

# LOWER OXFORD TOWNSHIP

220 Township Road • Oxford • PA • 19363  
Phone: 610-932-8150 (Option #3) • Fax: 610-932-2367  
E-Mail: lotzoning@zoominternet.net

**\*\*\*NO PLAN REVIEW - SWM REQUIRED\*\*\***

## BUILDING PERMIT & APPLICATION

### AGRICULTURAL BUILDING

<b>TPI #</b> 56-____-____	<b>Date of Application:</b> ____/____/____	<b>Permit #:</b> LOT-____-____-Z
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<b>Property Owner:</b>	Cell No.	
Property Address:	Phone No.	
<b>Owner's Address:</b> (if different than property)	Other:	

<b>Contractor Name &amp; Contact:</b>	Cell No.	
Address:	Phone No.	

<b>S/D Name:</b>	<b>Lot No.:</b>	<b>Lot Size:</b> Acre(s)	<b>Non-Conforming Lot?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Type:</b> Construct Ag Building	<b>Use:</b> Residential	<b>Zoning District:</b> R-1, R-2, R-3, R-4 C-1, C-2, C-3, I-1	<b>Zoning Variance Required?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Width:</b>	<b>Total Sq. Ft.</b>	<b>SWM Waiver Required?</b> ( $\leq 1,000$ sq. ft.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <b>Utilize Existing Impervious?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No _____ sq. ft.	<b>SWM Plan Required?</b> ( $\geq 1,000+$ 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
<b>Length:</b>	<b>Conservation Plan Completed?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>On file?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>SWM Small Project Simplified Approach?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No <b>SWM Large Project - Major Plan?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	

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 10 days to complete review if the plans are stamped by an engineer.

Signature of Approval of BCO: \_\_\_\_\_ Date: \_\_\_\_\_  
Theresa B. Dugan (#004602)

<b>Estimated Cost of Project: \$</b>	<b>Permit Fee \$</b>
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**Method of Payment:**  Check # \_\_\_\_\_ (Payable to Lower Oxford Township)  Money Order  Cash **(No Credit Cards Accepted)**

**If you have questions, or unsure about the interpretation of this requirement, please contact the Codes Enforcement Officer at 610-932-8150 (Option #3)**

- To qualify as a farm, property must be at least ten (10) acres.
- The building to be constructed must be an agricultural building and meet the definition of an Agricultural Building as cited in the PA Department of Labor & Industry, Uniform Construction Code Statute, Chapter 1, §7210.103 - Agricultural building. A structure utilized to store farm implements, hay, feed, grain or other agricultural or horticultural products or to house poultry, livestock or other farm animals, a milk house and a structure used to grow mushrooms. The term includes a carriage house owned and used by members of a recognized religious sect for the purposes of housing horses and storing buggies. The term shall not include habitable space or spaces in which agricultural products are processed, treated or packaged and shall not be construed to mean a place of occupancy by the general public.
- No barn lot, mushroom house or manure storage shall be established closer than 100 feet to any property line, or 100 feet from the centerline of a public right-of-way (center of road).
- No construction shall be permitted in the 100-year flood plain zone, replacement septic area, or wetland areas.
- 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 for construction of Ag Building. Approval must be in writing.
- Please see attached for fee schedule.

Payment to Secretary/Treasurer: _____/_____/_____
Blue Weather Card to Building Inspector: _____/_____/_____

Certificate of Use Issued for SWM Only: _____/_____/_____
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# 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.

<p><b>Square Footage of Impervious Surface:</b></p> <p>House: _____ x _____ = _____</p> <p>Garage: _____ x _____ = _____</p> <p>Driveway: _____ x _____ = _____</p> <p>Outbuilding(s): _____ x _____ = _____</p> <p>_____ x _____ = _____</p> <p>_____ x _____ = _____</p> <p>Pool: _____ x _____ = _____</p> <p>Other: _____ x _____ = _____</p> <p>_____ x _____ = _____</p> <p>_____ x _____ = _____</p> <p style="text-align: right;"><b>Approx. Sq. Ft. Totals: = _____</b></p>	<p style="text-align: center;"><b>STORMWATER MANAGEMENT REQUIREMENTS</b></p> <p style="text-align: center;">Impervious Coverage per Lower Oxford Township's Ordinance Chapter 20</p> <p style="text-align: center;">***All Impervious Coverage is Cumulative***</p> <hr/> <p><b>Residential &amp; Commercial</b></p> <p>&lt;1,000 sq. ft. = Waiver \$25</p> <p>≥1,000 sq. ft. to &lt;2,000 sq. ft. = Small Project/Simplified SWM</p> <p style="padding-left: 20px;">Admin/Permit Fee = \$150</p> <p style="padding-left: 20px;">Initial Escrow Fee = \$500 (Professional Review &amp; Inspections Required)</p> <p>≥2,000 sq. ft. Engineered SWM</p> <p style="padding-left: 20px;">Admin/Permit Fee = \$300</p> <p style="padding-left: 20px;">Initial Escrow = \$500 (Professional Review &amp; Inspections Required)</p> <p><b>*Note: Building &amp;/or Zoning Permit &amp; Fees will be required per project type.</b></p> <hr/> <p><b>Agricultural "Ag Use Building" (If Residence – Use Residential)</b></p> <p>&lt;1,000 sq. ft. = Waiver \$25</p> <p>≥1,000 sq. ft. to &lt;10,000 sq. ft. = Small Project/Simplified SWM</p> <p><b>*Note: Building &amp;/or Zoning Permit &amp; Fees will be required per project type.</b></p>
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**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>		<p>DATE CERTIFICATE OF OCCUPANCY ISSUED:</p> <p>_____</p> <p>ISSUED BY:</p> <p>_____</p>

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

## Construct Ag Building (Any Size)

### Zoning

**Application – NO PLAN REVIEW REQUIRED**

**Plot Plan of Property**

- No barn lot, mushroom house or manure storage shall be established closer than 100 feet to any property line, or 100 feet from the centerline of a public right-of-way (center of road).
- The building to be constructed must be an agricultural building and meet the definition of an Agricultural Building as cited in the PA Department of Labor & Industry, Uniform Construction Code Statute, Chapter 1, **§7210.103 - Agricultural building**. A structure utilized to store farm implements, hay, feed, grain or other agricultural or horticultural products or to house poultry, livestock or other farm animals, a milk house and a structure used to grow mushrooms. The term includes a carriage house owned and used by members of a recognized religious sect for the purposes of housing horses and storing buggies. The term shall not include habitable space or spaces in which agricultural products are processed, treated or packaged and shall not be construed to mean a place of occupancy by the general public.
- Locate all buildings on property and distances between them. Must maintain 20' between permanent buildings.
- No construction shall be permitted in the 100-year flood plain zone, replacement septic area, or wetland areas.
- 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. or an Ag structure that exceeds 10,000 sq. ft. of 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:**

<input type="checkbox"/> Permit Fee .....	\$150.00
<input type="checkbox"/> UCC Fee.....	\$4.50
<input type="checkbox"/> SWM Exemption Fee (if under 1,000 sq. ft.).....	\$25.00
<input type="checkbox"/> SWM Calculation Fee (Simplified Approach).....	\$35.00
<input type="checkbox"/> SWM Inspection Fees (3 Inspections @ \$55) .....	\$165.00
1) Trench dug & fabric lined on sides	
2) Stone & Piping Laid	
3) Stone & Fabric Folded over (do not cover w/dirt until after inspection is approved)	
<input type="checkbox"/> Small Project SWM Permit Fee (under 1,000 sq. ft.) .....	\$150.00
*Initial Escrow .....	\$500.00
<input type="checkbox"/> 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 for construction of Ag Building. Approval must be in writing.