

**BEDMINSTER TOWNSHIP ZONING OFFICE**  
432 ELEPHANT ROAD  
PERKASIE, PA 18944  
215-249-3320 FAX# 215-249-8270

**MEMORANDUM: ZONING PERMIT APPLICATION**

Outlined below are the requirements for processing an application to the Zoning Office for review and approval. The purpose is to regulate the setback and use requirements as set forth by the Township's Zoning Ordinance.

To complete the application the following items are required:

**1. Provide a site plan** consisting of a plot plan drawn to scale on a minimum of an 8 1/2 x 11" sheet of paper. The plan must show the location of the project as well as all buildings, accessory buildings (garage, sheds, pool, etc.) and set back distances from the front, side and rear property lines. Please include square footage of each building, driveway and patios. The plan should also indicate the location of any wells, septic systems, easements, floodplain, ponds, creeks, intermittent water courses etc.

**2. Provide a copy of the sewage permit issued by the Bucks County Department of Health and Bedminster Township for on-site sewage disposal.** Show the approximate location of the sewage disposal system on the site plan. The system including the septic tank should be positioned at least 100 feet from the well at an elevation lower than the well if possible.

If you have any questions regarding on-site sewage disposal, contact the Quakertown office of the Bucks County Department of Health at 215-536-6500.

**3. Provide a copy of the well permit issued by Bucks County and Bedminster Township** along with a copy of the Well Drillers Report and a copy of the test results from a state certified water laboratory. Criteria for the water test is included in the well permit application packet.

**4. Driveway Access Permit** onto either a State or Township maintained roadway. You must first obtain a permit from the Township for Township roads and from PennDot for state roads. Arrangements for this permit are made by calling PennDot's Doylestown office at 215-345-6060. State maintained roads are:

Bedminster Road (Route 113)	Dublin Pike (Route 313)	Irish Meetinghouse Road
Blue School Road	Durham Road (Route 413)	Kellers Church Road
Carversville Road	Easton Road (Route 611)	Old Bethlehem Road
Creek Road	Elephant Road	Quarry Road
Dark Hollow Road	Fretz Valley Road	Ridge Road
Deep Run Road		

**5. Provide a copy of a valid Erosion, Sediment Controls and Storm Water Management Plan approval,** which is required for all commercial and industrial building sites. Residential sites of 1000 square feet or more, which require earthmoving activities (basements, pond, long driveways requiring heavy cuts or fill, grading, excavation, removal of topsoil, trees or

other vegetation cover, etc.) shall not commence until such time as a **Soil Erosion and Sedimentation Control Plan for A Low Hazard Site** has been approved by the Bucks County Conservation District, which can be reached at 215-345-7577.

**6. Township Grading permits are also required for sites disturbing in excess of 1,000 square feet of soil.**

**7. Provide copy of the property deed.** The Township will review the deed for easements, restrictions and to ensure the application is submitted with the owner's approval.

**Accessory buildings over 500 square feet shall require a building permit.**

Make checks payable to: **Bedminster Township**  
Application should be submitted to the Zoning Officer at the following address:

Bedminster Township Municipal Building  
432 Elephant Road  
Perkasie, PA 18944

Zoning office hours: Monday - Friday 8:00 to 4:00

G.	Wood Stoves/Propane Tanks	\$ 50.00 per unit
H.	Cell Tower Permit	\$ 500.00
I.	Compliance Penalty Fee. In the event that a landowner or tenant begins construction activities without receiving the required permits, the permit fee shall be 150% of the applicable permit fee for the use or activity which was begun without any permit	150% of applicable fee
J.	Building Code Determination / Ruling	\$ 100.00
K.	Wind Turbines, solar Panels & Geo Thermal Installs	\$ 120.00

### III. ZONING FEES

A.	Residential/Nonresidential Zoning Permit	
1.	Residential	\$ 50.00 + \$0.10/square foot gross floor area
2.	Commercial	\$ 250.00 + \$0.10/square foot gross floor area
3.	Agricultural New Construction <sup>1</sup>	\$ 50.00
B.	Nonresidential Use and Occupancy Permit	\$ 100.00
C.	Accessory Home Occupation Use Permit	\$ 75.00
D.	Residential Use and Occupancy Permit	\$ 50.00
E.	Sign Permit	\$ 75.00
F.	Temporary Political Sign Permit	\$10.00 + \$25.00 escrow deposit to guarantee removal of the signs at termination of the permitted time period.
G.	Family Accessory Apartment Permit	\$ 50.00
H.	Zoning Determination Requests	\$ 50.00
I.	Commercial Pool Permit	\$ 500.00
J.	Cell Tower Permit	\$ 250.00
K.	Permanent Fence Permit	\$ 45.00

<sup>1</sup> This fee applies to applicants whose properties are included in the Agricultural Security Area.

L.	Historic Resources	
1.	Relocation	\$ 250.00
2.	Demolition	Class I - \$1,000 Class II - \$ 500 Class III - \$ 250
3.	Historic Review	Professional Services Agreement and \$500.00 escrow deposit
M.	Wind Turbines, Solar Panels & Geo Thermal Installs	\$ 50.00

**IV. ZONING HEARING BOARD FEES**

A.	Residential	\$ 500.00 plus \$150.00 for each add'l hearing
B.	Residential/Substantive Challenge or Procedural Challenge	\$7,500.00 plus \$300.00 for each add'l hearing
C.	Nonresidential	\$ 900.00 plus \$450.00 for each add'l hearing
D.	Nonresidential/Substantive Challenge or Procedural Challenge	\$7,500.00 plus \$300.00 for each add'l hearing

**V. BOARD OF SUPERVISORS HEARING FEES**

A.	Conditional Uses	\$ 750.00 plus \$500.00 for each add'l hearing
B.	Residential Zoning Amendments	\$ 750.00 plus \$300.00 for each add'l hearing
C.	Nonresidential Zoning Amendments	\$ 750.00 plus \$500.00 for each add'l hearing
D.	Curative Amendments	\$7,500.00 plus \$300.00 for each add'l hearing

**VI. MISCELLANEOUS**

A.	Peddling/Solicitation Permit	
1.	Basic Fee	\$ 50.00
2.	Each additional Permittee	\$ 5.00
B.	Junkyard Permit	\$ 150.00
C.	Road Opening Permit	\$ 100.00 + \$255.00 for Township installation

D.	Wells	
1.	Well Drilling Permit	\$ 75.00
2.	Well Depletion Fund	\$1,000.00 per dwelling unit or EDU
E.	Playground Permit	\$ 200.00
F.	Grading Permit (Including Forestry Permits)	
1.	Basic Fee	\$ 100.00 + \$10.00/1,000 square feet, or any part thereof, of total disturbance
2.	Re-inspection	\$ 100.00
G.	Demolition Permit	\$ 50.00 per structure
H.	Accident Report	
1.	Basic Fee	\$ 15.00
2.	Additional Pages/Photographs	Varies. Based upon cost of reproduction
I.	Temporary Uses, Events, Trailers	\$ 50.00
J.	Photocopies	\$0.25 per copy (first 4 copies are free)
K.	Use of Township Building or Annex Building by private / community groups	\$ 45.00

## VII. SEWAGE MANAGEMENT FEES

A.	Sewage Management Permit Application Fee (Individual System)	\$ 300.00
B.	Sewage Management Permit Application Fee (Community System)	\$1,200.00
C.	Waiver Request Application Fee	\$ 750.00, plus \$300.00 for each add'l hearing
D.	Appeal Application Fee	\$ 750.00, plus \$500.00 for each add'l hearing
E.	Professional Escrow Account (Waiver Request/Appeal)	\$1,000.00
F.	Pumper Registration	\$ 25.00