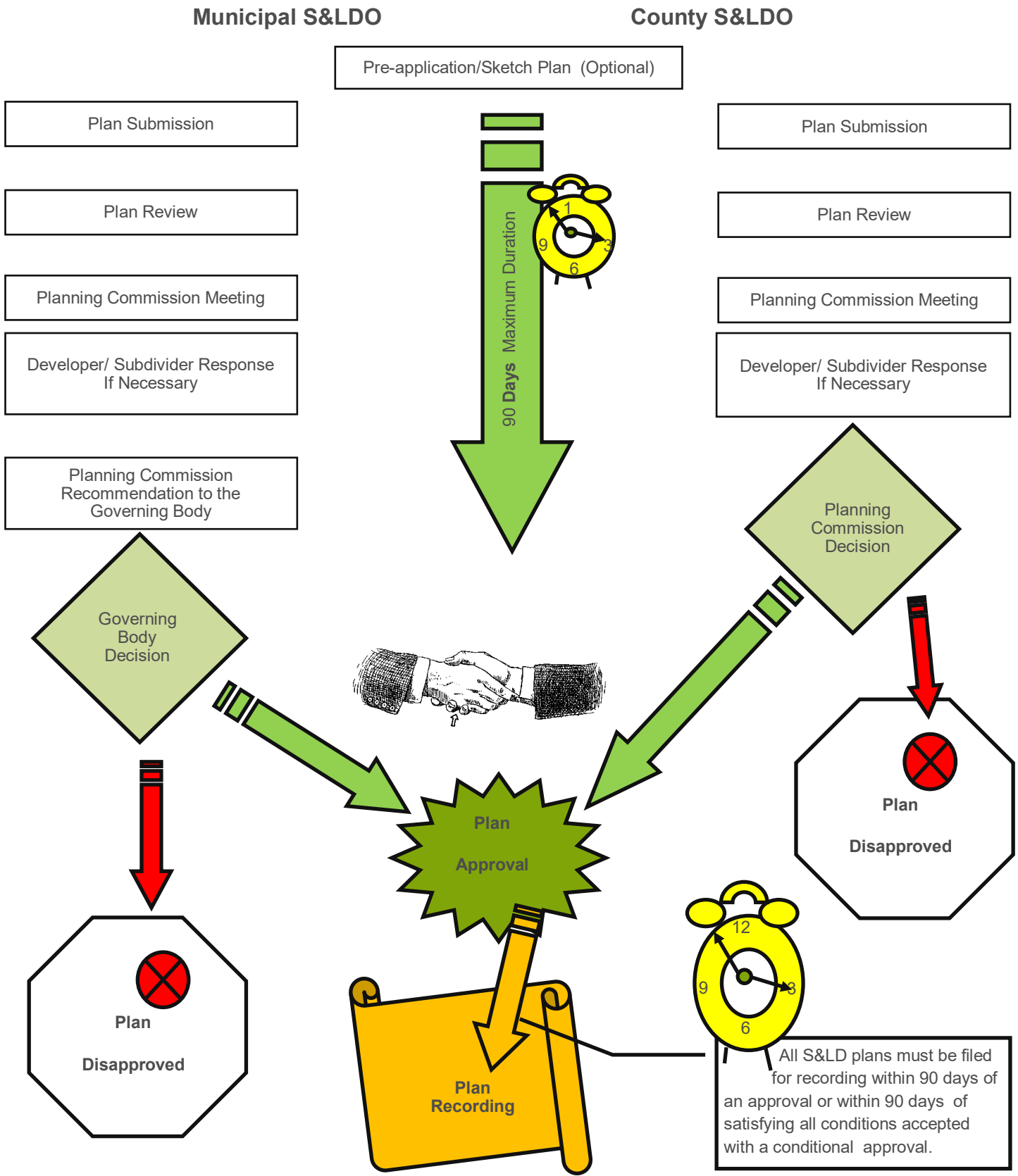
New Bloomfield on Monday, Tuesday, and Thursday - Telephone: 717.582.5124

Harrisburg on Wednesday and Friday - Telephone: 717.234.2639



Areas of County and Municipal Authority for Subdivision and Land Development

Subdivision and Land Development Process Flow Diagram



Zoning

A zoning ordinance is a municipality's mechanism for enforcing land use decisions. There are a total of 18 municipalities in Perry County with zoning ordinances to govern land use, lot size, building height, density, etc. The areas in red on the following map are our county's zoned municipalities. For the municipalities displayed in gray, any land use can be proposed.

As with S&LD, we have assembled a document targeting zoning facts and frequently asked questions. [Zoning Facts and FAQ Sheet](#)

Zoning Officer

In each municipality where a zoning ordinance is administered, a zoning officer is required to be designated. This individual is solely responsible for administering and enforcing the zoning ordinance. These responsibilities include processing applications, issue zoning permits, testifying before the zoning hearing board, and presenting findings to the governing body. The [Perry County Community E-Data Booklet](#) contains contact information for municipalities and includes zoning officers.

Zoning Hearing Board (ZHB)

Every municipality with a zoning ordinance is required to have a zoning hearing board. The board is appointed by the governing body and hears requests for variances and special exceptions. Special exceptions are categorized and allowed uses of land in a particular zoning district typically partnered with particular performance standards for the ZHB to administer. Variances are considered deviations from the zoning regulations. With variance requests, the burden is on the applicant to prove hardship in the eyes of the ZHB.

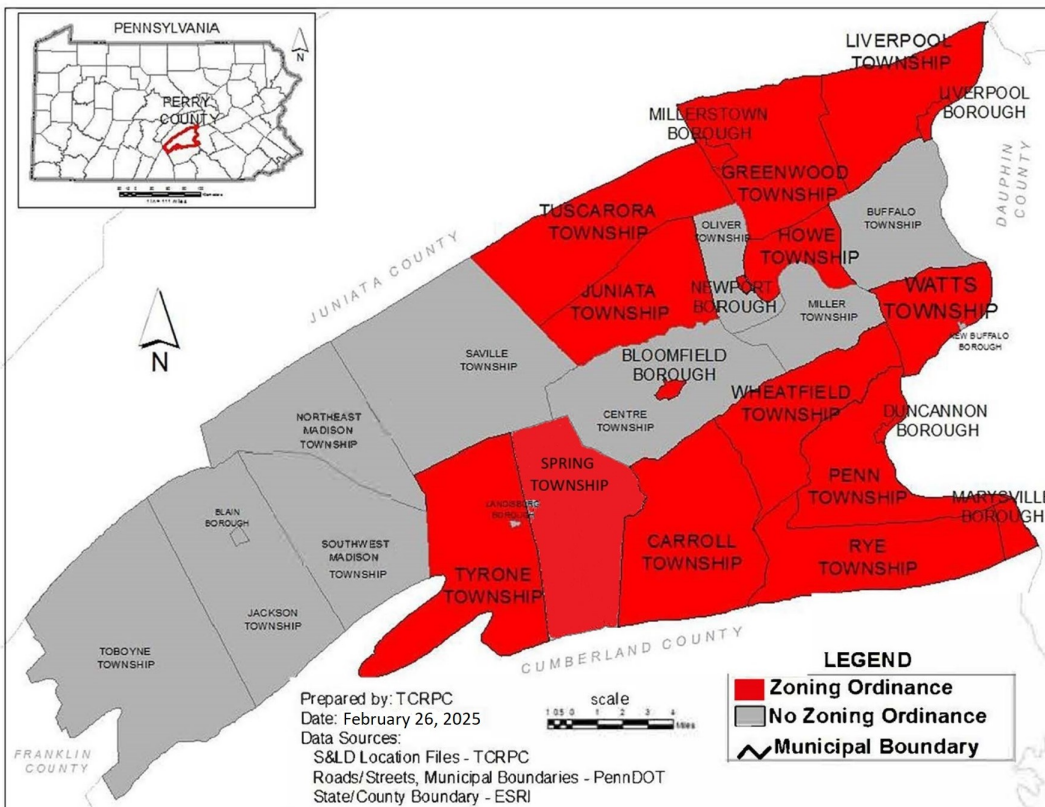
Municipal Zoning in Perry County

Corresponding to the map, the following list contains our 18 zoned municipalities. Those appearing in blue have their municipal zoning ordinance hosted on a website.

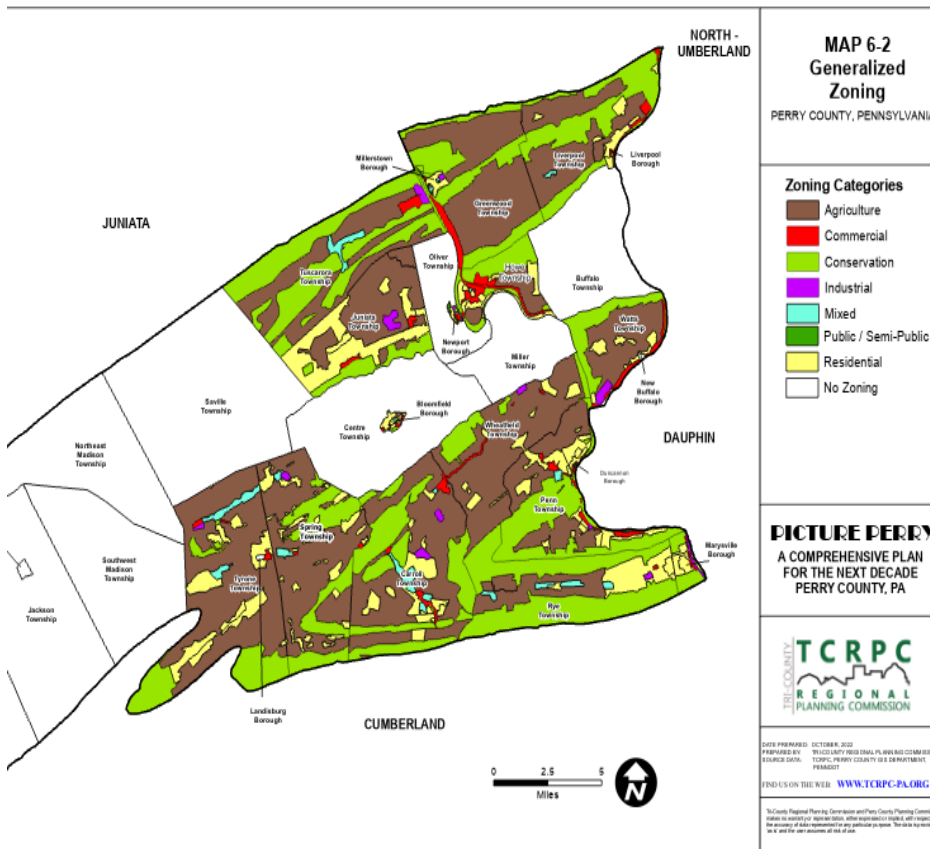
- [Bloomfield Borough](#)
- [Carroll Township](#)
- [Duncannon Borough](#)
- [Greenwood Township](#)
- [Howe Township](#)
- [Juniata Township](#)
- [Liverpool Borough](#)
- [Liverpool Township](#)
- [Marysville Borough](#)
- [Millerstown Borough](#)
- [Newport Borough](#)
- [Penn Township](#)
- [Rye Township](#)
- [Spring Township](#)
- [Tuscarora Township](#)
- [Tyrone Township](#)
- [Watts Township](#)
- [Wheatfield Township](#)

Each municipality displayed in white text (above) should be contacted directly for acquiring a copy of the zoning ordinance or specific pages.

As a final option, our office can be contacted for viewing a copy of any of these ordinances. While our files should be current, there is the potential for a page, or chapter to be out of order, out of date, or mistakenly removed.



Perry County Municipalities with Enacted Zoning Ordinances



In the Absence of a Countywide Zoning Ordinance

The decision to zone remains in the hands of municipal officials.

While there are 18 zoned municipalities, there are still another 12 without any such land use management tools in place. In these areas of the county, any land use proposal is possible, provided the proposed plan complies with the applicable S&LDO and any other applicable local ordinances. As such, land use compatibility may become an issue in the following boroughs and townships including their neighbors.

- Blain Borough
- Buffalo Township
- Centre Township
- Jackson Township
- Landisburg Borough
- Miller Township
- New Buffalo Borough
- Northeast Madison Township
- Oliver Township
- Saville Township
- Southwest Madison Township
- Toboyne Township

Generalized Zoning Districts of Perry County

Municipal Governing Bodies

In addition to enacting or amending a zoning ordinance, borough councils and township boards of supervisors are entrusted with the authority to oversee development which falls into the conditional use category. Under this arrangement the governing body may impose reasonable conditions to minimize impacts to neighboring lands.

General Zoning District Inquires

If you are in search of generalized zoning data for properties in Perry County you may go to the following website: <https://www.tcrpc-pa.org/gis>

The Perry County GIS Office has posted a generalized zoning district layer of information to the website for public viewing.

As with the S&LDO, the TCRPC has developed a Model Zoning Ordinance which can be accessed on their website at the following URL.

https://1c086c62-1dd1-484c-8219-9eac284b4117.usrfiles.com/ugd/1c086c_292ba8f0191b4c2d8b7c58339136be26.pdf

In-Depth Zoning Questions

For those with more substantive zoning questions, the designated municipal zoning officer should be contacted. It is their responsibility to interpret the municipal zoning ordinance for enforcement.

If for some reason the municipal zoning officer is unavailable to answer questions, you may contact our staff for discussion on a particular zoning topic. However, this interpretation may differ from the local interpretation where the underlying authority resides. Because of this, the zoning officer should be the primary contact.



Unattended to Erosion Prevention Measures, June, 2006

PCCD

The Perry County Conservation District (PCCD) is a 9-member citizen board appointed by the County Board of Commissioners to handle all conservation matters for the county. The group's authority is derived from Act 217, "The Conservation District Law."

The PCCD's mission is, "To provide leadership and assistance with local natural resources conservation and management."

Established in 1951, two of the PCCD's primary functions include reviewing E&S plans through the Erosion and Sediment Control Program and oversee floodplain administration by municipalities, content and when necessary make recommendations.

Erosion and Sedimentation

Topsoil is a natural resource, the cost of which is ever increasing. Replacing lost soil is a needless expense for any developer. An erosion and sedimentation (E&S) control plan, if undertaken correctly, will preserve a site's ability to readily generate a vegetative cover.

All earthmoving activity tied to building construction in the Commonwealth of Pennsylvania is required to have an E&S control plan.

General E&S Plan Questions

Those needing questions answered regarding E&S plan requirements should contact the PCCD office by telephone: 717.582.5119 for the Resource Specialist or 717.582.5139 for the District Manager

Address: 31 West Main Street, P.O. Box 37, New Bloomfield, PA. 17068

Email: perrycd@perryco.org



Perry County Conservation District, Office in New Bloomfield, August, 2015

National Pollutant Discharge Elimination System (NPDES) Permits

When the total area of disturbance exceeds 1 acre, a NPDES permit is required. NPDES permit applications can be accessed on the PA DEP Greenport website. <https://greenport.pa.gov/gpl/>

The PCCD staff will also answer general questions about the NPDES program and application content.

Sewage Facilities Planning

Perry County's Sewerage Plan dates back to 1994. The plan can be accessed at the following URL. https://www.tcrpc-pa.org/_files/ugd/1c086c_98800970db7942e495b0452b9e5e6a34.pdf

Act 537 Plans

Act 537 plans are the municipal sewage facilities plans for municipalities.

On-lot Sewage Disposal

If the municipality does not have municipal sewer system, applicants will need to verify the adequacy of their property soil. To do so, contact the municipal Sewage Enforcement Officers (SEO's) to schedule soils testing. The current list of SEOs is to the right.

Municipal Sewage Collection and Treatment

If the municipality has municipal wastewater collection and treatment facilities applicants should first contact the municipality then the municipal authority to verify there will be sufficient capacity to service the development. The following is a list of municipal authorities or wastewater committees functioning in Perry County.

Municipal Authority (M.A.)/ Committee Name	Municipal Areas Serviced	Telephone Number
Bloomfield Borough M.A.	Bloomfield Borough and a portion of Centre Township	717.582.8295
Carroll Township Sewer Authority	Portions of Carroll Township	717.582.8200
Duncannon Borough M.A.	Duncannon Borough and a portion of Penn Township	717.834.4311
Ickesburg Village M.A.	Saville Township	717.437.3884
Landisburg M.A.	Landisburg Borough and a portion of Tyrone Township	717.789.4959
Liverpool M.A.	Liverpool Borough	717.444.3194
Loysville Village M.A.	Loysville area of Tyrone Township	717.789.4414
Marysville Borough Sewer and Sanitation Committee	Marysville Borough	717.957.3110
Millerstown M.A.	Millerstown Borough	717.589.3834
New Buffalo Borough M.A.	New Buffalo Borough	717.994.5076
Newport Borough M.A.	Newport Borough	717.567.3728
Oliver Township M.A.	Portions of Oliver Township surrounding Newport	717.567.3809
Penn Township M.A.	Perdix and Cove area portions of Penn Township	717.834.6926

Municipal SEO's

Every municipality allowing individualized on-lot sewage treatment on lands has a Sewage Enforcement Officer (SEO). The following is a listing of each municipal SEOs,

Municipality	SEO Name	Telephone Number
Blain Borough	J. Clyde Smith III	717.582.2043
Bloomfield Borough	Not applicable	-
Buffalo Township	Juniata Sewage Committee	717.436.9094
Carroll Township	Leonard Sizer, Fredrick Sieber & Associates, Inc.	717.567.3680
Centre Township	Juniata Sewage Committee	717.436.9094
Duncannon Borough	Miller Environmental, Inc.	610.376-9162
Greenwood Township	Juniata Sewage Committee	717.436.9094
Howe Township	Juniata Sewage Committee	717.436.9094
Jackson Township	Juniata Sewage Committee	717.436.9094
Juniata Township	Leonard Sizer, Fredrick Sieber & Associates, Inc.	717.789.9465
Landisburg Borough	CET Engineering	717.541.0622
Liverpool Borough	Pennoni Associates	717.620.5947
Liverpool Township	Juniata Sewage Committee	717.436.9094
Marysville Borough	Pennoni Associates	717.975.6481
Miller Township	Juniata Sewage Committee	717.436.9094
Millerstown Borough	Not Applicable	-
New Buffalo Borough	Not Applicable	-
Newport Borough	Not Applicable	-
Northeast Madison Township	J. Clyde Smith III	717.582.2043
Oliver Township	Leonard Sizer, Fredrick Sieber & Associates, Inc.	717.567.3680
Penn Township	Juniata Sewage Committee	717.436.9094
Rye Township	Leonard Sizer,, Frederick, Seibert and Associates, Inc.	717.567.3680
Saville Township	Juniata Sewage Committee	717.436.9094
Southwest Madison Township	Juniata Sewage Committee	717.436.9094
Spring Township	Leonard Sizer, Frederick, Seibert and Associates, Inc.	717.567.3680
Toboyn Township	Juniata Sewage Committee	717.436.9094
Tuscarora Township	William Dan Page and Polly Graybill	717.436.2291
Tyrone Township	Leonard Sizer, Frederick, Seibert and Associates, Inc.	717.567.3680
Watts Township	J. Clyde Smith III	717.979.2424
Wheatfield Township	J. Clyde Smith III	717.979.2424 or 717.567.3680

Building/ Construction Permits

The building permits for 93% of Perry County's municipalities are handled by the Building Inspection Underwriters (BIU). The private company has contracted with the Perry County Council of Governments to serve every municipality in Perry County.

The office's address is: 23 East McClure Street , New Bloomfield, PA 17068 (The lower floor of the Bloomfield Borough Building) Telephone: 717.582.4483

BIU website. <http://www.biupa.com/>



Misc. Residential Construction- Perry County Assessment Office, September, 2000

Pennsylvania 811 (AKA PA One Call)

Any time an individual plans to dig for new construction, he or she must take the time to call 8-1-1 and the folks at PA ONE CALL. It's the law! A field person will come to your property and flag all utilities lines to protect the service, contracted workers, and you as the landowner from liability.



PENNSYLVANIA ACT 38 (1991) AS AMENDED REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.
SERIAL NUMBER: _____ DATE: _____

Building Inspection Service Providers

For the majority of Perry County building permits are overseen by the Building Inspection Underwriters (BIU), which has been contracted through the Perry COG for 28 of Perry County's 30 municipalities.

- Blain Borough
- Bloomfield Borough
- Buffalo Township
- Carroll Township
- Centre Township
- Duncannon Borough
- Greenwood Township
- Jackson Township
- Juniata Township
- Landisburg Borough
- Liverpool Borough
- Liverpool Township
- Marysville Borough
- Miller Township
- Millerstown Borough
- New Buffalo Borough
- Newport Borough
- Northeast Madison Township
- Oliver Township
- Penn Township
- Rye Township
- Saville Township
- Southwest Madison Township
- Spring Township
- Tuscarora Township
- Tyrone Township
- Watts Township
- Wheatfield Township

Note: *Howe Township is presently the only Perry County municipality utilizing [Central Keystone COG](#) in Lewisburg, PA. In Toboyn Township individuals are responsible for hiring their own inspector(s).*

- Attention -

Building permits are not issued without the designated municipal official signing off on the permit for BIU. The transfer of a building permit will not occur until the applicant addresses all local planning and permitting associated with the construction. Such permits may include securing subdivision or land development approval, securing a zoning permit, obtaining a floodplain permit, highway occupancy permit, sewage permit, etc...

Hazard Mitigation Planning

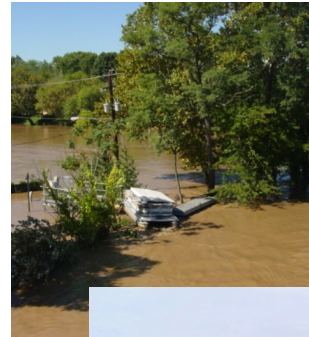
Perry County, like every county in the Commonwealth, has its share of hazards, both natural and manmade. Leading our local list of concerns is flooding, drought, and transportation (accidents and spills). Each of these issues finds its way into the development discussion.

With flooding remember this; predicted flood levels are ever changing. Retaining this knowledge is a good way to educate yourself and protect your future land investments. It is generally sound advice to steer clear of such mapped areas.

Drought susceptibility is a growing concern, as competing interests for water resources increase. Only one community has set standards to evaluate individual wells (Marysville Borough). With this lone exception, no other Perry County municipality, or state agency for that matter regulates individual residential-servicing wells.

One contributing factor to transportation hazards is that of poor planning and less than standard design of highways, streets and roads. To this end, new roadway construction should apply the best engineering design principles to protect the traveling public regardless of the preferred mode of travel.

The Final Draft 2020 Perry County Multi-Hazard Plan can be accessed at the following location. <https://www.tcrpc-pa.org/pcpc-2020-hazard-mitigation-plan>



Floodplain Protection

Flooding is without question, the primary hazard in Pennsylvania and Perry County. Because of this, cautious research should be undertaken regarding investment in the floodplain. First and foremost, lending agencies are increasingly cautious of investing in these areas. Secondly, flood insurance is inherently costly, and it continues to rise, much like the flood levels on recent mapping. Finally, why take such a risk to develop such areas with the potential for lives to be lost. The cost of FEMA flood insurance has escalated in recent years to the point where many are finding it simply unaffordable.

Floodplain mapping information can be accessed either on the [TCRPC GIS Resources App](#) or the Perry County GIS website. <https://perryco.org/departments/gis/> or even the [FEMA Map Service Center](#)

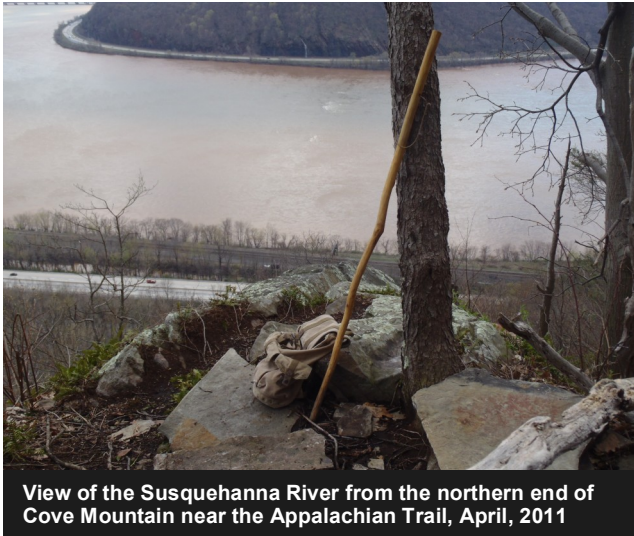
If you decide to build within an identified floodway, you will need a surveyor or engineer to certify the base floor elevation of a new structure. If the area is a floodway, the construction must be proven to cause no adverse issues for individuals down-stream or -river. The base floor of the structure will need to have its elevation height certified and comply with the municipality's floodplain management ordinance. Remember, a certified acceptable level one year, may change the next, as flood mapping adjustments are routinely being considered.

Steep Slope

Our topographic landscape has been derived from the structural composition and weathering characteristics of the underlying bedrock. The more weather-resistant rock is responsible for areas of higher elevation, while less resistant rock, such as limestone has eroded to form low lying valleys of moderate relief. From this topography some municipalities including the county have impose certain slope standards. Commonly this is 12 - 14,9% for precautionary slopes and 15% and steeper considered severe (cautionary) slopes.

The mapped steep slope areas can be viewed either on the [TCRPC GIS Resources App](#) or [Map 3-2 Slopes](#) found on the **PICTURE PERRY** Comprehensive Plan Hub Website.





View of the Susquehanna River from the northern end of Cove Mountain near the Appalachian Trail, April, 2011

Greenways, Open Space, and Trails Connections

Perry County is the Harrisburg-Carlisle area’s backyard, sometimes referred to as its “playground,” a place to get away from the noise, air, and light pollution south of the Kittatinny Ridge.

Our nationally recognized trail system consists of the Appalachian and Darlington and Iron Horse Trails to name a few. Our valley and ridgetop greenways must be protected for future generations.

Landowners and developers alike should respect what has endured over time. Stewardship is key to being a good neighbor and it is evident from initial plan design with any development project.

Natural Areas

In October 1999, the Natural Areas Inventory (NAI) for the Tri-County Region was completed after more than three years of field investigations and public involvement. The final report was compiled and written by the Pennsylvania Science Office of the Nature Conservancy. Based on public input and field investigations, the final report and map products contain information on the locations of threatened and endangered species and the highest quality natural areas in the three counties. However, it is not an inventory of open space. The NAI was updated in 2005 and some additional natural area sites were added. A map of these areas can be accessed at the following location. The NAI itself can be viewed in our office for further information about any identified plant or animal species. Also see [Map 3-7 Natural Areas Inventory](#)

Also as further guidance, the [2019 Return on the Environment](#) report for Perry County published by Audubon Pennsylvania on behalf of the Kittatinny Coalition. The report provides guidance for protecting this open space.



Hemlocks Natural Area, Toboyne Township, June, 2006

Wetlands

Wetlands are low lying, swampy areas usually associated with larger bodies of water such as lakes and streams. Wetlands have unique environmental characteristics, which include various plants and animal species peculiar to these areas. Significant wetland areas in Perry County are associated with the confluence of the Susquehanna and Juniata Rivers with their tributary streams. They are definitely part of the county’s greenway fabric.

Easement or setback distances are present in many municipal S&LDOs including the county’s. In many cases the distance is 50’, although this may vary. Knowing where the outer limits of a wetland extend to is referred to as a delineation. To secure a credible wetland delineation, a licensed biologist will need to be hired. Many ordinances apply this requirement to lands with known wetlands or lands with hydric soils which are more prone to supporting plant species customarily found in wetlands.

Nationally recognized wetlands can be viewed either on the [TCRPC GIS Resources App](#) or [Map 3-6 Wetlands](#) found in the Comprehensive Plan Basic Study component.

Municipal Contact Information

Municipality	Secretary	Planning Commission	Zoning Officer	Building Inspector
Blain Borough	717.536.3333	717.582.5124 (PCPC)	Not Applicable	717.582.4483
Bloomfield Borough	717.582.8888	717.582.7764	717.582.6292	717.582.4483
Buffalo Township	717.444.2211	717.444.7701	Not Applicable	717.582.4483
Carroll Township	717.582.8200	717.582.8200	717.582.0423	717.582.4483
Centre Township	717.582.8784	717.582.8784	Not Applicable	717.582.4483
Duncannon Borough	717.834.4311	717.834.3876	717.834.4311	717.582.4483
Greenwood Township	717.589.7204	717.589.7170	717.589.3498	717.582.4483
Howe Township	717.444.3045	717.567.6774	570.522.1326	570.522.1326
Jackson Township	717.536.3001	717.582.5124 (PCPC)	Not Applicable	717.582.4483
Juniata Township	717.567.9514	717.567.9514	717.275.7531	717.582.4483
Landisburg Borough	717.610.3310	717.582.5124 (PCPC)	Not Applicable	717.582.4483
Liverpool Borough	717.444.3194	717.444.3194	717.444.3194	717.582.4483
Liverpool Township	717.444.7321	717.444.3393	814.599.8649	717.582.4483
Marysville Borough	717.957.3110	717.957.3110	717.975.6481	717.582.4483
Miller Township	717.567.9730	717.315.1902	Not Applicable	717.582.4483
Millerstown Borough	717.589.3738	717.589.3738	717.589.7263	717.582.4483
New Buffalo Borough	717.395.2392	717.582.5124 (PCPC)	Not Applicable	717.582.4483
Newport Borough	717.567.3728	717.567.3728	717.567.3728	717.582.4483
Northeast Madison Township	717.789.9175	717.582.5124 (PCPC)	Not Applicable	717.582.4483
Oliver Township	717.567.3809	717.567.3809	Not Applicable	717.582.4483
Penn Township	717.834.5281	717.834.4228	717.550.1135	717.582.4483
Rye Township	717.957.2348	717.957.2507	717.731.1579	717.582.4483
Saville Township	717.438.3344	717.582.2808	Not Applicable	717.582.4483
Southwest Madison Township	717.536.3163	717.582.5124 (PCPC)	Not Applicable	717.582.4483
Spring Township	717.789.4550	717.789.4550	717.275.7531	717.582.4483
Toboyne Township	717.536.3154	717.582.5124 (PCPC)	Not Applicable	Not Applicable
Tuscarora Township	717.589.7911	717.589.7594	717.589.7911	717.582.4483
Tyrone Township	717.489.4377	717.789.3048	717.489.4377	717.582.4483
Watts Township	717.834.4009	717.834.4009	717.444.7694	717.582.4483
Wheatfield Township	717.834.5467	717.834.6603	717.580.4633	717.582.4483

Municipal Planning and Construction Summary Table

Municipality	Planning Commission or Committee	Zoning Ordinance	Comprehensive Plan	S&LD Ordinance	S&LD Approving Body	Act 537 Plan	**UCC Regulation
Blain Borough	No	No	Yes (2023)	No*	County	Yes	Perry COG/ BIU
Bloomfield Borough	Yes	Yes (1993)	Yes (1923)	Yes (1975)	Municipality	Yes	Perry COG/ BIU
Buffalo Township	Yes	No	Yes (2023)	Yes (1986)	Municipality	No	Perry COG/ BIU
Carroll Township	Yes	Yes (2003)	Yes (1987)	Yes (2003)	Municipality	Yes	Perry COG/ BIU
Centre Township	Yes	No	Yes (2023)	Yes (1998)	Municipality	Yes	Perry COG/ BIU
Duncannon Borough	Yes	Yes (1996)	Yes (2023)	Yes (1982)	Municipality	Yes	Perry COG/ BIU
Greenwood Township	Yes	Yes (1997)	Yes (2023)	Yes (2001)	Municipality	Yes	Perry COG/ BIU
Howe Township	Yes	Yes (2016)	Yes (2023)	Yes (2013)	Municipality	Yes	Central Keystone COG
Jackson Township	No	No	Yes (2023)	No*	County	Yes	Perry COG/ BIU
Juniata Township	Yes	Yes (1993)	Yes (1993)	Yes (2010)	Municipality	Yes	Perry COG/ BIU
Landisburg Borough	No	No	Yes (2023)	No*	County	Yes	Perry COG/ BIU
Liverpool Borough	Yes	Yes (1991)	Yes (2023)	Yes (1974)	Municipality	Yes	Perry COG/ BIU
Liverpool Township	Yes	Yes (2002)	Yes (2002)	Yes (1994)	Municipality	Yes	Perry COG/ BIU
Marysville Borough	Yes	Yes (1995)	Yes (2023)	Yes (2015)	Municipality	Yes	Perry COG/ BIU
Miller Township	Yes	No	Yes (2023)	Yes (2014)	Municipality	Yes	Perry COG/ BIU
Millerstown Borough	Yes	Yes (1997)	Yes (2023)	Yes (2024)	Municipality	Yes	Perry COG/ BIU
New Buffalo Borough	No	No	Yes (2023)	No*	County	Yes	Perry COG/ BIU
Newport Borough	Yes	Yes (2013)	Yes (2023)	Yes (2013)	Municipality	Yes	Perry COG/ BIU
Northeast Madison Township	No	No	No	No*	County	Yes	Perry COG/ BIU
Oliver Township	Yes	No	Yes (2023)	Yes (1999)	Municipality	Yes	Perry COG/ BIU
Penn Township	Yes	Yes (2003)	Yes (2013)	Yes (2006)	Municipality	Yes	Perry COG/ BIU
Rye Township	Yes	Yes (2014)	Yes (1999)	Yes (2014)	Municipality	Yes	Perry COG/ BIU
Saville Township	Yes	No	Yes (2023)	Yes (2007)	Municipality	Yes	Perry COG/ BIU
Southwest Madison Township	No	No	Yes (2023)	No*	County	Yes	Perry COG/BIU
Spring Township	Yes	No	Yes (2023)	Yes (2013)	Municipality	Yes	Perry COG/ BIU
Toboyne Township	No	No	Yes (2015)	No*	County	Yes	***
Tuscarora Township	Yes	Yes (1992)	Yes (2023)	Yes (1981)	Municipality	Yes	Perry COG/ BIU
Tyrone Township	Yes	Yes (1996)	Yes (2023)	Yes (1990)	Municipality	Yes	Perry COG/BIU
Watts Township	Yes	Yes (2001)	Yes (2023)	Yes (1980)	Municipality	Yes	Perry COG/ BIU
Wheatfield Township	Yes	Yes (1993)	Yes (2013)	Yes (2018)	Municipality	No	Perry COG/ BIU

* Perry County PCPC oversees S&LD activity with the Perry County S&LDO

** UCC - Uniform Construction Code

*** Individuals are responsible for hiring a building inspector

BIU - Building Inspection Underwriters of PA

Other Permit Contacts

Sewage Facilities Planning Modules

PADEP - Southcentral Regional Office, 909 Elmerton Avenue, Harrisburg, PA 17110-8200
Telephone: 717.705.4707

The Sewage Planning Module Application can be obtained on the departments website at the following URL.

<https://www.dep.pa.gov/Business/Water/CleanWater/WastewaterMgmt/Act537/Pages/Sewage-Facilities-Planning.aspx>

NPDES Permits

The initial point of contact should be the Perry County Conservation District
Address: 31 West Main Street, P.O. Box 36, New Bloomfield, PA 17068
Telephone: 717.582.8988 Ext. 4

Intake and Outfall (GP-4), Stream Crossing Permits (GP-8), Wetlands Encroachment (GP-11)

PADEP Bureau of Waterways Engineering and Wetlands, P.O. Box 8460 Harrisburg, PA 17105-8460
Telephone: 717.787.3411

Each of these PADEP general permits can be accessed at the following URL.

<https://www.dep.pa.gov/Business/Water/Waterways/Chapter-105-ePermitting/Pages/General-Permit-Types.aspx>

Wetlands Disturbance Permits

US Army Corp of Engineers - City Crescent Building, 10 South Howard Street, Room 11000, Baltimore, MD 21201
Telephone: 1.800.434.0988

The US ACOE permit application can be accessed at the following URL.

<http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits/ObtainPermit.aspx>

Road/ Highway Occupancy Permits

Landowners without proper permitting Highway Occupancy Permit or HOP) for access roads could face significant increased tort liability and legal penalties. Unpermitted, non-compliant driveways are considered illegal, making landowners liable for accidents, lawsuits, and fines.

For state road or highway occupancy permit (HOP) -

PennDOT Maintenance Building, New Bloomfield, PA 17068
Telephone: 717.582.2191 Questions can also be directed to the

PennDOT District 8-0, 2140 Herr Street, Harrisburg, PA 17103-1699
Telephone: 717.787.6662

<https://www.penndot.pa.gov/Doing-Business/Permits/HighwayOccupancyPermits/Pages/default.aspx>

For municipal HOPs individuals are referred to contact the municipality.

Contact Us

Please contact us for more information about other services we provide.

Perry County Planning Commission
20 West McClure Street
P.O. Box 37
New Bloomfield, PA. 17068

Telephone Numbers:

New Bloomfield:
717.582.5124 Mon, Tue, Thu

Harrisburg: 717.234.2639
Wed, Fri.

Email:

jfinnerty@tcrpc-pa.org or
pcpc@perryco.org

Visit us on the web at:

<http://www.tcrpc-pa.org/>

Other Questions?

We have attempted to briefly touch upon every aspect of the development process for you as a potential contributor to Perry County's future. Obviously not every scenario was contained within the limited space we assembled with this Guidebook. However, we are hopeful the substance and arrangement of the content provided is both useful and accurate in serving to fill this identified need.

If we have omitted anything, or information has changed, as it often does over time, please let us know.