

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 zoning application is in duplicate, a copy to the applicant, Zoning Office, and Bucks County Board of Assessment. 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 permit issued by the Bucks County Department of Health 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. Submit an approved Well Drilling Permit along with a copy of the Well Drillers Report and a copy of the test results from a state certified water laboratory.

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

7. **Provide copy of the property deed.**

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

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 \$50.00

Gross floor area includes garage, corridors, stair, closets, attic and basement, etc. Crawlspace with a maximum height of five (5) feet at their highest point are excluded from square foot calculations.

Agricultural new construction is defined as farm buildings or other structures for agricultural production purposes including, but not limited to, silos and barns. This fee applies only to applicants whose full-time occupation is farming.

- 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
 - L. Historic Resources
 - 1. Relocation \$250.00
 - 2. Demolition
 - Class I - \$1,000
 - Class II - \$500.00
 - Class III - \$250.00
 - 3. Historic Review Professional Services
- Agreement and \$500.00 escrow deposit

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.	Contractors Registration Application	\$25.00
F.	Playground Permit	\$200.00
G.	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
H.	Demolition Permit	\$50.00 per structure
I.	Blasting Permit	\$100.00 + \$1.00/10 square feet of material removed
J.	Accident Report	
	1. Basic Fee	\$15.00
	2. Additional Pages/Photographs	Varies. Based upon cost of reproduction
K.	Fireworks Display Permit	\$100.00
L.	Temporary Uses, Events, Trailers	\$50.00
M.	Photocopies	First 4 copies are free. Any additional copies are \$0.25 per copy
N.	Use of Township Building or Annex Building by private / community groups	\$45.00