

# **FAQs about Zoning**

Zoning Officer – Terry McKeever, **778-5831** (cell phone)

**1. When do I need a building permit?**

If you are building, most likely you will need a permit.

**2. Will I need a permit to make repairs?**

If you replace a door, window, etc., no.

If you alter the size, yes.

If repairs exceed \$20,000, yes.

**3. Is a permit required for additions?**

Yes.

**4. How do I figure the cost of a permit?**

Talk to the Zoning Officer.

**5. Where do I get the forms?**

On line on this website or see the Zoning Officer.

**6. Do I need a permit for a shed?**

Yes, if it is greater than 144 square feet.

**7. Can I build a carport without a permit?**

No.

**8. Where can I put a manufactured home?**

In the AR district only.

**9. Will I need a permit to put in a sewer system?**

Yes.

**10. Do I need a permit to upgrade an existing sewer system?**

Yes.

**11. Do I need a permit to place a pre-built portable shed on my property?**

Yes, if it exceeds 144 square feet.

**12. Do I need a permit to build a dock?**

DEC requires one.  
Contact Zoning Officer for more details.

**13. Is there always a charge for permits?**

Yes.

**14. How long can I, or someone else, stay in a camping trailer on my property?**

You can't.

**15. How many homes can I build on my property?**

One, unless you subdivide.  
Call Zoning Officer for details.

**16. How elaborate do my plans have to be?**

If it is over 1500 square feet, it requires engineer drawings.

**17. Can I live in a new structure without a C.O.?**

No.

**18. How close can I build to my neighbor's property with and/or without their permission?**

Permission makes no difference.  
Call Zoning Officer or see setbacks on line.

**19. What does a stop work order mean?**

Stop all work until further notice.

**20. My lot size has to be at least how many square feet in order to build?**

20,000 square feet for a lot of record.  
30,000 square feet for a conforming lot.

**21. How far apart do my well and sewer have to be from each other?**

100 feet.

**22. Do I need a permit for a driveway?**

Maybe.  
Call Zoning Officer for details.