

UNATTACHED RESIDENTIAL ACCESSORY STRUCTURE SPECIFICATIONS

Unattached structures accessory to residential buildings may be erected within the required side and rear yards of a principal structure provided that they conform to the following:

- 1) Permits required - A **Zoning Permit** is required for **all** residential accessory structures. A building, electrical and/or plumbing permit may also be required. **A building permit is necessary if the structure is over 1,000 square feet in size.** Any electrical or plumbing work involved with the structure will also require permits.
- 2) Maximum height - 1½ stories or 15 feet.
- 3) Distance from side lot line - not less than four feet, except in the case of corner lots where the full side yard as specified in §250-17E shall be maintained and except that a common or joint garage which is not part of the principal building may be erected on or along the common boundary line of the adjoining lots. However, each garage must have at least one side yard.
- 4) Distance from rear lot line - not less than eight feet.
- 5) Distance from principal structure - not less than **ten feet** from the principal structure, except for small (120 square feet or less) sheds, which shall be no closer than two (2) feet from a principal structure.
- 6) Structures **UNDER 1,000 square feet** can be placed on the following base:
 - a. 6 inches of 2A modified stone and pressure treated lumber **OR**
 - b. A 4 inch thick pre-poured concrete slab with no gaps anywhere – no blocks

- These are only recommendations, not requirements -

ACCESSORY STRUCTURES IN A FLOOD ZONE MUST COMPLY WITH BOROUGH ORDINANCE NO. 1193

Inspections: Please call 24 hours in advance to schedule all inspections. 610-262-1433. Footer, foundation, and framing inspections are necessary when a building permit is issued. When only a zoning permit is issued, one inspection is required - after the structure is in place.

ANY QUESTIONS, PLEASE CALL 610-262-1433 BETWEEN 8:30 A.M. AND 4:30 P.M.

APPLICATION FOR ZONING PERMIT

BOROUGH OF NORTHAMPTON

1401 Laubach Avenue: P.O. Box 70

Northampton, PA 18067

Phone: 610-262-1433

Email: nbzoning@gmail.com

Zoning regulates the use of property and the placement of structures on property. The undersigned applies for a Zoning Permit for the following and said permit will be issued on the basis of the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct. This applicant is required, in addition to the information requested on this form, to submit plans drawn to scale, showing the actual dimensions and shape of the lot, exact sizes and locations of existing buildings on the lot, and the location and dimensions of the proposed buildings or alterations. This agreement does not supersede any deed restriction.

1. Locational Description (address where work will be done): _____

2. Name of Owner: _____

Mailing Address: _____

Home Phone Number: _____ Cell Phone Number: _____

Email Address: _____

Name of Tenant or Applicant (if different from owner): _____

Mailing Address: _____

Home Phone Number: _____ Cell Phone Number: _____

Name of Contractor: _____

Mailing Address: _____

Phone Number: _____ Email: _____

3. Existing Use: _____

4. Property Presently Zoned as: _____

5. Proposed Use: New Construction _____ Business* _____
 Remodeling _____ Industry _____
 Accessory Structure _____ Sign _____
 Pool(Inground) _____ (size) _____ (Above Ground) _____ (size) _____
 Other(explain) _____ Project Cost Estimate(\$) _____
6. Percentage of Lot to be Occupied _____ %
7. Lot Width _____ Lot Depth _____ Lot Area _____
8. Square Feet of Living Area (Residence) _____
9. Square Feet in Garage _____
10. Square Feet of Commercial _____ Industrial _____ Office _____
11. Building Dimensions – Stories _____ Width _____ Length _____
12. Yard Dimensions – Front _____ Rear _____
 One Side _____ Sum of Side Yards _____
13. Accessory Structure Dimensions – Height _____ Width _____ Length _____
 Setbacks – Side Yard(s) _____ ft. and _____ ft. Rear Yard _____ ft.
14. Number of Off-Street Parking Spaces to be Provided _____
15. Number of Off-Street Loading Berths to be Provided _____
16. On a separate sheet of paper attach a list of other supplemental requirements or
 Conditions that will be met or explain any points you feel need clarification.

Signature _____ Date _____

Draw a sketch of what is proposed.

Provide a detailed description of operation and hours of business

This is a sample of the plot plan/drawing which must be submitted with your application. Side yard setback means the distance from the structure to your side property lines. Rear yard setback means the distance from the structure to your rear property line. Please call 610-262-1433 between 8:30 AM and 4:30 PM with any questions you may have.

- Please include:
- 1) Lot Size – (Width & Length)
 - 2) Dimensions of All Accessory Structures
 - 3) Side Yard Setbacks from Both Sides
 - 4) Rear Yard Setback
 - 5) Distance Between House and All Accessory Structures

