



Greta Martin Washington
Director of Community Planning
Administration 610.495.6432
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646 West Ridge Pike, Limerick, PA 19468

www.LimerickPA.org

FACT SHEET
ZONING SETBACK REQUIREMENTS FOR RESIDENTIAL ACCESSORY STRUCTURES
(ZONING ORDINANCE 184-71)

TYPICAL PROJECT	IN FRONT OF PRINCIPAL BUILDING	MIN. SIDE YARD (FEET)	MIN. REAR YARD (FEET)	MAX. HEIGHT (FEET)
LOT SIZE LESS THAN THREE (3) ACRES:				
STRUCTURE < 250 SF	NP*	5	5	12
STRUCTURE <= 1200 SF	NP	10	10	25
STRUCTURE > 1200 SF OR >25 FT HEIGHT**	NP	20	20	35
SWIMMING POOLS & ASSOC. MECHANICAL EQUIPMENT	NP	10	10	-
GENERATOR	NP	5	5	12
LOT SIZE OF THREE (3) ACRES OR MORE:				
STRUCTURE < 250 SF	PERMITTED W/ CONDITIONS	5	5	12
STRUCTURE < 1200 SF	PERMITTED W/ CONDITIONS	10	10	25
STRUCTURE <= 3,000 SF	PERMITTED W/ CONDITIONS	20	20	25
STRUCTURE > 3,000 SF OR >25 FT HEIGHT***	PERMITTED W/ CONDITIONS	20	20	35
SWIMMING POOLS & MECHANICAL EQUIP	PERMITTED W/ CONDITIONS	10	10	-

NOTES:

*NP = NOT PERMITTED

**FOR LOTS LESS THAN THREE ACRES, ANY ACCESSORY STRUCTURE GREATER THAN 1200 SF IN GROSS FLOOR AREA INCLUDING INTERIOR VEHICLE PARKING OR GREATER THAN 25 FEET IN HEIGHT MAY BE PERMITTED BY SPECIAL EXCEPTION FROM THE ZONING HEARING BOARD. FOR MORE INFORMATION SEE 184-71.D.

***FOR LOTS OF THREE ACRES OR MORE, ANY ACCESSORY STRUCTURE GREATER THAN 3000 SF IN GROSS FLOOR AREA INCLUDING INTERIOR VEHICLE PARKING OR GREATER THAN 25 FEET IN HEIGHT MAY BE PERMITTED BY SPECIAL EXCEPTION FROM THE ZONING HEARING BOARD. FOR MORE INFORMATION SEE 184-71.D.



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RESIDENTIAL CONSTRUCTION APPLICATION: UNIFORM CONSTRUCTION CODE/ZONING

1. PROJECT INFORMATION:

<input type="checkbox"/> New Structure	<input type="checkbox"/> Addition	<input type="checkbox"/> Alteration	<input type="checkbox"/> Demolition	<input type="checkbox"/> Accessory Structure
<input type="checkbox"/> Alternative Energy	<input type="checkbox"/> Swimming Pool, Spa, or Hot Tub <input type="checkbox"/> Other:			
Description of Work:				

Attach additional information as needed

2. PROPERTY INFORMATION:

Site Address:	Street #	Street Name	City	Zip
Tax Parcel #:				
Utilities:	<input type="checkbox"/> Public Water	<input type="checkbox"/> Private Well	<input type="checkbox"/> Public Sewer	<input type="checkbox"/> Private Septic
Is Any Portion of the Property in a Flood Hazard Area?			<input type="checkbox"/> Yes	<input type="checkbox"/> No
Does the Property Have Any Easements, Right-Of-Ways, or Other Restrictions?				

Owner:	First and Last or Company	Phone:	Email:	
Mail Address:	Street #	Street Name	City	Zip/State
Authorized Agent (General Contractor, Building Manager, etc.)		First and Last Name		
Phone #:	Fax #:	Email:		
Mail Address:	Street #	Street Name	City	Zip/State

3. BUILDING GENERAL INFORMATION:

Description of Building Use:			
Building Height:	Stories Above Grade Plane:	Access to a State Highway:	
Automatic Fire Sprinkler System:	Other Fire Suppression:		
Fire Alarm System:	Security Alarm System:		
Project Associated with a Manufactured Home (mobile home, trailer, etc.)?			
Elevator:	Propane or LPG:	Existing Area (sq/ft):	Proposed Area (sq/ft):
Other Regulatory or Governing Entities?			

4. BUILDING SYSTEM INFORMATION:

Electrical:						
Service Size:	Service Voltage:	Utility Company:				
Backup Generator:	Photovoltaic (solar):	Turbine/wind:				
Mechanical:						
Fuel:	<input type="checkbox"/> Nat Gas	<input type="checkbox"/> LPG	<input type="checkbox"/> Fuel Oil	<input type="checkbox"/> Waste Oil	<input type="checkbox"/> Electric	<input type="checkbox"/> Other:
Wood/Solid Fuel Appliance:	Exterior Grill or Cooking Appliance:					

Plumbing:	Fixture Type and Quantity				
Clothes Washer:		Bathtub:		Floor Drain:	
Comb. Sink & Tray:		Dental Lav:		Dental Cuspidor:	
Dishwasher:		Bidet:		Drinking Fountain:	
Floor Sink:		Laundry Tray:		Kitchen Sink:	
Service Sink:		Lavatory:		Shower:	
Other Sink:		Urinal:		Wash Sink:	
Water Closet:		Other:		TOTAL:	

5. APPLICATION SUBMISSION REQUIREMENTS *(check after reading)*

- ☐ This PA UCC application is considered denied until all other approvals have been provided for. This includes but is not limited to: Zoning; Land Development; Grading; PennDOT Highway Occupancy; PA Dept of Labor and Industry; Montgomery County Health Department, etc.
- ☐ Two sets of construction documents submitted for review shall be submitted on a minimum of 24"x36" (ARCH D) size. Additional copies and other documents or approvals may be requested at the determination of the Building Code Official or designee.

6. CONSTRUCTION VALUATION

General Site/Building:		Electrical:		Mechanical:	
Plumbing:		Fire:		Other:	
				Total:	

7. CERTIFICATION

The applicant hereby certifies that all information on this application is correct and the work will be completed in accordance with the "approved" construction documents and PA Act 45 of 1999 (Pennsylvania Uniform Construction Code) and all other applicable laws of this jurisdiction. The applicant also certifies that the content of the certificate of Workers Compensation Insurance or Affidavit on file with Limerick Township is still in effect with no changes in coverage.

I hereby state the above facts and statements, including any attachments, are to the best of my knowledge, accurate and complete. I further understand that any falsification of information or an incomplete application may be considered reason to deny or reject the application and that the false statements herein are made subject to the penalties of PA Cons. Stat. 4904 relating to un-sworn falsification to authorities.

I certify that the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such application and permit(s).

Signature of Owner	Date
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Signature of Agent	Date
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Point of Contact:	First and Last Name	Email:	
Phone #:		Cell #:	Fax #:

TOWNSHIP USE ONLY BELOW THIS LINE

Zoning:	EDU:	UCC:	Fire:	Permit #
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ZONING INFORMATION

PLEASE ANSWER THE FOLLOWING ADDITIONAL QUESTIONS.

1. SITE ADDRESS _____ ZONING DISTRICT _____
2. SUBDIVISION NAME _____ IS YOUR PROPERTY PART OF AN HOA? YES NO
3. BUILDING USE: PERSONAL/HOBBY/RESIDENTIAL BUSINESS OR HOME OCCUPATION
4. WILL THERE BE NEW IMPERVIOUS SURFACE? ☐ YES ☐ NO SF _____
5. WILL THERE BE EARTH DISTURBANCE? (EXCAVATIONS & GRADING) ☐ YES ☐ NO SF _____
6. WILL THERE BE VEGETATION DISTURBANCE > 25,000 SF ☐ YES ☐ NO SF _____
7. WILL THERE BE A RELOCATION OF THE WELL OR SEPTIC SYSTEM? ☐ YES ☐ NO
8. WILL THERE BE ADDITIONAL BEDROOMS? ☐ YES ☐ NO
9. PROVIDE THE TOTAL AMOUNT (EXISTING & PROPOSED) BUILDING COVERAGE ON PROPERTY. THIS INCLUDES ANY AREA COVERED WITH ROOFS SUCH AS BALCONIES, PORCHES, ETC. FOR RESIDENTIAL PROJECTS, DO NOT INCLUDE DECKS OR PATIOS. FOR NON-RESIDENTIAL PROJECTS DECKS AND PATIOS SHALL BE INCLUDED.
TOTAL BUILDING COVERAGE: EXISTING: _____ SF PROPOSED: _____ SF
LOT SIZE: _____ ACRES
CALCULATE THE PERCENT BUILDING COVERAGE:
(TOTAL BUILDING COVERAGE DIVIDED BY LOT SIZE) _____ ACRES
10. PLOT PLAN REQUIREMENTS CHECKLIST – A PLOT PLAN MUST BE SUBMITTED WITH THE APPLICATION. ALL OF THE FOLLOWING MUST BE CLEARLY ILLUSTRATED AND IDENTIFIED ON THE ATTACHED PLOT PLAN OR NOTED AS NOT PRESENT ON THE PARCEL:
 - ☐ 1. PROPERTY LINES INCLUDE BEARING AND DISTANCE INFORMATION, IF READILY AVAILABLE.
 - ☐ 2. ALL EASEMENTS AND/OR REQUIRED BUFFER YARDS.
 - ☐ 3. OUTLINE OF ALL STRUCTURES (HOUSE, SHEDS, PORCHES, POOLS, ETC.)
 - ☐ 4. DISTANCE OF THE PROPOSED STRUCTURE TO THE SIDE AND REAR PROPERTY LINE AND CENTERLINE OF STREET/ROAD.
 - ☐ 5. DRIVEWAY LOCATION & WIDTH.
 - ☐ 6. EXISTING AND PROPOSED UTILITY LOCATIONS.

NOTES

1. STRUCTURES CANNOT BE PLACED IN EASEMENTS OR RIGHT-OF-WAYS.
2. WHEN ADDING ADDITIONAL BEDROOMS TO A DWELLING WITH ON-LOT SEPTIC SYSTEMS, APPROVAL FROM MONTGOMERY COUNTY HEALTH DEPARTMENT IS REQUIRED.



James Lucas
Director of Code Services
Codes@LimerickPA.org
610.495.6432

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PERMIT # _____
TO BE COMPLETED BY TOWNSHIP

RESIDENTIAL CONSTRUCTION PERMIT APPLICATION: ELECTRICAL

2021 IRC CODE

1. GENERAL PROJECT INFORMATION

Location of Project:		Cost:	
Type of Project Work:	<input type="checkbox"/> New <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Other _____		
Description of Work:	 		

2. ELECTRICAL PROJECT DETAILS

FIXTURE	QUANTITY	FIXTURE	QUANTITY	FIXTURE	QUANTITY
SWITCHES		WATER HEATERS		SOLAR - ROOF MOUNTED*	
PLUG RECEPTACLES		DRYERS		SOLAR - GROUND MOUNTED	
LIGHTING CIRCUITS		RANGES		PANEL SIZE	
BASE BOARDS		SPAS		SUB-FEEDER SIZE	
HEATERS		POOL PUMPS		OTHER _____	

*ROOF-MOUNTED SOLAR PANELS REQUIRE AN ENGINEER'S CERTIFICATION FOR THE ROOF STRUCTURE.

ALL ELECTRICAL WORK MUST BE INSPECTED BY AN ELECTRICAL UNDERWRITER PRIOR TO A LIMERICK TOWNSHIP INSPECTION.

Inspection Agency:	
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PLEASE PROVIDE TWO (2) SETS OF CONSTRUCTION DOCUMENTS FOR REVIEW. PLEASE INCLUDE MANUFACTURER SPECIFICATIONS, DIAGRAMS, ENGINEERED CALCULATIONS, LOCATION, NATURE, AND EXTENT OF WORK.

3. CERTIFICATION

The applicant hereby certifies that all information on this application is correct, and the work will be completed in accordance with the "approved" construction documents and PA Act 45 of 1999 (Pennsylvania Uniform Construction Code) and all other applicable laws of this jurisdiction. The applicant also certifies that the content of the certificate of Workers Compensation Insurance or Affidavit on file with Limerick Township is still in effect with no changes in coverage.

I hereby state the above facts and statements, including any attachments, are to the best of my knowledge, accurate and complete. I further understand that any falsification of information or an incomplete application may be considered reason to deny or reject the application and that the false statements herein are made subject to the penalties of PA Cons. Stat. 4904 relating to un-sworn falsification to authorities.

I certify that the code administrator or the code administrator's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such application and permit(s).

Signature of Owner or Authorized Agent/Contractor

Date

THIRD PARTY ELECTRICAL INSPECTION AGENCIES 2025

You must submit the Electrical Application with your plans to one of the agencies listed below for their review and approval. Once you receive approval, please submit the approval and plans along with the rest of the UCC Application to the Limerick Township Code Department. Limerick Township cannot answer any questions on behalf of the agencies listed below. Please contact them directly if you have questions regarding billing for their services.

- 1) **Middle Department Inspection Agency, Inc.**
404 West Ridge Pike
Conshohocken, PA 19428
PHONE: 800-992-6342
FAX: 215-244-1927
EMAIL: edpaugh@mdia.us
- 2) **Faulkner Inspection Services, LLC**
1201 Cherry Wood Court
Phoenixville, PA 19460
PHONE: 610-350-9957
FAX: 610-933-5509
EMAIL: mtfaulkner@msn.com
- 3) **Bureau Veritas North America**
790 Park Way Drive
Broomall, PA 19008
PHONE: 610-543-3925
FAX: 610-543-1933
EMAIL: carol.barker@bureauveritas.com
- 4) **United Inspection Agency**
716 N. Bethlehem Pike, Suite 300
Lower Gwynedd, PA 19002-2656
PHONE: 215-542-9977
FAX: 215-540-9721
EMAIL: info@unitedinspectionagency.com
- 5) **Middle Atlantic Electrical Inspections**
302 East Pennsylvania Boulevard
Feasterville, PA 19053
PHONE: 215-322-2626
FAX: 215-364-7921
EMAIL: brisi@biuinc.com
- 6) **American Inspection Agency, Inc.**
342 Miller Road
Sinking Spring, PA 19608
PHONE: 610-678-4336
FAX: 610-678-4359
EMAIL: aia.inc@juno.com
- 7) **Code Inspections, Inc.**
603 Horsham Road
Horsham, PA 19044
PHONE: 215-672-9400
FAX: 215-672-9736
EMAIL: contact@codeinspections.net
- 8) **Commonwealth Code Inspection Services**
176 Doe Run Road
Manheim, PA 17545
PHONE: 717-664-2347
FAX: 717-664-4953
EMAIL: talksoon@commonwealthcode.com
- 9) **Underwriter Inspection Services, Inc.**
153 N. Reed Road
Limerick, PA 19468
PHONE: 610-495-2803
EMAIL: codecopuis@gmail.com
EMAIL: codecop@comcast.net
- 10) **Bower Code Services & Inspections, LLC**
1104 Rapps Dam Road, Apt. 24
Phoenixville, PA 19460
PHONE: 484-345-8986
EMAIL: bowercodeservices@gmail.com

Residential Shed/Deck/Patio Details

Submit one (1) drawing of the plot plan of your site, showing the proposed shed/deck/patio. Identify all property lines and rights-of-way, with distance from property lines to the shed/deck/patio and any adjacent buildings. Show all easements, floodways, and required buffers, and location of utilities.

A large grid of graph paper, consisting of 20 columns and 30 rows of squares, intended for drawing a plot plan.