Township of Bristol
2501 Bath Road
Bristol, PA 19007

Phone: 215-785-3680
Fax: 215-788-8541

SHED REQUIREMENTS

(Garages are not covered by these specifications)

1) All shed permits in Levittown must be accompanied by a plot plan that is approved by the Lower Bucks County Joint Municipal Authority, (7900 Bristol Pike; 215-946-0731), showing sewer main location in the backyard. If needed Levittown plot plans may be obtained from The Lower Bucks County Joint Municipal Authority located at 7900 Bristol Pike, Levittown, PA 19055.

2) All Sheds must get Zoning Approval.

3) When located in the rear yard, sheds must be located a minimum of 10 feet from the rear most part of the house.

4) A minimum of 3 feet from the rear property line.

5) A minimum of 3 feet from the side property line.

6) Maximum roof height is 12 feet.

Foundation requirements for pre-assembled "manufactured sheds" with attached floor systems:

1) Sheds up to 400 sq. ft. shall have a minimum of 4-6 inches of 3/4" stone for their foundation base, or go by the manufacture's recommendations.

2) Sheds must be anchored on all four corners and must be removable, ie: (anchors to be screwed in place nut & bolted, or lag bolted.)

3) These are the only type of foundation systems that will be allowed in any "easement", but not directly over mains, as approved by The L.B.C.J.M.A.; as the shed may be dug through for emergency repairs to mains.

Foundation requirements for preassembled, self assembled "kit-sheds", or "stick" framed sheds without manufactured or "stick" framed floor systems:

1) Sheds up to 400 sq. ft. shall be required to have concrete foundations consisting of 4 inches of 3/4" stone, a 4" concrete slab on ground cast monolithically with 12 inch deep footings. Anchor bolts shall be placed in the slab perimeter, imbedded 7 inches deep, on all four corners and at six foot on center.

2) All sheds over 400 sq. ft. shall have foundations consisting of 4 inches of 3/4" stone, a 4" concrete slab, 36 inch deep perimeter footings; anchor bolts shall be placed in the slab perimeter, imbedded 7 inches deep, on all four corners and at six foot on center.

* These types of foundation systems may only be installed outside any "easement" areas as they are permanent in nature and could not afford the access that may be necessary for any underground repair.

Note: If you are building your own shed, please include an elevation framing diagram for review; include as much detail as possible.

** **IF YOU ARE INSTALLING A PRE-MANUFACTURED SHED, PLEASE INCLUDE THE MANUFACTURER'S SPECIFICATIONS WITH YOUR APPLICATION.**

Thank you for your cooperation.
If you have any questions, please call!
Bristol Township Building Department

Revised 07/02/2014