



LOWER NAZARETH TOWNSHIP

PLANNING & ZONING OFFICE

623 MUNICIPAL DRIVE, SUITE 200

NAZARETH, PA 18064

TELEPHONE: 610-759-7434

FAX: 610-746-3317

Inground Swimming Pool Submission Checklist

- ☐ 1 cc of Permit Application, signed the Property Owner and Applicant, if not the Property Owner
- ☐ 4 cc of Grading Plan per SALDO Article 5, Section 533, reflecting location of pool, fence and revised grading. Must be prepared by a licensed engineer or surveyor.
- ☐ 2 cc of Pool specifications, including dimensions and cross section of the pool foundation requirements from the manufacturer (steel or polymer wall systems) or a designed system from a licensed professional (rebar with shotcrete or similar)
- ☐ 2 cc of electrical information, i.e. lights, heater, pump, filter, etc.
- ☐ 2 cc of a plumbing drawing showing layout
- ☐ 2 cc of Fence Specifications including style, finished height, gate system, hinge system, and latch mechanisms. The proposed location of the fence must be provided on the Grading Plan.
- ☐ 1 cc of signed Barrier System Acknowledgement Form
- ☐ 1 cc of current Insurance Certificate for contractor installing the pool, **showing proof of Worker's Compensation insurance**
- ☐ 1 check for \$605.00 for Building Permit, payable to "Lower Nazareth Township"
- ☐ 1 check for \$750.00 for Grading Permit, payable to "Lower Nazareth Township"

Please Note!

- * Once a complete application has been received, the Township has, by law, up to 15 business days to approve/deny your application. Please account for this timeframe when planning your project. If your permit is approved in advance of the 15th day or additional information is required to process the permit, we will contact you accordingly.
- * Before preparing the grading plan, request a copy of the existing grading plan so it can be provided to the engineer preparing the pool grading plan. It will save money in the long run and allow your applications to be approved more quickly. See fee costs below for resubmissions.

Resubmissions:

- * Grading Plan - \$150 per resubmission
- * Building Permit – \$100 (minimum)



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623 Municipal Drive, Suite 200

Nazareth, PA 18064

Ph. 610-759-7434/Fax 610-746-3317

POOL/HOT TUB PERMIT APPLICATION

TOWNSHIP USE ONLY

Permit # _____

Approve/Deny By _____

Received Stamp

LOCATION OF PROPOSED WORK OR IMPROVEMENT

Address _____ Tax Map Id# (If Known) _____

RESPONSIBLE PARTIES

Is This Application Being Made By The Property Owner? ☐ Yes ☐ No → If Not, Then By Whom? ☐ Tenant ☐ Contractor ☐ Other

Applicant _____ Email Address: _____

Address _____

Phone #: (____) _____ Alternate Phone #: (____) _____ Fax #: (____) _____

Property Owner: _____ Email Address: _____

☐ Same as Applicant

Address: _____

Phone #: (____) _____ Alternate Phone #: (____) _____ Fax #: (____) _____

Contractor: _____ Email Address: _____

☐ Not Applicable ☐ Property Owner

Address: _____

Phone #: (____) _____ Alternate Phone #: (____) _____ Fax #: (____) _____

Worker's Compensation Certificate Required Attached ☐ Yes ☐ No (Permit will not be released without proof of Worker's Compensation Insurance)

Architect or Engineer: _____ Email Address: _____

☐ Not Applicable

Address: _____

Phone #: (____) _____ Alternate Phone #: (____) _____ Fax #: (____) _____

Complete Items A Thru E as they apply to this permit and the property in question:

A. BUILDING PERMIT is requested for:

- ☐ Above Ground Pool ☐ In-Ground Pool ☐ w/fence
☐ Hot Tub ☐ Accessory Building +500 s.f.
☐ Other _____

B. ZONING/GRADING PERMIT is requested for:

- ☐ In-Ground Pool ☐ Above Ground Pool ☐ Fence
☐ Pool Deck ☐ Accessory Building
☐ Other _____

C. PROPOSED IMPROVEMENTS:

Pools: Above Ground Pool Diameter (Ft) _____ Depth Of Pool _____ (Ft)
In Ground Length (Ft) _____ X Width (Ft) _____ = **Total Area of Pool** _____ Depth Of Pool _____ (Ft)
Type of Construction: ☐ Concrete ☐ Liner ☐ Fiberglass ☐ Metal ☐ Other _____

Barrier Protection: Fence Height: _____ Number of Gates: _____ Door Alarm System ☐ Yes ☐ No

Patios, Decks, & Walkways: ☐ Not Applicable Height above Grade _____ Material _____
Length _____ x Width _____ Total Sq. Ft. _____

Accessory Structures: ☐ Not Applicable

Structure Length (Ft) _____ X Width (Ft) _____ = **TOTAL AREA OF THE STRUCTURE** _____ s.f.

Height: Structure Height _____ (Ft) Number Of Stories _____

D. PROPOSED SETBACKS & LOT COVERAGE:

New Impervious Coverage _____ s.f. Existing Building/Impervious Coverage _____ s.f. Total Impervious Coverage _____ s.f.

Pool Setback from Property Line: Rear Yard (Ft) _____ Left Side Yard (Ft) _____ Right Yard _____ (Ft)
From Septic (Ft) _____ From Rear of Dwelling (Ft) _____

Fence Setback from Property Line: Rear Yard (Ft) _____ Left Side Yard (Ft) _____ Right Yard _____ (Ft)

E. ESTIMATED COST OF CONSTRUCTION \$ _____ (To The Nearest Dollar)

SITE OR PLOT PLAN <i>(For Applicant Use)</i>	
☐ Check here if separate document(s) attached	
	

The Applicant certifies that all information on this application is correct and the work will be completed in accordance with the “approved” construction documents, PA Act 45 (Uniform Construction Code) and any additional building code requirements adopted by Lower Nazareth Township. The property owner and Applicant assume the responsibility of located all property lines, setback lines, easements, rights-of-way, flood areas, etc. Issuance of a permit and approval of construction documents shall not be construed as authority to violate, cancel or set aside any provisions of the codes or ordinances of Lower Nazareth Township or any other governing body. The Applicant certifies he/she understands all the applicable codes, ordinances, and regulations. The application, together with plans and attachments, are made part of this application by the undersigned. The Applicant and owner also agree they are responsible for the replacement of any township road to township standards, which are damaged during the building of the permitted structure or improvement.

Per Sections 403.43(a) and 403.63(a) of Act 45, the Applicant agrees to extend the required action period for 5 business days for any Building Permits that require Zoning/Grading Permit issuance.

Per Section 403.43(m) and 403.63(k) of Act 45, the Applicant shall submit all required fees of the permit, or the permit will be deemed invalid and the application denied.

By signing this application, authorization is granted to any municipal representative of Lower Nazareth Township to access the above property as stated within this application at any reasonable hour; 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 Lower Nazareth Township ordinances; and states that the information provided on this application by the Applicant(s) and owner(s) is true and correct to the best of their knowledge or belief. The Applicant hereby acknowledges that Lower Nazareth Township and their assigns are the sole producer of construction inspection services for Lower Nazareth Township.

The Applicant also understands that occupancy of the structure will not take place until both building construction and grading construction are completed as per the permit application and approved plan.

SIGNATURE OF APPLICANT(S) _____ DATE _____

SIGNATURE OF PROPERTY OWNER(S) _____ DATE _____

DO NOT WRITE BELOW THIS LINE

OFFICE USE ONLY

DATE APPLICATION RECEIVED _____

ISSUED BY: _____ ZONING ADMINISTRATOR and/or BUILDING CODE OFFICIAL

PERMIT FEES		
Bldg Permit Fee	\$	☐ Cash ☐ Check _____ Receipt # _____
Twp Admin & Education Fee	\$	
TOTAL BUILDING PERMIT FEES	\$	
Zoning/Grading Permit Fee	\$	☐ Cash ☐ Check _____ Receipt # _____

FEE CALCULATION: _____



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SWIMMING POOL OR SPA APPLICATION BARRIER SYSTEM ACKNOWLEDGEMENT AND WAIVER OF DAMAGES

- A. Please indicate the style of barrier system to be used with the proposed pool.
1. ☐ The fence or barrier system will completely surround the pool on all four sides. Check this box and go to B.
 2. ☐ A wall of the dwelling will serve as a part of the barrier system. I will be installing the necessary UL 2017 listed window and door alarms and will be including the necessary specification sheet with the permit submittal. I understand that this equipment must be installed and operational for the required final inspection.
- B. I, (we) acknowledge that I have read and understand the 2015 International Swimming Pool and Spa Code. I, (we) the owner of record, shall maintain all safety standards associated with this pool to include any and all fences, barriers, locking covers, audible alarms, locking doors, gates and the like, as required by recognized codes, standards, and the Use and Occupancy Certification; and hereby hold Lower Nazareth Township and their agents harmless for any and all damages or responsibilities that may occur as a result of or associated with this pool.

We agree that we **will not** fill the pool/hot tub with more than 24" of water until the proper barriers have been installed for the pool/hot tub **and** it has been inspected by Lower Nazareth Township's third party inspection agency. Furthermore, we agree that we will not use the pool/hot tub until final inspections have been received.

Signature of Owner of Record

Date

Address:

Parcel #:



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PENNSYLVANIA WORKERS COMPENSATION INSURANCE COVERAGE INFORMATION AFFIDAVIT

PLEASE READ DIRECTIONS CAREFULLY BEFORE FILLING OUT THIS FORM.

A Building or Zoning Permit will not be issued by Lower Nazareth Township until this form is completed properly.

Please complete all sections. All blank spaces must be completed with the requested information and boxes must be checked as they pertain to Contractor status with the Pennsylvania Workman's Compensation Insurance Law.

If you are SELF-EMPLOYED or claiming a religious exemption, this form must be signed in front of a NOTARY PUBLIC.

NOTE: This form will only be maintained in the Lower Nazareth Township records for one (1) YEAR after the Building/Zoning Permit is issued. It is the responsibility of the contractor to renew this permit yearly. If the contractor wishes to provide a certificate of insurance, the contractor must notify their insurance company that Lower Nazareth Township is to be named as the policy certificate holder on the certificate.



CONTRACTOR WORKER'S COMPENSATION AFFIDAVIT

☐ **Property Owner performing own work.** I own this property and will perform all work myself. If I do hire contractors or employees to perform any work under the building permit issued in connection herewith, I, or my contractor will provide proof of worker's compensation insurance immediately. **(NO Notary Required)**

☐ **Contractor will perform work.**

Name of Contractor _____

Title of Company _____

Address _____

City _____ State _____ Zip Code _____

Phone# (____) _____ Fax # (____) _____ Federal ID Number: _____

Choose only one of the following:

☐ **Contractor Certificate of Insurance.** Attached hereto is my Certificate of Insurance or self-insurance evidence compliant with Pennsylvania's Worker's Compensation Law, which insurance or self-insurance remains in full force and effect. **(NO Notary Required)**

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☐ **Contractor is self-employed and has no employees.** As contractor, I will perform all work required in connection with this permit myself. I have no employees and will use no subcontractors. I understand that I am prohibited by law from employing any individual to perform work under the permit issued in connection herewith, unless I provide proof of insurance to Lower Nazareth Township. After receipt of the permit, if I employ any other persons, I agree to notify Lower Nazareth Township and immediately provide proof of workers compensation coverage (NOTARY REQUIRED).

☐ **Contractor is self-employed and uses subcontractors.** I have no employees and will use only subcontractors in performing the work under the permit issued in connection herewith. Prior to commencement of the work I have been provided with evidence or workers' compensation insurance coverage for each subcontractor I will use in performing the work. Alternately, I have been provided with evidence that non-covered subcontractors have no employees and I will not allow them to use employees on the job unless further evidence or worker's compensation coverage is provided to me **(NOTARY REQUIRED)**.

☐ **Religious Exemption.** All of my employees who will perform work under the permit issued in connection herewith are exempt on religious grounds under Section 304.2 of the Worker's Compensation Act. By way of further explanation, I state the following: _____ **(NOTARY REQUIRED)**

I agree that my failure to comply with the matters set forth in this Affidavit will result in a STOP WORK ORDER and it may not be lifted until proper Worker's Compensation coverage is obtained, or until further proof or exemption is submitted. I further agree that should any required Worker's Compensation coverage terminate during the progress of the work, that I will immediately notify Lower Nazareth Township and understand a STOP WORK ORDER will be issued until coverage is reinstated. My signature on this form constitutes my verification that the statements contained here are true, and that I am subject to the penalty of 18 Pa. C.S.A. 94904 relating to unsworn falsifications to Lower Nazareth Township Municipal representatives or authorities.

Contractor
Signature _____

Name (Please Print) _____

Date _____

NOTARY REQUIRED

Subscribed and sworn to before me this

_____ day of 20____

seal

(Signature of Notary Public)

My Commission expires: _____

SWIMMING POOL, ACCESSORY

Excerpted from the 2023 Lower Nazareth Township Zoning Ordinance, Article 5, *Additional Requirements for Uses Permitted by Right, Section 504, Specific Accessory Uses, Subsection 504.18, Swimming Pool Accessory*

18. Swimming Pool, Accessory

- A. A Building Permit shall be required to locate or construct a noncommercial swimming pool.
- B. The pool shall not involve any commercial use.
- C. Enclosure Around In-Ground Pools. A new or existing in-ground pool shall be completely surrounded by a secure fence, wall, portion of a building and/or similar enclosure not less than four (4) feet in height above the surrounding the existing ground level. This enclosure shall be constructed to make it impenetrable for small children to climb up or slip through the enclosure. All gates or door openings through such enclosure (other than a door to a building) shall be self-closing and include a self-latching device on the pool side for keeping the gate or door securely closed times when not in use.
- D. Enclosure Around an Above Ground Pool. Any existing or new above ground pool shall include a secure fence, wall or other enclosure a minimum of four (4) feet high above the surrounding ground level. This enclosure may include the walls of the pool itself. Such pools shall be equipped with an access ladder that can be raised and locked in a position so that it is a minimum of four (4) feet above the surrounding ground level or otherwise completely inaccessible to children when the pool is unattended. All decks attached to an above ground pool shall be required to be four (4) feet in height above the existing ground level and shall have a ladder that can be raised and locked in a position so that it is a minimum of 4 feet above the surrounding ground level or otherwise completely inaccessible to children when the pool is unattended.
- E. Location. A pool and any deck or shelter that is elevated above the surrounding ground level shall meet the applicable setback requirement for an accessory building. Landscaping and berms must meet setbacks. Where practical, a pool shall be located to the rear of a dwelling. A pool is not permitted within a required front yard. The water surface of a pool shall be setback a minimum of 15 feet from all lot lines and shall not be located under or within 20 feet of overhead electrical lines or over a water or sewer easement or within 10 feet of a septic tank or primary or alternate septic drain field.
- F. Drainage. A proper method shall be provided for drainage of the water from the pool that will not overload or flood any: a) on-lot septic system or b) portion of a building or property not owned by the owner of the pool. A pool shall not be located so as to interfere with the operation of a well or on-lot septic system.

- G. The Township may establish an inspection fee to assure compliance with this Ordinance and shall require that the applicant call for a final inspection of the pool by the Township prior to use. The Township does not assume responsibility for guaranteeing to the public that all new and existing pools fully comply with these provisions.
- H. Water Service. Any inlet from a central water system shall be above the overflow level of the pool. If the water for a pool is supplied by a private water system, there shall be no crossed connection with the central water system.
- I. Nuisances. A pool shall not include illumination of adjacent residential properties beyond what is customary in a residential neighborhood. A pool shall also not include the playing of a radio or recorded music at a volume louder than is necessary for the convenient hearing of persons at the pool.
- J. All in-ground pools must comply with the current Township Building Code ordinance as amended for construction of the pool.

Excerpted from the 2023 Lower Nazareth Township Zoning Ordinance, Article 12, Definitions, Section 1202, Terms Defined.

SWIMMING POOL, ACCESSORY – A man-made area, above or below ground, with walls of man-made materials intended to enclose water at least 48 inches deep and that is intended to serve the residents of only one (1) dwelling unit.

<u>NOTE:</u> Any swimming pool with at least 24” inches of water shall comply with the PA Uniform Construction Code, and therefore all permitting requirements of Lower Nazareth Township.
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FENCES AND WALLS

Excerpted from the *2023 Lower Nazareth Township Zoning Ordinance, Article 6, Supplemental Regulations, Section 605.3, Fences and Walls*

3. Fences and Walls.

- A. Unless otherwise stated, these uses shall be allowed in all Districts.
- B. Sight Distance. No fence or wall shall obstruct the sight distance requirements of Section 604.2., nor obstruct safe sight distance within an alley.
- C. Fences
 - (1) Any fence located in the front yard of a use in the residential districts shall have a minimum ratio of 3:1 of open to structural areas, shall not exceed five (5) feet in height and shall be constructed entirely of wood, PVC, or aluminum (and any required fasteners).
 - (2) Fences shall not be required to comply with the rear and side yard setbacks for accessory structures unless the fence would abut a public street.
 - (3) A fence located on a residential lot shall have a maximum height of six (6) feet. Any other fence in a residential district shall not exceed ten (10) feet.
 - (4) A fence shall not be required to comply with accessory structure setbacks, except that no fence shall be built within ten (10) feet of the future right-of-way line of a street and a fence in a residential district shall be setback from the property line the following distances:
 - (a) Single-Family Detached Dwelling – minimum 1.5 feet
 - (b) Townhouse Dwellings
 - 1) along the common side lot line: no minimum setback
 - 2) any side yard not adjacent to a common side lot line: minimum 1.5 feet
 - (c) Semi-detached dwellings, common side lot line - no setback Semi-detached dwellings, other side yard – minimum 1.5 feet
 - (5) No fence shall be located within the paved area setback required under Section 1003.
 - (6) Any fence that has one side that is smoother and/or more finished than a second side shall place that smoother and/or more finished side so that it faces away from the area that is enclosed.
 - (7) No fence shall be located in an access, drainage or utility easement unless approved by the Board of Supervisors. The permittee must agree to be responsible for all legal costs incurred by the creation and approval of an

Easement Agreement with the Township and recorded in the Office for the Recording of Deeds in and for Northampton County, if approved.

- (8) No part of this Ordinance shall prohibit a developer from establishing Deed restrictions or homeowner association regulations that further restrict the height, location and material of fences in addition to those set forth herein.

D. Walls.

- (1) Engineering retaining walls necessary to hold back slopes are exempted from setback regulations and the regulations of this section and are permitted by right as needed in all Districts.
- (2) No wall shall be located in the required front yard in a residential district, except as a backing for a Permitted sign at an entrance to a development and except for a decorative wall with a maximum height of three (3) feet.
- (3) A wall in a residential district shall have a maximum height of one (1) foot for every two (2) feet if it is setback from a lot line, up to a maximum height of six (6) feet.
- (4) Walls that are attached to a building shall be regulated as a part of that building, and the regulations of this Section shall not apply.

- E. Gates. All fences, walls or continuous hedges more than four (4) feet in height shall be equipped with gates or other suitable passageways at intervals of not more than 250 feet.

Excerpted from the 2023 Lower Nazareth Township Zoning Ordinance, Article 12, Definitions, Section 1202, Terms Defined.

FENCE – A man-made barrier placed or arranged as a line of demarcation, an enclosure or a visual barrier and that is constructed of wood, chain-link metal or aluminum and/or plastic inserts. Man-made barriers constructed principally of brick, concrete, cinder block or similar materials shall be considered "walls." The term "wall" does not include engineering retaining walls, which are Permitted uses as needed in all Districts. The terms "fence" and "wall" do not include barriers of trees or shrubs. Fences shall not contain materials such as barbed wire or have potentially dangerous features such as spikes.

WALL – See "Fence."

GRADING PLAN REQUIREMENTS

Excerpted from the 2005 Lower Nazareth Township Subdivision and Land Development Ordinance, *Article 5, FINAL PLAN SUBMISSION PROCEDURES AND REQUIREMENTS, Section 533, Final Plan Requirements*

533 The following additional data shall be illustrated on the Final Plan.

- 533.1 The latest source of title to the land, as shown by the deed, page number, and book of the Northampton County Recorder of Deeds.
- 533.2 The total tract boundary lines of the area being subdivided, with accurate distances to hundredth of a foot and bearings to the nearest second. These boundaries shall be determined by accurate survey in the field, to an error of closure not to exceed one (1) foot in ten thousand (10,000) feet. The tract boundary shall be subsequently closed and balanced. However, the boundary or boundaries adjoining additional unplotted land of the subdivider (for example, between separately-submitted Final Plan sections) are not required to be based upon field survey and may be calculated. The location of all boundary line (perimeter) monuments shall be indicated, along with a statement of the total area of the property being subdivided. In addition, the surveyor shall certify to the accuracy of the survey, the drawn plan, and the placement of the perimeter monuments.
- 533.3 The following data for all proposed and existing streets:
 - a. the name, proposed name, or number of the street;
 - b. the cartway width of the street;
 - c. the right-of-way width and right-of-way lines of the street;
 - d. locations of all required street and traffic signs.
- 533.4 Block and lot numbers, and a statement of the total number of lots; all lot lines shall be completely dimensioned in feet if straight, and if curved by designating length of arc and radius (in feet) and chord bearing and distance. All internal angles within the lots shall be designated to within the nearest second. The proposed front, side and rear building setback lines, and the proposed placement of each building and driveway shall be shown. The area of each lot shall be noted in both square feet and acres.
- 533.5 Officially established house/building numbers for street addresses as assigned by the Township Engineer.
- 533.6 All easements or rights-of-way and any limitations on such easements or rights-of-way. Rights-of-way shall be shown and accurately identified on the plan, and easements shall either be shown or specifically described on the Plan, including geometric location on the Plan. Easements should be located in cooperation with the appropriate public utilities; the exact location of all utility line installations also shall be shown. The terms of all easements or rights-of-way shall be stated in notes on the Plan.

- 533.7 Such covenants, conditions and deed restrictions as may be imposed upon the grantees, their heirs, executors and assigns, together with a statement of any restrictions previously imposed which may affect the title to the land being subdivided or developed. All such covenants and restrictions shall be summarized in notes on the record plan and shall include, as a minimum, the following:
- a. After their construction, grantees shall repair and be responsible for maintaining all swales and detention ponds. Once established and approved, the extent and grades of all swales and detention ponds shall be maintained in perpetuity. Maintenance shall include, but not be limited to, regular lawn mowing, removal of trash/debris, plus repair of all sinkholes.
 - b. All drainage swales within street rights-of-way and drainage/utility easements shall be maintained in a grassed or otherwise improved condition in accordance with the grades and designs shown on the approved plans. All these easements and roadside drainage swales shall be kept free of all obstructions including but not limited to such obstructions such as fill, temporary or permanent structures, and landscaping materials (other than grass).
 - c. All electric, telephone, and cable TV utility distribution lines shall be installed underground.
- 533.8 A statement of the intended use of all non-residential lots or parcels, with reference to restrictions of any type which exist or will exist as covenants in the deed for the lots or parcels contained in the subdivision, and if covenants are recorded, including the book and page number of the Northampton County Recorder of Deeds.
- 533.9 If the subdivision fronts on a State Route, a note reading as follows shall be placed on the plan. "A highway occupancy permit is required pursuant to Section 420 of the act of June 1, 1945 (P.L. 1242, No 428), known as the "State Highway Law," before driveway or roadway access to a State highway is permitted.
- 533.10 The location of all existing and proposed street monuments, as required by Section 915; a certification of ownership, acknowledgment of plan, and offer of dedication and an acceptance clause for the Board of Supervisors shall be lettered on the plan, duly acknowledged and signed by the owner of the property, and notarized; a certificate for approval of the Plan by the Township Board of Supervisors shall be provided; a certificate for the recommendation for approval by the Township Planning Commission shall be provided; a certificate indicating review of the Plan by the Lehigh Valley Planning Commission shall be provided; space shall be left along the lower edge of the sheet, in order that the Northampton County Recorder of Deeds may acknowledge receipt and recording of the Plan when it is presented; if the Final Plan requires more than one sheet, a key diagram showing the relative location of the several sections shall be drawn on each sheet.

533.11 The final subdivision or land development plan shall contain the following legend:

Prior to the issuance of a building permit or commencement of construction for any individual lot or parcel shown hereon, the applicant shall submit to the Township Engineer for review and approval, three copies of a final grading plan drawn at a scale of 1"=20'. The grading plan shall be sealed by the Professional Engineer or Land Surveyor responsible for the preparation of the plan. The plan shall contain the following information:

- a. Lot lines with bearings and distances, lot area, locations of all existing and proposed lot corner monumentation, and tax parcel identification number for the subject property.
- b. Existing and proposed contour elevations at intervals of 2 feet, including the subject lot, adjoining street(s) and fifty (50) feet beyond the subject property, as approved on the final grading plan. If the average slope of the property is less than 3%, contour elevations at intervals of 1 foot shall be provided.
- c. Spot elevations for the first floor level of any structure, primary on-lot sewage disposal systems (where applicable), finished road elevations at point of entry, and any other area as deemed necessary by the Township Engineer.
- d. North reference, building restriction lines, easements and rights-of-way within or adjacent to the subject property.
- e. Location, size and elevations of all existing or proposed storm drainage structures within or adjacent to the subject property.
- f. All property adjoiners and names of adjoining street(s).
- g. Locations of all percolation test holes and soil probes and the locations and dimensions of primary and secondary on-lot sewage disposal systems, where applicable.
- h. The exact location and dimensions of any proposed structure, appurtenant structure, road or driveway, with tie-in dimensions to property line.
- i. Individual lot soil erosion and sedimentation controls in accordance with the approved subdivision plan or current conservation district standards.
- j. All covenants and conditions from the plan of record, if the subject property is part of an approved and recorded subdivision plan. The easement maintenance covenant from Section 784 shall be incorporated into the grading plan submission.

TD-1 AGRICULTURE

Purpose: To preserve agricultural lands and woodlands, to encourage conservation of open space and rural landscapes, and to allow for limited low-density residential uses and limited business uses compatible with working lands.

LOT DIMENSIONAL STANDARDS

MIN. LOT AREA	Residential: 2 acres
	Nonresidential: 5 acres
MIN. LOT WIDTH	
on Local/Collector Street	180 ft
on Arterial Street	250 ft
MAX. BUILDING HEIGHT	
All Structures	35 ft
COVERAGE	
Max. Building Coverage	20%
Max. Impervious Coverage	30%
MIN. YARD SETBACKS - PRINCIPAL STRUCTURES	
Front Yard, on Local/Collector Street	40 ft
Front Yard, on Arterial Street	50 ft
Side Yard	10 ft
Rear Yard	40 ft
MIN. YARD SETBACK - ACCESSORY STRUCTURES	
Side Yard	10 ft
Rear Yard	5 ft

PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Residential		Accessory Dwelling Unit	A
Farmstead	P	Accessory Use Customarily Incidental to a Principal Use	A
Non-Residential		Agriculture Supportive Industry/Service	A
Agriculture Equipment Sales	C	Apiary, Honey Bee	A
Agriculture Operation	P	Day Care, Accessory	A
Campground	C	Fairgrounds	A
Commercial Communications Antenna	P	Farm Café	A
Commercial Stable	P	Farm Market	A
Concentrated Animal Feeding Operation (CAFO)	C	Farm Store/Shop	A
Concentrated Animal Operation (CAO)	C	Home-Based Business, Low Impact	A
Conservation	P	Home-Based Business, No Impact	A
Craftsman/Artisan Studio	P	Outdoor Storage, Domestic	A
Essential Services	P	Raising of Livestock or Poultry	A
Forestry	P	Retail Sales of Agricultural Products	A
Garden Center	P	Solar Photovoltaic (PV) System	A
Kennel	C	Sugar Shack	A
Limited Winery	P	Swimming Pool, Accessory	A
Lumber Mill	C	Wind Energy System, Small	A
Noncommercial Crop Storage	P		
Place of Assembly	P		
Place of Worship	P		
Plant Nursery	P		
Public Recreation	P		
Solar, Utility-Scale	C		
Wind Energy System	C		

Legend
P = Permitted by Right
C = Conditional Use
S = Use by Special Exception
A = Accessory

TD-2 ESTATE RESIDENTIAL

Purpose: To accommodate low-density single-family detached dwellings on larger lots which may not be serviced by public sewer and water, and in conjunction with rural agriculture activities.

LOT DIMENSIONAL STANDARDS

MIN. LOT AREA	1 Ac.
MIN. LOT WIDTH	150 ft
MAX. BUILDING HEIGHT	
All Structures	35 ft
COVERAGE	
Max. Building Coverage	30%
Max. Impervious Coverage	45%
MIN. YARD SETBACK - PRINCIPAL	
Front Yard, on Local/Collector Street	30 ft
Front Yard, on Arterial Street	50 ft
Side Yard	15 ft
Rear Yard	40 ft
MIN. YARD SETBACK - ACCESSORY	
Side Yard	10 ft
Rear Yard	10 ft

PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Residential		Accessory Apartment	A
Bed and Breakfast	P	Accessory Dwelling Unit	A
Dwelling, Single-Family Detached	P	Accessory Use Customarily Incidental to a Principal Use	A
Group Care Facility	C	Apiary, Honey Bee	A
Group Home	P	Home Occupation	A
Non-Residential		Home-Based Business, No Impact	A
Commercial Communications Antenna	P	Outdoor Storage, Domestic	A
Conservation	P	Raising of Livestock or Poultry	A
Essential Services	P	Solar Photovoltaic (PV) System	A
Forestry	P	Swimming Pool, Accessory	A
Public Recreation	P	Urban Agriculture	A

Legend
P = Permitted by Right
C = Conditional Use
S = Use by Special Exception
A = Accessory

TD-3 SUBURBAN RESIDENTIAL

Purpose: To allow for low-density neighborhoods of single-family detached dwellings, typically on local streets and with private driveways, and largely serviced by on-site wastewater treatment.

LOT DIMENSIONAL STANDARDS

MIN. LOT AREA	34848 sf
MIN. LOT WIDTH	120 ft
MAX. BUILDING HEIGHT	
All Structures	35 ft
COVERAGE	
Max. Building Coverage	30%
Max. Impervious Coverage	45%
MIN. YARD SETBACK - PRINCIPAL	
Front Yard, on Local/Collector Street	30 ft
Front Yard, on Arterial Street	50 ft
Side Yard	15 ft
Rear Yard	40 ft
MIN. YARD SETBACK - ACCESSORY	
Side Yard	10 ft
Rear Yard	10 ft

PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Residential		Accessory Apartment	A
Bed and Breakfast	P	Accessory Dwelling Unit	A
Dwelling, Single-Family Detached	P	Accessory Use Customarily Incidental to a Principal Use	A
Group Care Facility	C	Apiary, Honey Bee	A
Group Home	P	Home Occupation	A
Non-Residential		Home-Based Business, No Impact	A
Child Care Center	P	Outdoor Storage, Domestic	A
Child Care Home, Family	P	Raising of Livestock or Poultry	A
Child Care Home, Group	C	Swimming Pool, Accessory	A
Commercial Communications Antenna	P	Urban Agriculture	A
Conservation	P		
Day Care Center, Adult	C		
Essential Services	P		
Forestry	P		
Public Recreation	P		

Legend
P = Permitted by Right
C = Conditional Use
S = Use by Special Exception
A = Accessory

TD-4 VILLAGE RESIDENTIAL

Purpose: To accommodate medium-density neighborhoods of single-family attached and detached dwellings typically along local streets with a more, walkable grid-like pattern.

LOT DIMENSIONAL STANDARDS

MIN. LOT AREA	13068 sf
MIN. LOT WIDTH	90 ft
MAX. BUILDING HEIGHT	
All Structures	35 ft
COVERAGE	
Max. Building Coverage	30%
Max. Impervious Coverage	45%
MIN. YARD SETBACK - PRINCIPAL	
Front Yard, on Local/Collector Street	30 ft
Front Yard, on Arterial Street	40 ft
Side Yard	15 ft
Rear Yard	40 ft
MIN. YARD SETBACK - ACCESSORY	
Side Yard	10 ft
Rear Yard	10 ft

PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Residential		Accessory Apartment	A
Bed and Breakfast	P	Accessory Use Customarily Incidental to a Principal Use	A
Cluster Development	P	Apiary, Honey Bee	A
Duplex	P	Day Care, Accessory	A
Dwelling, Single-Family Detached	P	Home Occupation	A
Group Care Facility	C	Home-Based Business, No Impact	A
Group Home	P	Outdoor Storage, Domestic	A
Non-Residential		Raising of Livestock or Poultry	A
Child Care Center	P	Swimming Pool, Accessory	A
Child Care Home, Family	P	Urban Agriculture	A
Child Care Home, Group	P		
Commercial Communications Antenna	P		
Conservation	P		
Day Care Center, Adult	P		
Essential Services	P		
Forestry	P		
Place of Assembly	P		
Place of Worship	P		
Public Recreation	P		

Legend
P = Permitted by Right
C = Conditional Use
S = Use by Special Exception
A = Accessory

TD-5 TOWN RESIDENTIAL

Purpose: To provide for neighborhoods that are medium-to-high density and accommodate a mix of singe and multifamily dwellings, typically along local streets with a more walkable grid-like pattern.

LOT DIMENSIONAL STANDARDS

MAX. BUILDING HEIGHT		
All Structures	35 ft*	
COVERAGE		
Max. Building Coverage	50%	
Max. Impervious Coverage	60%	
MIN. YARD SETBACK - PRINCIPAL		
Front Yard, on Local/Collector Street	15 ft	
Side Yard	10 ft	
Rear Yard	30 ft	
MIN. YARD SETBACK - ACCESSORY		
Side Yard	10 ft	
Rear Yard	10 ft	
MIN. LOT SIZE		
	MIN. LOT AREA PER UNIT	MIN. LOT WIDTH
Dwelling, Single-Family Detached	7840 sf	65 ft
Dwelling, Townhouse	2613 sf	26 ft
Dwelling, Multi-Family (Apartments)	2000 sf	80 ft
All Other Permitted Uses	43560 sf	150 ft

PERMITTED USES

PRINCIPAL USES		ACCESSORY USES	
Residential		Accessory Apartment	A
Bed and Breakfast	P	Accessory Use Customarily Incidental to a Principal Use	A
Boarding House	P	Apiary, Honey Bee	A
Duplex	P	Day Care, Accessory	A
Dwelling, Multi-Family (Apartments)	P	Electric Vehicle Charging Station	A
Dwelling, Single-Family Detached	P	Home Occupation	A
Dwelling, Townhouse	P	Home-Based Business, No Impact	A
Group Home	P	Outdoor Storage, Domestic	A
Personal Care Boarding Home	C	Raising of Livestock or Poultry	A
Non-Residential		Swimming Pool, Accessory	A
Child Care Center	P		
Child Care Home, Family	P		
Child Care Home, Group	P		
Commercial Communications Antenna	P		
Day Care Center, Adult	P		
Essential Services	P		
Forestry	P		
Public Recreation	P		
School, Primary and Secondary	P		

Legend
P = Permitted by Right
C = Conditional Use
S = Use by Special Exception
A = Accessory