

**Upper Makefield Township**  
**Department of Planning & Zoning**

## **Accessory Buildings and Sheds**

### **General Information**

- Setback from Property Lines**
  - Please contact the Planning & Zoning Department for details on setbacks.
- Anchors**
  - Sheds must be anchored on all 4 sides.
- Stormwater Management**
  - Any area of disturbance over 1,000 square feet requires grading plans that have to be approved by the Bucks County Conservation District and Upper Makefield Township.
  - Areas under 1,000 square feet of disturbance do not require a grading or drainage permit plan. However, water quality, recharge, and stormwater requirements must be met. See Water Quality and Recharge Requirements documented on next page.

### **Required Forms and Submissions**

- Building Permit Application.** With this application, you must submit 2 sets of Building Plans or Shed specifications to include the Anchor detail.
- Zoning Use and Occupancy Permit Application** (with impervious calculations)
- Grading - Drainage Application.** With this application, you must submit 2 sets of sealed grading plans. The submission must include a copy of the completed Bucks County Conservation District application. The Conservation District's application is called the Erosion and Sediment Control Application.
- Professional Services Agreement** to pay for Township consultant reviews. Please see the current fee schedule for escrow dollar requirements to be submitted.
- Electrical Application.** With this application you must submit an electrical plan that has been approved by a third-party Electrical Inspector.
- Plumbing Application.** With this application you must submit 2 plumbing riser diagrams
- Insurance.** Upper Makefield Township must be listed as "Certificate Holder" on a current Certificate of Insurance for all contractors, electricians and/or plumbers.  
  
If the property owner is doing the work, please provide a copy of the homeowner's liability insurance. Please sign page three of the zoning application for homeowner exemption and have it notarized.
- PA Contractor Registration Certificate.** Please submit a copy of the contractor's PA Contractor Registration Certificate.

All Township forms can be found at the following link:

<https://uppermakefield.org/departments/planning-and-zoning/permits-applications/>

Applications and supporting documents can be submitted via email to [CodeOffice@uppermakefield.org](mailto:CodeOffice@uppermakefield.org)

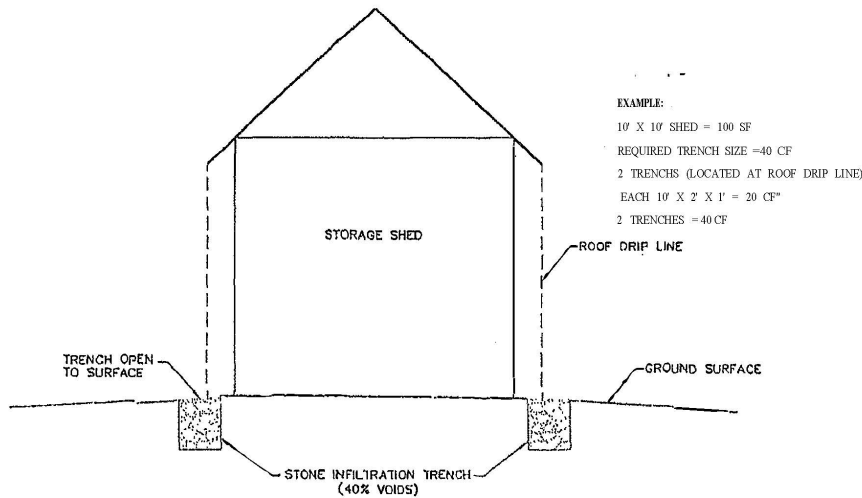
# Upper Makefield Township Department of Planning & Zoning

## Upper Makefield Township Water Quality and Recharge Requirements for Storage Shed Permits

To obtain a Shed Permit from Upper Makefield Township, all proposed shed structures must meet the applicable requirements of the Delaware River South Watershed Act 167 Stormwater Management Ordinance for Upper Makefield Township. Per Chapter 28B, Article IV, Section 402 of the Ordinance, sheds are exempt from comprehensive Drainage Plan requirements. However, as stated in Section 402, this exemption shall not relieve the Applicant from meeting the requirements of Section 303 - Water Quality and and Section 304.A(1)(a) - Groundwater Recharge. These requirements can be met through the installation of a stone filled Infiltration trench near the proposed shed. The table below shows required storage trench sizes based on varying footprint areas of proposed sheds.

Shed Footprint (SF)	Required Volume of Stone Infiltration Trench (CF)*
100	40
150	61
200	81
250	101
300	121
350	141
400	162
450	182
500	202
550	222
600	242
650	262
700	283
750	303
800	323
850	343
900	363
950	384
1000	404

\* The volumes shown are the volumes of the required stone filled trench and not the volume of stormwater required to be infiltrated. The stone filled infiltration trench must be filled with stone which has a 40% void ratio.



\*\*Pursuant to the Upper Makefield Township Code of Chapter 28B, Article IV, Section 304.A(1)(a), it must be demonstrated to the municipality that the soils are conducive to infiltration in the area identified. For structures greater than 195 square feet, the applicant shall provide professional certification that the soils are appropriate for the system to function.