



LOWHILL TOWNSHIP

SHED AND ACCESSORY STRUCTURES GUIDELINES

BUILDING/ZONING PERMITS ARE REQUIRED for all new installations and/or replacements of sheds and or accessory structures. Please fill out the building permit/zoning application which can be found under the Building Codes section of the Forms and Documents tab on our website.

PERMIT APPLICATION MUST INCLUDE:

- Estimated cost of construction/Value of the structure.
- Dimensions/size of shed.---- ***PLEASE NOTE:*** *If the shed exceeds **500** square feet, a building permit is also required with three (3) sets of plans of signed/sealed plans and must comply with all zoning setbacks for a principal land use only structure in the applicable zoning district.* All building permits are reviewed by the Building Code Inspector.
- A detailed site plan. Please see example site plan below.

SITE PLAN REQUIREMENTS

- Plan must show all existing structures (i.e. shed, deck, pool, garage, fence, etc.).
- Plan must show all property lines and what surrounds the property (i.e. neighbors, streets, alleys).
- Plan must include all right of ways or easements or encumbering on your lot.
- Plan must show location of proposed shed and indicate the distance to all property lines, septic systems and wells.
- No structure shall exceed 12 feet in height.
- Minimum setback distances vary depending on the zoning district in which you reside and the size of the shed or accessory structure. Please refer to the Lowhill Township Zoning Ordinance which is on-line. Typically ten (10) feet is the minimum setback for a shed less than 500 sq. ft. Any questions, please contact the Zoning Officer at 610-298-2641

SAMPLE SITE PLAN

