

**CITY OF BRADFORD BUILDING/ZONING
DEPARTMENT**

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Miscellaneous Construction Project Requirements

Accessory Buildings, Decks, Fences, Garages, Porches and Swimming Pools

GENERAL

- **Call before you Dig!** State law requires that a “Pennsylvania one call” be made prior to any digging or excavation work. This requires all Utility Companies to mark their underground lines to prevent damage. For all routine responses, Utility Companies have three days (72 hours) to complete each call. **The number is 1-800-242-1776.**
- **The City of Bradford does not survey properties or locate property lines.** This is the responsibility of the property owner or applicant for the Building Permit. If property lines are unknown or cannot be located, we recommend a survey be completed, prior to construction.
- The City will assist in determining Right Of Way distances along City streets. When a sidewalk is present, the inside edge of a sidewalk is normally used for determining front setback requirements.
- The following guidelines for fences, accessory buildings, garages decks and swimming pools are for **interior lots only**. Corner lots have additional Zoning Requirements that must be met. Please contact Zoning Officer, John Peterson at (814) 362-3884 for proposed construction on any corner lot.
- Your street address determines the front of your property for all zoning issues. If property abuts upon more than one street, the Tax Assessment Roll of the City of Bradford shall determine the front lot line.
- Accessory buildings, decks, fences, garages, porches and swimming pools require Building Permits and Certificates of Zoning Compliance. **These documents must be obtained prior to construction.**
- **For any construction project not in Zoning Compliance**, a Zoning Variance must be granted by the City of Bradford Zoning Board (Fee is \$150.00 for Residential, \$200.00 for Commercial). **This fee is non-refundable if the variance is denied.**

FENCES

- No fence in any Zoning District shall be constructed in any public street right-of-way.
- All fences shall be erected so that the finished side faces the adjoining property.
- If a property has not been surveyed, the fence shall be located a minimum of two (2) feet from the property line. The property owner shall provide a notarized statement regarding compliance with this requirement.
- If a property has been surveyed, the fence shall be located at least one (1) foot off the property line, unless the fence is constructed of maintenance-free material. Maintenance-free fences may be located on the property line.
- In the C-D, R-1, R-2 and R-3 Districts, a fence may be erected in the minimum required rear yard provided the maximum height of the fence shall not exceed six (6) feet.
- In C-D, R-1, R-2 and R-3 Districts, a fence may be erected in the minimum required front or side yards provided the maximum height of the fence shall not exceed four (4) feet.
- In the M-C, Medical Center District and the C-1 and C-2 Commercial Districts, the maximum height of a fence shall be eight (8) feet. Solid screening fences or walls shall be permitted when required by this Ordinance to screen dumpsters, loading berths and outside storage areas.
- In the M-1 and M-2 Industrial Districts, the maximum height of a fence or wall shall be ten (10) feet. Solid screening fences shall be permitted when required by this Ordinance to screen dumpsters, loading berths and outside storage areas.

SWIMMING POOLS *(including pool decks, hot tubs, etc.)*

- Cannot occupy a required front yard or any part of a required side yard.
- Any pool, hot tub, etc. more than twenty four inches (24") in depth must be enclosed by an approved type of fencing at least five feet (5') in height. Entrance gates must be locked whenever no one is on the premises.
- Special security methods such as hinged, lockable stairs, fencing for installation on walls of above ground pools, etc., will be considered for meeting above requirements.
- Installation shall conform to manufacturer requirements and electrical, plumbing and mechanical work shall conform to all applicable building codes. (Handout Provided)

GARAGES

- Must meet front setback requirement for Zoning District in which property is located.
- Side property line – Five feet (5') or one-half ($\frac{1}{2}$) height of the structure, **whichever is greater.**
- Rear property line – Three feet (3')
- Detached garages must be ten feet (10') from any dwelling, and five feet (5') from any other building on the same lot.
- Cannot occupy more than thirty percent (30%) of a required rear yard for interior lots, or more than forty percent (40%) of a required rear yard for corner lots.
- If garage is attached to the principal dwelling by means of a breezeway, etc., the ten-foot separation requirement is waived.
- Attached garages and garages with living space located above have specific construction and Zoning Requirements. See or contact Zoning Officer.
- Maximum garage height is one story, twenty feet (20').

ACCESSORY BUILDINGS, STORAGE SHEDS, ETC.

- Have same requirements as garages.
- Cannot be attached to a dwelling.
- Accessory buildings may only be located in a rear yard, or in any part of an interior side yard that **exceeds** the required side yard. **Cannot** be located in a required front yard.

DECKS

- Decks are considered accessory structures.
- Setbacks:
 - ❖ Side property lines – Can only project into a required side yard.
 - ❖ Rear property line – Same as garages.
- All decks one foot (1') or more above grade requires railings (guards) and must be constructed to applicable Building Code. (Handout furnished.)
- Awnings or canopies covering a deck are permitted; cannot be within three feet (3') of side property line.
- Handrails are required whenever four (4) or more stairs or steps are installed.

PORCHES (Non weatherproofed)

- Unenclosed porches not exceeding one foot (1') in height above adjoining grade are not an obstruction of required open space.
- An awning or canopy covering the above porch is permitted, cannot be within three (3') of any side property line.
- A porch roof is permitted; cannot extend more than two feet (2') into any required open space.
- May extend into a required rear yard for a distance not exceeding one-third ($\frac{1}{3}$) the required depth of such yard.
- Railings – Same as decks.
- Handrails – Same as decks.

PORCH – Enclosing existing porch

- Any existing non-weatherproofed porch that an owner wishes to enclose now becomes part of the actual dwelling, and must meet all applicable Zoning setback requirements. This may prove difficult and likely will require a variance since different setback requirements apply once the porch is enclosed.