

township of

Phone: 215-348-9915 • Fax: 215-348-8729
 Website: www.doylestownpa.org



doylestown

425 Wells Road • Doylestown, PA 18901

ZONING PERMIT APPLICATION

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

Property Owner: _____
Address: _____
Work Phone: _____ **Home/Cell Phone:** _____ **E-mail:** _____

Tenant: _____
Address: _____
Work Phone: _____ **Home/Cell Phone:** _____ **E-mail:** _____

Contractor: _____ **State Contractor Lic. No.:** _____
Address: _____
Work Phone: _____ **Home/Cell Phone:** _____ **E-mail:** _____

(All Contractors to supply workers comp/liability insurance certificate naming Doylestown Township)

TYPE OF ZONING PERMIT (Please check one:)		
<input type="checkbox"/> Accessory Bldg (Under 1000 sq. ft)	<input type="checkbox"/> Shed/Gazebo under 144 sq ft.	<input type="checkbox"/> Fence or Wall
<input type="checkbox"/> Sign - Permanent	<input type="checkbox"/> Tree Removal (10 or more)	<input type="checkbox"/> Special Event
<input type="checkbox"/> Sign - Temporary	<input type="checkbox"/> Other structure/use	<input type="checkbox"/> New Use or Change of Use
<input type="checkbox"/> Patio Only	<input type="checkbox"/> Const. Trailer/Temp. Storage Cont.	<input type="checkbox"/> Burn/Bonfire

DESCRIPTION OF EXISTING USE
<input type="checkbox"/> Residential Use – Describe:
<input type="checkbox"/> Commercial Use – Describe:
<input type="checkbox"/> Industrial Use – Describe:
<input type="checkbox"/> Other Use – Describe:

DESCRIPTION OF PROPOSED CONSTRUCTION OR USE

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.

Date: _____ Signature of Applicant(s) _____

Print Applicant(s) Name(s) _____

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

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

APPLICATION GUIDELINES (Application forms are also available from the Township Website:) doylestownpa.org

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. **A PDF disc of site plan 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. **Copies of any outside agency approvals required for the use.**
5. **A completed Impervious Surface Worksheet, if appropriate, (for sheds, patios, etc.)**

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.

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

net buildable site area x Permitted Impervious surface ratio

Lot Size	(sq. ft.)	(Note: 1 Acre = 43560 sq. ft.)
Driveway	(sq. ft.)	
Walkway	(sq. ft.)	
Buildings	(sq. ft.)	
Patio/Pool	(sq. ft.)	
Easements/Other	(sq. ft.)	
Total Existing Impervious	(sq. ft.)	
Proposed Construction	(sq. ft.)	
Total:		

(FOR USE BY DOYLESTOWN TOWNSHIP)

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