



ACCESSORY STRUCTURE—SUBMITTAL GUIDE

SHEDS, DETACHED GARAGE AND OTHER ACCESSORY BUILDINGS

SUBMISSION REQUIREMENTS:

1. **Permit Cover Page**
2. **Permit Application**
3. **Application Fee (\$40)**
4. **Certificate of Insurance** (*attach or, Fax to: 215-361-8393*)
5. **Plot Plan** (*Drawn to Scale, see example*)

If electric is being provided a separate electrical permit must be obtained.

CALL BEFORE YOU DIG!!! You are required to inform the utilities of any type of work involving the movement of earth with powered equipment. Pennsylvania One Call System, Inc.

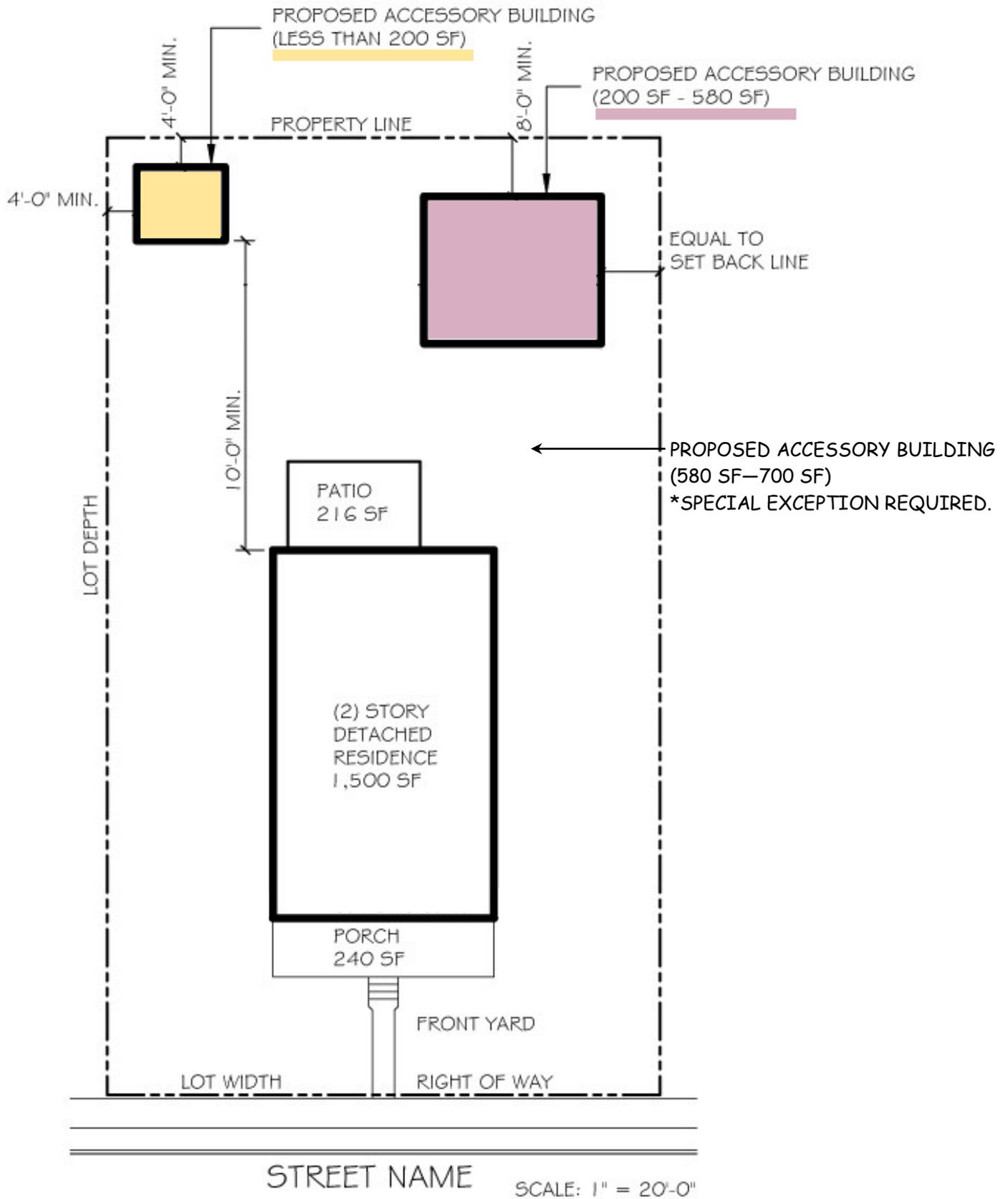
Call 3 Business Days Before You Dig!

1-800-242-1776 or 8-1-1

LANSDALE ZONING CODE 122-2204

- ⇒ Accessory buildings may not be located in any front yard.
- ⇒ Accessory buildings that are **200 square feet or less** must be a minimum of 4 feet from the side property line and a minimum of 4 feet from the rear property line.
- ⇒ Accessory buildings that are **200 square feet to 580 square feet** must comply with the side yard setbacks so as to comply with the side yard setbacks for the district in which they are located and a minimum of 8 feet from the rear property line.
- ⇒ Accessory buildings over 580 square feet are permitted by special exception only and additional conditions apply.
- ⇒ Unless connected to the principal building or structure any accessory structure must be located a minimum of 10 feet from any other building or structure.
- ⇒ A maximum of two accessory structures are permitted on any lot. When calculating the setback requirements the total floor area of all accessory structures should be utilized to determine setback requirements.

- ◆ *This guide is for information purposes only. Applicants are advised to review all applicable ordinances.*
- ◆ *It is the owners responsibility to verify the location of property lines.*
- ◆ *Grading—It is a violation of Borough Ordinance to cause water to drain or discharge on any public street, alley or private property.*
- ◆ *Where overhead electric wires are present, proper clearances must be maintained.*
- ◆ *Where electric service is being provided to the accessory structure an electric permit an inspection is required. § 65-79. Certificate of approval required.*
- ◆ *Whenever the building code official determines there is a possibility of uplift due to wind or flood conditions the building code official may require an appropriate tie down or anchor system installed. § 51-10. Anchoring.*
- ◆ *In the case of uncovered, unenclosed decks and patios, where the residence is an attached or semidetached residence, the deck or patio may extend to the common property line; however, a solid privacy fence measuring six feet in height above the surface of the deck or patio must be installed along the common property line extending for the entire depth of the patio or deck.*



SAMPLE PLOT PLAN

There shall be submitted with all applications for building permits two copies of a layout or plot plan drawn to scale, showing the actual dimensions of the lot to be built upon, the exact size and location on the lot of the building and accessory buildings to be erected and such other information as may be necessary to determine and provide for the enforcement of this chapter.

