

# Zoning Application Work Sheet

Submit this form with your zoning application for all single-family residential structures and accessory use requests.

Application Name: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Submission Date: \_\_\_\_\_

Section: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_

I hereby certify that I have included the following in my Zoning Permit Application submission:

(Place a check mark in blank before each item submitted).

- Completed zoning permit application signed by the property OWNER.
- A copy of the recorded property deed.
- Site plan showing all of the following:
  - Property lines and dimensions
  - Location of all Existing structures
  - Location of all Proposed structures
  - Distance between proposed structure and all property lines, existing structures, and bodies of water
  - Location of any lake, stream, or body of water
  - Height of the structure
  - Location of any F.I.R.M. Flood Zone-A where applicable

REFLECTIVE E-911 SIGN IS POSTED

**NOTE:** If the property is less than one (1) acre in size, the site plan must be in the form of a certified survey map.

**I HAVE READ THIS FORM.**

\_\_\_\_\_  
*Signature of Deed Owner  
 Or Legal Agent*

# Zoning Fact Sheet

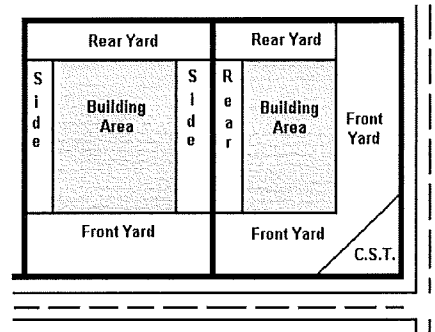
When applying for a zoning permit, you must draw a site plan. For residential structures, the setbacks are as follows:

- Front Yard (from road right-of-way to structure) 40 feet
- Rear Yard (from structure to property line) 25 feet
- Side Yard (from structure to property line) 15 feet
- Other structures, bed/mound, sewage tanks 10 feet
- To bodies of water from structure to top of bank 50 feet

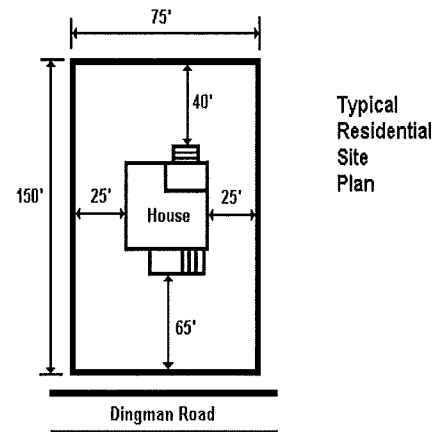
If the property is 1/2 acre, or less, in size residential **DETACHED ACCESSORY STRUCTURE** may use the following setbacks: (All other setbacks remain the same.)

- Rear Yard 12.5 feet
- Side Yard 7.5 feet

The following sketch shows how the various yards are designated. Note the difference between regular lots and corner lots.



On corner lots a 75 foot Clear Site Triangle (C.S.T. on the above sketch) must be maintained. On properties less than 1 acre in size, the site plan **MUST** be prepared and sealed by a Pennsylvania Registered Surveyor.



See Reverse

September 15, 2016

# Effective Immediately

The following information will be required when applying for a zoning permit.

## Properties Less than One Acre in Size:

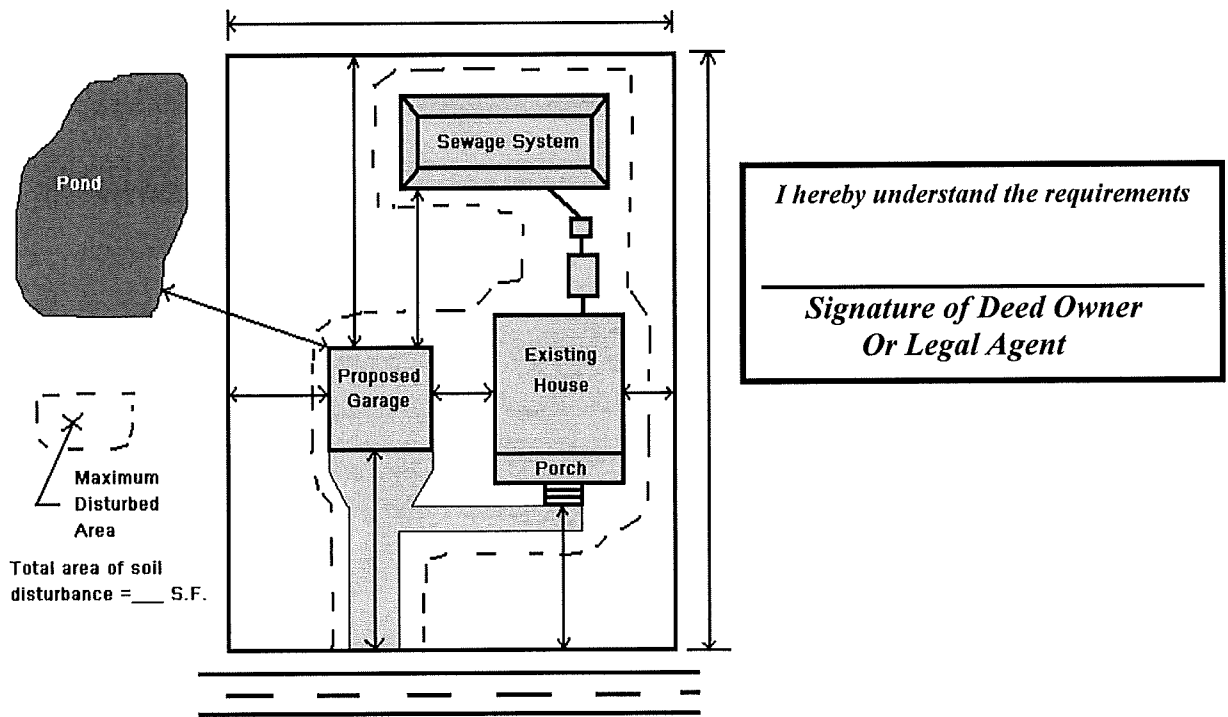
The site plan must be in the form of a surveyed site plan sealed by a Pennsylvania Registered Surveyor. The site plan must show all existing structures and amenities, all proposed structures and amenities and the distance between them.

## Properties One Acre or Larger:

A surveyed site plan is preferred, however, the site plan may be prepared by the applicant provided that the applicant:

1. Accurately locates and flags the property corners (pins must be exposed).
2. Accurately flags the property lines (all sides).
3. Accurately site all existing structures and amenities and proposed structures and amenities on the site map.
4. Accurately stake/flag corners of proposed structure.
5. Accurately measure and represent on the site plan the distance between existing and proposed structures and amenities and:
  - All other structures and amenities including sewage system.
  - The property lines
  - The road right-of-way
  - Any stream, pond or other body of water on the property or within 50 feet of the property line

If the property pins and property lines are not properly located and accurately flagged and/or the site plan does not meet the above listed requirements, **the application will be returned and a surveyed site plan will be required in order to resubmit.**



A typical site plan showing the measurements that would be required in applying for a zoning permit for the garage.

Plan must show (at minimum): a) the dimensions of the property, b) the setback distances to the property lines, all other structures, the sewage system, all streams and bodies of water, c) the maximum area of soil disturbance, and, d) the total area in square feet of soil disturbance.