



BOROUGH OF AVALON

ALLEGHENY COUNTY, PA



HOW TO: FENCES, WALLS, & DECKS IN THE BOROUGH OF AVALON REQUIREMENTS AND CHECKLISTS



Note: This packet is a guide. See the attached Avalon Borough Ordinances for specific details.

JUNE 2025

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What is the Purpose of this Packet?

Interested in putting up a fence, retaining wall, or deck in the Borough of Avalon? Great! BUT, before getting started, there are some things you need to know. Don't worry, though, this packet will walk you through the process.

Zoning is an important part of maintaining a happy, healthy community, but it is often extensive and riddled with jargon, making it difficult to know what you can and cannot do.

To provide further requirements for fences, walls, and screening, the Borough of Avalon approved Ordinance No. 1401, replacing Article IV, §2000-409.A(2) of the Avalon-Bellevue-Ben Avon Joint Zoning Ordinance. Deck (and unenclosed porch) regulations are outlined in Article IV, District Regulations, §2000-407, Permitted Projections into Required Yards of the Joint Zoning Ordinance.

The purpose of the rules regarding fencing, walls, and decks are as follows:

- Ensure adequate light and air for the street area and neighboring properties
- Preserve neighborhood character and appearance
- Ensure safe visibility of and for vehicles with adequate sight distance
- Ensure safety of residents, community members, and visitors

If you are putting up a fence, wall, or deck on your property, use the checklists in this packet to help you navigate Avalon's ordinances.

On behalf of Avalon Borough, thank you for your interest in building a fence, wall, or deck and your compliance with our Borough's rules, regulations, and procedures.

Definitions

These definitions come directly from Article III, Definitions, §2000-300, Definitions, of the Avalon-Bellevue-Ben Avon Joint Zoning Ordinance.

Fence: A constructed barrier of acceptable material or combination of acceptable materials erected to enclose or screen an area for land or portions of a building or structure.

Screening: An assemblage of materials that are arranged so as to block the ground level views between grade and a height of six (6) feet. Suitable screening materials include trees, shrubs, hedges, berms, walls, sign-tight fences, other similar type materials, or any combination thereof. No wall or fence shall be constructed of plywood, corrugated metal, fiberglass, or sheet metal. Landscape screens must achieve the required visual blockage within two (2) years of installation.

Deck: A flat, floored, unenclosed, elevated structure adjoining a building or another structure.

Setback: The minimum distance by which any building or structure must be separated from a street right-of-way, alley, or lot line.

General Requirements:

Fences, Walls, Screenings, and Decks

This section outlines the general rules and conditions that apply to the installation and maintenance of fencing, walls, and screenings in the Borough of Avalon. These requirements are explained further in Ordinance No. 1401.

Fences, Walls, and Screenings

Permitted Locations by Zoning District

Confirm your Zoning District at boroughofavalon.org. Navigate to “Resources: Planning & Zoning” to access an interactive zoning map.

- **Residential Zoning Districts:** Fences, walls, and screenings are permitted in Residential districts
- **Mixed-use and Non-residential Zoning Districts:** Fences, walls, and screenings are permitted in mixed-use and non-residential districts

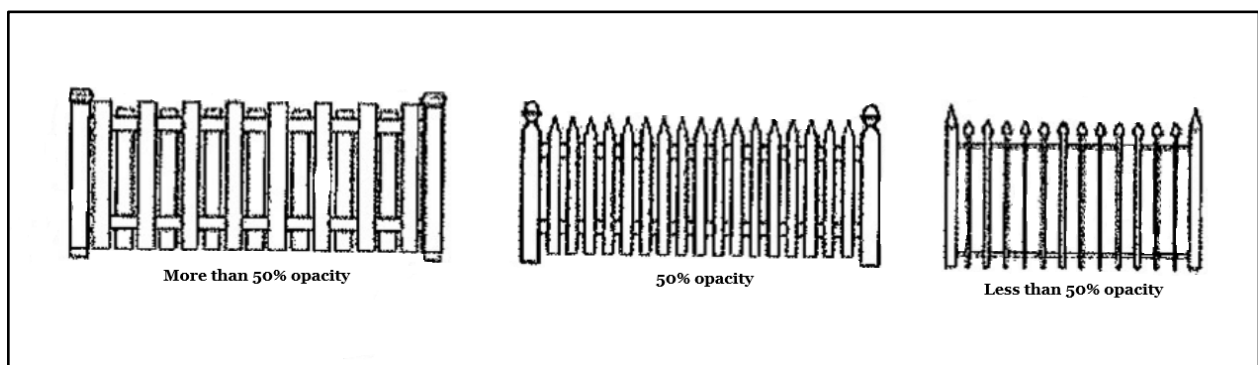
Maintenance Standards

- All fences, walls, or screenings must be maintained in a sturdy and good condition and should be free of rust

Opacity Requirements

- Opacity refers to the degree to which light or views are blocked
- Maximum opacity varies by zoning district and lot type

See references below for examples of opacity:



Residential, Mixed-Use, and Commercial/Industrial Opacity

Location	Maximum Opacity
Non-corner lots:	
Front	50%
Side	100%
Rear	100%
Corner lots:	
Front	50%
Side (street)	100%
Side (non-street)	100%
Rear	100%

Residential Maximum Height & Minimum Setback

Location	Maximum Height	Minimum Setback
Non-corner lots:		
Front	4 ft	3 ft
Side	6 ft	0 ft
Rear	6 ft	0 ft
Corner lots:		
Front	4 ft	3 ft
Side (street)	4* ft	3 ft
Side (non-street)	6 ft	0 ft
Rear	6 ft	0 ft

*Fences, walls, and screenings up to 6 feet in height may be approved for Residential, Corner lots: Side (street) as a special exception under the condition that a fence, wall, or screen does not block the clear sight distance at street intersections or driveways.

Mixed-Use Maximum Height & Minimum Setback

Location	Maximum Height	Minimum Setback
Non-corner lots:		
Front	6 ft	3 ft
Side	6 ft	0 ft
Rear	6 ft	0 ft
Corner lots:		
Front	6 ft	3 ft
Side (street)	6 ft	3 ft
Side (non-street)	6 ft	0 ft
Rear	6 ft	0 ft

Commercial/Industrial Maximum Height & Minimum Setback

Location	Maximum Height	Minimum Setback
Non-corner lots:		
Front	6 ft	3 ft
Side	10 ft	0 ft
Rear	10 ft	0 ft
Corner lots:		
Front	6 ft	3 ft
Side (street)	6* ft	3 ft
Side (non-street)	10 ft	0 ft
Rear	10 ft	0 ft

*Fences, walls, and screenings up to 10 feet in height may be approved for Residential, Corner lots: Side (street) as a special exception under the condition that a fence, wall, or screen does not block the clear sight distance at street intersections or driveways.

Decks

These requirements can be found in Article IV, District Regulations, §2000-407, Permitted Projections into Required Yards of the Joint Zoning Ordinance.

Permitted Projections into Required Yards

- Decks and unenclosed porches without enclosed habitable foundations are permitted to project into yards so long as 5 feet remain between the structure and the lot (property) line
 - no more than 3 feet into front and side yards
 - no more than 20 feet into rear yards

**YOU MUST OBTAIN A BUILDING PERMIT BEFORE
STARTING DECK CONSTRUCTION**

Steps to Install/Construct Fences, Walls, Screenings, and Decks

Step 1:

- ☐ Determine which Permit is Required
 - **ALL WALLS & FENCES** require a zoning permit
 - **ALL DECKS** require a building permit AND zoning permit
 - Walls taller than 48" require a building permit
 - Fences taller than 6' require a building permit

Step 2:

- ☐ Review Specific Zoning Requirements [General Requirements Section of this Packet – Page 3]

Use this checklist:

- Is your project (fence, wall, screening, or deck) permitted in your zoning district?
 - ☐ Yes
 - ☐ No
- Will it meet the maintenance requirements?
 - ☐ Yes
 - ☐ No
- Will it be at/under the maximum opacity for your zoning district?
 - ☐ Yes
 - ☐ No
 - ☐ N/A for Decks
- Will it be at/under the height maximum for your zoning district?
 - ☐ Yes
 - ☐ No
 - ☐ N/A for Decks
- Will it be at/under the minimum setback for your zoning district?
 - ☐ Yes
 - ☐ No
 - ☐ N/A for Decks

Step 3:

- ☐ Prepare your Application [see Step 1 for type of application]

For a **Zoning Permit Application** [attached], you must include:

- ☐ Site plan or plat of survey (preferred) drawn to scale, to include:
 - Location and dimensions of lot
 - Location and dimensions of all existing/proposed buildings on lot and those within 50 feet
 - All driveways and accesses to property
 - Setbacks from front, side, and rear property lines
 - Floor elevation of proposed new buildings
 - North arrow
- ☐ Project description, a complete and accurate description of the proposed project
- ☐ Fully completed and signed application
- ☐ Any additional information deemed necessary by Borough of Avalon officials

For a **Building Permit Application** [attached], you must include:

- ☐ General Contractor Contact Information
- ☐ Type of work being done
- ☐ A brief description of the project
- ☐ Required documents:
 - Three (3) copies of construction documents (architectural drawings, structural drawings, specifications, or any other documents)
 - One Site plan – showing distances to property lines and existing structures on site (this is a detailed drawing/sketch)
 - One set of specifications/installation instructions
 - One copy of zoning approval
 - One copy of PA contractor's number and insurance certificate

*Please address all Building Permit questions to Harshman CE Group.

Jarrold D'Amico, BCO
jd@harshmanLLC.com
724-993-4505 X 224

Patrick Brown, BCO
pb@harshmanLLC.com
724-993-4505 X 225

Step 4:

- ☐ Submit your Zoning Permit Application to the Borough of Avalon
 - Must also pay applicable fees (\$50)
- ☐ Submit your Building Permit Application (if needed) to the Borough of Avalon
 - Must also pay applicable fees to Harshman CE Group (cost varies)

Step 5:

- ☐ Once approved, you may begin construction.

*Note: Zoning and code officials are permitted to inspect the project/property during and upon completion to ensure compliance.

Good luck with your project!

Still have questions? Please contact Assistant Borough Manager Leanne McLaughlin at (412) 761-5820 x1004 or lmclaughlin@boroughofavalon.org.

Additional Resources

- 1. Avalon Borough Ordinance No. 1401**
- 2. Tri-Borough Joint Zoning Ordinance, Article IV, District Regulations, §2000-407, Permitted Projections into Required Yards of the Joint Zoning Ordinance**
- 3. Tri-Borough Joint Zoning Ordinance, Article IV, District Regulations, §2000-409 (C), Accessory Buildings, Structures, Uses and Events**
- 4. Tri-Borough Joint Zoning Ordinance, Article XIII, Building and Occupancy Permits, §2000-1301, Building Permits.**
- 5. Zoning Permit Application**
- 6. Building Permit**

**AVALON BOROUGH
ORDINANCE NO. 1401**

AN ORDINANCE AMENDING ARTICLE IV, SECTION 409 OF THE AVALON-BELLEVUE-BEN AVON JOINT ZONING ORDINANCE TO FURTHER PROVIDE FOR FENCES, WALLS AND SCREENING REQUIREMENTS

WHEREAS, the Avalon-Bellevue-Ben Avon Joint Zoning Ordinance ("Joint Zoning Ordinance") contains errors at Section 2000-409 Accessory Building, Structures, Uses and Events; and

WHEREAS, the Joint Zoning Ordinance at Section 2000-409.A permits accessory buildings, structures, uses and events within Residential Zoning Districts; and

WHEREAS, the Joint Zoning Ordinance at Section 2000-409.B permits accessory uses and structures in Mixed-Use and Nonresidential Zoning Districts; and

WHEREAS, the Joint Zoning Ordinance at Section 2000-409.C(1) regulates fences for all Zoning Districts; and

WHEREAS, the Borough Council wishes to amend the Joint Zoning Ordinance to replace Section 2000-409.A(2), permitting fences, walls or hedges within Residential Zoning Districts; and

WHEREAS, the Borough Council wishes to amend the Joint Zoning Ordinance to correct the errors at Section 2000-409.B Permitted Accessory Uses and Structures in Mixed-Use and Non-residential Zoning Districts; and

WHEREAS, the Borough Council wishes to amend the Joint Zoning Ordinance to replace Section 2000-409.C(1), regulating fences; and

WHEREAS, the Avalon-Bellevue-Ben Avon Joint Planning Commission, pursuant to the provisions of the Joint Zoning Ordinance, has drafted and reviewed the following amendment and made a recommendation to the Councils of the Boroughs of Avalon, Bellevue and Ben Avon regarding the same; and

WHEREAS, The Councils of the Boroughs of Avalon, Bellevue and Ben Avon did hold a public hearing on the 28th day of November, 2023, after giving due public notice; and

WHEREAS, the Allegheny County Economic Development has had the opportunity to review the proposed amendment.

NOW, THEREFORE BE IT ORDAINED by the Council of the Borough of [Avalon, Bellevue or Ben Avon], pursuant to the authority conferred by 1984 Pa. Laws 164, codified at 74 Pa. Cons. Stat. §§ 5912, *et seq.*, and the Pennsylvania Municipalities Planning Code, that the Joint Zoning Ordinance be amended as follows:

- I. The Joint Zoning Ordinance, Article IV, Section 2000-409.A(2) is hereby replaced with the following:

(2) Fences, walls and screening in accordance with §2000-409.C(1), except as required for chickens and bees in §2000-409.A(13) and (14).

II. The Joint Zoning Ordinance, Article IV, Section 2000-409.C. Permitted Accessory Uses and Structures in Mixed-Use and Non-residential Zoning Districts is hereby replaced with the following: Section 2000-409.B. Permitted Accessory Uses and Structures in Mixed-Use and Non-residential Zoning Districts.

III. The Joint Zoning Ordinance, Article IV, Section 2000-409.B(5) Fences, hedges and/or walls subject to provisions of §2000-409.D(1) is hereby replaced with the following:

(5) Fences, walls and screening in Mixed-Use and Non-residential Zoning Districts subject to provisions of Article VI Uses by Special Exception.

IV. The Joint Zoning Ordinance, Article IV, Section 2000-409.C(1) Fences is hereby replaced with the following:

(1) Fences, walls and screening in all Zoning Districts

(a) Section purpose. Fences, walls, and screening can provide many benefits both to the owner of the property on which they are situated and to the public at large. However, certain aspects of these structures must be limited in order to protect a community's appearance and public safety. This section's purpose is to provide such limitations and clarifications in all Zoning Districts.

(b) Fence, wall, and screening limitations. Fences, walls, and screening may be erected in any yard subject to requirements of the Zoning District in which they are to be erected, the limitations in the following table, and the controls of Subsection (d) below. Note that heights should be measured from the average finished grade within two (2) feet of the fence line. When a fence is placed atop a retaining wall, the height of the fence shall be determined exclusive of the height of the retaining wall such that the top of the retaining wall is considered the finished grade.

Areas Zoned Residential:

Location	Maximum Height (feet)	Minimum Setback (feet)	Maximum Percent Solid to Open (Opacity)
Noncorner lots:			
Front	4	3	50%
Side	6	0	100%
Rear	6	0	100%
Corner lots:			
Front	4	3	50%
Side (street)	4*	3	100%
Side yard (non-street)	6	0	100%
Rear	6	0	100%

NOTE:

** Fences, walls, and screening up to 6 feet in height may be approved for Areas Zoned Residential, Corner lots: Side (street) as a special exception under the condition that a fence, wall, or screen, shall not block the clear sight distance at street intersections or driveways.*

Areas Zoned Mixed-Use:

Location	Maximum Height (feet)	Minimum Setback (feet)	Maximum Percent Solid to Open (Opacity)
Noncorner lots:			
Front	6	3	50%
Side	6	0	100%
Rear	6	0	100%
Corner lots:			
Front	6	3	50%
Side (street)	6	3	100%
Side yard (non-street)	6	0	100%
Rear	6	0	100%

Areas Zoned Commercial and Industrial:

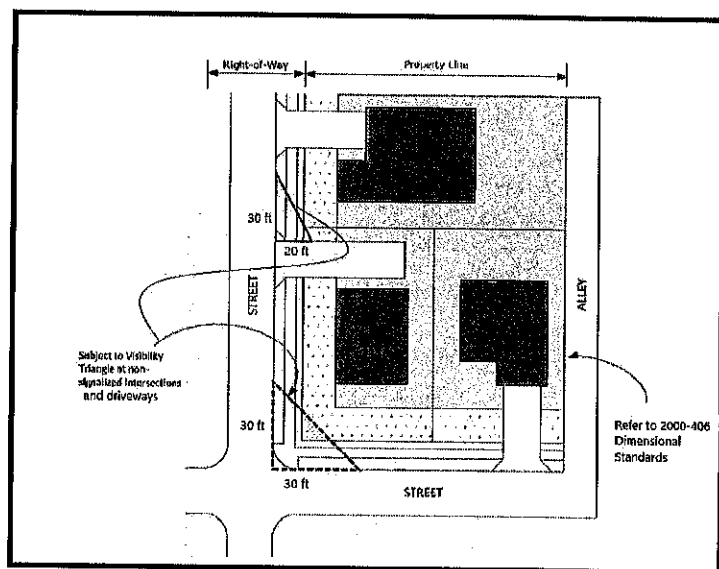
Location	Maximum Height (feet)	Minimum Setback (feet)	Maximum Percent Solid to Open (Opacity)
Noncorner lots:			
Front	6	3	50%
Side	10	0	100%
Rear	10	0	100%
Corner lots:			
Front	6	3	50%
Side (street)	6*	3	100%
Side yard (non-street)	10	0	100%
Rear	10	0	100%

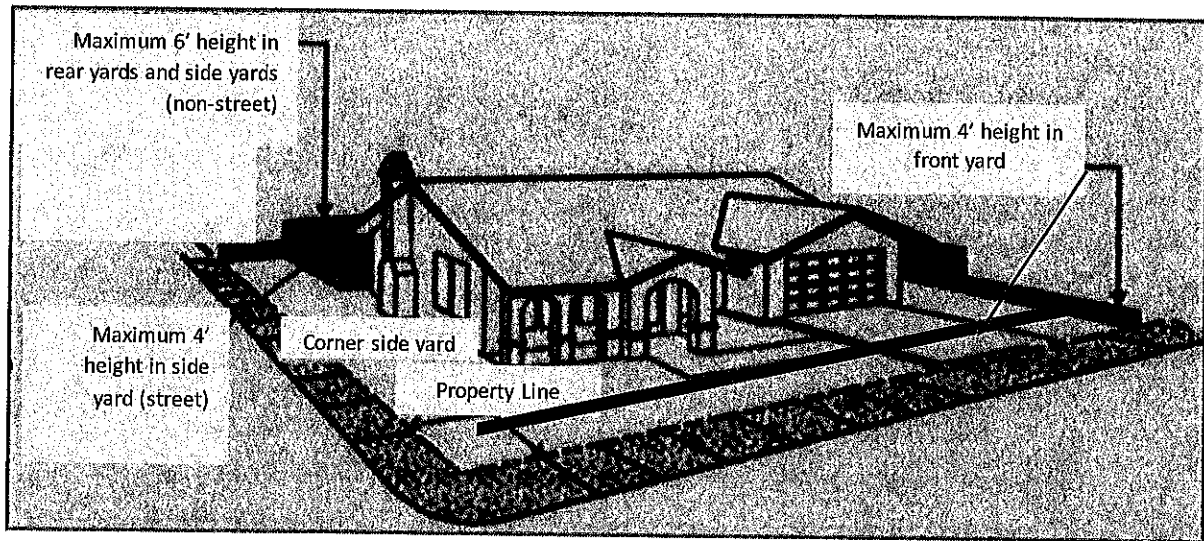
*NOTE: * Fences, walls, and screening up to 10 feet in height may be approved for Areas Zoned Commercial and Industrial, Corner lots: Side (street) as a special exception under the condition that a fence, wall, or screen shall not block the clear sight distance at street intersections or driveways.*

(c) Other fences, wall, and screen regulations.

(1) A fence, wall, or screen shall not be erected in a public or dedicated right-of-way.

(2) A fence, wall, or screen shall not block the clear sight distance at street intersections or driveways. See illustrations below for reference.





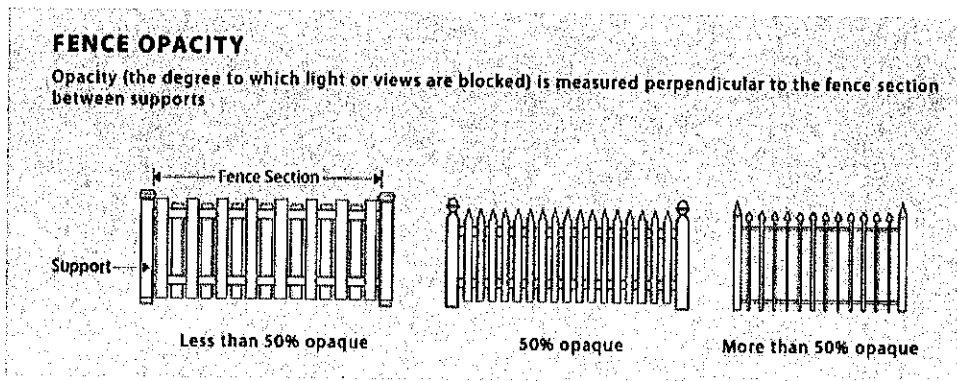
(3) A fence, wall, or screen shall not include barbs, thorns, other harmful projections, or electric wires designed to shock (i.e., barricade fences). However, nothing contained in this provision shall prohibit fences consisting of underground electrical wiring and commonly referred to as "silent" or "invisible" fences used to control pets.

(4) The finished side of fences, walls, or screens shall always face any abutting streets or properties; all bracing shall be on the inside of the fence.

(5) Any chain-link, chicken-wire, or metal mesh fence or wall shall be galvanized or otherwise treated to prevent the formation of rust.

(6) All fences, walls or screening shall be maintained in a sturdy and good condition.

(7) See references below for examples of opacity:



- V. This Ordinance repeals any inconsistent prior ordinances or portion thereof to the extent of such inconsistency.
- VI. This Ordinance shall be effective upon recordation in the Borough ordinance book, or upon the thirtieth day after passage by the Council, whichever comes first, provided further, the foregoing notwithstanding, that this amendment will not be effective until such time as it has also been approved by all of the Boroughs participating in the Joint Zoning Ordinance.
- VII. The provisions of this Ordinance are severable. Should any part of this Ordinance be invalidated by a court of law, it is the intention of the Council that the remainder of the Ordinance be in full force and effect.

DULY ORDAINED AND ENACTED at a public meeting of the Council of the Borough of Avalon this 19th day of December, 2023.

ATTEST:

Lerraine Makatura

Borough Secretary

BOROUGH OF AVALON

By: S.R.P. Maxwell

Council President

APPROVED:

Bryant J.

Mayor

Date

This Ordinance recorded in the Borough Ordinance book on December 19, 20223 by the undersigned.

Lerraine Makatura

Borough Secretary

THE TRI-BOROUGH COMMUNITIES
JOINT ZONING ORDINANCE

§2000-407. Permitted Projections into Required Yards.

- A. The following shall be permitted to project into any required yard in any Zoning District as follows:
- (1) Typical architectural features, including, but not limited to, bay windows, window sills, cornices and eaves, shall be permitted to project into required yards no more than thirty-six (36) inches.
 - (2) Decks and unenclosed porches without enclosed habitable foundations shall be permitted to project into required front and side yards no more than three (3) feet and into the required rear yard no more than twenty (20) feet so long as a minimum of five (5) feet remain between the structure and the lot line.

2000.48

- (3) Steps and open fire escapes shall be permitted to project into required yards no more than six (6) feet.
- (4) Awnings and/or sunscreens shall be permitted to project into required front and side yards no more than four (4) feet.

2000.49

August 2009

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§2000-409. Accessory Buildings, Structures, Uses and Events.

C. In all Zoning Districts, the following regulations shall apply to accessory buildings and structures.

(1) Fences.

- (a) In all residential Zoning Districts, fences no greater than six and one-half (6.5) feet in height shall be permitted in rear and side yards.
 - (b) In commercial and industrial districts, fences no greater than ten (10) feet in height shall be permitted in rear and side yards.
 - (c) In Residential Zoning Districts, fences no greater than three and one-half (3.5) feet in height shall be permitted in front yards. All fences shall be constructed such that the finished side of the fence faces all adjacent properties and public rights-of-way.
 - (d) In Residential Zoning Districts, fences which contain openings equal to at least seventy-five percent (75%) of the area of the fence and which are not more than three (3) feet in height shall be permitted in a lot's front and/or side yards.
 - (e) In Mixed-Use and Non-Residential Zoning Districts, the maximum height of a fence shall be six and one-half (6.5) feet unless otherwise defined for industrial uses and/or service structures. Fences shall be permitted in a lot's rear and/or side yard(s). Fences shall contain openings that are at least fifty percent (50%) of the area of the fence, unless an opaque screening fence is otherwise required by this Ordinance.
- (2) Clear Sight Distance. All fences, walls, screens and buffer yards or landscaping shall be located so as to not obstruct pedestrian access, visibility for traffic on adjacent streets or traffic entering or leaving a lot or adjacent lots.

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JOINT ZONING ORDINANCE

§2000-1301. Building Permits.

- A. No building or structure shall be erected, moved, expanded or structurally altered without a permit for such action having been issued by the Applicable Zoning Officer. Building permits shall be required for construction of fences, exterior walls and patios, but not for the installation or paving of walkways or residential driveways when no earth moving is involved or for erection of small auxiliary structures less than one hundred (100) square feet in floor area and not on a permanent foundation. Building permits shall be required for the installation or paving of walkways or residential driveways when earth moving is involved or for those surfaces that cross public sidewalks. All surfaces shall be subject to inspection for compliance with applicable Borough concrete standards.
- B. Applications for building permits shall be made to the Applicable Zoning Officer for the project to be covered by the permit, using forms supplied by the Applicable Zoning Officer. The permit shall bear the signatures of both the general contractor and the owner of the project.
 - (1) No building permit shall be issued until all other required permits have been obtained from any other office or agency (local, regional, State, County, and Federal).
 - (2) No building permit shall be issued until the Applicable Zoning Officer determines whether a stormwater management plan is necessary for the project to be covered by the permit, and if so, finds that an approved plan meeting the requirements of the applicable Borough's Subdivision and Land Development Ordinance, or its equivalent, has been submitted.
- C. Building Permit Applications Shall Include the Following, in Triplicate.
 - (1) A site plan of the lot upon which the proposed construction is to occur, drawn to scale and dimensioned, showing the following where applicable:
 - (a) The boundaries of the lot, indicating dimensions and total area and names of record of owners of adjoining properties.
 - (b) Public streets adjoining the lot indicating right-of-way and pavement width.
 - (c) Public utilities in the streets adjoining the lot and/or in easements running across the lot identified by type and line size.
 - (d) Existing buildings on the lot and approximate location of walls of buildings or structures within twenty-five (25) feet of the lot boundaries on adjacent properties.

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JOINT ZONING ORDINANCE

- (e) The proposed building or structure, indicating height, and dimensions between building or structure and all lot boundaries.
 - (f) The location of proposed parking and loading areas and drives, indicating the number of parking spaces.
 - (g) The location of proposed signs.
 - (h) Topographical information for the area to be developed at no greater than five foot (5') contour intervals, showing proposed grade changes and means of collecting and disposing of storm water.
 - (i) The seal of approval of the State Department of Labor and Industry, if applicable, or in lieu of such seal, the M.A. number and file number of the project as carried by the department.
- (2) A narrative statement indicating:
- (a) The proposed use of the structure to which the permit applies and the use of other buildings or structures on the lot, if any.
 - (b) The number of dwelling units, whether for sale or rent, or commercial retail or service units if applicable, that the building is designed to accommodate.
 - (c) If the building or structure is part of a larger complex of buildings or structures to be erected over time on the same lot, an indication of location and scheduling of future construction.
 - (d) If the building or structure is for commercial, industrial or multi-family residential use, the area of the lot to be occupied on the ground by the building or structure.
 - (e) A statement giving the developer permission to build if the developer and owner of the land are not the same person or corporation.
- (3) The Applicable Zoning Officer may waive portions of these requirements where interior work or construction not affecting the outside dimensions of an existing building is involved or no site work is included.
- (4) The Applicable Zoning Officer may, to satisfy requirements of other development ordinances adopted by any of the Tri-Borough Communities, expand the application form to secure additional information necessary to assure conformance with such other development ordinances.
- (5) Building plans and specifications as required by the applicable Borough's Building Code.
- D. If the application is satisfactory, the Applicable Zoning Officer shall inspect the premises where the construction is proposed to occur and shall be satisfied that the structure will be located as specified on the application and that construction can take place on the site without violating this Ordinance or any other Borough or Tri-Borough ordinance. Upon completing his inspection and finding the application and premises conforming to this Chapter, the Zoning Officer shall

THE TRI-BOROUGH COMMUNITIES
JOINT ZONING ORDINANCE

approve the application and return one copy of the documents together with a signed building permit authorizing the applicant to proceed.

- E. If the application is not satisfactory, the Applicable Zoning Officer shall return all but one set of the application documents together with a letter indicating the specific reasons why the application cannot be approved and the changes needed to make it acceptable.
- F. The Applicable Zoning Officer shall visit the lot whereon the approved construction is taking place in order to ensure that the work is proceeding in accordance with the application documents. If new construction is proposed to occupy a previously open area, the Applicable Zoning Officer may order the owner to have stakes positioned by a registered surveyor to indicate the lot line and outline of the new construction. Subsequently the Applicable Zoning Officer, depending on the type of construction proposed, shall visit the site after pouring of foundation footers, at the conclusion of erection of structural members and rough-in carpentry, and upon completion of the structure. The Applicable Zoning Officer shall not be denied access to the lot in order to inspect the construction in progress and may order the work halted pending appeal to the applicable Zoning Hearing Board or corrected to conform to the approved application documents.
- G. If an applicant wishes to amend the use, arrangement or construction of the structure from that shown on the application documents after such documents are approved, he shall file with the Applicable Zoning Officer an application for a building permit to cover the proposed amendment. All work shall conform to the approved application documents for which the permit has been issued and any approved amendments thereto.
- H. A building permit shall become void, if after six (6) months from the date of issue, construction for which the permit was issued has not commenced and been vigorously pursued. The life of a building permit shall be one (1) year from the date of issue. Permits may be extended for not more than one (1) additional year on large projects for which the value of the permit is in excess of \$100,000 dollars, upon request of the permit holder when the permit is originally issued. To continue uncompleted construction after the expiration of a building permit, the permit holder shall apply for a new permit, for which a fee representing the value of the work to be completed shall be collected. Failure to renew a permit after expiration shall be a violation of this Ordinance and subject to penalty under Article 17 of this Ordinance.



BOROUGH OF AVALON

640 California Ave
Avalon, PA 15202
P: 412-761-5820
F: 412-761-5953
info@boroughofavalon.org

Zoning Permit Application

PURPOSE

A Zoning Permit Application is required by the Borough of Avalon when undertaking any alterations to a property or changes to a property's use. This ensures that any alterations or changes in use comply with the Joint Zoning Ordinance and any work done meets safety standards.

APPLICATION CHECKLIST

- Fully completed and signed application.
- All applicable PennDOT Highway Occupancy Permits, if required.
- Workers' Compensation Insurance Certificate from all identified contractors.
- Site plan or plat of survey (preferred) drawn to scale, to include:
 - Location and dimensions of lot.
 - Location and dimensions of all existing/proposed buildings on lot and those within 50 feet.
 - All driveways and accesses to property.
 - Setbacks from front, side, and rear property lines.
 - Floor elevation of proposed new buildings.
 - North arrow.
- Copy of Occupancy Compliance issued by Borough's building inspector.
- Any additional information deemed necessary by Borough of Avalon officials.



Zoning Permit Application

Incomplete Applications Will Not Be Reviewed

640 California Ave
Avalon, PA 15202
P: 412-761-5820
F: 412-761-5953

www.boroughofavalon.org

DATE:		
PROPERTY INFORMATION		
ADDRESS:		LOT/BLOCK#:
IS THE PROPERTY IN A FLOOD ZONE ?; YES NO		CONSTRUCTION COST (EST.): \$
ZONING DISTRICT: R-L R-M R-H MU C-NC C-HC COS T		FAIR MARKET VALUE: \$
APPLICANT INFORMATION		
APPLICANT NAME:		EMAIL:
ADDRESS:		PHONE:
OWNER OF RECORD (check here if same as applicant)		
NAME OF OWNER:		EMAIL:
ADDRESS:		PHONE:
PROJECT INFORMATION		
APPLICATION FOR (Check all that apply): New Commercial Building New Residential Building Exterior Alteration Interior Alteration Addition to Building Accessory Building Garage Shed Fence/Wall Deck Pool Parking/Driveway Change of Use Sidewalk Replacement Other:	CURRENT BUILDING USE	SETBACK INFORMATION
		Front Lot Line: (ft)
		Side Lot Line: (ft)
	PROPOSED USE*	Rear Lot Line: (ft)
	Residential # of Units _____	STRUCTURE INFORMATION
	Mercantile Business Factory or Industrial Storage Institutional Educational Assembly Utility and Misc. Other:	Structure Area: (sq ft) Structure Height: (ft)
		Will this project require Conditional or Special Exception Use review?
		YES NO

Avalon Borough's Joint Zoning Ordinance can be found at: <http://www.boroughofavalon.org/resources/planningzoning.html>

Borough of Avalon

Zoning Permit Application

PROJECT DESCRIPTION

Please provide a complete and accurate description of the proposed project.

WORK WILL BE PERFORMED BY:

CONTRACTOR

HOMEOWNER

CONTRACTOR / PROFESSIONAL SERVICES

NAME/COMPANY:

ADDRESS:

PHONE:

EMAIL:

HIC #:

Contractor, in compliance of Act 44 (Workers' Compensation) of 1993, hereby submits: *(please check one)*

Certificate of Insurance

Certificate of Self-Insurance

Affadavit of Exemption

Contractor/Applicant is Sole Proprietorship

Contractor/Applicant is a corporation or partnership and the only employees working on the job have and are qualified as "Executive Employees" under Section 104 of the Workers Compensation Act. Please explain:

ARCHITECT / ENGINEER

NAME/COMPANY:

N/A SAME AS ABOVE

ADDRESS:

PHONE:

EMAIL:

LICENSE #:

FLOOD ZONE REQUIREMENTS

Properties located in the flood zone may require additional information as part of the application process and may be subject to additional fees and review procedures.

STORMWATER REQUIREMENTS

Qualifying projects may require additional information as part of the application process and may be subject to additional fees and review procedures. Please consult Chapter 350 of the Borough of Avalon Code for additional requirements.

Borough of Avalon

Zoning Permit Application

SIGNATURE

I hereby certify that the above information is true and correct to the best of my knowledge and belief, and that the proposed use/work is authorized by the owner of record. I further agree to comply with the provisions of the Codes and Regulations of the Borough of Avalon and all other applicable laws and regulations of Allegheny County, Commonwealth of Pennsylvania and the United States, whether or not specified in this application. In addition, I agree that if a permit is issued, the permit may be revoked by administrative action of the Borough of Avalon for failure to comply with said laws and regulations.

I understand that in consideration of the issuance by the Borough of Avalon of a Zoning Permit to the undersigned Applicant, the Applicant acknowledges that, in reviewing plans and specifications, in issuing Zoning Permits, and in inspecting property of the Applicant, employees of the Borough are only performing their duties to require compliance with the minimum requirements of the applicable ordinances.

I understand that this permit application is not for a building permit or grading permit and a separate form must be completed for work related to grading and/or construction.

Furthermore, the Applicant is hereby informed that any violation(s) of the Building Code and/or the Zoning Code for the Borough of Avalon is subject to fines and penalties as stated in the applicable ordinance(s).

APPLICANT SIGNATURE: _____

DATE: _____

OWNER SIGNATURE (if different): _____

DATE: _____

BOROUGH USE ONLY		
RECEIVED:	<u>STATUS</u> APPROVED DENIED BUILDING PERMIT REQ'D CHANGE IN OCCUPANCY	<u>FEES</u> Residential \$50 Commercial \$50 Industrial/RO \$50 TOTAL: Credit Cash Check # _____
APPROVAL CONDITIONS:		
DENIAL REASONS:		
PERMIT #:	ISSUED BY:	DATE:



Residential UCC
Building Permit Application

Applicant Name: _____

Address: _____

Phone: _____ Email: _____

Site Address: _____

Municipality: _____ Tax Parcel ID: _____

General Contractor: _____ Contact: _____

Address: _____

Phone: _____ Email: _____

PA Contractor's No: _____ Certificate of Insurance Attached: ☐ Yes ☐ No

Type of Work:

- ☐ New Structure ☐ Alteration or Renovation ☐ Addition ☐ Phased Approval
☐ Demolition ☐ Above Ground Pool ☐ In-Ground Pool Pool Dimensions _____

Number of Stories Above Grade: _____

Existing Gross Square Footage: _____

New Construction Square footage: _____

Total Gross Square Footage: _____

Estimated Construction Cost (Labor and Materials): \$ _____

Brief project narrative:

Owner Name: _____

Address: _____

Phone: _____ Email: _____

Applicant's certification:

1. *The estimated construction cost and all other information provided as part of this application for a building permit is correct.*
2. *The building or structure described in this application will not be occupied until all a Certificate of Occupancy (COO) has been received from the Building Code Official (BCO)*
3. *This project will be constructed in accordance with the approved drawings and specifications and the Uniform Construction standards, as specified in PA Code 34 §401-405.*
4. *Any changes to the approved documents will be filed with the BCO.*

Applicant Signature

Date

Owner Signature

Date

Required Documents:

- Three (3) copies construction documents (Please see plan review checklist)
- One Site plan.
- One set of specifications / installation instructions.
- One copy of zoning approval.
- One copy of PA contractor's number and certificate of insurance.

A UCC Permit is not required for the following items:

- Fences 72" or less from grade
- Retaining walls 48" or less from grade
- Prefabricated swimming pools 24" or deeper
- Decks 30" or less from grade
- Replacement Doors and Windows (same size and location)
- Roofing Surfaces (shingles/metal surfaces. NOT sheathing or truss work)
- Window Awnings projecting less than 54" from exterior wall
- Swings or other playground equipment

Municipal Permits including, but not limited to, zoning, driveway, land development, sewage and utility may be required prior to the issuance of a building permit. Please contact the Municipal Zoning Officer or Building Code Official with questions.

Jarrold D'Amico, BCO
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724-993-4505 X 224

Patrick Brown, BCO
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