

# Permitting Considerations

This list provides considerations for planning, building, and site development permits.

## **Planning Permit**

- Will the proposed development meet the zoning requirements?
- Will the change in use result in non-compliance with the City and County's codes and adapted ordinances, and therefore cause mandatory limitations on redevelopment?
- Are variances from the permitted use possible? How long will it take to get approval for a variance, if necessary?
- What is the outcome of a similar use or market study for sites within a one-mile radius of the proposed site?
- What will the parking requirements be for the proposed development?
- What is the Floor to Area Ratio (FAR) requirement for the proposed development?
- What is the permit fee?
- How long will it take to obtain a planning permit?
- Is approval of the planning permit contingent upon approval of other permit(s)?
- Are there any building height limitations?
- Is the remodeling and/or change-in-use of the building in compliance with the city's design guidelines such as appearance, signage, etc?
- Is there any historical preservation regulation that applies to the building?

## **Building Permit**

- What is required by the local environmental regulatory agency to obtain a permit for the reuse of the building?
- Does the building meet the requirements set forth by the county's health department?
- What is the structural stability of the building?
- Will a seismic upgrade be necessary?
- What is the permit fee?
- How long will it take to obtain a building permit?
- Is approval of the building permit contingent upon approval of other permit(s)?

## **Site Development Permit**

- What are the traffic considerations for the site, such as traffic flow and count?

- Are there any site access issues?
- What are the right-of-way and/or easement requirements?
- What are the landscaping requirements?
- What are the storm water management requirements?
- Is the property located in a flood plain?
- What is the permit fee?
- How long will it take to obtain a site development permit?
- Is approval of the site development permit contingent upon approval of other permit(s)?
- What type of insurance and bond is required by city?

*Permitting Considerations* was developed by Amy Saberiyan, PE, of NEEK Engineering, Inc. It has been subjected to the Agency's review, and it has been approved for public use. Mention of trade names or commercial products does not constitute endorsement or recommendation for use.