

township of

Phone: 215-348-9915 • Fax: 215-348-8729

Website: www.doylestownpa.org



doylestown

425 Wells Road • Doylestown, PA 18901

ZONING PERMIT APPLICATION

(PLEASE PRINT)

Street Address		Apt. or Tenant Address		City and State		Zip	
Subdivision	Lot Number	Parcel Number	Zoning District		Construction Est. Value \$ **Required		

Property Owner: _____

Address: _____

Home Phone: _____ Cell Phone: _____ E-mail: _____

Tenant: _____

Address: _____

Home Phone: _____ Cell Phone: _____ E-mail: _____

Contractor: _____ State Contractor Lic. No: _____

Address: _____

Office Phone: _____ Cell Phone: _____ E-mail: _____

Please note:

1. All contractors are to supply a certificate of insurance providing evidence of statutory Workers Compensation Insurance and Commercial General Liability Insurance with a minimum limit of \$1,000,000 per occurrence. Doylestown Township, its elected and appointed officials, and employees shall be named additional insured under the contractor's General Liability Insurance policy.
2. Check the Township website to follow permit application guidelines.

TYPE OF ZONING PERMIT (Please check one:)		
☐ Accessory Bldg. (Under 1000 sq. ft.)	☐ Burn/Bonfire	☐ Shed/Gazebo under 144 sq. ft.
Sign: ☐ Permanent OR ☐ Temporary	☐ Const. Trailer/Temp. Storage Cont.	☐ Temporary, New, or Change of Use
☐ Accessory /Photovoltaic Structure	☐ Fence or wall	☐ Tree Removal (10 or more)
☐ Blasting	☐ Patio/Hardscaping/Walkway, etc.	☐ Other:

DESCRIPTION OF EXISTING USE	CIRCLE WHICH APPLY
☐ Residential Use –Describe:	Public Water or Well
☐ Commercial Use –Describe:	Public Sewer or Septic
☐ Industrial Use –Describe:	Natural Gas or Propane
☐ Other Use –Describe:	

DESCRIPTION OF PROPOSED CONSTRUCTION OR USE (IF APPLICATION IS FOR TEMPORARY SIGNS, PLEASE INCLUDE REQUESTED START AND END DATES)

PLEASE NOTE: The property owner(s) must sign this application to verify the contractor or tenant has permission from the property owner(s) to do all construction work authorized by the issuance of this permit. Two copies of a site plan with two copies of the appropriate construction documents must accompany this application.

By signing this application, authorization is granted to any municipal representatives of Doylestown Township to access the above property as stated within this application and attached sub-trade permit application at any time, without an administrative warrant, to inspect and verify that any proposed use and/or structure contained within this application and/or that exists on the above property complies with all Doylestown Township zoning and building code ordinances.

The application together with the signed site plan and construction documents is made a part of this application by the undersigned. Furthermore, it is clearly understood and agreed to by the applicant and property owner that the Township office is not responsible for any property dimensions shown on the site plan and establishment of property lines is the sole responsibility of the property owner and applicant. The applicant and property owner also agree they are responsible for the replacement to Township standards of any Township road or infrastructure which is damaged during the building of the permitted structure and understands that the information provided on this application by the applicant(s) and property owner(s) is true and correct to the best of their knowledge or belief, and all information contained in this application becomes part of the public record. The applicant warrants the truthfulness of the information in the application, and that if any of the information provided is incorrect, the permit may be revoked. Furthermore, the application and permit can provide that if the permit is issued wrongfully, whether based on misinformation or an improper application of the code, the permit and certificate of occupancy may be revoked. **By signing this application, the applicant certifies that all the information is correct and that the property owner has authorized work and inspection of that work.**

Date: _____ Signature of Applicant(s) _____

Print Applicant(s) Name(s) _____

Date: _____ Signature of Property Owner(s) _____ (Required)

Print Property Owner(s) Name(s) _____ (Required)

FOR DETAILS OF THE GREEN POINTS INITIATIVE & TO PRINT AN APPLICATION:

<https://doylestownpa.org/departments/code-and-zoning/permit-applications-and-guidelines/>

REQUIRED: Does the applicant intend to apply for a Green Points Initiative Rebate BEFORE final inspection of this project? (You must check one) ☒ YES ☐ NO

APPLICATION GUIDELINES

- Application forms are also available from the Township Website: www.doylestownpa.org
- At project completion, a digital copy of the site plan and of the as-built are also required.

1. All Zoning permit applications must be accompanied by two copies of a site plan drawn to an acceptable scale (an acceptable scale is 1" to 20' or bigger) indicating the exact location and size of the proposed structure. The site plan must show setback lines to all property lines, any easements on the property, locations of existing water and sewer lines, wells, utility lines, right-of-ways and any other existing structures and their dimensions on the property as may be required by the Township. **At project completion, a digital copy of the site plan and as-built is also required.**

2. Two sets of construction documents, if applicable, must also accompany the site plan and Zoning Permit Application.

3. In addition, a building, plumbing, mechanical, electrical, commercial certificate of compliance and/or road occupancy permit application may be required as appropriate and are to be submitted at the same time. Incomplete applications will not be accepted.

4. Include copies of any outside agency approvals required for the use.

5. A completed Impervious Surface Worksheet, if appropriate, (for sheds, patios, etc.) For increases in impervious coverage between 1001 and 5000 sq. ft. follow Township Code Ch. 148 Appendix I and include the details of stormwater mitigation with your application.

FENCES: Show type and height of fence on application. Indicate if fence is to be pool-barrier compliant.

SIGNS: Illuminated signs with a new electrical feed require 2 copies of an electrical plan, reviewed and approved by a PA Labor & Industry certified 3rd party agency (agency list available from the PA Labor & Industry website on their Building Codes Home Page, or the Township website), attached to an Electrical Permit Application. Two copies of a plan showing the dimensions, wording, and location of the sign are required. At least one roadside or building sign to show the street address. All illumination is to be shielded down-lighting in compliance with the Township Code.

WORK SHEET FOR A SITE PLAN

Provide 2 copies of all plans submitted

SITE INFORMATION

Water Service: ☐ Public ☐ Private Sewer Service: ☐ Public ☐ Private

PROPERTY ADDRESS:

SITE PLAN

A large grid area for drawing the site plan, consisting of 30 columns and 40 rows of small squares.

Include Two (2) Copies of this Site Plan with your application
SCALE = 1 inch _____ FEET

IMPERVIOUS COVERAGE

THIS CALCULATION IS REQUIRED FOR ALL PERMITS THAT WILL RESULT IN ADDITIONAL GROUND BEING COVERED: SHEDS, ADDITIONS & PATIOS, ETC.

Street Address	Apt. or Tenant Address	City and State	Zip
Subdivision	Lot Number	Parcel Number	Zoning District
			Permitted Impervious %

DEFINITIONS

IMPERVIOUS SURFACE – Any surface which does not absorb rain; all buildings, parking areas, driveways, roads, sidewalks and any areas in concrete, asphalt, packed stone, pavers on sand or other equivalent surfaces. In addition, other areas determined by the Township Engineer to be impervious within the meaning of this definition shall also be classified as impervious. For purposes of this definition the areas of a swimming pool or pond located inside the coping shall be classified as impervious.

NET BUILDABLE SITE AREA – Net buildable site area is calculated for the purpose of determining allowable impervious surface and land permitted to be developed. Net buildable site area equals total lot area contained in the subdivision or land development application:

- (a) Minus ultimate rights-of-way of existing streets;
- (b) Minus land which is not contiguous, or which is separated from the site by a road or railroad;
- (c) Minus land shown on previous subdivision or land development plans as reserved for open space or other uses which restrict it from development;
- (d) Minus all land restricted by easements or covenants; and
- (e) Minus land required to be left open for resource protection or to meet minimum open space requirements of this chapter.

IMPERVIOUS SURFACE RATIO – The total area of all impervious surfaces divided by the net buildable site area.

IMPERVIOUS SURFACE PERMITTED TO BE DEVELOPED

<u>This table for properties regulated by <u>percentage</u> impervious</u>		<u>This table for properties regulated by <u>square footage</u> impervious</u>	
Lot Size (Note: 1 Acre = 43560 sq. ft.)	(sq. ft.)	Maximum permitted impervious sq. ft.	(sq. ft.)
Driveway	(sq. ft.)	Driveway	(sq. ft.)
Walkway	(sq. ft.)	Walkway	(sq. ft.)
Buildings	(sq. ft.)	Buildings	(sq. ft.)
Patio/Pool	(sq. ft.)	Patio/Pool	(sq. ft.)
Easements/Other	(sq. ft.)	Easements/Other	(sq. ft.)
Total Existing Impervious	(sq. ft.)	Total Existing Impervious	(sq. ft.)
Proposed Construction	(sq. ft.)	Proposed Additional sq. ft impervious	(sq. ft.)
Total:	(sq. ft.)	New Total Sq. Ft. Impervious:	(sq. ft.)

(FOR USE BY DOYLESTOWN TOWNSHIP)

IMPERVIOUS COVERAGE		
Total Impervious Surface	Proposed %	Proposed Sq. Ft.
	Allowed %	Allowed Sq. Ft.

****For increases in impervious coverage between 1001 and 5000 sq. ft. follow Township Code Ch. 148 Appendix I and include the details of stormwater mitigation with your application.**