

**WRIGHT TOWNSHIP ZONING OFFICE
WRIGHT TOWNSHIP MUNICIPAL BUILDING**

321 S. Mountain Boulevard
Mountaintop, PA 18707
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REQUIREMENTS FOR A ZONING PERMIT

1. Completed Application for a Zoning Permit.
2. One (1) Complete set of plans for the structure.
3. Copy of the deed for the property.
4. Luzerne County Property Identification Number.
5. Site plan showing the location of the structure in relation to the property lines.
6. Estimate of construction and a copy of the contractor's contract.

FOR NEW CONSTRUCTION THE FOLLOWING ADDITIONAL ITEMS ARE REQUIRED:

7. Sewer permit from the Mountaintop Area Joint Sewer Authority or an On-lot sewage permit from the Wright Township Sewage Enforcement Officer, Mr. Frank Egenski
8. Completed Application for a Driveway Permit signed in both appropriate places by the "Licensed Driveway Installer" or a PA Dot permit for state roads or a Luzerne County permit for county roads.
9. \$500.00 Driveway Bond, which is refundable upon completion of the new structure and final approval for the permit by the Wright Township Public Works Department.
10. **The property corner pins must be in place and marked and the proposed new construction must be staked out for review prior to the permit being issued.**
11. **The Zoning Permit will be issued or denied within thirty (30) days from the date submitted in accordance with Section 145.1302D of the code of Wright Township.**

THE PERMIT FEE'S, PAYABLE TO WRIGHT TOWNSHIP ARE AS FOLLOWS:

Residential Buildings	\$50 plus \$.15 per square foot of area within the foundation including the basement and garage areas.
Apartments Buildings	\$50 plus \$.15 per square foot of area within the foundation including the basement and garage areas.
Commercial Buildings	\$75 plus \$.15 per square foot of area including the basement.
Industrial Buildings	\$200 plus \$3 per \$1,000 of construction costs
Residential Occupancy	\$30
Commercial, Industrial Occupancy	\$40
Residential Accessory, Up to \$1,000 value	\$35
Over \$1,000 value	\$50
Commercial, Industrial Accessory	
Up to \$1,000 value	\$50
Over \$1,000 value	\$150
Signs, up to 25 S.F.	\$35
Signs, over 25 S.F.	\$60
Driveway Bond	\$500
Driveway Permit, New Construction	\$75
Driveway Permit, Resurfacing	\$50
Driveway Pipe Engineering Review	\$160 (\$25 is administration fee)
On lot Stormwater Retention, Review & inspection	\$130 (\$30 is zoning administration fee)
Certificate of Non-Conforming Use	\$35
Zoning Book	\$25
Zoning Map	\$10

In addition to zoning permits, a building code permit is required for all **new residential construction** and for **all commercial and industrial construction and remodeling and accessory uses such as pools, decks, garages, etc.**

The zoning office is open on Monday morning from 9:00 to 11:30 AM and Thursday evenings from 6:30 to 9:00 PM.

Checks returned NSF will be charged \$25.00