

Site Plans Regulations

ARTICLE 16 - SITE PLAN REQUIREMENTS

16-100 PURPOSE

The purpose of site plan approval is to establish a uniform procedure for coordinating improvements to properties other than single family sites. The procedure is intended to promote the efficient and harmonious use of land, safe and efficient vehicular and pedestrian circulation, parking and loading, signage, screening and landscaping.

16-200 PROCEDURE

A site plan shall be submitted to the City for consideration and approval prior to the issuance of a building permit or certificate of occupancy on any properly zoned site that shall be used for any of the following identified uses. Site plans shall also be submitted with all zoning applications for zoning districts other than, SF-1, SF-2, and MH-1. All Conditional Use applications must be accompanied by a site plan and is subject to approval by the Planning and Zoning Commission and the City Council.

Select any that apply

- Any multi-family development, mobile-home subdivision or mobile home park
- Any nonresidential development
- Any development with two (2) or more buildings per lot
- Any Planned Development

16-300 SITE PLAN ELEMENTS

A site plan shall be accurately and legibly drawn to scale with dimensions and shall show the following:

- Point of reference to accurately locate the site and North arrow designation;
- The property boundary line;
- Existing and/or proposed buildings including dimensions and square footage;
- Proposed occupancy;
- Parking layout and drives;
- Means of ingress and egress;
- Loading areas;
- Fire lanes;
- Landscaping areas;
- Screening;
- Public and private sidewalks;
- Screened refuse facilities;
- All adjoining streets and alleys including curbs, medians and storm drains;
- Private and public utility easements including, but not limited to, water, sewer, electric, gas, cable television and drainage;
- Location of existing or proposed underground water, sewer, gas, electric or other utility lines;
- Locations, dimensions and face of all signs; and
- Any other information that may be considered essential by the City staff, Planning & Zoning Commission or the City Council

This checklist is provided as a convenience for Zoning compliance. Additional regulations exist including but not limited to: Fire & Safety Code, Building Code, etc....

For definitions or further details and clarity refer to the Jacksboro Zoning Ordinance

UNDER PENALTY OF INTERNATIONAL MISREPRESENTATION AND/OR PERJURY, I DECLARE THAT I HAVE EXAMINED AND/OR MADE THIS APPLICATION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, I AGREE TO CONSTRUCT SAID IMPROVEMENT IN COMPLIANCE WITH ALL PROVISIONS OF THE ORDINANCES OF THE CITY OF JACKSBORO. I realize that the information that I have stated hereon forms a basis for the issuance of the Building Permit herein applied for and approved of any plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of the Jacksboro City Code or any other ordinance or to excuse the owner or his successors from complying therewith.

Owner Signature

Date