



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:)

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

DESCRIPTION OF EXISTING USE	CHECK WHICH APPLIES	
☐ Residential Use – Describe:	Public Water	Well
☐ Commercial Use –Describe:	Public Sewer	Septic
☐ Industrial Use –Describe:	Natural Gas	Propane
☐ 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)

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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.





TOWNSHIP OF NEW BRITAIN

Bucks County, Pennsylvania

Board of Supervisors

MaryBeth McCabe, Chair
Cynthia M. Jones, Vice-Chair
William B. Jones, III
Stephanie Shortall
Bridget Kunakorn

Instructions for submitting a site plan

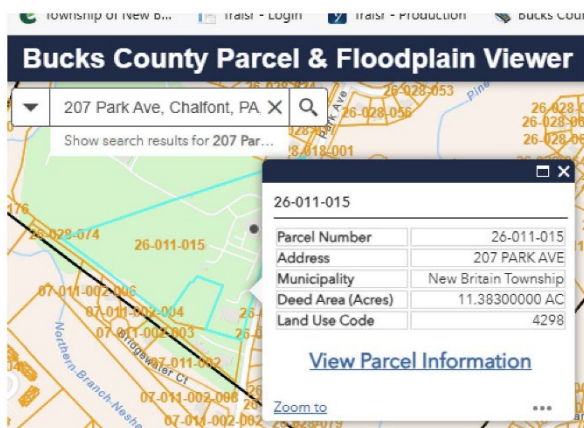
Engineered Plans

If an engineered plan or land survey is available, please show the proposed project on the plan, with permission. Large projects such as new single-family dwellings, inground pools, projects 1000 square feet or over of impervious coverage, projects on slopes contours where grading will be involved require an engineered plan.

For Small Projects without an Engineered Plan or Land Survey

The requirements for a site map are outlined in §27-3003 of the Zoning Ordinance. Not all the requirements are applicable to all projects. Please review carefully.

If no formal plan is available for preparing an acceptable site map, follow the instructions below:



Information to go to the Board of Assessment site. Click on SKETCH for square footage of dwellings and other outbuildings. Click on LEGAL for the subdivision information.

1. Obtain a GIS map from the Bucks County Parcel and Floodplain Viewer. Save the file as a pdf and show the proposed project on that map. **DO NOT USE GOOGLE EARTH!!** The entire parcel **MUST** be shown.
2. Show the location, dimensions and height of proposed buildings, structures or uses and any existing buildings in relation to property and street lines.
3. All impervious coverage must be accounted for and shown on the site plan. Please note the square footage of each structure or surface. Click on View Parcel Information to go to the Board of Assessment site. Click on SKETCH for square footage of dwellings and other outbuildings. Click on LEGAL for the subdivision information.
4. Yard setback lines (building envelope) must be shown. Setbacks of the proposed project to the property lines **MUST** be included.
5. Include drawings of the elevations of the project being proposed. Full building plans are not required for a zoning review.
6. The site layout plan shall, at the request of the Township, be prepared by and contain the seal of a professional engineer, land surveyor or architect registered in the Commonwealth of Pennsylvania.

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.**

