

**BOROUGH OF ALBION  
26 SMOCK AVENUE  
ALBION, PA 16401  
PHONE 814-756-3660  
FAX 814-756-0511**

**INSTRUCTIONS FOR APPLYING FOR ZONING PERMITS  
FOR ALBION BOROUGH RESIDENTS**

**Please fill out the attached paperwork.**

You must draw a sketch of proposed construction size and location of all the new construction and all existing buildings dimensions and area of the lot distances from property lines on attached graph paper with correct measurements from all property lines. Proposed and existing parking and/or loading facilities if required must be included. It is important for all setbacks to be measured and stated on the zoning permit. This includes front, rear and both sides.

Area of construction should be visibly marked for inspection.

Please return all completed paperwork to the Borough Office. You will be notified within ten business days after filing. If the requirements of the Zoning Ordinance are satisfied a zoning permit will be issued. Disapproval of a permit shall be in writing to the applicant. If approved a zoning permit will be issued at the time of payment and must be visibly posted on your property.

If work described in any permit has not begun within six months from the date of issuance, the permit shall expire. If work described in any permit has not been completed within one year of the date of issuance the permit shall not proceed unless a new permit is obtained.

An issued permit may be revoked if it is determined that any false statement or misrepresentation of fact was in the application for the permit.

**Before starting any construction please contact William Baker, Code Official of Building Inspection Underwriters of Pennsylvania, Inc. Phone number 814-860-8044.**

**Please contact the Albion Borough Office 814-756-3660 for any questions.**

**Zoning Administrator**

**CALL PA ONE CALL AT 811 OR 1-800-242-1776**

**BEFORE YOU DIG!!!**

They will then contact all utility companies to mark all utility lines. It is necessary to do this, if you do not and hit a line you will be fined by the utility companies and be held responsible to pay for all repairs.



# APPLICATION FOR ZONING PERMIT

Albion Borough, Erie County, Pennsylvania

## Information about the owner:

Owner Name: \_\_\_\_\_

Owner Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_

## Information about the property:

Address of property: \_\_\_\_\_

Map: \_\_\_\_\_

Block: \_\_\_\_\_

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

Lot Size (dimensions): \_\_\_\_\_

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

## Information about the proposed improvement

<input type="checkbox"/>	New dwelling	<input type="checkbox"/>	Accessory Bldg
<input type="checkbox"/>	Addition to Dwelling	<input type="checkbox"/>	Demolition
<input type="checkbox"/>	Commercial/Industrial Bldg	<input type="checkbox"/>	Other _____

Building size(outside dimensions): \_\_\_\_\_

Square footage: \_\_\_\_\_

Height above curb: \_\_\_\_\_

Number of Stories: \_\_\_\_\_

Basement(yes/no) \_\_\_\_\_

Type of Foundation: \_\_\_\_\_

## Yard Sizes following construction:

Front \_\_\_\_\_

Side (indicate direction) \_\_\_\_\_

Rear \_\_\_\_\_

Side (indicate direction) \_\_\_\_\_

TOTAL ESTIMATED COST OF IMPROVEMENT: \_\_\_\_\_

Contractor Name: \_\_\_\_\_

Contractor Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_

Zip: \_\_\_\_\_

## ATTACH A DIAGRAM INDICATING THE FOLLOWING:

1) North; 2) Lot boundaries with dimensions of each; 3) Name and location of adjacent streets; 4) Outside dimensions of existing building showing distance from existing buildings to nearest property boundaries; 5) Outside dimensions of proposed new construction showing distances from new construction to the nearest property line; 6) Shortest distance from each building nearest to it.

**NOTICE:** It is the responsibility of the applicant to supply the zoning administrator with all information needed to make a determination on this application under the terms and provisions of the Albion Borough Zoning Ordinance. The Zoning Ordinance is not required to grant at permit by reason of this application. The zoning administrator shall act on this application within ten (10) business days after the filing of this application and the payment of the fees prescribed. Application fees are non-refundable. The Borough of Albion is not responsible for a determination of the boundary lines which is the sole responsibility of the property owner. A copy of the assessment map showing boundaries and dimensions is available from the Borough office. The Borough does not warrant the accuracy of these maps.

I hereby certify that I understand the foregoing application and any attachments are a true representation of my intended construction and/or use of the property identified above.

**DATE:** \_\_\_\_\_  
\_\_\_\_\_ **Applicant's Signature**

**Fee:** \_\_\_\_\_ **Date Paid:** \_\_\_\_\_

**Remitted to:** \_\_\_\_\_

**ALBION BOROUGH ZONING:**

**CONFORMING:**  **NON-CONFORMING:**

**APPLICATION:**

**APPROVED**  **DENIED**

**REASON FOR DENIAL:** \_\_\_\_\_

\_\_\_\_\_  
**ALBION BOROUGH ZONING ADM**



### 606 Yard Setback Requirements

The Yard Setback Requirements for each zoning district shall be as follows, unless specifically stated otherwise in this Ordinance. See Section 607 for Yard Setback Adjustment Regulations.

Zoning District	Minimum Front Yard Setback (1) (2)	Minimum Side Yard Setback (total both sides/one side) (2)	Minimum Rear Yard Setback (2)
<b>R-1, Residential</b>			
Principal Uses	35 feet	24/10 feet	30 feet
Accessory Uses	35 feet	24/10 feet	5 feet
<b>R-2, Residential</b>			
Principal Uses	30 feet	20/8 feet	25 feet
Accessory Uses	30 feet	10/5 feet	5 feet
<b>C-B, Central Business</b>			
Principal Uses	10 feet	16/8 feet	25 feet
Accessory Uses	10 feet	10/5 feet	5 feet
<b>B-1, Business</b>			
Principal Uses	25 feet	16/8 feet	25 feet
Accessory Uses	25 feet	10/5 feet	5 feet
<b>B-2, Business</b>			
Principal Uses	25 feet	40/20 feet	50 feet
Accessory Uses	25 feet	20/10 feet	25 feet
<b>REC, Public Recreation</b>			
Principal Uses	35 feet	24/10 feet	30 feet
Accessory Uses	35 feet	24/10 feet	5 feet
<b>Notes:</b>			
(1) Measured from the street right-of-way.			
(2) Within the C-B District, front and/or side yard setbacks may be reduced or eliminated with approval of a special exception by the Zoning Hearing Board. Notwithstanding this or any other section of this ordinance, side yards and rear yards within the C-B district shall be a minimum of 10 feet in all areas adjacent to a Residential District.			

### 608 Height Regulations

The Height Regulations for each zoning district shall be as follows, unless specifically stated otherwise in this Ordinance. See Section 609 for Height Regulation Exceptions.

Zoning District	Maximum Height
<b>R-1, Residential</b>	
Principal Uses	35 feet
Accessory Uses	25 feet
<b>R-2, Residential</b>	
Principal Uses	35 feet
Accessory Uses	25 feet
<b>C-B, Central Business</b>	
Principal Uses	45 feet
Accessory Uses	35 feet
<b>B-1, Business</b>	
Principal Uses	45 feet
Accessory Uses	35 feet
<b>B-2, Business</b>	
Principal Uses	60 feet
Accessory Uses	60 feet
<b>REC, Public Recreation</b>	
Principal Uses	35 feet
Accessory Uses	25 feet

### 609 Height Regulation Exceptions

- A. The height of any building or structure may exceed the maximum permitted height by one foot for each additional foot by which the width of each yard (front, side and rear yards) exceeds the minimum yard regulation for the district in which the building or structure is located.
- B. Height regulations shall not apply to barns or silos intended for farming operations, skylights, steeples of houses of worship, antennas, spires, belfries, cupolas, or domes not used for human occupancy, nor to chimneys, ventilators, water tanks, bulkheads, utility poles or towers, clock or bell towers, elevator shafts, mechanical equipment or other appurtenances usually required to be and customarily placed above roof level and not intended for human occupancy.
- C. No building shall be hereafter erected less than one (1) story in height
- D. See Section 1002.12 for height limitations applicable to communications towers.
- E. See Article 9 for height limitations applicable to signs.

