

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) 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 10/7/19

Bristol Township
Building & Planning Department

2501 Bath Road • Bristol, PA 19007
Phone: (215) 785-3680 • Fax: (215) 788-8541
www.BristolTownship.org



Zoning Permit Application

Location of Proposed Work or Improvement

Site Address: _____
Tax Parcel #: _____ Lot Size: _____ Lot #: _____
Subdivision / Land Development Name: _____

Owner/Applicant Name: _____ Phone #: _____
Mailing Address: _____
Fax #: _____ E-Mail: _____

Zoning District (*Check all that apply*)

Residential R-1 R-2 R-3 R-4 Commercial CN- Neighborhood Commercial CS

Non-Residential

Commercial CN- Neighborhood Commercial CS M-1 Light Manufacturing M-2 Heavy Manufacturing
 MS-Municipal Services P-I Planned Industrial PM-Park Municipal PO- Professional Office Commercial

Type of Work or Improvement (*Check all that apply*)

Accessory Structure: Shed Garage Patio Gazebo
Sign: New Sign - Permanent Sign - Temporary
 Grading: Driveway Expansion Carport Conversion
 Other

Describe the proposed work: _____

Estimated Cost of Construction (*Reasonable fair market value*) \$ _____
Proposed Start Date _____

Description of Accessory Structure/Use

Dimension of Accessory Structure: _____ X _____ X _____ (L X W X H)

Replacing existing structure: Yes No

Site Plan Attached: Yes No

Impervious Coverage Calculation Sheet Attached: Yes No

Description of Sign

Dimension of Sign: _____ X _____ X _____ (L X W X H)

Type of Sign: Freestanding Wall Description of Sign: _____
(What sign says)

Replacing existing sign: Yes No

Site Plan Attached: Yes No

Water Service: *(Check One)*

Public

Private (County Permit Approval if required)

Sewer Service: *(Check One)*

Public (Bristol Township)

Public (Copy of Authority Approval LBCJMA)

Private

The applicant certifies that all information on this application is correct and the work will be completed in accordance with the "approved" plan and any additional approved building code requirements adopted by Bristol Township. The property owner and applicant assumes the responsibility of locating all property lines, setback lines, easements, rights-of-way, flood areas, etc. Issuance of a permit and approval of documents shall not be construed as authority to violate, cancel or set aside any provisions of the codes or ordinances of Bristol Township or any other governing body. The applicant certifies he/she understands all the applicable codes, ordinances and regulations and is responsible for all review costs incurred for the proposed project.

Application for a permit shall be made by the *owner* or lessee of the building or structure, or *agent* of either, or by the *contractor* employed in connection with the proposed work.

I certify the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

Signature of Owner or Authorized Agent

Print Name of Owner or Authorized Agent

Address

Date

OFFICIAL USE ONLY BELOW

ZONING DISTRICT _____ APPROVED _____ DENIED _____

COMMENTS _____

Zoning Officer Signature

Date

TOWNSHIP TRACKING -- FOR INTERNAL USE ONLY

Application No:		Permit No.:	
-----------------	--	-------------	--

Township Permit Fee Calculation

Zoning Permit
Residential Fee \$25.00
Commercial Fee \$50.00

Cash	Check	Credit Card	Received
------	-------	-------------	----------



IMPERVIOUS COVERAGE FORM

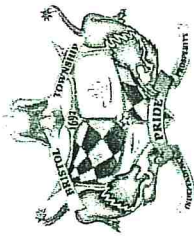
ALL PERMIT APPLICATIONS (RESIDENTIAL AND COMMERCIAL) FOR BUILDING ADDITIONS, SHEDS, POOLS, OR OTHER ACCESSORY STRUCTURES MUST BE ACCOMPANIED BY A PLOT PLAN INDICATING ALL STRUCTURES AND IMPERVIOUS SURFACES THAT EXIST ON THE PROPERTY, INCLUDING PROPOSED ADDITION.

PLEASE COMPLETE THE FOLLOWING, WHERE APPLICABLE:

- A. TOTAL SQUARE FOOTAGE OF FOOTPRINT OF HOUSE/BUILDING: _____
 - B. SQUARE FOOTAGE OF FOOTPRINT OF CARPORT OR GARAGE: _____
 - C. SQUARE FOOTAGE OF CONCRETE AROUND POOL: _____
 - D. SQUARE FOOTAGE OF SHED AND/OR ACCESSORY BUILDING: _____
 - E. SQUARE FOOTAGE OF COVERED OR ENCLOSED PORCH: _____
 - F. SQUARE FOOTAGE OF FOOTPRINT OF PROPOSED ADDITION: _____
 - G. TOTAL SQUARE FOOTAGE OF BUILDING COVERAGE:
(A + B + C + D + E + F = G) _____
 - H. SQUARE FOOTAGE OF DRIVEWAY/PARKING LOTS: _____
 - I. SQUARE FOOTAGE OF WALKWAYS/SIDEWALKS: _____
 - J. SQUARE FOOTAGE OF PATIO OR UNENCLOSED PORCH: _____
 - K. TOTAL SQUARE FOOTAGE OF IMPERVIOUS COVERAGE:
(G + H + I + J = K) _____
- TOTAL SQUARE FOOTAGE OF LOT: _____

R-1- 30%	C - 70%	PM-65%	MS- 65%
R-2- 35%	CN - 75%	M-1-65%	TC Overlay-65%
R-3- 40%	P-O- 60%	M-2 -65%	EH Overlay-50%
R-4- 40%	CS- 70%	P-I -65%	MRD-60%Site Area

NOTE: IMPERVIOUS SURFACE – Surfaces which do not absorb water, including all buildings and paved or hard surfaces. In addition, other areas determined by the Township Engineer to be impervious within the meaning of this definition shall also be classified as impervious. For purposed of this definition, that area of a swimming pool located inside the coping (concrete) shall not be classified as impervious.



BUILDING APPLICATION

BRISTOL TOWNSHIP

2501 Bath Road • Bristol, PA 19007

215-785-3680 Fax 215-788-8541

APP. NO. _____

DATE ISSUED _____

PARCEL # _____

ADDENDUM

A. IDENTIFICATION

Owner _____ Contractor _____

Address _____ Address _____

Tel. () _____ Tel. () _____

Work Site Address _____ Bristol Township Reg. No. _____

Customer # _____ PA State Registration No. _____

Customer # _____

All contractors and sub-contractors must be registered with the Township and/or the State. When changing contractors notify this office in writing.

CERTIFICATION IN LIEU OF OATH:

I hereby certify that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this applications as his agent.

Agent Signature _____

B. TECHNICAL SITE DATA

Check One: RESIDENTIAL _____ COMMERCIAL/INDUSTRIAL/INSTITUTIONAL/OTHER _____

Check One: New Construction _____ Alteration _____ Cost of Construction: \$ _____

Description of Work:

Total Land Area Disturbed _____ Sq. Ft.

Present Use Group _____ Proposed _____

Area of Largest Floor _____ Sq. Ft.

Number of Stories _____

Total Building Area _____ Sq. Ft.

Height of Structure _____ Ft.

Volume of Structure _____ Cubic Ft.

Comments _____

UCC Fee \$ 5.50

Permit Fees \$ _____

Approval _____ Date _____