



WARWICK TOWNSHIP
 Dept. of Planning & Zoning
 1733 Township Greene, Jamison, PA 18929
 Phone: (215) 343-6100
www.warwick-bucks.org

For Warwick Township Use Only
 Received by:

Check #:
 Check Amount:

NON-CONFORMING USE/LOT/STRUCTURE REGISTRATION
 Permit #: _____

Site Address:			
Property Owner	Name:		
	Address:		
	Home Phone:		Email:
	Work Phone:		Cell Phone:
Occupant (If applicable)	Name:		
	Address:		
	Home Phone:		Email:
	Work Phone:		Cell Phone:

Non-Conformity	Basis for Non-Conformity
<input type="checkbox"/> Use	<input type="checkbox"/> In existence prior to enactment of Zoning Ordinance
<input type="checkbox"/> Lot Size	<input type="checkbox"/> Legal use prior to change in zoning
<input type="checkbox"/> Structure	<input type="checkbox"/> Other governmental action
<input type="checkbox"/> Other	<input type="checkbox"/> Other

Describe the Non-Conformity:

Date the Non-Conformity came into Existence:

Proof of Non-Conformity (e.g., sales receipts, bills, rental leases, licenses, building permits, Certificates of Occupancy, other records, deed, affidavits, dated photographs; <u>attach copies</u>):

By signing this form, the applicant is certifying that he/she is empowered by the owner of the property to make an application on his/her behalf. The applicant also gives Warwick Township permission to access the property for all necessary inspections.

The Owner will comply with Article XXI of the Township Zoning Ordinance. The Township Zoning Officer may reject the registration of a proposed non-conformity that does not meet the requirements of the Township's Code and/or the laws of the Commonwealth.

Check box below indicating that the following will be submitted with this application:

- Site Plan including all existing improvements, their dimensions, and their setbacks
- Copies of Proof of Non-Conformity
- Copy of latest deed with meets and bounds description OR recorded subdivision plat OR signed & sealed survey of property

Signature of Applicant: _____ **Date:** _____

Applicant name (printed): _____

To be filled in by Township Staff

Registration Submission Checklist

Is the application signed? Yes No

TMP #: 51—____—____

Zoning District (circle one):

RA	R-1	R-1a	R-2	RG	RR	MF-1	MF-2	MHP	C-1	C-2	C-3	V-C	V-CII	LI	O	H
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Zoning Use: _____

Is the property in the Corridor Overlay District? YES NO

Is the property in any of the Floodplain Districts? YES NO

Reviewers	Signature	Date	Status
Zoning Officer			<input type="checkbox"/> Approved <input type="checkbox"/> Denied

Reason for denial (if applicable):

Definitions from the Pennsylvania Municipalities Planning Code:

“Nonconforming lot,” a lot the area or dimension of which was lawful prior to the adoption or amendment of a zoning ordinance, but which fails to conform to the requirements of the zoning district in which it is located by reasons of such adoption or amendment.

“Nonconforming structure,” a structure or part of a structure manifestly not designed to comply with the applicable use or extent of use provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such structure lawfully existed prior to the enactment of such ordinance or amendment or prior to the application of such ordinance or amendment to its location by reason of annexation. Such nonconforming structures include, but are not limited to, nonconforming signs.

“Nonconforming use,” a use, whether of land or of structure, which does not comply with the applicable use provisions in a zoning ordinance or amendment heretofore or hereafter enacted, where such use was lawfully in existence prior to the enactment of such ordinance or amendment, or prior to the application of such ordinance or amendment to its location by reason of annexation.