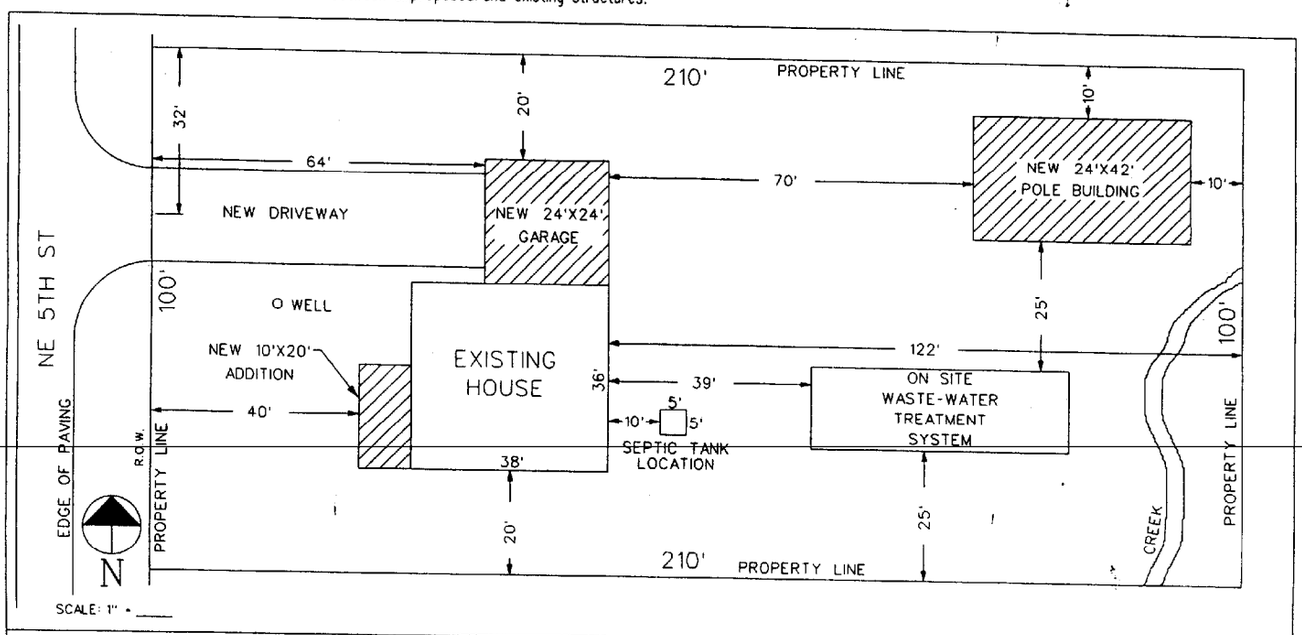
RESIDENTIAL SITE PLAN INSTRUCTIONS

Required Information:

1. Specify Site Address and Owner's Name.
2. Specify Name and Phone Number of person furnishing Site Plan information.
3. All streets must be identified.
4. Indicate Lot Dimensions.
5. All structures, existing and proposed, must be shown on the Site Plan. Dimensions of and distances to all lot lines from existing/proposed buildings must be indicated as well as distances between all proposed/and existing structures.
6. Indicate location of and distance to property entrance(s), existing and/or proposed. Dimensions from corner of property to center of drive should be indicated.
7. Indicate location of and distance to existing and proposed septic tank(s) and/or on site waste-water treatment system(s), if possible.
8. Indicate location of ponds, streams, drainage ways, and/or ravines. All physical features must be shown.
9. Identify North Directional Arrow and indicate scale of site plan.



ADDRESS: 101 NEW HOUSE LANE OWNER: JOE BUILDER APPLICANT: JOE BUILDER PHONE: (515) 286-XXXX

PRINCIPAL BUILDINGS (I.E. RESIDENCE AND/OR ATTACHED GARAGE)*

District	Min. Lot Area	Min Lot Width Ft.	Front Yard (Ft.)	Minimum Yards			
				Side Yard (Ft.)	Rear Yard (Ft.)	Maximum Height (Ft.)	Maximum Building Coverage
AG	35 ac.	600	50	50	50	40	-
CS	400,000 sf.	450	50	50	50	40	-
E	3 ac.	225	75	25	100	35	10
SE	40,000 sf.	140	50	15	50	35	17
S	20,000 sf.	100	40	12	50	35	19

*For NC (Neighborhood Conservation) and Mobile Home Parks request Planning Division assistance.

ACCESSORY BUILDINGS (DETACHED GARAGE, SHEDS, POOLS, ETC.)*

District	Min. Separation from Principal Building on Same Lot	Front Yard (Ft.)	Minimum Yards			
			Less than 720 sf. Side Yard and Rear Yard (Ft.)	More than 720 sf. Side Yard and Rear Yard (Ft.)	Maximum Height (Ft.) equal to the height of Principal Bldg. or	Maximum Building Coverage %
AG	10.	50	5	10	24	-
CS	10	50	5	10	24	-
E	10	75	5	10	24	10
SE	10	50	5	10	24	17
S	10	40	5	10	24	19

*For NC (Neighborhood Conservation) and Mobile Home Parks request Planning Division assistance.
Less than 120 ft^2, no permit required; less than 720 ft^2, no footing required.
Easements may affect minimum setback requirements.

ACCESSORY BUILDING SIZE

Building size cannot exceed maximum building coverage %. To find the buildable size of the property; take the square footage of the lot and multiply by the maximum coverage percentage to get total maximum building coverage. Then subtract all existing building square footage from the total maximum building coverage for lot, to get the maximum building square footage remaining on the lot.

Notes:

1. Businesses may not be conducted on a residential property unless the business meets and is approved for a Home Occupation Permit.
2. In NC, Suburban and Suburban Estate Districts accessory structures may not be placed in front of the principal building.
3. Accessory Building greater than 120 square feet must have a principal building on same lot.
4. Pools must be surrounded by solid wall, solid fence, or chain link fence not less than 5 ft. nor more than 6 ft. high.
5. Fences may not exceed: Front Yard – 4 ½ feet Height, Rear or Side Yard – 6 ½ feet height. **Fences over 6 feet in height require a building permit.**

WARNING: THESE CHARTS DO NOT APPLY TO NONRESIDENTIAL PROPERTIES, CLUSTER DEVELOPMENTS, AND CONDITIONAL USES. ALSO, THESE CHARTS SUMMARIZE LAWS, AND OTHER RULES MAY APPLY.