

ZONING APPLICATION

Accessory Structures (Fence, Deck, Shed, Garage)
Increased impervious surface (Patios, Walkways, etc.)
Signs (Temporary or Permanent), Food Truck, Pools, Hot Tubs

Accessory Structure App fee is: \$65.00 Increased impervious surface App fee: \$65.00
Signs App Fee: Temporary Sign \$70.00 Permanent Sign \$95.00
Food Truck App Fee: \$215.00 Annually Outdoor Dining: \$75 App Fee + fee based on area.

The appropriate fee must accompany your application in accordance with the Borough Fee Schedule effective 2025. Payable to Borough of Downingtown

PROPERTY ADDRESS: _____

OWNER NAME:		
OWNER ADDRESS		
CONTACT NUMBER:		EMAIL:

DESCRIPTION OF BUILDING USE: (Circle one)

RESIDENTIAL: ONE-FAMILY DWELLING TWO-FAMILY DWELLING Apartment Buildings (3 or more units)
COMMERCIAL CHURCH SCHOOL OTHER USES

Flood Plain (circle yes or no): Is the site located within an identified flood hazard area? YES NO
 Will work occur in the flood hazard area? YES NO

Historical District: Is the site located within a Historical District? YES NO

If construction is proposed within the Historical District, Borough Council approval may be required.

Owner/Agent shall verify that any proposed construction and/or development activity complies with the requirements of the Borough of Downingtown floodplain regulations National Flood Insurance Program and the Pennsylvania Flood Plain Management Act (Act 166-1978), specifically Section 60.3 Lowest Floor Level.

Description of proposed work: _____

Permit# _____



4 W Lancaster Ave Downingtown, PA 19335 610.269.0344 ext. 208

Contractor Information:

CONTRACTOR NAME:			
ADDRESS			
CONTACT NUMBER:		EMAIL:	
LICENSE NUMBER:			

TOTAL ESTIMATED COST OF CONSTRUCTION (reasonable fair market value) \$ _____

Deck Regulations

	Required	Existing	Proposed
Lot Area (Sq. Ft)			
Min. Front Yard Setback (Ft.)			
Min. Side Yard Setback (Ft.)			
Min. Rear Yard Setback (Ft.)			
Bldg. Coverage (%)			
Lot Coverage (%)			

Shed Regulations

	Required	Existing	Proposed
Lot Area			
Min. Side Yard Setback (Ft.)			
Min. Rear Yard Setback (Ft.)			
Bldg. Coverage (%)			
Impervious Surface Coverage (%)			
Shed. Bldg. Height (Ft.)			

Garage Regulations

	Required	Existing	Proposed
Lot Area (Sq. Ft)			
Min. Front Yard Setback (Ft.)			
Min. Side Yard Setback (Ft.)			
Min. Rear Yard Setback (Ft.)			
Bldg. Coverage (%)			
Lot Coverage (%)			
Bldg. Height (Ft.)			
Parking Spaces (#)			
Acc Structure Floor Area (Sq. Ft.)	Not Applicable		

Patio , Pools, Hot Tub Regulations Square Footage of Proposed Additional Impervious Surface: _____

	Required	Existing	Proposed
Lot Area (Sq. Ft)			
Min. Front Yard Setback (Ft.)			
Min. Side Yard Setback (Ft.)			
Min. Rear Yard Setback (Ft.)			
Lot Coverage (%)			

Outdoor Dining

Is the area for outdoor dining pervious surface? If so, complete patio regulations section above.

- Proposed outdoor dining hours of operation: _____
- Will outdoor lighting be installed? Yes / No If yes, has lighting plans been submitted? Yes / No
- Has plan showing layout of tables & chairs been submitted? Yes / No
- If outdoor dining is adjacent to an area used by vehicles, will there be a physical barrier separating the outdoor dining area from the area used by vehicles? Yes / No
- Will outdoor table served be provided by staff or just seating for take-out customers?
- Will there be outdoor music / entertainment? If so will it be live or recorded?

Sign Regulations

Location: (roof, wall, window, lawn, freestanding etc.)	
Size of Sign:	
Single-Sided or Double-Sided:	
Lighting: Yes _____ No _____ If yes, internal or external lighting (circle one)	
Installation Method:	
Height of Sign (If Freestanding)	
Wall Signs (% of wall occupied by signs)	
Window Signs (% of window occupied by signs)	

Fence Regulations

Description of Fence:	
Fence Height:	
Fence Location on Property:	Front Side Rear (circle all that apply)
If located in side or rear does property abut an alley?	

Food Truck Regulations

Number of Trucks:	
Planned Location:	
Dates Trucks will be located on premises:	

SIGNATURES

I, the undersigned, understand that a material misrepresentation in this application is grounds for revocation of any permit issued. I also further agree that the use of said premises shall be in strict accordance with the Borough of Downingtown code as well as any other applicable ordinances of the Borough, State and Country. If additional constructions or alternations are required, I understand that a final compliance inspection for use work shall be applied for by me, before using or occupying the property.

Signature of Owner or Authorized Agent

Print Name of Owner or Authorized Agent

Address

Date

For Borough Use Only		
Date Rec'd:	Approval Date:	Denial Date:
Flood Zone:	Approved by:	Permit#

PLOT PLAN MUST ACCOMPANY APPLICATION OR IT WILL NOT BE ACCEPTED.

Along with this application, please submit a plot plan of the property. The plot plan may be hand sketched & attached to this application for simple projects such as sheds, fences and above ground swimming pools. The plot plan should show the outline of the property, as well as the following:

- current location of the house/primary structure
- driveway or off street parking areas
- road adjoining the property
- location of any other buildings/structures on the property
- any other physical features on the premises

Also, the location of any buildings or structures proposed shall be shown with distances to the boundaries of the property as well as the center of the roadway.

DISCLAIMER: As an applicant, you are responsible for compliance with all codes.

