

# RED LION BOROUGH

## Information for Installing or building a Shed or Accessory Structure

March 2014

# 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) Attached Structures. An accessory structure attached to the principal structure is considered a part of the principal structure for all regulatory purposes.

2) Nonattached structures. 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 one side lot line and at least 10 feet from the principal structure. For all other requirements, a non-attached structure is considered the same as a principal structure.

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

4) 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%

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

6) 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)

7) 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 then \$3.00 per \$1000. 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.
- 4) Accessory structures over 1000 square feet will require a UCC building permit.
- 5) Sheds shall be placed on 6 inches of clean stone.

**INFORMATION GIVEN IS GENERAL, OTHER CONDITIONS MAY APPLY**

**IF YOU HAVE QUESTIONS YOU MAY CALL THE BOROUGH OFFICE  
AT 717-244-3475.**