



<http://www.montgomerycountymd.gov/permittingservices/>

## ZONING REVIEW/SITE PLAN REQUIREMENTS ONE STORY ADDITIONS, DECKS & SHEDS

TWO (2) COPIES OF A SITE PLAN MUST SHOW THE FOLLOWING:

Scale

Property lines

Location of streets

Existing and proposed structures properly identified, accurately located and dimensioned.

Other existing and proposed site features, such as sidewalks, steps, porches, driveways, mechanical equipment.

Location, height and area of all structures.

Front, side and rear setbacks of all proposed structures.

Plat number

Lot coverage (lot area covered by buildings).

Location and identification of all easements.

In all zones a project will be reviewed as an *addition* if:

-the demolition is 50% or less of the existing floor area of all floors of the dwelling as of 04/28/09, OR

-the floor area of the addition is 50% or less of the floor area of all floors of the existing dwelling as of 04/28/09.

To verify the project is a *one story addition*, submit the following information:

-Total floor area of the existing dwelling, include basement or cellar, 1<sup>st</sup> floor, 2<sup>nd</sup> floor and ½ story level if applicable.

-Floor area(s) to be demolished.

-Total floor area added on 1<sup>st</sup> floor and any ½ story floor area if applicable. If adding a basement (defined as a lower level which is more than 50% above grade) this is counted as a story and the project would NOT be a one story addition.

See EXAMPLE next page-

EXAMPLE:

Existing floor area	Basement or Cellar=	
	1 <sup>st</sup> Floor =	
	2 <sup>nd</sup> Floor =	
	½ Story (if applicable) =	
	<b>Total floor area of existing =</b>	
Demolished floor area	Basement or Cellar=	
	1 <sup>st</sup> Floor =	
	2 <sup>nd</sup> Floor =	
	½ Story (if applicable) =	
	<b>Total floor area demolished =</b>	
Addition	Basement =	
	1 <sup>st</sup> Floor =	
	½ Story (if applicable) =	
	<b>Total floor area added =</b>	

IS THE

Total floor area demolished =	
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OR THE

Total floor area added =	
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IS EITHER NUMBER MORE THAN 50% OF

Total floor area of existing =	
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If YES, then you have a **new single-family dwelling** project for building permit application.

If NO, then you have an **addition** permit application.