

CHESTER TOWNSHIP ZONING PERMIT APPLICATION

Permit #: _____

Zoning Permits are required for all structures, even if a building permit is not required (such as an agricultural building, accessory buildings under 200 sq. ft., etc.)

Zoning approval is required prior to issuance of a building permit.

I. PROJECT INFORMATION

DATE: _____

PROPERTY OWNER NAME		PARCEL NUMBER	
PROJECT ADDRESS/LOCATION			
CONTACT NAME			ZONE DISTRICT
Property Owner E-mail		Property Owner Phone Number(s)	

II. CONSTRUCTION TYPE

<input type="checkbox"/> New Residential Home	<input type="checkbox"/> Pole Building	<input type="checkbox"/> Deck
<input type="checkbox"/> Addition to Structure	<input type="checkbox"/> Accessory Building	<input type="checkbox"/> Pool
<input type="checkbox"/> Alter Existing Structure	<input type="checkbox"/> Ag Building	<input type="checkbox"/> Sign
<input type="checkbox"/> Garage	<input type="checkbox"/> Fence	<input type="checkbox"/> Other _____
Size of Construction		

Please provide a site plan (either engineered survey or hand drawn) with the following features: (An aerial photograph can be provided but you may be asked for more detail.)

- | | |
|---|--|
| <input type="checkbox"/> Dimensions of the lot or acreage | <input type="checkbox"/> Location of all roads bordering or on the property |
| <input type="checkbox"/> Location of all existing and proposed structures, with distances to lot lines | <input type="checkbox"/> Location of any easements or right of ways on the property |
| <input type="checkbox"/> Dimensions of all existing and proposed structures | <input type="checkbox"/> Location of any bodies of water: wetlands, floodplains, creek, stream, and drains |
| <input type="checkbox"/> Distances between all existing and proposed structures (including well and septic) | |

1. There is a requirement that no more than 30% of your lot be covered. Will your proposed project in combination with your current structures and cement slabs exceed that limit? (Circle one)

YES

NO

2. Is your proposed project located in a floodplain, wetland or near a waterway or drain? (Circle one)

YES

NO

An address sign is required for all residences, these can be obtained through Chester Township from the Fire Department for \$15.00.

The location of your project on the property has to meet certain criteria.

Setbacks-your project has to be a specific number of feet from your lot lines. Know your lot lines, it is your responsibility. These setbacks are dependent on your zone district. The following is a guideline for these setbacks. The front yard setbacks are measured from the road right-of-way, measure from the center of the road and add 33 feet to the setback number below to determine the setback for your parcel.

Primary Dwelling

	Agricultural (Ag)	Low Density Residential (LDR)	High Density Residential (HDR)	Lake Residential (LR)
Front Yard	50 feet	50 feet	30 feet ¹	See LR Chart below
Side Yard	40 feet	20 feet	15 feet ¹	
Rear Yard	100 feet	40 feet	15 feet ¹	

Accessory Buildings

	Agricultural (Ag)	Low Density Residential (LDR)	High Density Residential (HDR)	Lake Residential (LR)
Front Yard	50 feet	50 feet	30 feet ¹	See Chart below
Side Yard	40 feet	20 feet	15 feet ¹	
Rear Yard	40 feet	20 feet	15 feet ¹	

High Density Residential and Lake Residential Accessory buildings up to 120 sq. ft.²

	HDR	LR
Front Yard ³		25 feet
Side Yard	5 feet	5 feet
Rear Yard ⁴	5 feet	5 feet

Lake Residential Chart

	Lake Lot Structures Larger than 120 sq. ft.	Nonlake Lot Structures Larger than 120 sq. ft.
Front Yard ³	100 feet ⁵	40 feet ⁶
Side Yard	15 feet ¹	15 feet ¹
Rear Yard ⁴	25 feet	25 feet

¹These setbacks may be reduced to 10 feet for nonconforming lots and structures.

²Only one such accessory building is allowed to be located between a house and a lake.

³On a lakefront lot or parcel the front yard is generally the yard between the lake and the structure.

⁴ With a lakefront lot, the rear yard is generally the yard located between the building and the road.

⁵ These setbacks may be reduced to no less than 50 feet.

⁶ These setbacks may be reduced to no less than 25 feet for nonconforming lots.

CORNER LOTS-Contact the Zoning Administrator for information on corner lots.

All structures must be a minimum of 10 feet from any existing building-no exceptions

<p>Property Owner Signature - The information on this form is filled out accurately to the best of my knowledge. I authorize the Zoning Administrator or their authorized agent access to my property for the purpose of inspecting the status of this project and compliance with the requirements of the permit.</p>	<p>Date</p>
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Zoning Permits are valid for 180 days. If a building permit has not been issued prior to expiration, review by the Zoning Administrator is required prior to renewal.

* These guidelines do not apply to ALL situations and construction, please contact the Chester Township Zoning Administrator for details specific to your property.

* Zoning Ordinance Regulations subject to change without notice.

<p>Zoning Approval-I have reviewed this form and completed the Zoning Approval Checklist and find this project to be in Zoning Compliance.</p>	<p>DATE</p>
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