

# FENCE PACKET

This packet includes everything you will need to install a fence including a *Zoning Certificate Application* and a *Fence Plan Packet*. A building permit application is *not* included and is not required if a fence is 6' in height or lower. If the fence will be higher than 6', please add a Building Permit Application to your fence packet.



# ZONING CERTIFICATE APPLICATION

PLEASE VIEW THE FOLLOWING INFORMATION PRIOR TO TURNING IN AN APPLICATION

## THE PURPOSE

The following information will serve as a guide to make understanding and completing the Zoning Certificate Application easier. A Zoning Certificate Application is required by Elizabeth Township when residents *alter a property* or *change the use of a property*. **All additions, expansions, and/or new structures\* require a zoning certificate.** This zoning review ensures that any *alteration or change in use* complies with the *Elizabeth Township Zoning Ordinances* and all work meets building safety standards. Please visit <https://ecode360.com/34143329> to view the code related to Zoning Applications.

\*STRUCTURE DEFINITION – Any man-made object having an ascertainable stationary location on or in land or water whether or not affixed to the land.

## THE APPLICATION

The following zoning certificate application must be completed in its entirety to be considered.

Any application that is not fully completed including all required accompanying documents will not be reviewed and a new application and accompanying documents will need to be resubmitted.

\*Electronic submissions are preferred, but not required. If you are turning in this application electronically, only **PDF** submissions will be considered. Electronic submittals can be emailed to the Elizabeth Township Code Enforcement Department.\*

Please complete the **SITE INFORMATION SECTION** in its entirety. It is important for us to have this information to make the review process run smoothly.

Next, check all that applies to your project in the **TYPE OF WORK SECTION**. In the **DESCRIPTION OF WORK SECTION**, we learn more about the proposed project. Please include all required information so we can review the application efficiently. Be sure that the project description is as detailed as possible. If the description cannot fit into the provided section, feel free to attach an additional paper with the description. *\*Note that some projects will also require a building permit along with the zoning permit.* Any structure that is under 750 square feet does *NOT* require a building permit. Any structure over 750 square feet *DOES* require a building permit.

Common items that require a zoning certificate are listed below. This is not a comprehensive list of ALL items that require a zoning certificate. If your project is not on this list, it doesn't necessarily mean that a zoning certificate is not required. It is best practice to reach out to the Elizabeth Township Code Enforcement Department prior to starting projects to ensure you are complying with all local codes and ordinances.

Fences, Sheds, Driveway, Accessory Structures, Patios, Porches, Decks, Steps, Playsets, Pergolas, Gazebos,  
Carports, Wheelchair Ramps, Walls, Satellite Disks, Private Sports Courts, Canopies and Similar Structures,  
Storage Structure, Garage, Swimming Pools, Hot Tubs, Parking Lot, Signs, Greenhouses, Antennas

A detailed site plan is also required. The plan must include all pre-existing structures with dimensions, the new proposed structure(s) with dimensions, and the distance from the new proposed structure(s) to the property lines and existing structures. A good place to start is by visiting the Allegheny County Real Estate Portal Site and using the map for your parcel to create your site plan.

<http://www2.alleghenycounty.us/RealEstate/search.aspx>. However, as helpful as the Allegheny Real Estate Portal Site may be, the property lines are not always 100% accurate. **Due to this, the Zoning Officer at his or her discretion may require a survey to be completed by a Licensed Survey Professional for the site plan.**

## REVIEW, FEE, AND PICK-UP

Often, the review process for zoning permits gets delayed when not enough information is submitted, or the application is incomplete. To accelerate the review process, please ensure all information is detailed and all documentation is provided. **NO PAYMENT IS REQUIRED UNTIL THE PERMIT HAS BEEN ISSUED.** When the permit is approved and ready for pick-up, you will receive a call from our office and be told the associated fee. Note that fees vary based on the project type and scope.

Please keep a copy of all submitted documents for your records.

**\*NO WORK IS TO BEGIN PRIOR TO THE PAYMENT AND PICK-UP OF THE PERMIT. IF ANY WORK IS STARTED PRIOR TO THE PAYMENT AND PICK-UP, YOU ARE IN VIOLATION AND SUBJECT TO FINES AND OTHER LEGAL ACTIONS.\***



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## ZONING APPLICATION CHECKLIST

\_\_\_\_\_ Completed and Signed Zoning Certificate Application Including:

- \_\_\_\_\_ Completed contact information
- \_\_\_\_\_ Detailed description of proposed work
- \_\_\_\_\_ Estimated total cost of proposed work
- \_\_\_\_\_ Signed acknowledgement

\_\_\_\_\_ Detailed Site Plan/Survey Including:

- \_\_\_\_\_ Location and dimensions of lot
- \_\_\_\_\_ Location and dimensions of all existing AND proposed structures (including, but not limited to, principal structure, driveway, pool, fence, shed, etc...)
- \_\_\_\_\_ Distance of proposed structure from front, side, and rear property lines and distance to other structures (including, but not limited to, principal structure, driveway, pool, fence, shed, etc...)



**ZONING CERTIFICATE APPLICATION**

**Site Information**

Zoning Site Address: \_\_\_\_\_

Owner/Tenant Name: \_\_\_\_\_

Owner/Tenant Address: \_\_\_\_\_

Owner/Tenant Phone Number: \_\_\_\_\_

Owner/Tenant Email: \_\_\_\_\_

Does the current use of the property remain the same? \_\_\_ Yes \_\_\_ No

If no, please explain: \_\_\_\_\_

**Type of Work**

- \_\_\_ New Construction\*    \_\_\_ Driveway
- \_\_\_ Addition\*            \_\_\_ Fence
- \_\_\_ Deck\*                 \_\_\_ Above Ground Pool\*
- \_\_\_ Shed\*                 \_\_\_ In Ground Pool\*
- \_\_\_ Playset                \_\_\_ Garage – Detached\*
- \_\_\_ Patio                 \_\_\_ Garage – Integral\*
- \_\_\_ Other\*: (Explain in **DESCRIPTION OF WORK SECTION**)

(\*MAY ALSO REQUIRE A BUILDING PERMIT APPLICATION – CHECK WITH CODE OFFICIAL\*)

**Description of Work**

Description of Project:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Material Cost: \_\_\_\_\_ Labor Cost: \_\_\_\_\_

Estimated Total Cost: \_\_\_\_\_

Project Square Footage: \_\_\_\_\_

Project Height (from grade to highest point): \_\_\_\_\_

**I HEREBY ACKNOWLEDGE THAT I AM THE PROPERTY OWNER, OR I HAVE THE AUTHORITY TO MAKE THIS APPLICATION ON BEHALF OF THE PROPERTY OWNER, AND THAT I HAVE READ THIS APPLICATION AND STATE THE ABOVE IS CORRECT TO COMPLY WITH ALL ELIZABETH TOWNSHIP ORDINANCES REGARDING ZONING.**

Applicant Name: \_\_\_\_\_ Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**ZONING CODE OFFICAL USE ONLY**

Zoning District: \_\_\_\_\_

Parcel ID: \_\_\_\_\_

Floodplain? \_\_\_ Yes \_\_\_ No

Plans Approved: \_\_\_ Plans Denied: \_\_\_

New Impervious Cover? \_\_\_ Yes \_\_\_ No

Code Official: \_\_\_\_\_

Fees: \_\_\_\_\_

State Certification #: \_\_\_\_\_

Date Issued: \_\_\_\_\_

Corresponding Building Certificate #:

Notes:

# FENCE PLANS

PLEASE VIEW THE FOLLOWING INFORMATION PRIOR TO TURNING IN A FENCE APPLICATION

## THE PURPOSE

The following information will serve as a guide to make understanding and completing the FENCE application easier. Having all the required information at the time of submittal will make the review and approval processes run smoothly. A Township Permit is required for all fences.

## THE APPLICATION

This portion of the application is formatted with a pre-designed visual for a fence already included. Please fill in the required information in the provided blanks. Note that each block of information is numbered. On the pages following the visual, information and codes related to each numbered section are provided so you can confirm you are complying with all necessary codes. All requirements for this portion of the application can be found in the *Elizabeth Township Zoning Ordinances*.

The link to the Elizabeth Township Zoning Ordinances is: <https://ecode360.com/26858479>

**\*PLEASE INITIAL THE ACKNOWLEDGEMENT UNDER EACH NUMBER SECTION SO WE CAN ENSURE YOU HAVE READ AND UNDERSTAND EACH OF THE REQUIREMENTS\***

If you have any questions while filling out the application, please reach out to the Elizabeth Township Code Enforcement Department for assistance.

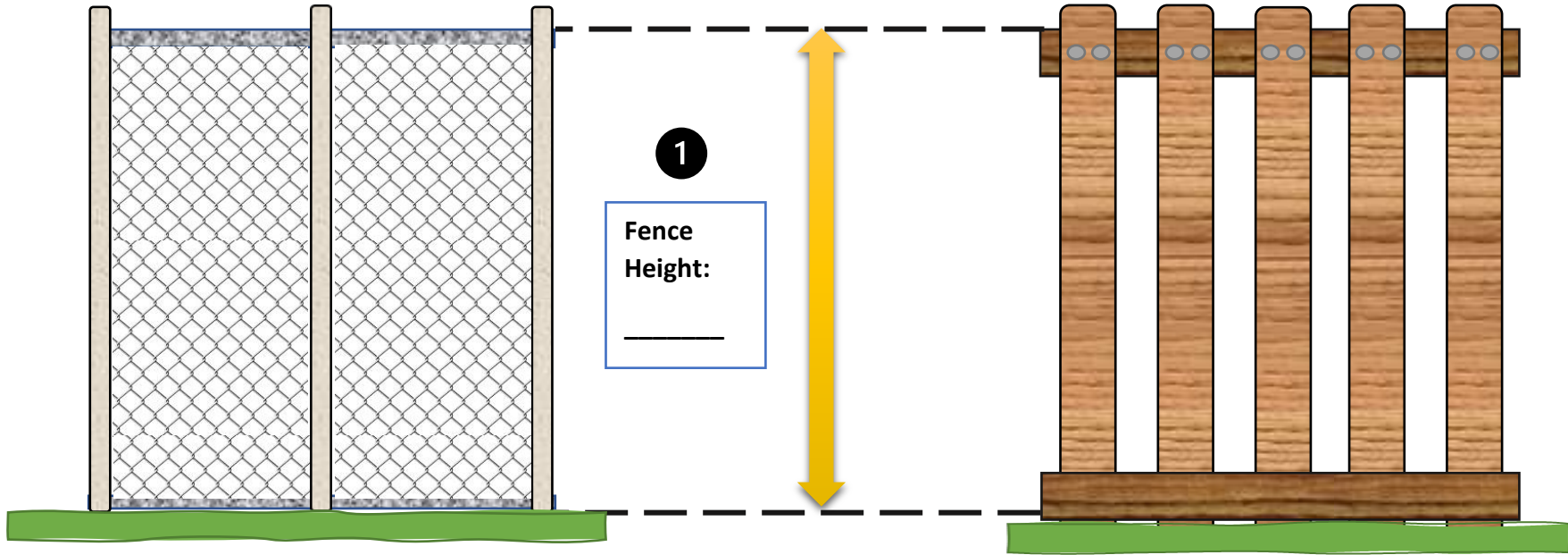
### **Important things to note:**

- ALL fences require a zoning application for the issuance of a Township Permit.
- Fences 6' in height or less do not require a building permit.
- The setbacks for fences are determined by district in the Elizabeth Township Zoning Ordinances.
- For fences requiring a building permit, please submit all required documents at the same time (building permit, fence applications, plans, etc.)
- This cover page should **NOT** be turned in with the application. **However, please retain a copy of all submitted items for your records as well.**
- Electronic submissions are preferred, but not required. If you are submitting electronically, only **PDF** submissions will be considered.
- Include a copy of all the materials you will be using (generally, the photo and description of the materials given on the website of purchase will suffice).
- **THIS APPLICATION DOES NOT APPLY TO FENCES AS POOL BARRIERS. IF YOU ARE USING A FENCE FOR A POOL BARRIER, PLEASE REFER TO THE POOL BARRIER APPLICATION.**
- **THIS APPLICATION MUST BE COMPLETED IN ITS ENTIRETY (INCLUDING INITIALS) TO BE CONSIDERED.**

# FENCE

Chain Link

Wooden



Total Fence Length: \_\_\_\_\_

Chain Link or Wood?: \_\_\_\_\_

# FENCE

## 1 FENCE HEIGHT

Must be in compliance with the Elizabeth Township Zoning Ordinances.

Found at: <https://ecode360.com/26858479>

The fence is required to be no higher than a certain height as determined by the property's zoning district. Fences 6' or less in height do NOT require a building permit. Please read the specific Zoning Requirement to ensure you comply with our Zoning Ordinances.

- **Residential** – The maximum fence height is 6 feet.
- **S-C, R-C, Special Conservation, B-1, & B-2** – The maximum fence height is 8 feet.
- **M-1** – The maximum wall fence is 10 feet.
- ALL FENCES REQUIRE A TOWNSHIP PERMIT.

**I ACKNOWLEDGE THAT I HAVE WRITTEN THE FENCE HEIGHT IN THE DRAWING ABOVE AND THAT I HAVE READ THE ZONING REQUIREMENTS SPECIFIC TO MY ZONING DISTRICT AND MY FENCE HEIGHT WILL MEET THE REQUIRED SPECS: \_\_\_\_\_**