

REQUIREMENTS FOR DETACHED GARAGES & SHEDS

MAXIMUM PERMITTED SIZE: Square footage of shed or garage cannot exceed 3% of lot area up to a maximum of 500 square feet. Height cannot exceed 14 feet.

_____ Lot Area (square foot) multiplied by .03 (3%) = _____

PLEASE NOTE: GARAGES ARE NOT PERMITTED TO BE POLE BARN TYPE STRUCTURES

Please indicate finish of garage or shed (wood, siding, etc.) or provide brochure if available
- Type of finish _____

SETBACK REQUIREMENTS:

- Shed - 3 feet from property line
- Detached Garage - 5 feet from property line
- Detached garages & sheds must also be setback a minimum of 10 feet behind the rear most portion of the house
- Detached garages & sheds must also comply with building coverage requirements
- Sheds under 100 square feet require anchoring on all four comers as per code
- Pier footings must be 18" deep, 8"x8" with bolt through it to anchor building down
- Perimeter footings must be 18" deep x 8" wide
- Wooden Sheds with skid floors **DO NOT REQUIRE FOOTINGS**
 - Put down plastic
 - Put down 4" of stone
- **TWO COPIES OF YOUR PLOT PLAN IS REQUIRED SHOWING WHERE THE SHED/GARAGE IS BEING PLACED WITH SETBACKS INDICATED.**
- **TWO SETS OF CONSTRUCTION DRAWINGS ARE REQUIRED IF SHED/GARAGE IS NOT PREFAB FOR RESIDENTIAL**
- **If footings are required by design of the shed, footings must be 12" wide x 36" deep**

LEVITTOWN RESIDENTS: If you are planning a project, i.e., addition, installation of pool, shed, fence, etc., you must submit a plot plan to the Lower Bucks Joint Water and Sewer Authority (7900 Rt. 13, immediately after McDonalds, 214-946-0731) showing the placement of the structure for their approval.