

Borough of Laurel Mountain – Fee Schedule Definitions

Single Family Residential Zoning Permit – Additions thereto and accessory structures. Includes square footage of basements, living areas and garages, enclosed porches and all other buildings that are enclosed and are cumulative.

Fence Permit – Construction of a fabricated barrier, a function of which is to enclose or set apart an area of land.

Driveway Paving Permit – A private vehicular access connecting a dwelling unit, garage, carport, other building or parking space with a public street or alley.

No Impact Home Business: No-impact home-based business shall be permitted in all residential districts of the Borough as a use permitted by right, except that such permission shall not supersede any deed restriction, covenant or agreement restricting the use of land, nor any master deed, by-law or other document applicable to a common interest ownership community. A no-impact home-based business must satisfy the following requirements:

- a) The business activity shall be compatible with the residential use of the property and surrounding residential uses.
- b) The business shall employ no employees other than family members residing in the dwelling.
- c) There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
- d) There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.
- e) The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
- f) The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
- g) The business activity shall be conducted only within the dwelling and may not occupy more than twenty-five (25%) percent of the habitable floor area.
- h) The business may not involve any illegal activity.

Zoning Appeal – The zoning hearing board hears appeals from the zoning officer's determinations and grants relief from the literal enforcement of the zoning ordinance in certain hardship situations by means of a variance. The right to appeal for relief is an important step in ensuring that due process is followed when restricting use of private property for a predetermined public good. The zoning hearing board also hears applications for special use and challenges to the substantive validity of ordinances. The Pennsylvania Municipalities planning Code (MPC) provides a specific set of rules that must be followed for applications submitted to the zoning hearing board.

Zoning Board Hearing – A quasi-judicial body that renders decisions on specific types of land use appeals and applications. Members of the zoning hearing board are appointed by the governing body.

Although the zoning hearing board functions like a court, formal court procedures are not strictly required.

Zoning Public Hearing – All major planning and zoning applications are required by law to be considered after public hearing, a means by which an interested party, may be heard and their views included in the decision making process.

Zoning Occupancy Permit - A document issued by a local government agency or building department certifying a building's compliance with applicable building codes and other laws, and indicating it to be in a condition suitable for occupancy. A certificate of occupancy is evidence that the building complies substantially with the plans and specifications that have been submitted to, and approved by, the local authority.