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

Application No.

The undersigned applies for a Zoning Permit for the following use, said permit to 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.

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

_____

2. Name of Owner_____

Mailing Address_____

Home Phone Number_____ Work Phone Number_____

Name of Tenant or Applicant_____

Mailing Address_____

Home Phone Number_____ Work Phone Number_____

3. Existing Use_____

4. Property Presently Zoned As_____

5. Proposed Use:

New Construction_____ Business*_____

Remodeling_____ Industry_____

Accessory Building_____ Sign_____ Size_____

Residence_____ No. Of Units_____ Other (explain)_____

Pool (size)_____(Ground Fault Interrupter Must Be Installed For All Pools)

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 Building Dimensions - Height_____ Width_____ Length_____

Side Yard Setbacks_____ft. and _____ft. Rear Yard Setback_____ft.

14. Number Of Off-Street Parking Spaces To Be Provided_____

15. Number Of Off-Street Loading Berths To Be Provided_____

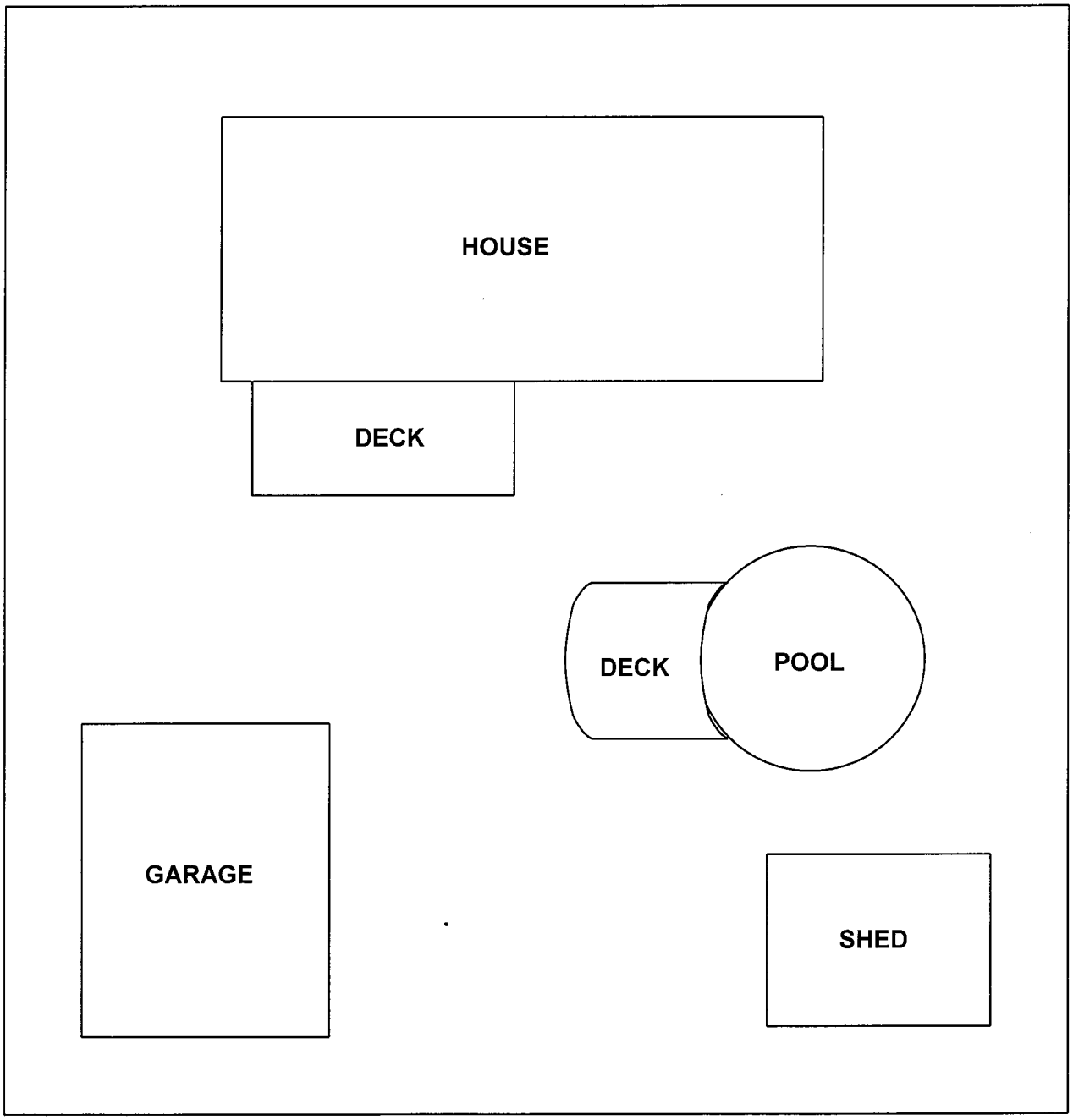
16. On a separate sheet of paper attach a list of other supplemental requirements or conditions that will be met, or explain any points you feel need clarification.

NOTE: This permit shall be void if work is not started within one (1) year.
This permit is only valid for one year from the date of issuance.

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