



Survey Requirements for Residential Accessory Structures and Additions

A-2 Survey Requirement

Zoning applications for the following structures must be based on an A-2 survey:

1. An addition that expands the footprint of principal structure. Decks, porches and outdoor type additions are excluded.
2. Any structure with a foundation or frost wall
3. In-ground pool

If you do not have an A-2 survey for your property, you will need to hire a surveyor. We may have a survey for your property on file, so please check with us first.

If you have an existing A-2 survey for your property, we will accept the proposed addition hand-drawn to scale on that survey. However, if the proposed structure appears to be within a few feet of a required setback line the Zoning Enforcement Officer may require submittal of a letter signed and sealed by a licensed land surveyor verifying that the structure meets the zoning requirements. If substantial regrading is necessary, the Zoning Enforcement Officer may require an engineered plan showing detail on the regrading. The A-2 requirement may be waived if the structure will be at least twice the required setback from all property lines and we have reasonably accurate information to make that determination.

Post Construction As-Built Requirements

An as-built plan must be submitted prior to a framing inspection for the following structures:

1. Additions that expand the footprint of principal structure. Decks, porches and outdoor type additions are excluded.
2. Accessory structures with a foundation or frost wall. This may be waived if the structure will be at least twice the required setback from all property lines and we have reasonably accurate information to make that determination

Other Potential Requirements

The Zoning Enforcement Officer may require the submittal of a letter signed and sealed by a licensed land surveyor for other structures if a variance is being requested or if compliance with required setbacks cannot be determined from available information.

The Zoning Enforcement Officer may waive the above requirements if the activity is minimal and proposed structures are not in danger of encroaching upon any property lines or violating any other zoning regulations.