



ACCESSORY STRUCTURE—SUBMITTAL GUIDE

SHEDS, DETACHED GARAGE AND OTHER ACCESSORY BUILDINGS

SUBMISSION REQUIREMENTS:

1. Permit Cover Page
2. Permit Application
3. 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 405-1904

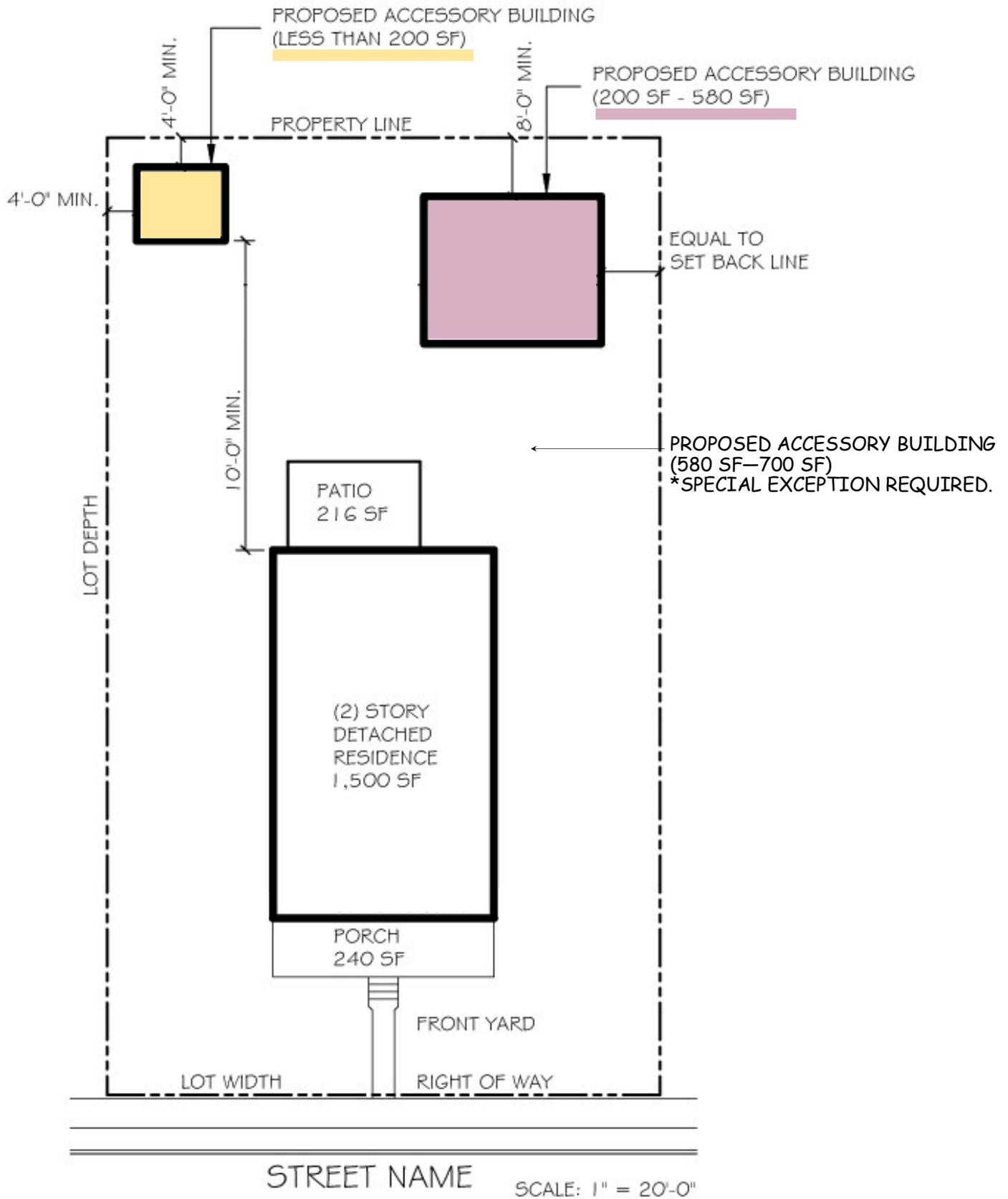
- ⇒ Accessory structures of **200 square feet or less** shall be located on a lot in such manner as to have a side yard of not less than four feet and a rear yard of not less than four feet
- ⇒ Accessory structures **200 square feet to 580 square feet** shall have a rear yard setback of not less than 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 , additional conditions apply.
- ⇒ 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.
- ⇒ Accessory structures shall have a maximum height of 17 feet.
- ⇒ Accessory structures are prohibited from being located between the principal building and the street, except for a designated rear yard on dual-frontage lots.
- ⇒ Accessory structures shall count towards maximum building and impervious coverage, as applicable.

- ◆ *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. § 105-75. 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. § 209-25. 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.*

BOROUGH OF LANSDALE

WWW.LANSDALE.ORG

215-368-1691



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.