

# LOWER OXFORD TOWNSHIP

220 Township Road • Oxford • PA • 19363  
Phone: 610-932-8150 ext. 1  
E-Mail: loweroxfordtp@zoominternet.net

## BUILDING PERMIT & APPLICATION

### Ag Building – Zoning Permit

C of O Issued: \_\_\_\_/\_\_\_\_/\_\_\_\_

TPI #	<b>56-</b> _____ - _____	Date of Application: ____/____/____	Permit #: <b>LOT-</b> _____ - _____ <b>-Z</b>
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#### Property Owner Information

Name:	_____	Phone:	_____
Property Address:	_____	E-Mail:	_____

#### Contractor Information

Company Name:	_____	Phone:	_____
Address:	_____	E-Mail:	_____

S/D Name:	_____	Lot No.:	_____	Lot Size:	_____ Acre(s)	Non-Conforming Lot?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type:	Construction Ag Bldg	Use:	Agriculture	Zoning District:	R-1, R-2, R-3, R-4 C-1, C-2, C-3, I-1	Zoning Variance Required?	<input type="checkbox"/> Yes <input type="checkbox"/> No
DIMENSIONS	Width:	Length:	Existing Imp. To be Utilized:	Total	SWM Waiver Required? ( $\leq 1,000$ sq. ft.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
			ft <sup>2</sup>	ft <sup>2</sup>	Utilize Existing Impervious? <input type="checkbox"/> Yes <input type="checkbox"/> No _____ sq. ft.		
					SWM Plan Required? ( $\geq 1,000+$ sq. ft.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A ( $\geq 2,000+$ sq. ft.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		

I hereby certify that the work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and we agree to conform to all applicable laws of this jurisdiction. We also understand that all information contained in this building permit application is agreed to be essential, and any erroneous information contained herein shall render the Permit invalid ab initio, without regard to whether construction has commenced.

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
Signature of Contractor (if applicant) \_\_\_\_\_ Date: \_\_\_\_\_

**Remarks:** Please contact Building Inspector at least 24 hours prior to each inspection (Refer to plan review sheet). The Building Inspector has 15 business days (excludes weekends & holidays) to complete review and 5 days to complete review if the plans are stamped by an engineer.

Signature of Approval of Zoning Officer \_\_\_\_\_ Date: \_\_\_\_\_  
Deborah J. Kinney

Method of Payment:  Check # \_\_\_\_\_ (Payable to Lower Oxford Township)  Money Order  Cash (No Credit Cards Accepted)

Estimated Cost of Project: \$ _____	Lower Oxford Township Permit Fee \$ _____	Chk No. _____
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If you have questions, or unsure about the interpretation of this requirement, please contact the Zoning Officer at 610-932-8150 (Ext. 1)  
Applicant, please note the following:

- To qualify for Agricultural use the minimum lot size must be 10 acres.
- No barn lot, mushroom house or manure storage shall be established closer than 100 feet to any property line, or 100 feet from the center line of a public right-of-way (street).
- Silos and bulk bins shall be exempted from area and bulk regulations when attached to an existing building.
- Farm buildings shall not be constructed closer than 85 feet to a street right-of-way line or front property line nor closer than 50 feet to a side or rear property line.

# PLOT PLAN

Outline the shape of the building lot and show dimensions. Locate NORTH point. Outline accessory building to be constructed and designate any other building(s) on the same plot and show dimensions of those buildings. Show set-back of front yard, rear yard, and side yards. Locate water and sanitary services, and replacement area septic (if applicable). Check with Zoning Officer for appropriate setbacks.

**Square Footage of Impervious Surface:**

House: \_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

Garage: \_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

Driveway: \_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

Outbuilding(s): \_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

\_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

\_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

Pool: \_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

Other: \_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

\_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

\_\_\_\_\_ x \_\_\_\_\_ = \_\_\_\_\_

**Approx. Sq. Ft. Totals: = \_\_\_\_\_**

**STORMWATER MANAGEMENT REQUIREMENTS**  
**Impervious Coverage per Lower Oxford Township's Ordinance Chapter 20**  
**\*\*\*All Impervious Coverage is Cumulative\*\*\***

**Residential & Commercial**  
 <1,000 sq. ft.= Waiver \$25  
 ≥1,000 sq. ft. to <2,000 sq. ft. = Small Project/Simplified SWM  
 Admin/Permit Fee = \$150  
 Initial Escrow Fee = \$500 (Professional Review & Inspections Required)  
 ≥2,000 sq. ft. Engineered SWM  
 Admin/Permit Fee = \$300  
 Initial Escrow = \$500 (Professional Review & Inspections Required)  
**\*Note: Building and/or Zoning Permit & Fees will be required per project type.**

**Agricultural "Ag Use Building" (If Residence – Use Residential)**  
 <1,000 sq. ft.= Waiver \$25  
 ≥1,000 sq. ft. to <10,000 sq. ft. = Small Project/Simplified SWM  
**\*Note: Building &/or Zoning Permit & Fees will be required per project type.**

**Township Use Only:** The following calculations are approximations only. Totals include driveway, accessory buildings, swimming pools, etc.:

THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY, ENCROACHMENTS ON PUBLIC PROPERTY NOT SPECIFICALLY PERMITTED UNDER THE BUILDING CODE, MUST BE APPROVED BY THE JURISDICTION, STREET OR ALLEY GRADES AS WELL AS DEPTH AND LOCATION OF PUBLIC SEWERS MAY BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION RESTRICTIONS.

<p><b>MINIMUM OF THREE CALLED INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK:</b></p> <ol style="list-style-type: none"> <li>1) FOUNDATIONS OR FOOTINGS.</li> <li>2) PRIOR TO COVERING STRUCTURAL MEMBERS (READY FOR LATH OR FINISH COVERING).</li> <li>3) FINAL INSPECTION BEFORE OCCUPANCY.</li> </ol>	<p><b>APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE. WHERE A CERTIFICATE OF OCCUPANCY IS REQUIRED, SUCH BUILDING SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION HAS BEEN MADE.</b></p>
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**POST THIS CARD SO IT IS VISIBLE FROM STREET**

BUILDING INSPECTION APPROVALS	ELECTRICAL INSPECTIONS	HEATING/PLUMBING INSPECTIONS
<b>OTHER:</b>		DATE CERTIFICATE OF OCCUPANCY ISSUED: _____  ISSUED BY: _____

WORK SHALL NOT PROCEED UNTIL THE INSPECTOR HAS APPROVED THE VARIOUS STAGES OF CONSTRUCTION.

PERMIT WILL BECOME NULL AND VOID IF CONSTRUCTION WORK IS NOT STARTED WITHIN SIX MONTHS OF DATE THE PERMIT IS ISSUED:

INSPECTIONS INDICATED ON THIS CARD CAN BE ARRANGED FOR BY TELEPHONE OR WRITTEN NOTIFICATION.

**Lower Oxford Township**  
**Permit Application for Agricultural Building**

**Application**

**Plot Plan of Property**

- Provide setbacks from property lines and right-of-ways.
- No barn lot, mushroom house, or manure storage shall be established closer than 100' to any property line or street right-of-way.
- Farm buildings shall not be constructed closer than 85' to the street right-of-way or front property line nor closer than 50' to a side or rear property line.
- Locate all buildings on property and distances between them. Must maintain 20' between permanent buildings.
- Provide distances from well and septic (if applicable).
- Provide location of replacement area septic area (if applicable).

**Stormwater Management – Act 167** - Pennsylvania’s Storm Water Management Act (Act 167) was enacted in 1978. This Act was in response to the impacts of accelerated stormwater runoff resulting from land development in the state. It requires counties to prepare and adopt watershed-based stormwater management plans. It also requires municipalities to adopt and implement ordinances to regulate development consistent with these plans.

As of January 1, 2014, the State requires any construction that results in impervious surface to be monitored. Residential construction that exceeds 1,000 sq. ft. in impervious surface will need a stormwater management plan that must be approved by an engineer. This should accompany any plans submitted by the owner or contractor.

**Collection of Fees:**

**Checks to be made out to “Lower Oxford Township”**

- Permit Fee .....\$150.00
  - UCC Fee ..... \$4.50
  - SWM Exemption Fee (if under 1,000 sq. ft.) ..... \$25.00
  - Small Project SWM Permit Fee (under 1,000 sq. ft.) ..... \$150.00
  - Initial Escrow .....\$500.00
  - SWM Permit Fee (Residential 2,000 sq. ft./Agricultural 10,000 sq. ft.) ..... \$300.00
  - Initial Escrow .....\$500.00
- Professional reviews will be charged at actual cost and shall be added to as necessary to maintain an escrow at 25% of original amount; any excess shall be refunded to the applicant.

**NOTE: Additional Fees for permits issued after the Zoning Officer’s issuance of a violation notice for commencement of work without a required permit will be \$50.00 or 50%, whichever is greater. In no event, however, shall the additional fee for any one permit exceed \$150.00. (Resolution 12-1998).**

**Permit becomes invalid if work is not commenced within 180 days of issuance or, if work is suspended or abandoned for more than 180 days after work begins.**

**Permit holder may request an extension to begin construction...approval must be in writing.**