



PERMIT COVER PAGE

Site Address _____

Project/Application Type(ex.roof, sewer lateral, deck etc)_____

Project Name(if any)_____

Plans (list type)_____

Application

Specifications (list type)_____

Other _____

Other _____

Other _____

Code Enforcement Office
One Vine Street
Lansdale, PA 19446
P: 215-368-1691 F: 215-361-8393
www.lansdale.org



BOROUGH OF LANSDALE Accessory Structure Permit Application

***ALL SECTIONS MUST BE COMPLETED FOR PERMIT TO BE PROCESSED. ***

Application Date ___/___/___

Permit# _____
For Office Use Only

I. Property Information

Site Address _____ Tax Map Parcel # _____
 Residential Commercial Single Family Multi-Family

II. Property Owner:

Preferred form of contact Phone Email

Name _____
Phone #(Home) _____ (Mobile) _____ Email _____
Mailing Address _____

City _____ State _____ Zip _____

III. Contractor Information: Same as Owner

Preferred form of contact Phone Email

Company _____
Name _____
Phone #(Business) _____ (Mobile) _____
Email _____ PA License (HIC)# _____
Mailing Address _____

City _____ State _____ Zip _____

IV. Applicant: Same as Owner Same as Contractor

Preferred form of contact Phone Email

Name _____
Phone#(Home) _____ (Mobile) _____ (Business) _____
Email _____
Mailing Address _____

City _____ State _____ Zip _____

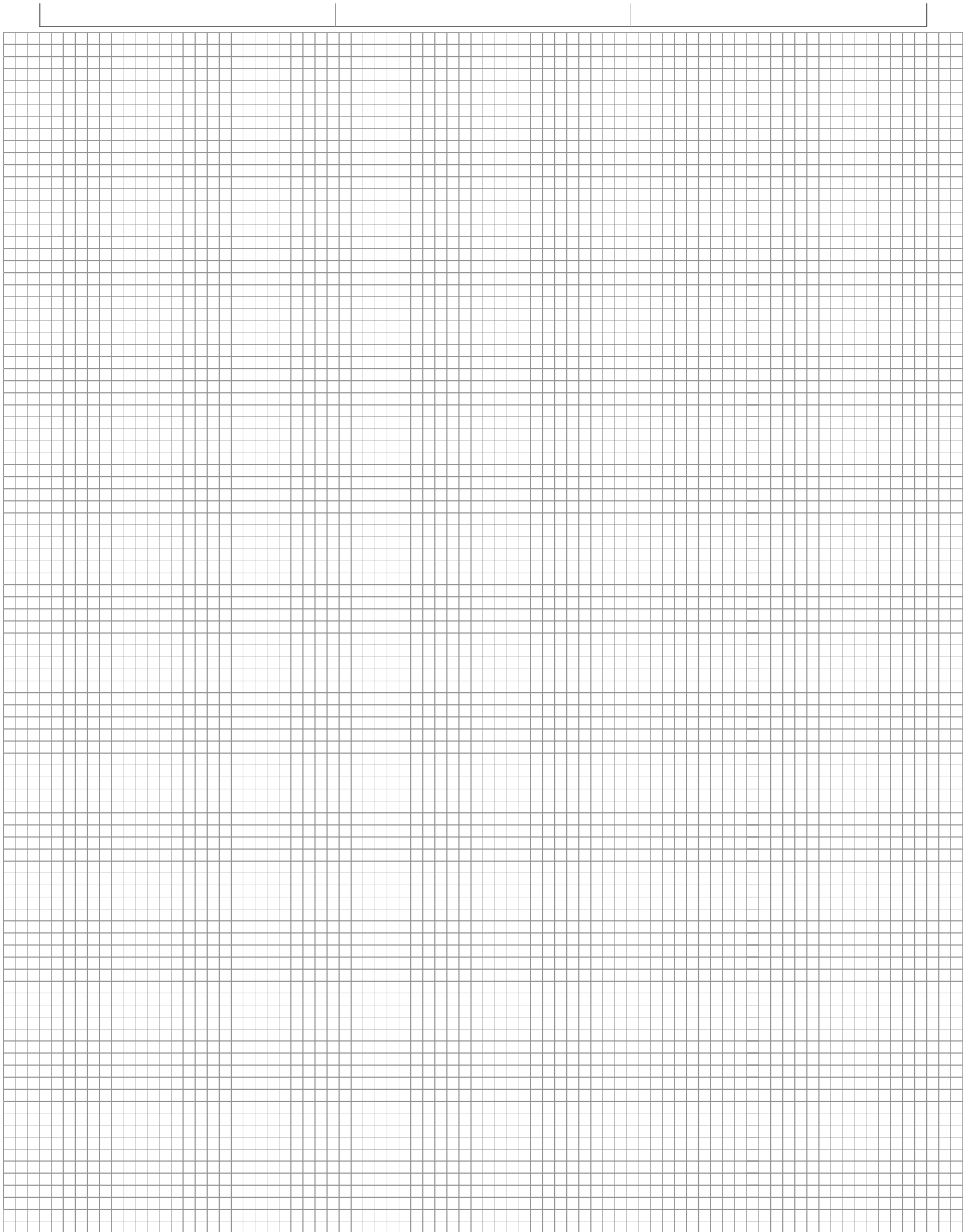
Primary Contact Person: Property Owner Contractor Applicant

V. Description of Work: New Repair/Replace Total sqft of structure _____

Est. Start ___/___/___ Est. Finish ___/___/___ Est. Job Cost \$ _____

Applicant Signature _____ Contact# _____

**Please draw a site plan with all dimensions on graph page provided or attach pre-generated site plan.
Include copy of written proposal/contract.**



A residential accessory structure approval shall be deemed NULL AND VOID if the applicant and/or owner fails to clearly and precisely disclose any deed restrictions, easements, right-of-ways, or any other limitations that may be applicable to the subject property.

Borough of Lansdale - Zoning Ordinance

§ 405-1904. Accessory Structures.

Amended 10-7-1992 by Ord. No. 1492; 9-6-2000 by Ord. No. 1658; 12-17-2003 by Ord. No. 1709]

A. Regulations by lot size. In all residential districts and in all cases where an accessory structure is accessory to a principal residential use, accessory structures of 200 square feet or less shall be located on a lot in such manner as to have a side yard of not less than four feet and a rear yard of not less than four feet; accessory structures 200 square feet to 580 square feet shall have a rear yard setback of not less than eight feet and shall have a side yard so as to comply with the side yard requirements for the district in which they are located; accessory structures greater than 580 square feet in area shall be permitted only by special exception pursuant to the following conditions:

- (1) The total area of the accessory structure shall be not greater than 700 square feet.
- (2) The accessory structure in question in all respects complies with the standards for special exception as set forth in § [405-2205](#) of this chapter.
- (3) The accessory structure complies with all yard requirements for the district in which it is located.

B. Unenclosed decks and patios. Although they are not considered accessory structures, for unenclosed decks and patios, where the residence is an attached or semidetached residence, the deck or patio may extend to the common property line.

C. Any accessory structure not regulated by above Subsections [A](#) and [B](#) shall meet the dimensional requirements for the use and zoning district wherein the accessory structure is located.

D. Separation distance. Unless connected to the principal building or other structure, any accessory structure shall be located a minimum of 10 feet from any other building or structure.

E. Height. Accessory structures shall have a maximum height of 17 feet.

F. Accessory structures are prohibited from being located between the principal building and the street, except for a designated rear yard on dual-frontage lots.

G. Building and impervious coverage. Accessory structures shall count towards maximum building and impervious coverage, as applicable. The purpose of regulating maximum impervious coverage is not only to limit land disturbance and stormwater impacts, but also to preserve the character of the neighborhood by limiting the bulk of structures. Consistent with this intent, structures such as trellises and outdoor garden structures shall count towards maximum impervious coverage. The impervious area attributed to these structures shall be calculated by measuring the smallest possible horizontal rectangle that completely encloses the structure.