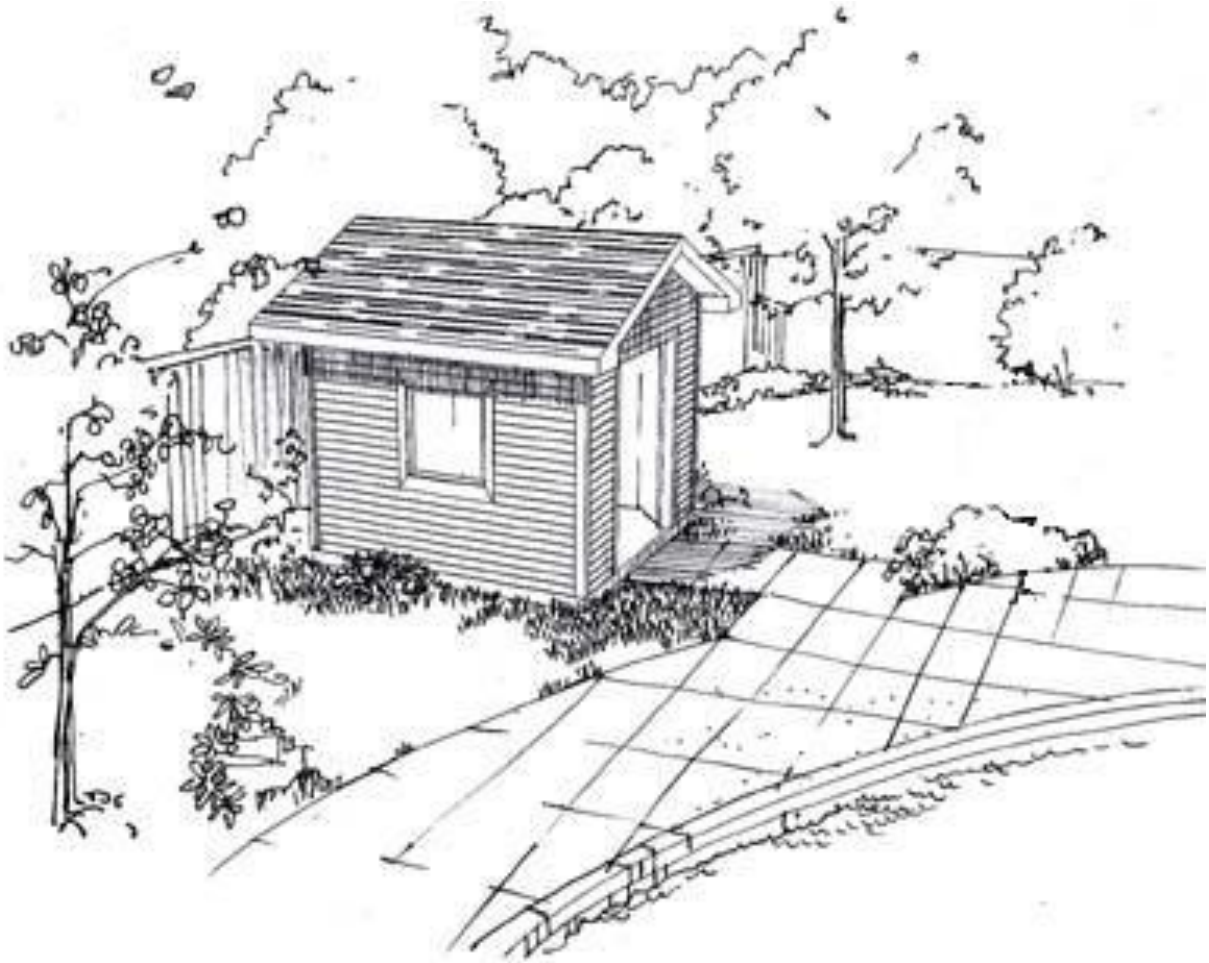


PALMER TOWNSHIP, PENNSYLVANIA

Accessory Structure/Use Zoning Details

Based on Palmer Township's Zoning Ordinances

(Designed and Printed August 2007)



These regulations include, but are not limited to:
Sheds, patios, playhouses, private garages, greenhouses, ect.

THE USE OF THIS PACKAGE IN LIEU OF SUBMITTED DRAWINGS APPLIES TO RESIDENTIAL ACCESSORY STRUCTURES. ACCESSORY STRUCTURES MUST BE CONSTRUCTED AND LOCATED IN CONFORMANCE WITH PALMER TOWNSHIP'S ZONING ORDINANCES AND THE 2006 INTERNATIONAL BUILDING CODE, WHICH SUPERCEDES ANY DISPREPANCY LOCATED HERE WITHIN.



GENERAL ZONING INFORMATION

RESIDENTIAL ACCESSORY BUILDING, STRUCTURE OR USE — A use or structure that is clearly accessory, customary and incidental to a principal residential use on a lot, including the following uses and uses that are very similar in nature: garage (household), carport, tennis court, garage sale, basketball backboard, household swimming pool, volleyball court, gazebo, storage shed, greenhouse, children's playhouse and children's play equipment.

ACCESSORY STRUCTURE — A structure, such as a private garage or private swimming pool, serving a purpose customarily incidental to the use of the principal building and located on the same lot as the principal building.

Residential accessory building, structure or use. The following, and closely related uses, are permitted residential accessory buildings, structures or uses in all districts, provided that all of the requirements of this § 190-211 are complied with. See also the definition of "accessory use."

(a) Accessory building (including private vehicle garage).

[1] No accessory building shall be located within any front yard and must maintain required side and rear yard setbacks (check with our Zoning Department, if uncertain).

[2] Accessory buildings may be located as follows, within the other requirements of this ordinance:

[a] An accessory building to a principally residential use on a lot of less than two acres shall:

[i] Have a maximum height of 15 feet.

[ii] Have a total maximum floor area equal to 10% of the total lot area of the lot or 800 square feet, whichever is more restrictive.

[b] On any lot of less than 30,000 square feet within an LDR, MDR or HDR District, no more than two accessory buildings shall be permitted.

You may not place any accessory in an easement unless an agreement has been filed and approved.

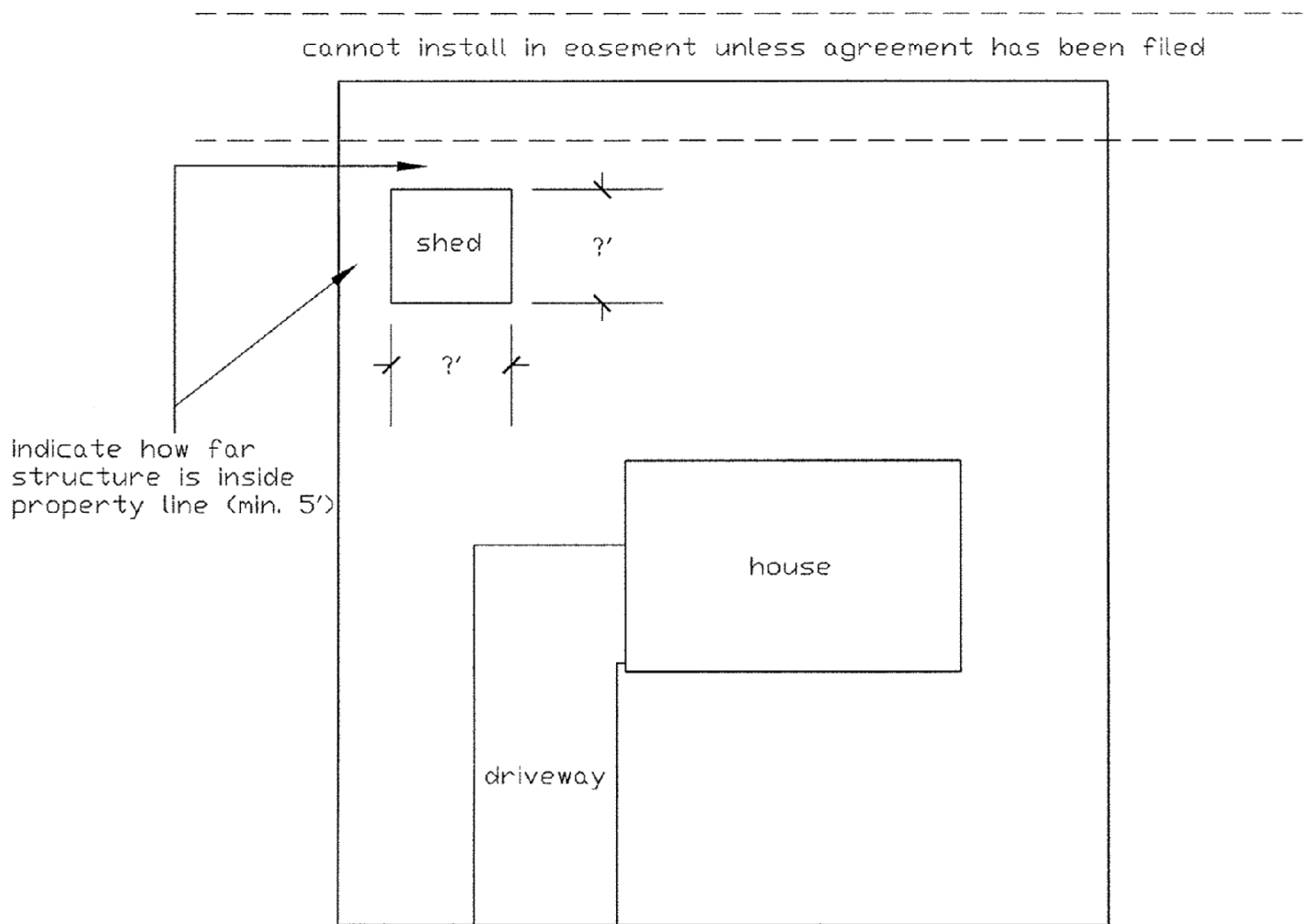
Some subdivisions may have deed restrictions or have a homeowner's association. IT IS THE RESPONSIBILITY OF THE RESIDENT APPLYING FOR THE PERMIT TO OBTAIN APPROVAL OR FOLLOW THE STIPULATIONS IN THE DEED. Palmer Township does not handle discrepancies related to these deed limitations or homeowner's associations.

PERMIT APPLICATION SUBMITTALS

Site plan and accessory structure details are required to be submitted when applying for the permit. The site plan must include the structure in reference to the house and property lines (see example on next page). This shall indicate the setbacks of the building from the property lines. Any misrepresentation will be handled by our Zoning and Building Department and may impose violations, fines and the removal of such installed structures.

Details including the size, measurements and location of the accessory shall be included when applying for a permit. If a contractor is installing the structure, please supply contractor's name, address and phone number.

Once one has applied and paid for the permit, it will undergo the approval process. The zoning and building departments shall have 15 days to review each application and contact the owner or agent with any questions/concerns. When the permit is approved, it will be mailed to the applicant's house. Please post such permit in a window/door visible from the street during the construction project.



Example of Plot Plan

Prices for permit:

- a. Permit price shall be determined by the total square footage of the shed/structure.

INSPECTIONS

Upon the completion of the installation, an inspection is required to confirm all zoning regulations. Contact our Permit's Clerk at (610) 253-7191 between the hours of 8:30 a.m. and 4:30 p.m. Monday thru Friday to schedule an inspection date and time.