

BOROUGH OF FOX CHAPEL
401 FOX CHAPEL ROAD
PITTSBURGH, PA 15238
412-963-1100

Zoning Permit Requirements
Accessory Structures, Fences, Decks <30"

Submission Requirements:

The following projects are required to obtain Zoning Permits prior to the start of construction:

- Accessory structures (sheds, detached garages, gazebos and similar < 1000 square feet)
- Fences (no greater than 6 1/2 feet in height – side/rear/front setback to the building line, 4 feet in height in front yard setback to road right-of-way line)
- Exterior deck < 30" from grade (measured 36" horizontally from deck walking surface)

The following items must be submitted with the completed Zoning Permit Application:

- Two sets of drawings of the proposed construction. Details and product specification sheets must be included.
- Two copies of the site plan/survey indicating the location of the proposed structure with distances to property lines/structures included.
- The general contractor for the project shall provide a completed workers compensation insurance certificate or notarized exemption form.

Zoning Inspection Requirements:

NOTE: One business day notice is required to schedule inspection requests: 412-850-5023.

NOTE: Accessory Structures and decks, defined as exempt under ACT 45, shall be inspected for zoning compliance only.

Pre-construction Site Inspection: Schedule structure location inspection prior to excavation and/or construction of structure frame.

Footings: Schedule inspection following forming and trenching and prior to concrete pour. Any required erosion/sediment controls and general site will be inspected as well.

General Framing: Schedule rough frame inspection following rough-in and prior to covering of framing work. Any applicable electrical and/or plumbing inspections will be required prior to covering of electrical/plumbing work.

Final/Occupancy: Schedule inspection when all required items are complete. Any applicable electrical and/or plumbing inspections will be required prior to finalizing the Zoning Permit.

The Zoning Permit Applicant agrees to comply with the provisions of the Borough of Fox Chapel Ordinances, Codes, and Regulations, and with all applicable laws and regulations of Allegheny County, Commonwealth of Pennsylvania and the United States, whether or not specified in these requirements.

Fees:

The cost of the Zoning Permit fee is \$100.00.