

**TAYLOR BOROUGH
APPLICATION for ZONING PERMIT**

COMPLETE ALL SECTIONS - RETURN COMPLETED APPLICATIONS TO :

TAYLOR BOROUGH ZONING OFFICER
122 Union Street
Taylor PA 18517

Application is hereby made on behalf of the owner of the premises herein described for a zoning permit as required by the Taylor Borough Zoning Ordinance of March 2005. All statements of fact, and answers to all questions are represented to be true and correct.

Location of proposed project:

Name and address of owners of property where project is to take place:

Telephone: _____

Is property located on a corner lot? ____ YES ____ NO

The proposed project is:

- a. New construction or Occupancy _____
- b. Addition or Alteration to an existing structure _____
- c. Placement of a pre-built structure _____
- d. Addition, Alteration, Replacement of Fencing _____

* PROVIDE COPY OF ISSUED HIGHWAY PERMIT IF *

* LOCATION IS ON A STATE HIGHWAY *

Description of Project:

Cost of completed project: _____

Lot Size: Square Footage _____ Dimensions: _____ x _____

_____ Front lot line width _____	_____ Rear lot line width _____
_____ Left lot line length _____	_____ Right lot line length _____

Number of off-Street parking spots provided ? _____

At the end of construction, the proposed structure will have a maximum width of _____ feet, a maximum length of _____ feet, and a height of _____ feet. It will occupy a total of _____ square feet.

Will the proposed new structure be attached to the principal structure currently located on the property? _____ YES _____ NO

The nearest distance of the structure from the boundary line of the lot will be as follows: _____ feet from the rear lot line, _____ feet from the front lot line _____ feet from the left side lot line, _____ feet from the right side lot line.

The accompanying plan or drawing attached hereto, is part of this application, it must show, the lot dimensions, the dimensions and locations upon the lot of all current structures including swimming pools, sheds, garages, decks, etc., the dimensions and locations upon the lot of all proposed new construction, or structural placements. Solid lines should be used for existing structures, and dotted or different color lines for all proposed construction. If your plans do not fit in the space provided, additional pages or drawings may be attached. Mark any existing streets along the property.

REAR PROPERTY LINE

LEFT
SIDE
LINE

RIGHT
SIDE
LINE

FRONT PROPERTY LINE

Do you need to call PA 1 CALL ? YES / NO
{1-800-242-1776 } (circle one) _____
(applicatant signature)

Will there be Electric installations/alterations ? YES / NO
(circle one)

**TAYLOR BOROUGH
SCHEDULE I-R
RESIDENTIAL AND SPECIAL DISTRICT
BUILDING REGULATIONS**

REGULATED STANDARDS (1)	R-1	R-1A	S-1 (8)	S-2	S-3 (9)
Minimum Lot Size (Sq.Ft.)	7,000	10,000		43,560	43,560
Minimum Lot Area Per Dwelling Unit (Sq.Ft.)	7,000	10,000		43,560	43,560
Minimum Lot Frontage	70	100		150	150
Minimum Lot Depth	100	100		250	250
Minimum Yards:					
Front	25	30		25	25
Rear	25	30		50	50
Side (One) (2)	7	10		50	20
Side (Both)	14	20		40	40
Maximum Impervious Coverage	50%	50%		10%	10%
Maximum Building Height:					
Stories	2.5	2.5		2.5	2.5
Feet	35	35		35	35

R-2	1-Family	2-Family	Semi-Attach 1-Family	3 - 4 Family	5-Family or more	Garden Apt. Town House
Minimum Lot Size (Sq.Ft.) (3)	5,000	5,000	3,000	6,000	8,000	(5)
Minimum Lot Area Per Dwelling Unit (Sq.Ft.) (4) (10)	5,000	2,500	3,000	2,000	1,500	3,000
Minimum Lot Frontage	50	50	30	60	80	(11)
Minimum Lot Depth	100	100	100	100	100	100
Minimum Yards:						
Front	20	20	20	20	30	25
Rear	25	25	25	25	30	40
Side (One) (6) (2)	5	5	5	5	25	20 (7)
Side (Both) (6) (2)	10	10	10	10	50	40 (7)
Maximum Impervious Coverage	40%	40%	60%	60%	60%	35%
Maximum Building Height:						
Stories	2.5	2.5	2.5	3.0	6.0	2.5
Feet	35	35	35	35	70	35

Notes:

- (1) Except as otherwise regulated for accessory uses, for special exceptions, including large-scale developments, and for housing for the elderly.
- (2) On corner lots, the side yard shall be not less than 25 feet.
- (3) No mobile home park shall be erected on a parcel of less than five (5) acres.
- (4) The minimum lot area per dwelling in a mobile home park shall be 5,000 sq. ft.
- (5) Reference Section 5.312(1)
- (6) Where two (2) or more multi-family structures are on the same zone lot, no building wall shall be located closer to another building than a distance equal to the height of the taller building of the two, but in no case less than fifty (50) feet.
- (7) End Units only, and they shall be not less than 20 feet each.
- (8) No buildings may be erected in S-1 zones.
- (9) Conditional Uses shall conform with the building regulations for M-2 uses as set forth in Section 3.425 hereof; provided, however, that the minimum lot size for Sanitary Landfills shall be not less than fifty (50) acres.
- (10) Housing for the elderly shall be not less than 1,000 Sq.Ft. per dwelling unit.
- (11) 300 feet for garden apartments and 15 feet for town houses

4.500 NUMBER OF PRINCIPAL BUILDINGS RESTRICTED

There shall be not more than one (1) principal dwelling structure nor more than two (2) accessory structures, including a private garage on each residential zone lot except as otherwise provided herein for dwelling groups, large scale developments, planned unit developments, and seasonal or transient dwelling facilities.

4.600 ACCESSORY STRUCTURES

4.610 Maximum Permitted Height

One and a half (1-1/2) stories or eighteen (18) feet.

4.620 Minimum Yard Regulations

4.621 Unattached Accessory Structures in R-Districts. Accessory structures, which are not attached to a principal structure, may be erected within one (1) of the side yards or within the rear yard, but not in the front yard, in accordance with the following requirements.

- a. Side Yard ----- same as for principal structure
- b. Rear Yard ----- 5 feet;
if fronting on an alley ----- 10 feet
- c. Not closer to a principal structure than ----- 10 feet

4.622 Attached Accessory Structures in R-Districts. When an accessory structure is attached to the principal building, it shall comply in all respects with the setback requirements of this Ordinance applicable to the principal building.

4.623 Non-Dwelling Accessory Structures in Other Districts. Non-dwelling accessory structures shall comply with front and side yard requirements for the principal structure to which they are accessory.

4.700 GENERAL LANDSCAPING REGULATIONS

4.710 Reserved

4.720 Off-street Parking and Loading Areas in C and M zones

4.721 Location of Off-street Parking and Loading Areas

No parking space shall be nearer to any property line or right-of-way line than 10 feet.