



NEW BRITAIN TOWNSHIP

207 Park Avenue • Chalfont, PA 18914 • Telephone: (215) 822-1391

ZONING PERMIT APPLICATION

Please note:

1. All contractors are to supply a certificate of insurance providing evidence of statutory Workers Compensation Insurance and Commercial General Liability Insurance with a minimum limit of \$1,000,000 per occurrence. New Britain Township, its elected and appointed officials, and employees shall be named additional insured under the contractor's General Liability Insurance policy.
2. All proposed projects are required to be compliant with New Britain Township's Zoning Ordinance (Chapter 27 of the Township Code). Any application that is not compliant with the provisions of Chapter 27 will be denied and you will have the right to an appeal to New Britain Township's Zoning Hearing Board.

TOWNSHIP USE ONLY

Permit #: _____
Date: _____
Payment: _____
Check #: _____
Receipt #: _____

Site Address: _____

Tax Map Parcel #: 26-_____ Zoning District: _____

Property Owner: _____

Address: _____

Home Phone: _____ Cell Phone: _____ E-mail: _____

Applicant: _____

Address: _____

Home Phone: _____ Cell Phone: _____ E-mail: _____

Contractor: _____ State Contractor Lic. No: _____

Address: _____

Office Phone: _____ Cell Phone: _____ E-mail: _____

TYPE OF ZONING PERMIT (Please check one:)

<input type="checkbox"/> Residential Accessory Bldg. (over 250 sq. ft. requires building permit) <input type="checkbox"/> Residential Shed (under 200 sq. ft.)	<input type="checkbox"/> Change of Use Permit (Describe below): <input type="checkbox"/> Residential <input type="checkbox"/> Nonresidential	<input type="checkbox"/> Residential In-Ground Pool <input type="checkbox"/> Residential Above-Ground Pool
Signs: <input type="checkbox"/> Permanent OR <input type="checkbox"/> Temporary	<input type="checkbox"/> Const. Trailer/Temp. Storage Cont.	<input type="checkbox"/> New Driveway/Driveway Expansion
<input type="checkbox"/> Residential Solar Energy System	<input type="checkbox"/> Decks (30 inches above grade requires building permit)	<input type="checkbox"/> Building Additions (Requires building permit)
New Construction: <input type="checkbox"/> Residential OR <input type="checkbox"/> Nonresidential	<input type="checkbox"/> Patios/Walkways/Porches	<input type="checkbox"/> Other:

DESCRIPTION OF EXISTING USE	CHECK WHICH APPLIES	
<input type="checkbox"/> Residential Use – Describe:	Public Water	Well
<input type="checkbox"/> Commercial Use –Describe:	Public Sewer	Septic
<input type="checkbox"/> Industrial Use –Describe:	Natural Gas	Propane
<input type="checkbox"/> Other Use –Describe:		

DESCRIPTION OF PROPOSED CONSTRUCTION AND/OR CHANGE OF USE
(IF APPLICATION IS FOR TEMPORARY SIGNS, PLEASE INCLUDE REQUESTED START AND END DATES)

--

PLEASE NOTE: The property owner(s) must sign this application to verify the contractor or tenant has permission from the property owner(s) to do all construction work authorized by the issuance of this permit. Two copies of a site plan with two copies of the appropriate construction documents must accompany this application.

By signing this application, authorization is granted to any municipal representatives of New Britain Township to access the above property as stated within this application and attached sub-trade permit application at any time, without an administrative warrant, to inspect and verify that any proposed use and/or structure contained within this application and/or that exists on the above property complies with all New Britain Township zoning and building code ordinances.

The application together with the signed site plan and construction documents is made a part of this application by the undersigned. Furthermore, it is clearly understood and agreed to by the applicant and property owner that the Township office is not responsible for any property dimensions shown on the site plan and establishment of property lines is the sole responsibility of the property owner and applicant. The applicant and property owner also agree they are responsible for the replacement to Township standards of any Township road or infrastructure which is damaged during the building of the permitted structure and understands that the information provided on this application by the applicant(s) and property owner(s) is true and correct to the best of their knowledge or belief, and all information contained in this application becomes part of the public record. The applicant warrants the truthfulness of the information in the application, and that if any of the information provided is incorrect, the permit may be revoked. Furthermore, the application and permit can provide that if the permit is issued wrongfully, whether based on misinformation or an improper application of the code, the permit and certificate of occupancy may be revoked. **By signing this application, the applicant certifies that all the information is correct, and that the property owner has authorized work and inspection of that work.**

Date: _____ Signature of Applicant(s) _____

Print Applicant Name(s) _____

Date: _____ Signature of Property Owner(s) _____ (Required)

Print Property Owner Name(s) _____ (Required)

APPLICATION GUIDELINES

- Application forms are also available from the Township Website: www.newbritaintownship.org
- Plans being submitted for Subdivision/Land Development require a PDF disk/flash drive with the complete set of plans for review. **Digital copies are required for plans exceeding 11"x17" (Ledger size).**

1. All Zoning permit applications must be accompanied by two copies of a site plan drawn to an acceptable scale (an acceptable scale is 1" to 20' or bigger) indicating the exact location and size of the proposed structure. The site plan must show setback lines to all property lines, any easements on the property, locations of existing water and sewer lines, wells, utility lines, right-of-ways and any other existing structures and their dimensions on the property as may be required by the Township.

2. In addition, a building, plumbing, mechanical, electrical, and/or road occupancy permit application may be required as appropriate and are to be submitted upon approval of the Zoning Permit.

3. Copies of any outside agency approvals required for the use.

4. A completed Impervious Surface Worksheet, if appropriate, (for sheds, patios, etc.) for any increases in impervious coverage. Coverage exceeding 1,000 sq. ft. of cumulative disturbance will require the property owner to follow Township Code Ch. 26 and include the details of stormwater mitigation with your application, a completed Professional Services Agreement (contact the Zoning Officer), and a \$5,000.00 escrow deposit for review from the Township's Engineer and/or any legal fees associated with agreements as required by Township ordinances.

5. Properties belonging to a Homeowner's Association and/or Management Company please include a copy of the agency's written approval.

SIGNS: All signs (temporary and/or permanent) are required to be compliant with all applicable Township Ordinances. Two copies of a site plan and construction details (including dimensions, height, and any other details deemed necessary for review) are required.



WORK SHEET FOR A SITE PLAN

Permit #: _____

SITE INFORMATION	
Water Service: <input type="checkbox"/> Public <input type="checkbox"/> Private	Sewer Service: <input type="checkbox"/> Public <input type="checkbox"/> Private
Property Address:	

SITE PLAN	
<div></div>	

Include Two (2) Copies of this Site Plan with your application

SCALE = 1 inch _____ FEET



IMPERVIOUS COVERAGE

THIS CALCULATION IS REQUIRED FOR ALL PERMITS THAT WILL RESULT IN ADDITIONAL GROUND BEING COVERED: SHEDS, ADDITIONS & PATIOS, ETC.

Street Address		Unit # (if applicable)	City and State	Zip
Subdivision	Lot Number	Parcel Number	Zoning District	Permitted Impervious %

DEFINITIONS:

IMPERVIOUS SURFACE – Impervious surfaces are those exterior surfaces which do not absorb water. All buildings, parking areas, driveways, roads, sidewalks and any area in concrete, asphalt, packed stone and similar materials shall be considered impervious surfaces within this definition. In addition, other areas determined by the Township Engineer to be impervious within the meaning of this definition will also be classified as impervious surfaces.

RATIO BASE SITE AREA – The ratio base site area is the portion of the base site area which is used to calculate the building coverage ratio and impervious surface ratio for a lot or site. The ratio base site area is the area of the lot or site remaining after subtracting the following types of lands from the base site area: with the ultimate road rights-of-way of proposed roads; within proposed utility rights-of-way or easements; and/or covered by 100% protected natural resources as set forth in Article 24 of this Chapter (i.e.: Watercourse, Riparian Buffers, Floodplains, Floodplain Soils, Wetlands, and Lakes/Ponds). The ratio base site area for a single lot not undergoing or included in a subdivision of land development shall include any lands covered or proposed to be covered by a conservation easement, even if such lands are not part of the base site area for that lot.

IMPERVIOUS SURFACE RATIO: The impervious surface ratio is a measure of the intensity of use of a piece of land. It is measured by dividing the total area of all impervious surfaces within a lot or site by the ratio base site area.

IMPERVIOUS SURFACE PERMITTED TO BE DEVELOPED

Ratio Base Site Area x Permitted Impervious surface ratio

Lot Size (RBSA): Note: 1 Acre = 43,560 sq. ft.	Values in Square Feet (sq. ft.)
Driveway (sq. ft.)	
Walkway (sq. ft.)	
Footprint of dwelling (sq. ft.)	
Garage/Shed/Barn, etc. (sq. ft.)	
Patio (sq. ft.)	
Pool (sq. ft.)	
Easements/Other (sq. ft.)	
TOTAL EXISTING IMPERVIOUS (sq. ft.)	
Proposed Impervious (sq. ft.)	
TOTAL IMPERVIOUS (sq. ft.)	

(FOR USE BY NEW BRITAIN TOWNSHIP)

IMPERVIOUS COVERAGE		
Total Impervious Surface	Proposed %	Sq. Ft.
	Allowed %	Sq. Ft.

For increases in impervious coverage exceeding 1,000 sq. ft. cumulatively; follow Twp. Code Chapter 26. Include engineered details of stormwater mitigation, three (3) copies of a signed Professional Services Agreement (PSA- see the Zoning Officer), and a \$5,000.00 escrow deposit.



ZONING PERMIT APPLICATION COMPLETION CHECKLIST

____ Application form completed in its entirety

____ Zoning Permit Fee

____ Plot Plan, including property line setbacks

____ Impervious surface calculations

IMPORTANT REMINDER

***ALL APPLICABLE ITEMS FROM THE LIST ABOVE MUST BE INCLUDED WITH YOUR SUBMITTAL FOR YOUR APPLICATION TO BE OFFICIALLY RECEIVED BY NEW BRITAIN TOWNSHIP.**

