

# WINDSOR TOWNSHIP, YORK COUNTY

1480 Windsor Road, Red Lion, PA 17356 Phone: 717-244-3512 [www.windsortwp.com](http://www.windsortwp.com)

## ACCESSORY STRUCTURES

Includes: Sheds, Garages, Pole Buildings, Gazebos, etc.

**Maximum size:** ½ the square footage of the footprint of the home (including attached garages and covered porches and patios). Accessory structures are not permitted on vacant lots.

- Stormwater Management controls may be required for the structure.
- Structures under 1,000 square feet are not required to comply with Building Codes. Structures 1,000 square feet or larger must comply with building code (UCC) regulations. Two sets of plans outlining the construction of the structure must be submitted with the application to determine code compliance. Worker's Compensation insurance must be provided for the general contractor.

**Maximum height:** 20', except in the Agricultural zone. In the Agricultural zone an accessory structure is permitted to extend up to a maximum height of 25' so long as it is set back at least equal to its height from each side and rear property line.

**Minimum Setbacks & Maximum Coverage of lot:** Setbacks are measured from property lines

| Zoning                       | Front Setback                               | Rear Setback | Side Setback | Coverage |
|------------------------------|---|--------------|--------------|----------|
| R-1 w/ public water & sewer  | Cannot be located closer to road than house | 5'           | 5'           | 30%      |
| R-1 w/o public water & sewer | Cannot be located closer to road than house | 5'           | 5'           | 20%      |
| R-2 SFD                      | Cannot be located closer to road than house | 5'           | 5'           | 30%      |
| R-2 Duplex                   | Cannot be located closer to road than house | 5'           | 5'           | 40%      |
| Cluster Overlay              | Cannot be located closer to road than house | 5'           | 5'           | 50%      |
| Agricultural                 | Minimum of 100' from street right-of-way    | 5'           | 5'           | 20%      |
| R-R                          | Cannot be located closer to road than house | 5'           | 5'           | 20%      |
| C-N                          | 20' from street right-of-way line           | 5'           | 5'           | 50%      |

Lot coverage includes all items on the lot including, driveway, house, outbuildings, porches, patios, walkways and sidewalks (not including any public walks). It does not include swimming pools, but does include any decking or walkways around them.

To determine your maximum lot coverage, multiply the square footage of your lot by the coverage percentage permitted for your zone.

Example: 15,450 square foot lot zoned R-1 – 15,450 X .30 = 4,635 square feet (maximum coverage)

A detailed plot plan must be provided outlining the sizes of all structures on the lot as referenced above. This will determine your lot coverage and the maximum size structure permitted. You should show where the new structure will be located and how far it will be kept from property lines. Accessory structures may not be located within easements.

**Fees:** Building Permit Fee – The Building Permit fee is based on the cost for the project – \$6 per \$1,000. UCC covered projects will have fees in addition to the Building Permit fee. A Plan Review fee of \$25 is due at time of submission. There is a \$4 fee due to the State and a \$15 Administrative Fee. There will also be inspection fees. They are based on the project. You will receive a packet listing the inspections required when you pick up the Building Permit.

If you have any additional questions prior to application submittal, please contact Kipp or Deanna at 244-3512.

# Sample Drawing

