



**CODE ENFORCEMENT AGENCY**  
1633 Route 51, Suite 100, Jefferson Hills, PA 15025  
1-866-410-4952      [www.cea-code.com](http://www.cea-code.com)

## Zoning Ordinance Review Guidelines 2026

In accordance with your local community's **Zoning Ordinance**, a review of your property and associated land rights will be conducted to determine applicable permissions based on the details provided in your application.

Zoning regulations are designed to promote orderly development, protect property values, and ensure compatibility between different land uses within the community. The review process evaluates your proposal against the specific requirements of the zoning district in which your property is located.

### [Key Components of Zoning Review](#)

Zoning reviews typically include, but are not limited to, the following elements:

1. **Boundary Limits, Setbacks, and Buffers** Verification of compliance with required minimum lot sizes, front, side, and rear yard setbacks, maximum building coverage, height restrictions, and any required buffer or screening areas as established by the local Zoning Ordinance.
2. **Permitted and Approved Uses** Determination of whether the proposed use or activity is allowed within the specific zoning district. Zoning districts define lists of permitted uses, conditionally permitted uses, and prohibited uses. Your application will be reviewed to confirm that the intended use aligns with the approved uses for that district.
3. **Easements and Restrictions** Identification and review of any existing easements, rights-of-way, covenants, or other restrictions that may affect the development or use of the property. This includes public or private rights-of-way, utility easements, conservation easements, or other recorded limitations on the land.

### [Zoning Procedures](#)

1. **Submitting a Request for Zoning Review** A Zoning-specific application **or** a PA UCC-approved Building Permit Application may be used to initiate your request for a zoning review and interpretation.
2. **Zoning Officer Review Timeline** The Zoning Officer has **30 days** to accept or reject your application and request. Both acceptance and rejection must be provided **in writing**.
3. **Rejected Applications** If your application is rejected in writing, additional information or permissions may be required before approval can be granted. The timeline for resubmission rests with the applicant.

## [Supportive Materials for Zoning Review](#)

To assist with a timely and accurate zoning review, applicants are encouraged to provide the following supportive materials:

- A proper lot survey of the property
- A detailed lot description or layout
- Visual descriptions, including photographs, Google Earth images, site plans, or other relevant graphics

**You must** clearly detail the areas, boundaries, and exact placement of any proposed structures or improvements.

**Important Note:** The Zoning Officer cannot alter, interpret, or create legal documents on your behalf. Therefore, please be diligent and thorough in all information and descriptions you provide. Incomplete or unclear submissions may result in delays or rejection of your application.

## [Additional Important Notes](#)

- Zoning compliance does **not** guarantee approval of your project. Other local, state, or federal regulations (such as building codes, environmental regulations, stormwater management, or historic preservation requirements) may also apply and require separate approvals.
- Property owners are responsible for knowing and complying with all applicable zoning requirements. Staff reviews are for informational purposes and are based on the information provided in the application.
- If your proposed project does not meet zoning requirements, you may need to apply for a **variance, special exception/conditional use, rezoning**, or other relief through the appropriate local board or commission.
- For the most accurate and up-to-date information, always refer to the official Zoning Ordinance and Zoning Map adopted by your local jurisdiction. Zoning regulations can be amended over time.