

Accessory Building-Zoning Permit Application

Lower Moreland Township

640 Red Lion Road

Huntingdon Valley, PA 19006

I. LOCATION

Address

II. OWNER

Name

Address

Phone #

City, State, Zip

III. CONTRACTOR

☐ SAME AS OWNER

Name

Phone #

Address

Email

City, State, Zip

IV. APPLICANT

☐ SAME AS OWNER ☐ SAME AS CONTRACTOR

Name

Relationship to Owner

Address

Phone #

City, State, Zip

Email

V. PROJECT INFORMATION

Proposed Use:

☐ Shed (see reverse side)

☐ Other: _____

Project Cost:

Total Cost:\$ _____

Dimensions:

Total Sq. Ft. _____

VI. ADDITIONAL INFORMATION

- No accessory building or structure shall be occupied or utilized unless the principal building or structure to which it is accessory is occupied or utilizes contemporaneously.
- No accessory buildings shall contain habitable floor area above the first floor
- No accessory buildings and structures shall be located in the front yard.
- Accessory buildings & structures with a gross floor area of less than 100 square feet may be erected **no closer than 3 feet to any side or rear lot line**, a gross floor area of more than 100 square feet but less or equal to 200 square feet may be erected **no closer than 8 feet to any side or rear lot line**.
- Accessory buildings and structures with a gross floor area of **more than 200 square feet shall meet the yard requirements of the applicable zoning district**. Applications shall be accompanied by professional prepared site plans conforming to the attached site plan requirements form unless waived by the Zoning Officer.
- Private swimming pools shall be located in accordance with § 208-507.B(5)

Zoning District	Front Yard	Side Yards Setback	Rear Yard Setback
RSD-1 (Residential)	NOT PERMITTED	2 yards 50 ft aggregate, 1 not less than 20 ft	25 ft
RSD-2 (Residential)	NOT PERMITTED	2 yards 50 ft aggregate, 1 not less than 20 ft	25 ft
RSD-3 (Residential)	NOT PERMITTED	2 yards 40 ft aggregate, 1 not less than 15 ft	25 ft
RSD-4 (Residential)	NOT PERMITTED	2 yards 30 ft aggregate, 1 not less than 10 ft	25 ft
Traditional Neighborhood (within RSD-4)	NOT PERMITTED	2 yards shall not be less than 4 ft each	10 ft
RM-1 & RM-2 (Multi-family dwelling)	n/a	n/a	n/a
RM-1 (Single family attached)	n/a	n/a	n/a
RM-1 (Single family detached)	NOT PERMITTED	2 yards 20 ft aggregate, 1 not less than 8 ft	25 ft
RM-1 (Single family semi-detached)	NOT PERMITTED	0 ft attached side, 10 ft non-attached side	25 ft
RM-1 (Two-family detached dwelling)	NOT PERMITTED	2 yards 20 ft aggregate, 1 not less than 8 ft	25 ft
Zoning District	Front Yard	Side Yards Setback	Rear Yard Setback
RM-2 (Single family attached)	NOT PERMITTED	0 ft attached side, 10 ft non-	25 ft

		attached side	
RM-2 (Single family detached)	NOT PERMITTED	2 yards 15 ft aggregate, 1 not less than 5 ft.	25 ft
RM-2 (Single family semi-detached)	NOT PERMITTED	0 ft attached side, 10 ft non-attached side	25 ft
RM-2 (Two-family detached)	NOT PERMITTED	2 yards 15 ft aggregate, 1 not less than 5 ft.	25 ft
RM-3 (Multi-family dwelling)	NOT PERMITTED	10 ft. each side	25 ft.
RM-3 (Single family attached)	NOT PERMITTED	0 ft attached side, 10 ft non-attached side	25 ft.
RM-3 (Single family detached)	NOT PERMITTED	2 yards 15 ft aggregate, 1 not less than 5 ft.	25 ft.
RM-3 (Single family semi-detached)	NOT PERMITTED	0 ft attached side, 10 ft non-attached side	25 ft.
RM-3 (Two-family detached)	NOT PERMITTED	2 yards 15 ft aggregate, 1 not less than 5 ft.	25 ft.

VII. Additional Shed Information

Size	Construction Materials	Slab
Length _____	Wood _____	Stone _____ N/A _____
Width _____	Metal _____	Concrete _____
Height _____		Blacktop _____

VIII. Accessory Building Site Plan/Plot Plan (ONLY)

Below please provide a sketch of location of accessory building on property related to dwelling and property lines.

A large grid for sketching the location of an accessory building on a property. The grid is 20 units wide and 30 units high, providing a detailed area for drawing the building's footprint and its relationship to the property boundaries.

Applicant Signature: _____

Date: _____

Zoning Code Approval: _____

Date: _____

ZONING PERMITS:

Accessory/Minor Buildings and Structures **less than 1000 Square Feet.** For accessory minor buildings and structures with a building area of 1000 square feet or greater see Building permit fees:

Each 100 square feet or fraction thereof	\$20
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Fences and decorative walls:

First \$1000 of cost	\$35
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Each addition \$1000 of or fraction thereof	\$10
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LOT COVERAGE BREAKDOWN

ALL CONSTRUCTION AND ZONING PERMIT APPLICATIONS MUST BE ACCOMPANIED BY A SITE PLAN INDICATING ALL NON EARTHEN COVERAGE THAT EXISTS ON THE PROPERTY INCLUDING PROPOSED WORK. FAILURE TO PROVIDE THIS INFORMATION MAY DELAY PERMIT PROCESSING. LOT COVERAGE IS A MEASURE OF THE INTENSITY OF THE USE OF A PIECE OF LAND MEASURED AS A PERCENTAGE OF THE LOT AREA COVERED WITH STRUCTURES, BUILDINGS, DRIVEWAYS, PARKING AREAS, LOADING FACILITIES, WALKWAYS, PATIOS AND DECKS. OTHER IMPROVED SURFACES ARE INCLUDED SUCH AS THE WATER SURFACE AREA OF SWIMMING POOLS, CRUSHED STONE AND PAVER AREAS.

LOT SIZE (SQUARE FEET) _____

HOUSE (SQUARE FEET) _____

OTHER PRINCIPAL STRUCTURES (SQUARE FEET) _____

MINOR STRUCTURES/SHEDS (SQUARE FEET) _____

DRIVEWAY/PARKING AREAS (SQUARE FEET) _____

PRIVATE WALKWAYS (SQUARE FEET) _____

PATIOS, DECKS & MISC. (SQUARE FEET) _____

SWIMMING POOLS INCLUDING WATER (SQUARE FEET) _____

PROPOSED NEW WORK (SQUARE FEET) _____

TOTAL EXISTING AND PROPOSED COVERAGE (SQUARE FEET) _____

TOTAL LOT COVERAGE PERCENTAGE _____

ALLOWED COVERAGE PERCENTAGE BY ZONING DISTRICT

<u>RESIDENTIAL</u>		<u>MIXED USE</u>		<u>BUS/IND</u>
RSD-1	20%	MU-RO	50%	BO-I 60%
RSD-2	25%	MU-VC	80%	B-IND 85%
RSD-3 & 4	30%	MU-REV	80%	<u>SPECIAL PURPOSE</u>
RM-1	35% where applicable	MU-MHPC	60%	SP-PRO 20%
RM-2 & 3	70% where applicable			

Impervious Surfaces (Impervious Area): A surface that prevents the infiltration of water into the ground. Impervious surfaces (or areas) shall include, but not limited to roofs, additional indoor living spaces, patios, garages, storage sheds and similar structures, swimming pools and any new streets or sidewalks.

Impervious Surface Ratio: The impervious surface ratio is a measure of the intensity of use of a piece of land. It is measured by dividing the total area of all impervious surfaces within the site by the base site area.