



**PERMIT COVER PAGE**

Site Address \_\_\_\_\_

Project/Application Type(ex.roof, sewer lateral, deck etc)\_\_\_\_\_

Project Name(if any)\_\_\_\_\_

Plans (list type)\_\_\_\_\_

Application

Specifications (list type)\_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Other \_\_\_\_\_

Code Enforcement Office  
One Vine Street  
Lansdale, PA 19446  
P: 215-368-1691 F: 215-361-8393  
[www.lansdale.org](http://www.lansdale.org)



## BOROUGH OF LANSDALE Accessory Structure Permit Application

**\*ALL SECTIONS MUST BE COMPLETED FOR PERMIT TO BE PROCESSED. \***

Application Date \_\_\_/\_\_\_/\_\_\_

Permit# \_\_\_\_\_  
For Office Use Only

### I. Property Information

Site Address \_\_\_\_\_ Tax Map Parcel # \_\_\_\_\_  
 Residential  Commercial  Single Family  Multi-Family

### II. Property Owner:

Preferred form of contact  Phone  Email

Name \_\_\_\_\_  
Phone #(Home) \_\_\_\_\_ (Mobile) \_\_\_\_\_ Email \_\_\_\_\_  
Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

### III. Contractor Information: Same as Owner

Preferred form of contact  Phone  Email

Company \_\_\_\_\_  
Name \_\_\_\_\_  
Phone #(Business) \_\_\_\_\_ (Mobile) \_\_\_\_\_  
Email \_\_\_\_\_ PA License (HIC)# \_\_\_\_\_  
Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

### IV. Applicant: Same as Owner Same as Contractor

Preferred form of contact  Phone  Email

Name \_\_\_\_\_  
Phone #(Home) \_\_\_\_\_ (Mobile) \_\_\_\_\_ (Business) \_\_\_\_\_  
Email \_\_\_\_\_  
Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Primary Contact Person:  Property Owner  Contractor  Applicant

V. Description of Work:  New  Repair/Replace Total sqft of structure \_\_\_\_\_

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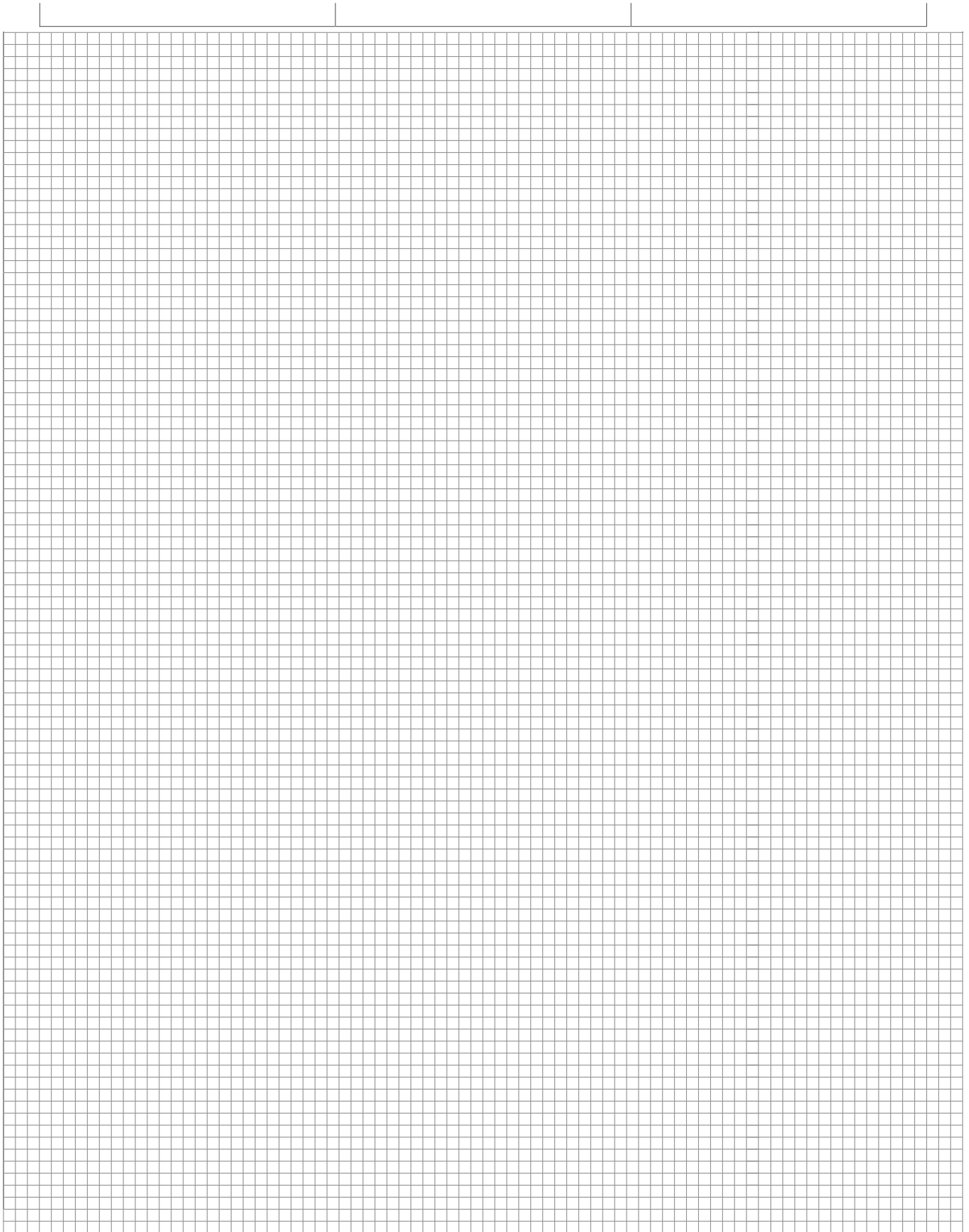
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Est. Start \_\_\_/\_\_\_/\_\_\_ Est. Finish \_\_\_/\_\_\_/\_\_\_ Est. Job Cost \$ \_\_\_\_\_

Applicant Signature \_\_\_\_\_ Contact# \_\_\_\_\_

**Please draw a site plan with all dimensions on graph page provided or attach pre-generated site plan.  
Include copy of written proposal/contract.**



A residential accessory structure approval shall be deemed NULL AND VOID if the applicant and/or owner fails to clearly and precisely disclose any deed restrictions, easements, right-of-ways, or any other limitations that may be applicable to the subject property.

## **Borough of Lansdale - Zoning Ordinance**

§ 405-1904. Accessory Structures.

Amended 10-7-1992 by Ord. No. 1492; 9-6-2000 by Ord. No. 1658; 12-17-2003 by Ord. No. 1709]

A. Regulations by lot size. In all residential districts and in all cases where an accessory structure is accessory to a principal residential use, 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 pursuant to the following conditions:

- (1) The total area of the accessory structure shall be not greater than 700 square feet.
- (2) The accessory structure in question in all respects complies with the standards for special exception as set forth in § [405-2205](#) of this chapter.
- (3) The accessory structure complies with all yard requirements for the district in which it is located.

B. Unenclosed decks and patios. Although they are not considered accessory structures, for unenclosed decks and patios, where the residence is an attached or semidetached residence, the deck or patio may extend to the common property line.

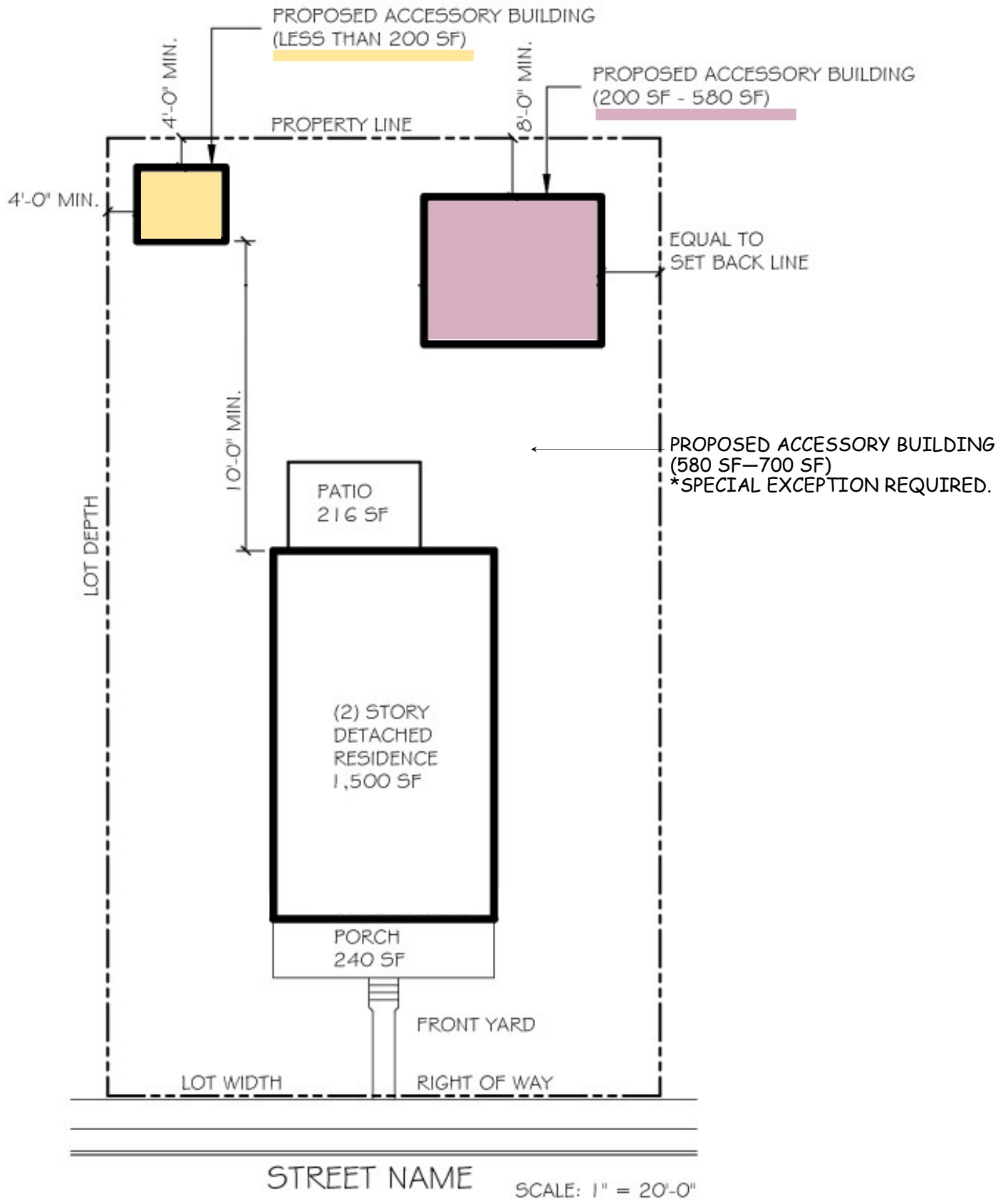
C. Any accessory structure not regulated by above Subsections [A](#) and [B](#) shall meet the dimensional requirements for the use and zoning district wherein the accessory structure is located.

D. Separation distance. 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.

E. Height. Accessory structures shall have a maximum height of 17 feet.

F. Accessory structures are prohibited from being located between the principal building and the street, except for a designated rear yard on dual-frontage lots.

G. Building and impervious coverage. Accessory structures shall count towards maximum building and impervious coverage, as applicable. The purpose of regulating maximum impervious coverage is not only to limit land disturbance and stormwater impacts, but also to preserve the character of the neighborhood by limiting the bulk of structures. Consistent with this intent, structures such as trellises and outdoor garden structures shall count towards maximum impervious coverage. The impervious area attributed to these structures shall be calculated by measuring the smallest possible horizontal rectangle that completely encloses the structure.



## 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.