

RED LION BOROUGH

Information for Installing or building of a Shed or Accessory Structure

May 2009

Red Lion Borough Ordinance Requirements

DEFINITIONS:

Utility Shed: A small building designed primarily for storage of yard and garden equipment, bicycles and miscellaneous household items incidental to a dwelling and of the type customarily made of prefabricated materials, purchased, assembled and erected by the property owner.

Accessory Structure: A building subordinate to and detached from the main building on the same lot and used for purposes customarily incidental to the principal building.

ORDINANCE:

1) An accessory structure standing apart from the principal structure is permitted only in a rear yard; provided, however, that it is at least 3 feet from the rear lot line, 3 feet from the side lot line and at least 10 feet from the principal residence. For all other requirements, a non-attached structure is considered the same as a principal structure.

2) The height limit for an accessory building shall be 2 stories but not over 25 feet.

3) Lot coverage: Residential-Outlying zone not more than 30%:
 *Residential-Town zone not more than 60%:
 Borough-Center zone unlimited:
 Commercial zone not more than 60%:
 Industrial zone not more than 60 %:

of the lot area may be covered by buildings including accessory buildings.

*lots less than 40 feet wide, not more than 50%

4) Accessory structures must be maintained in a safe, secure and well maintained condition.

5) Sheds or accessory structures may not be placed within any easements or right of ways for sewer, water or storm water purposes.(Easements and right-of-ways are generally noted on a property's deed)

6) No living quarters are to be located in an accessory structure or utility shed.

APPLICATION:

1) Bring a completed permit application and a plot plan to the Red Lion Borough office. The cost for application is \$30.00 for the first \$5000 and \$3.00 for each \$1000 over \$5000. The permit should be ready for pick-up in 1 day. You will be given a zoning permit which must be posted in a front window where it can be seen from the street.

2) A site visit may be required by the Zoning Officer.

3) Permit is good for 6 months. Shed must be installed or started within that time or another permit will be required.

4) An accessory structure over 1000 square feet will require a building permit under the Uniform Construction Code.

INFORMATION GIVEN IS GENERAL, OTHER CONDITIONS MAY APPLY

**IF YOU HAVE QUESTIONS YOU MAY CALL THE BOROUGH OFFICE
AT 244-3475**