



POLK TOWNSHIP SUPERVISORS

165 Polk Township Rd., PO Box 137, Kresgeville, PA 18333

Phone: 610-681-5376 Fax: 610-681-3063 E-mail: info@polktwp.org

Building Application

Permit applications and required documentation are to be submitted to the Township for processing. Zoning and building fees are due when permit is picked up by applicant. Septic permit fees are required to be paid when application is received by the Township. Sewage applications can be picked up at the Township. Payment of fees in the form of cash or check are payable to POLK TOWNSHIP.

When permits are ready, the Township will contact you.

BUILDING PERMITS will be submitted to Base Engineering Inc. **Please note:** You will not be able to schedule any inspection without a building permit tracking number. You will receive all the information to schedule inspections when you receive your building permit packet. If an inspection is scheduled without a building permit, a \$65 penalty per inspection will be imposed.

ZONING PERMITS will be submitted to Tracy Herman at Polk Township. For any Zoning questions, please contact: **Tracy Herman, Polk Township Zoning and Codes Enforcement Officer**

Office: (610) 681-5376
Fax: (610) 681-3063
Email: zoning@polktwp.org

Office Hours:
Monday- Friday 8am-2pm
Appointments are encouraged.

Requirements:

1. 3 copies of all required documents are to be submitted:
 - a. Building Plans
 - b. Complete plot plan with property lines, setbacks, street names, well and septic locations
 - c. Approved Septic Permit and design
2. Driveways proposed to enter onto a Township Road must be constructed to meet Polk Township Driveway Ordinance. Driveways proposed to enter onto a State Road requires an approved Highway Occupancy Permit

Building Setbacks

Conforming Lot

Lot Minimum Setbacks by Zoning District				
Principal Building				
Zoning District	Front	Rear	Side	Max. Lot Coverage
RR	75'	60'	25'	20%
R-1	60'	60'	20'	25%
R-2	40'	40'	20'	25%
R-3	40'	40'	15'	30%
C	40'	40'	15'	60%
I	40'	40'	15'	60%

Notes:

- 1) Maximum height is 2.5 stories or 35 feet for all buildings in all districts.
- 2) Minimum lot area and setbacks may increase when other provisions require larger setbacks or more restrictive standards as specified in this ordinance.
- 3) Buffer setbacks: refer to Section 704 of this Ordinance.
- 4) Lot Coverage for all non-residential uses in the R Districts is a maximum of 40%.

Non-Conforming Lot

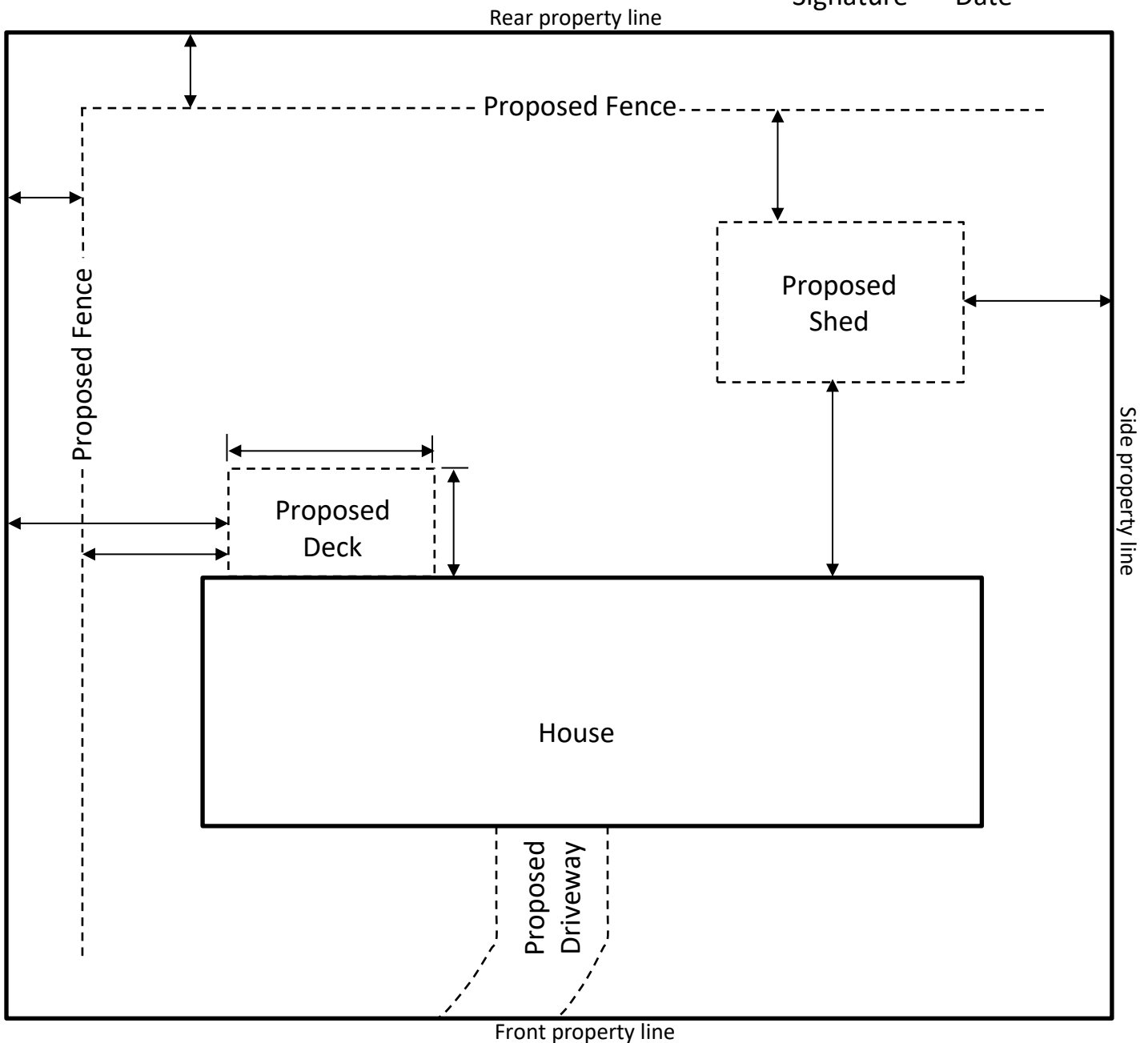
Minimum Setbacks by Lot Width				
Lots are Less Than an Acre				
Lot Width	Front	Rear	Side	Maximum Building Coverage
45'-59'	30'	20'	15'	25%
60'-79'	35'	25'	15'	25%
80'-99'	40'	30'	15'	25%
100'-150'	40'	40'	15'	25%
Over 150'	40'	40'	15'	25%

Notes:

- 1) For any new detached accessory building or structure it must be a minimum of 20 feet away from the principal building and any existing or proposed accessory structure.

Example of a Plot Plan

Name
Address
Phone Number
Signature Date



This is an example of a plot plan. Please create a plan for the property in which you are applying by showing:

1. Show all roads that are next to the lot.
2. Lot Dimensions
3. Septic and Well location
4. All existing structures including porches, decks and pools. Dimensions of all structures must be included.
5. Show the driveway and the size, along with any parking areas.
6. Include any proposed structures in which you are applying for.
7. Any other information that the Zoning Officer may request to make an informed decision.
8. Your drawing should be as close as you can to scale. This drawing should be an accurate portrayal of an overhead view of your property.

POLK TOWNSHIP

BUILDING PERMIT APPLICATION

ALL WORK SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE AS APPLICABLE TO THE UCC

NOTE: Square Footage includes basements, attics, decks, porches, etc.

Application Date _____

Address _____

14 Digit PIN _____

Owner of Property _____

Phone _____

Alt Phone _____

Address _____

Email _____

Applicant _____

Phone _____

Alt Phone _____

Address _____

Email _____

Contractor _____

Phone _____

Alt Phone _____

Address _____

Email _____

Zoning District RR () R1 () R2 () R3 ()
C () I ()

Lot Size _____

Lot Coverage _____

Type of Improvement:

New Building/Construction –

One family - Total Square Feet _____

#of Stories _____ #of Beds _____ #of full Baths _____ #of ½ Baths _____

Two or more family - # of units _____ Total Square Feet _____ Number of Stories _____

Cost:

Building \$ _____

Roofing \$ _____

Electrical \$ _____

Electrical Work Order # _____

Plumbing \$ _____

Heating/AC \$ _____

Other \$ _____

Total cost \$ _____

9 1 1

A MATTER OF “LIFE” OR “DEATH”

If we can't find you, we can't help you!

Polk Township Ordinance 2011-03 adopted 6/27/11 requires reflective E-911 sign be placed at all driveway entrances to all properties with principal structures. To view the entire Ordinance, please call the Polk Township Office during regular business hours.

Certificate of Occupancies may be held if the property E-911 sign is not correct. The Zoning Officer will require the E-911 sign to be installed or corrected before a Certificate of Occupancy can be issued.

E-911 Sign Requirements:

- Signs may be *VERTICAL* or *HORIZONTAL*
- Signs must be REFLECTIVE GREEN BACKGROUND with 4" WHITE NUMBERS
- Must be adequately visible from both directions of travel
- Sign must be 42" off the ground and under 72" in height
- Sign posts must be on your 6' to 8' from the road pavement and not in Township right-of-way. They can be placed on mailboxes
- Do not place sign on a fence, utility pole, stone, tree or across the street.
- Call 811 (One Call) before you dig!

Mailbox requirements:

- The front of the mailbox must be 4 ½ feet from the road pavement (This is the Township right-of-way)
- Mailboxes must be maintained by the homeowner. (snow must be removed in order to receive mail)
- Mailboxes in Township right-of-way that are damaged during snow and ice events are NOT reimbursed by the Township.