

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