



## PLAN REQUIREMENTS FOR REVIEW

Plot Plan: Sketch showing area of work. Porches/Decks Require front/side setback detail. Rear deck with a roof requires distance between the deck and garage.

Residential Site Plan: Details including all setbacks (Lot Size, all Structure Sizes, Front, Rear, and Side Setbacks and distance between Dwellings)

Topographic survey: \* Per Grading Ordinance and all setbacks (Lot Size, all Structure Sizes, Front, Rear, Side Setbacks and distance between Dwellings) with current elevations

Grading Plan: Per Grading Ordinance and all setbacks (Lot Size, all Structure Sizes, Front, Rear, Side Setbacks and distance between Dwellings)

Commercial Site Plan: Sealed Architectural Plans \*\*May require Site Plan Review with Planning Commission (see Site Plan Review Requirements)

### RESIDENTIAL

#### Zoning Certificate

Fence: Plot Plan

Driveway: Plot Plan

#### Building Permit

Porch: Plot Plan showing front setback

Deck: Plot Plan showing side setback

Garages: Residential Site Plan/\*Topographic survey

Addition: Residential Site plan/\*Topographic survey/Grading Plan

New Development: Grading Plan

### COMMERCIAL

#### Building Permit

Interior Renovations: Commercial Site Plan

Exterior Façade: Commercial Site Plan \*\*

Addition: Site Plan – see 138, Article 15

New Development: Site Plan – see 138, Article 15

- Topographic survey required when 300 square feet or greater is added to existing footprint of a residential principal building or attached or detached accessory structure or increases an accessory structure by 50% or more of the existing structure.
- Grading Plan required on new residential principal building or for an addition to a residential principal building that increases the footprint of the principal residential building by more than 50%.
- Architectural Plans – If there is no title page, then each page needs to be signed and sealed by a registered architect or engineer.