

CONCORD TOWNSHIP

ZONING REVIEW APPLICATION FOR RESIDENTIAL ACCESSORY USES

ALL APPLICATIONS MUST BE ACCOMPANIED BY A DETAILED SITE PLAN CLEARLY DELINEATING THE PROPOSED CONSTRUCTION'S LOCATION IN REFERENCE TO THE ALLOWED BUILDING ENVELOPE AS WELL AS THE PROPERTY'S OUTBOUND, (DISTANCES IN FT.) (PLEASE PRINT LEGIBLE IN INK.)

NOTE: Site plans for properties containing on-site septic systems must clearly identify the system's location (including associated holding tank-s) and measured separations from the proposed accessory structure's location.

If you reside in a community with a homeowner's association, a letter of the HOA's permission, indicating the review and approval of the proposed structure must be included.

Street Address (Job) _____ Date _____

Property Owner _____ Address _____
 or Builder/Contractor _____ (If owner does not reside at above address)

Telephone Number: _____

Contractor Name: _____ Telephone Number: _____

Please select one of the following: Residential _____ Legalization _____

Structure's Footprint Area _____ Sq.Ft.

CHECK ALL APPLICABLE BLOCKS

RESIDENTIAL	Location	Rear Yard	Side-A	Side-B
Detached Garage				
Shed				
Barn				
Patios* Less than 999 S.F.				
Decks* less than 30"AG				
* less than 3-Stair Risers				
OTHER				

Comments: Note mandatory compliance to Ordinance #377, (attached).

X HOMEOWNER/CONTRACTOR SIGNATURE: _____

Anticipated Start Date _____ Completion Date _____

All work must comply with Chapter 210 of the Concord Township Code.

PERMIT FEE: \$ 75.00

FOLIO NUMBER 13 - _____ - _____ - _____

ORDINANCE NO. 377

AN ORDINANCE AMENDING THE CODE OF THE TOWNSHIP OF CONCORD, BY AMENDING CHAPTER 210 ZONING, ARTICLE I, SECTION 210-4 DEFINITIONS TO EXPAND THE DEFINITIONS OF ACCESSORY BUILDING, ACCESSORY STRUCTURE, ACCESSORY USE, GARAGE-PRIVATE, GARAGE-PUBLIC, AND TO ADD THERETO AND DEFINE THE FOLLOWING TERMS: ATTACHED, DETACHED, STRUCTURE AND SURVEY; AND TO AMEND ARTICLE XXXV ACCESSORY BUILDINGS, SECTION 210-

291 DEFINITIONS BY ADDING THERETO AND DEFINING THE FOLLOWING TERMS:

HALF-BATHROOM, FULL-USE BATHROOM AND LOFT AND BY REPEALING AND REPLACING SECTION 210-292 ACCESSORY BUILDINGS ON RESIDENTIAL PROPERTIES, AND SECTION 210-293 GARAGES AND OTHER ACCESSORY BUILDINGS IN THEIR ENTIRETY; AND ADDING A NEW SECTION 210-294 PLAYSETS, RECREATION AND ATHLETIC EQUIPMENT, ANTENNAS, ENCLOSURES AND SIMILAR STRUCTURES IN RESIDENTIAL DISTRICTS.

Section 1: The Council of Concord Township, Delaware County, desirous of preserving and protecting the quality of life and safety of the citizens of Concord, hereby amends the following provisions of Article I and Article XXXV of the Code of Concord Township, Chapter 210 Zoning, to read as follows:

ARTICLE I Purpose, Objectives and Definitions.

§210-4.
Definitions

A. Unless otherwise expressly stated, the following words shall, for the purpose of this chapter, have the meanings herein indicated:

ACCESSORY BUILDING -An attached and/or detached building subordinate to the principal permitted building on a lot, and used for purposes customarily incidental to those of the principal permitted building. This definition includes Private Garage for all purposes herein.

ACCESSORY STRUCTURE-An attached and/or detached structure located on the same lot with the principal permitted building or structure, but subordinate or incidental to such building or structure.

ACCESSORY USE-A use conducted on the same lot with the principal permitted use, but subordinate and incidental to such use.

PRIVATE GARAGE (See "garage, private")-A building designed or used primarily for shelter or storage of vehicles or boats, personally owned by the occupant of the principal building, but not airplanes, or aircraft, located on the same building site as a single family or duplex residence. This definition shall also include carports used primarily for the storage of vehicles or boats, but not airplanes or aircraft. Where any business involving any vehicles or boats, such as those being equipped for operation, repaired, kept, or otherwise dealt with for remuneration, hire or sale, the term "private garage" does not apply. The term "garage" shall not include agricultural buildings. Garages shall be designated as "attached" when they share the principal building's roof and wall structures. Attached garages may also provide entry into the principal building.

ATTACHED-An accessory structure, building, carport, or garage is attached when it shares a common roof and one or more structural walls with the principal permitted building.

- F. Not more than one detached accessory building shall be located on any property of less than three (3) acres.
- G. In no event shall the sum total of the base floor area of any accessory buildings, including detached garages, exceed seventy five percent (75%) of the first floor area of the primary residence.

§ 210-293. Private Garages in residential districts.

- A. All proposed garages shall be in keeping with the character of the primary residence and the surrounding neighborhood.
- B. No private garage or other accessory structure or building shall be erected or placed within a front yard, and all such structures or buildings shall be at least ten (10) feet farther back from the front street line than the rearmost portion of the main residence which shall also include attached decks.
- C. A garage door shall not exceed eight (8) feet in height and sixteen (16) feet in width.
- D. Private garages may not exceed one story or twelve (12) feet in height from the floor/slab to the highest point of the roof for flat roofs, or to the deck of mansard roofs. The following height limitations shall apply to gable, hip mansard, and gambrel roofs:
 - (1) A private garage with a total width of eighteen (18) feet or less shall not exceed fifteen (15) feet in height as measured from the floor/slab to the top of the ridge.
 - (2) A private garage with a width exceeding eighteen (18) feet shall be permitted to increase the height of the garage up to a maximum of eighteen (18) feet, provided that the garage shall not exceed one story in height, but may contain a loft area not exceeding thirty percent (30%) of the base floor area.
 - (3) No private garage or other accessory building shall exceed the height of the existing residence.
 - (4) No full-use bathroom shall be permitted.
 - (5) No kitchen equipment, such as stoves, dishwashers, or ovens shall be permitted.
 - (6) A private garage in excess of eighteen (18) feet in height may be permitted only when authorized as a special exception by the Zoning Hearing Board where the proposed garage is:
 - (a) Accessory to a nonresidential use permitted by special exception, provided that the lot area, setbacks, building coverage and impervious surface coverage regulations of the underlying district have all been met, in the same regard as with the principal use structure building.

- B. All such structures shall be located at least ten (10) feet from any property line.
- C. No such structure may be taller than twelve (12) feet nor more than one hundred (100) square feet.
- D. Any such structures shall comply with all storm water regulations and shall not be placed in any steep or very steep slope area.
- E. Any supporting utility conduits or wiring shall be placed underground and comply with all codes and standards.

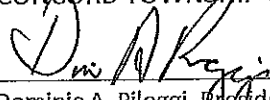
Section 2: Repealer. All ordinances or part of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 3: Severability. Shall any section or provision of this Ordinance be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remaining provisions or any part thereof.


Section 4: Effective Date. This Ordinance shall become effective five (5) days after adoption.

ENACTED and ORDAINED this 1st day of August, 2017.

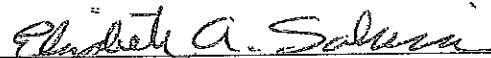
CONCORD TOWNSHIP COUNCIL



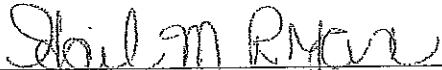
Dominic A. Pileggi, President



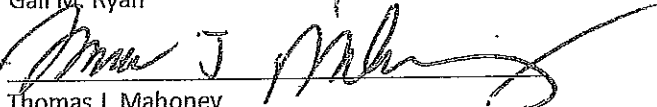
John J. Gillespie, Vice President



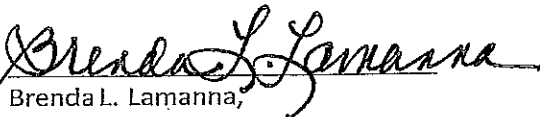
Elizabeth A. Salvucci



Gail M. Ryan



Thomas J. Mahoney

Attest: 

Brenda L. Lamanna,
Township Manager