



5186 Stump Road
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Residential Accessory Building Guidelines:

- Submit your application for an Accessory Buildings less than 120 sq. ft. on a Zoning Permit Application form.
- Submit your application for an Accessory Buildings 121 sq. ft. or Greater on a Zoning Permit Application form and a Building Permit Application form.
- Enclose two copies of a site plan showing existing features, including septic field if applicable, with location and dimensions of the proposed Accessory Building. Show the distance the Accessory Building will be to the main dwelling, rear & side property lines. Show dimensions and location of any Easements on the property. Show grade/slope of site at proposed structure location.
- Complete the Impervious Surface work sheet.
- For total land disturbance 1000 sq. ft. or greater include a copy of your Conservation District Permit (www.buckscdd.org)
- For total new impervious 1000 sq. ft. or greater also apply for a Township Stormwater Management (SWM) permit.
- Enclose two copies of construction details.
- If any utilities, electrical, plumbing or mechanical are being supplied to the Accessory Building, submit all permit applications at the same time.

REQUIREMENTS FOR RESIDENTIAL ACCESSORY BUILDINGS:

(detached garages, utility sheds, bath houses, garden sheds etc.)

All construction work must comply with the PA UCC, as amended.

Guidelines:

- No accessory building or structure shall be located in a front yard. In the case of a corner lot, the yards extending along all streets are front yards.
- Exception – On lots of three (3) acres or greater an accessory building or structure shall be permitted in a front yard, but shall not be located within the required minimum front yard setback. Note: The required minimum front yard setback varies between zoning districts; please contact the Township’s Zoning Department for the appropriate dimension.
- Completely detached accessory buildings or structures may occupy a required side or rear yard, but shall not be located closer than ten (10) feet to any side or rear property line.
- No accessory building or structure shall be located within any area designated as open space, right-of-way, easement, buffer etc.
- Provide construction detail of structure, or if prefabricated, a copy of the brochure showing the detail of the structure and a picture.
- Provide a plot plan showing location of structure and dimensions from property line.
- Sheds up to 120 sq. ft. or less require a Zoning Permit. If the size exceeds 120 sq. ft. a Building and Zoning Permit is required. The cost of the Building Permit is calculated according to the square footage of the project.
- An accessory building or structure over 120 sq. ft. shall be constructed on a continuous foundation or piers capable of supporting the structure on each corner and extending not less than 3 feet below grade line with positive mechanical anchors in each corner.

The mechanical anchors shall be of adequate design to resist the pressures caused by wind in any direction.

- **Exception:** Structures less than 121 sq. ft. may construct the unit on not less than a ten (10) inch clean stone bed with positive mechanical anchors on each corner.

Submit all required items listed above with completed applications.

- All contractors are to be registered with the State and supply the Township with their Certificate of Liability Insurance, prior to permit approval.
- You will receive a list of any required inspections with your approved permit. The Building Department will not be able to issue a Certificate of Occupancy or release any escrow money until all inspections are completed and approved (structures over 120 sq. ft.).
- See section 27-2305 in the Zoning Ordinance and B14 Use.