



PATIOS AND CONCRETE PADS

UNCOVERED/UNENCLOSED PATIO AND CONCRETE PAD SUBMISSION REQUIREMENTS:

1. Deck/Patio Permit Application
2. Application Fee (\$40)
3. Certificate of Insurance *(attach or, Fax to: 215-361-8393)*
4. (2) copies : Deck plot/site plan.
(Drawn to Scale, sample plans available upon request)

COVERED/ENCLOSED PATIO AND CONCRETE PAD SUBMISSION REQUIREMENTS:

1. Building Permit Application
2. Application Fee (\$40)
3. Certificate of Insurance *(attach or, Fax to: 215-361-8393)*
4. (2) copies : Plot/site plan, foundation plan, elevation plan, floor plans, cross section plan, stair and railing details
(Drawn to Scale, sample plans available upon request)

LANSDALE ZONING CODE 122-2204

- ⇒ Accessory buildings may not be located in any front yard.
- ⇒ Accessory buildings that are **200 square feet or less** must be a minimum of 4 feet from the side property line and a minimum of 4 feet from the rear property line.
- ⇒ Accessory buildings that are **200 square feet to 580 square feet** must comply with the side yard setbacks so as to comply with the side yard setbacks for the district in which they are located and a minimum of 8 feet from the rear property line.
- ⇒ Accessory buildings over 580 square feet are permitted by special exception only and additional conditions apply.
- ⇒ 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.
- ⇒ Unless connected to the principal building or structure any accessory structure must be located a minimum of 10 feet from any other building or structure.
- ⇒ A maximum of two accessory structures are permitted on any lot. When calculating the setback requirements the total floor area of all accessory structures should be utilized to determine setback requirements.

- ◆ *This guide is for informational purposes only. Applicants are advised to review all applicable ordinances.*
- ◆ *It is the owner(s) 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.*
- ◆ *Proper clearances must be maintained where overhead electric wires are present.*

- ◆ *An electric permit, inspection, and certificate of approval are required where electric service is being provided to any accessory structure. § 65-79.*
- ◆ *Greater than 1000 sqft (impervious surface) must comply with Stormwater Management Plan Ordinance No. 1855.*
- ◆ *Those additions or renovations that can be seen from the street would require a design review application.*

* Sample plans are available upon request.