



Zoning Department – Required Building Permits

RESIDENTIAL PERMITS (For 1 or 2 Family Dwellings)

- New 1 & 2 Family Dwellings
- New Accessory Structures over 1,000 sq ft
- New Additions
- New Porches, Decks, Any New Attached Structures
- Retaining walls over 48-inches
- ALL Pools, Saunas, Hot Tubs over 24-inches high
- The “replacement” of any of the above
- ANY Structural work (Joists, walls, rafters, posts, beams, footers, trusses)
- Adding roofs, walls, new egress doors, floor joist, changing central heating from gas to electric / electric to gas, solar panels, unfinished porch or basement to living space.

EXEMPTIONS

Replacing siding, shingles, floor boards, drywall, same size windows or doors, adding insulation, painting, common electrical and plumbing work, gutters/downspouts.

A Zoning Permit is required for **ALL** sheds, garages, pools, fences, walls, gazebos, any structures, driveways, signs and carports.

A Fence Permit **MUST** include a lot plan or survey showing lot size, all roads and alleys, all structures and the location of the proposed fence.

COMMERCIAL PERMITS

- ALL NEW buildings and structures
- ALL NEW, REPLACEMENT AND RENOVATION work: Structural, Electrical, Plumbing, HVAC, Roofing and Fire Systems
- ALL Pools
- ANY Walls 48 inches and higher
- Pavilions, Decks, Porches, Storage Units, Stairways and Signs.
- New or Changing the “Use” of a building or structure (e.g. changing a bank to a retail store, or changing a school to an apartment complex, etc.)

EXEMPTIONS

Replacing same existing doors or windows, replacing bathroom fixtures, painting, siding, flooring, drywall/plaster repair, minor plumbing and electrical repairs. **ALWAYS CALL BEFORE BEGINNING ANY COMMERCIAL PROJECT.**