



# GUIDE FOR OBTAINING A PERMIT FOR RESIDENTIAL CONSTRUCTION

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*To obtain a development permit (hereinafter called "permit") from the City of Johnson City for a residential construction project, specific plans pertaining to your project must be submitted to the Johnson City Codes Division for review and approval. The user is cautioned that not all plan requirements are discussed in this Guide, only the most common.*

## **Activities that Require a Permit**

1. Building a new single-family dwelling (house), or a new two-family dwelling (duplex), or a new townhouse requires a permit to be issued prior to beginning construction. Link to [Townhouse Definition](#) or see *Appendix A*.
2. An addition of a new room(s) to an existing house, duplex, or townhouse requires a permit.
3. Alterations to a dwelling may require a permit depending on the extent of the alteration. For example, if walls are to be moved, a permit is required. If a kitchen counter top is to be replaced and no plumbing other than the sink drain will be replaced, no permit is required. Call the Codes Division (423-434-6047) for clarification.
4. The construction of multi-family dwellings is not covered by these *Residential Construction* guidelines. Multi-family dwelling construction must follow *Commercial Development* guidelines and codes. For a definition of "multi-family dwelling" link to [Zoning Code Article II, Definitions](#) or see *Appendix B*.

## **Contractor License Requirements**

1. A homeowner may act as his own contractor and obtain a permit for a new single-family dwelling if the dwelling will be used as his own personal residence. The homeowner is allowed to be the contractor on one house in the City of Johnson City every two years. The homeowner must sign an affidavit stating that this requirement has been met. The signature must be witnessed by personnel at the Codes Division. Link to [Example Affidavit](#) or see *Appendix C*.
2. Homeowners may perform electrical, plumbing, and mechanical work if the homeowner passes the Johnson City Codes Division's evaluation of competency in the respective trade that the homeowner desires to work. Otherwise, the work must be performed by a licensed contractor.
3. A contractor licensed by the State of Tennessee may build a house, duplex, or townhouse if they meet the requirements of the Codes Division: Link to [Contractor Information](#) or see *Appendix D*. Link to [Insurance Form](#) or see *Appendix E*.

## **Permit Approval Process**

1. Submit one complete set of all plans for the entire project to the Plans Examiner's Office of the Codes Division for review. Contact the Plans Examiner at 423-434-6055 for all questions and further information.
2. A completed Plan Review Application must be submitted with the plans. See *Appendix F*.
3. The Plan Review Fee must be paid when the plans are submitted for review. Link to [Plan Review Fee Schedule](#) or see *Appendix H*.
4. After submittal of plans to the Codes Division, the Plans Examiner will contact you (usually within three working days) if additional information is required or if the plans are approved.

5. Water and sewer taps must be purchased at the Water and Sewer Services Department or Codes Division after July 1, 2012. A receipt for the water and sewer tap must be given to the Codes Division before the permit can be issued. Link to [City of Johnson City Water and Sewer Fee Schedule](#) or see *Appendix I*.
6. If the project has a new driveway, a fee for the driveway access must be paid at the Codes Division office before the permit can be issued. Link to [Driveway Access Fee Schedule](#) or see *Appendix J*.
7. After all plans have been approved and water, sewer, and driveway fees paid, the permit fee can be paid. Link to [Permit Fee Schedule](#) or see *Appendix H*. After the permit fee is paid, the permit will be issued.
8. Separate fees for electrical, mechanical, and plumbing work must be paid before commencing the respective work. These fees may be paid after the permit is issued.

### **Plan Requirements**

1. All single-family dwelling, two-family dwelling, and townhouse construction must follow the 2012 International Residential Code and City of Johnson City Amendments. Link to [Design Criteria Table](#) or see *Appendix K* and link to [City of Johnson City Amendments](#) or see *Appendix L*.
2. Drawings that show all proposed building construction must be submitted. All floor levels must be shown and all rooms properly labeled.
3. A site plan must be submitted: link to [Site Plan Example](#) or see *Appendix M* and link to [Engineering General Notes](#) or see *Appendix N*. The site plan must show:
  - A. The name and location of the street(s) that the property adjoins.
  - B. Maximum building heights and setbacks from all property lines. Links to [Zoning Map](#) & [Summary of Zoning Requirements Table](#) or see *Appendix O*. Contact the Planning Department at 423-434-6071 for Zoning Information.
  - C. The direction of storm water runoff before and after construction.
  - D. Some residential land parcels within subdivisions that were developed after February of 2008 have storm water quality requirements recorded with the deed. Contact the Site Plans Reviewer at 423-232-1226 for assistance in determining if your property has any storm water quality requirements attached to it.
  - E. If the property contains or is adjacent to a river, stream, or other storm water conveyance, then show the location of the channel at normal flow, the floodway, and the 100-year floodplain. The elevation(s) of the 100-year floodplain must also be shown. Link to [Floodplain Requirements](#). Contact the Floodplain Manager at 423-232-5191 for assistance.
  - F. Additional information may be required if the property contains a sinkhole. Contact the Engineering Division at 423-232-5191 for assistance.
  - G. Location and width of driveway. The maximum allowable width is 24 feet. The width is determined at a location two feet away from the city's right-of-way line on the property owner's side.
  - H. Retaining walls with four feet or more in height of exposed wall must be shown. These walls shall be designed by a licensed professional engineer with experience in designing retaining walls. Signed and sealed calculations must be submitted with the site plan as required by the Chief Building Official.
4. The property address as listed by 9-1-1 must be submitted. Contact the Planning Department at 423-434-6071 for assistance.

**SLOPE.** The fall (pitch) of a line of pipe in reference to a horizontal plane. In drainage, the slope is expressed as the fall in units vertical per units horizontal (percent) for a length of pipe.

**SMOKE-DEVELOPED RATING.** A numerical index indicating the relative density of smoke produced by burning assigned to a material tested in accordance with ASTM E 84.

**SOIL STACK OR PIPE.** A pipe that conveys sewage containing fecal material.

**SOLAR HEAT GAIN COEFFICIENT (SHGC).** The solar heat gain through a fenestration or glazing assembly relative to the incident solar radiation ( $Btu/h \cdot ft^2 \cdot ^\circ F$ ).

**SOLID MASONRY.** Load-bearing or nonload-bearing construction using masonry units where the net cross-sectional area of each unit in any plane parallel to the bearing surface is not less than 75 percent of its gross cross-sectional area. Solid masonry units shall conform to ASTM C 55, C 62, C 73, C 145 or C 216.

**STACK.** Any main vertical DWV line, including offsets, that extends one or more stories as directly as possible to its vent terminal.

**STACK BOND.** The placement of masonry units in a bond pattern is such that head joints in successive courses are vertically aligned. For the purpose of this code, requirements for stack bond shall apply to all masonry laid in other than running bond.

**STACK VENT.** The extension of soil or waste stack above the highest horizontal drain connected.

**STACK VENTING.** A method of venting a fixture or fixtures through the soil or waste stack without individual fixture vents.

**STANDARD TRUSS.** Any construction that does not permit the roof/ceiling insulation to achieve the required R-value over the exterior walls.

**STATIONARY FUEL CELL POWER PLANT.** A self-contained package or factory-matched packages which constitute an automatically-operated assembly of integrated systems for generating useful electrical energy and recoverable thermal energy that is permanently connected and fixed in place.

**STORM SEWER, DRAIN.** A pipe used for conveying rainwater, surface water, subsurface water and similar liquid waste.

**STORY.** That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

**STORY ABOVE GRADE.** Any story having its finished floor surface entirely above grade, except that a basement shall be considered as a story above grade where the finished surface of the floor above the basement is:

1. More than 6 feet (1829 mm) above grade plane.
2. More than 6 feet (1829 mm) above the finished ground level for more than 50 percent of the total building perimeter.
3. More than 12 feet (3658 mm) above the finished ground level at any point.

**STRUCTURAL INSULATED PANELS (SIPS).** Factory fabricated panels of solid core insulation with structural skins of oriented strand board (OSB) or plywood.

**STRUCTURE.** That which is built or constructed.

**SUMP.** A tank or pit that receives sewage or waste, located below the normal grade of the gravity system and that must be emptied by mechanical means.

**SUMP PUMP.** A pump installed to empty a sump. These pumps are used for removing storm water only. The pump is selected for the specific head and volume of the load and is usually operated by level controllers.

**SUNROOM.** A one-story structure attached to a dwelling with a glazing area in excess of 40 percent of the gross area of the structure's exterior walls and roof.

**SUPPLY AIR.** Air delivered to a conditioned space through ducts or plenums from the heat exchanger of a heating, cooling or ventilating system.

**SUPPORTS.** Devices for supporting, hanging and securing pipes, fixtures and equipment.

**SWEEP.** A drainage fitting designed to provide a change in direction of a drain pipe of less than the angle specified by the amount necessary to establish the desired slope of the line. Sweeps provide a longer turning radius than bends and a less turbulent flow pattern (see "Bend" and "Elbow").

**TEMPERATURE- AND PRESSURE-RELIEF (T AND P) VALVE.** A combination relief valve designed to function as both a temperature-relief and pressure-relief valve.

**TEMPERATURE-RELIEF VALVE.** A temperature-actuated valve designed to discharge automatically at the temperature at which it is set.

**THERMAL ISOLATION.** Physical and space conditioning separation from conditioned space(s). The conditioned space(s) shall be controlled as separate zones for heating and cooling or conditioned by separate equipment.

**THERMAL RESISTANCE, R-VALUE.** The inverse of the time rate of heat flow through a body from one of its bounding surfaces to the other for a unit temperature difference between the two surfaces, under steady state conditions, per unit area ( $h \cdot ft^2 \cdot ^\circ F/Btu$ ).

**THERMAL TRANSMITTANCE, U-FACTOR.** The coefficient of heat transmission (air to air) through a building envelope component or assembly, equal to the time rate of heat flow per unit area and unit temperature difference between the warm side and cold side air films ( $Btu/h \cdot ft^2 \cdot ^\circ F$ ).

**TOWNHOUSE.** A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with open space on at least two sides.

**TRAP.** A fitting, either separate or built into a fixture, that provides a liquid seal to prevent the emission of sewer gases without materially affecting the flow of sewage or waste water through it.

**TRAP ARM.** That portion of a fixture drain between a trap weir and the vent fitting.

**DRIP LINE:** A vertical line extending from the outer edge of the canopy of a tree to the ground.

**DWELLING, MULTI-FAMILY:** A building designed, constructed, or reconstructed and used for more than two (2) dwelling units, with each dwelling unit having a common structural or load-bearing wall of at least ten (10) lineal feet with any other dwelling unit on the same floor or building level.

**DWELLING, SINGLE-FAMILY:** A building designed, constructed, and used for one dwelling unit.

- A. **DETACHED:** A one-family dwelling which is completely surrounded by open spaces.
- B. **SEMI-DETACHED:** A one-family dwelling that is connected on one side by means of a common dividing structural or load-bearing wall of at least ten (10) lineal feet to another one-family dwelling, each dwelling on its own individual lot.
- C. **ATTACHED:** A one-family dwelling that is connected on two sides by means of a common dividing structural or load bearing wall of at least ten (10) lineal feet of two or more other one-family dwellings, or the end dwelling of a series of such dwellings, each dwelling unit on its own individual lot.
- D. **DWELLING GROUP, ONE-FAMILY ATTACHED:** A line of one-family attached dwellings, joined at the sides by means of common structural or load bearing walls, comprising an architectural whole.

**DWELLING, TWO-FAMILY OR DUPLEX:** A building designed, constructed, or reconstructed and used for two dwelling units that are connected by a common structural or load-bearing wall of at least ten (10) lineal feet.

**DWELLING UNIT:** One room, or rooms, connected together, constituting a separate, independent housekeeping establishment for owner occupancy, or rental, or lease on a weekly, monthly, or longer basis, and physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities for permanent residential occupancy by one family.

**ELEVATED BUILDING:** A non-basement building: 1) built to have the bottom of the lowest horizontal structure member of the elevated floor elevated above the ground level by means of pilings, columns (posts and piers), or shear walls and 2) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Flood Zones A1-30, AE, A, A99, AO, AH, B, C, X, or D, elevated building also includes a building

Tennessee Board for Licensing Contractors  
500 James Robertson Parkway; Nashville, TN 37243  
(615) 741-8307 or 800-544-7693 / <http://tn.gov/commerce/boards/contractors/>

HOMEOWNER'S AFFIDAVIT FOR BUILDING PERMIT

Notice: This is to make you aware of the practice of unlicensed contractors requiring the homeowner to obtain a building permit in order to circumvent the licensing law and from being liable for any injuries on the jobsite, nonpayment (which may result in liens), and local code requirements. Licensed contractors must provide proof of insurance, financial solvency and pass exams.

Pursuant T.C.A. § 62-6-103, an owner of property may construct a single residence on any two (2) years, for their own use, and not for resale, lease or rent. Anyone hired by the homeowner should be considered a prime contractor or a construction manager, and they are not exempt from the license requirements. To ensure they are properly licensed with the correct license classification and monetary limit, please check with the Contractor's Board at: 1-800-544-7693 or the License Roster Search at: <http://licsrch.state.tn.us/>

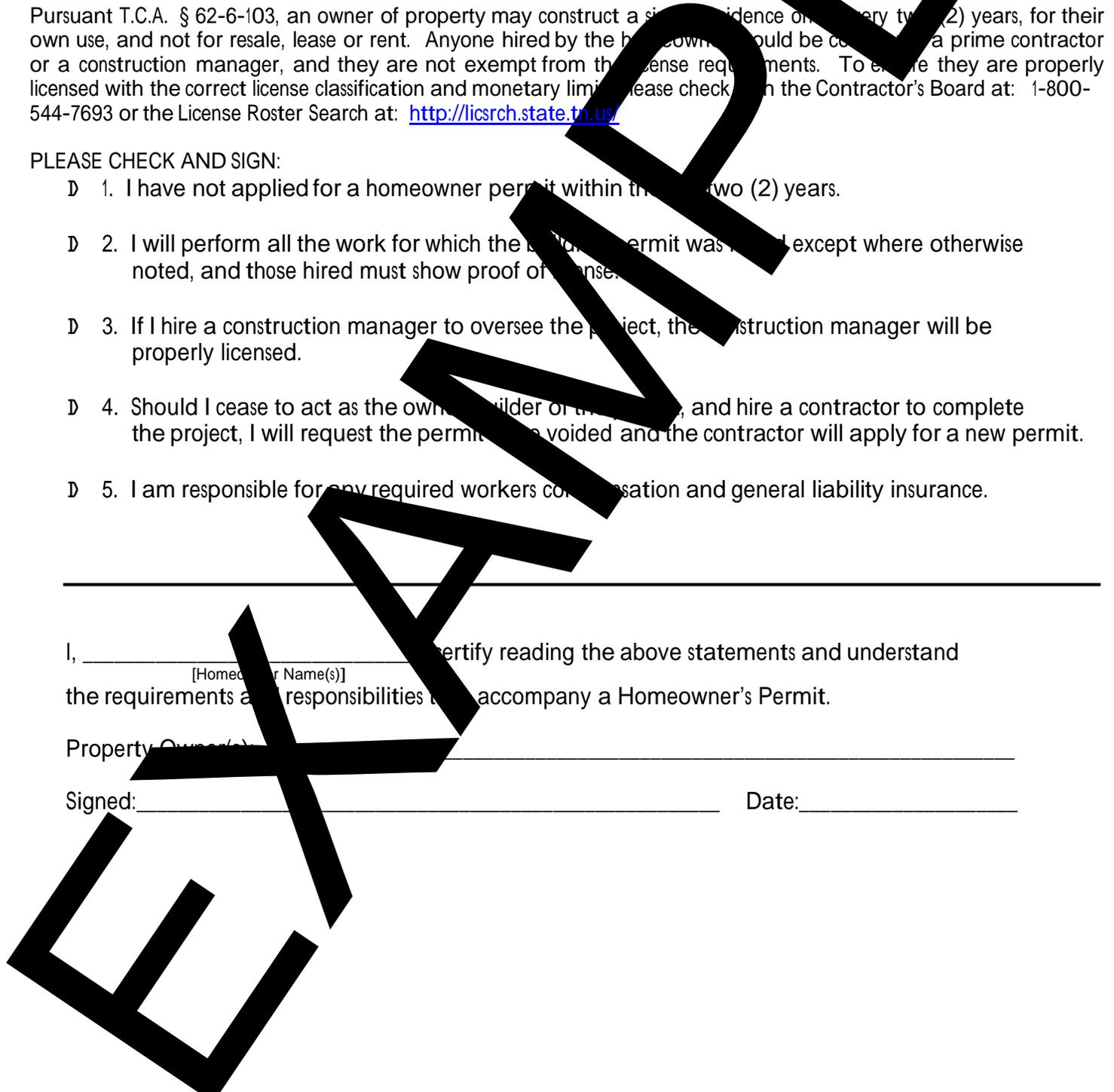
PLEASE CHECK AND SIGN:

- 1. I have not applied for a homeowner permit within the last two (2) years.
- 2. I will perform all the work for which the building permit was issued except where otherwise noted, and those hired must show proof of license.
- 3. If I hire a construction manager to oversee the project, the construction manager will be properly licensed.
- 4. Should I cease to act as the owner-builder of this project, and hire a contractor to complete the project, I will request the permit be voided and the contractor will apply for a new permit.
- 5. I am responsible for any required workers compensation and general liability insurance.

I, \_\_\_\_\_ certify reading the above statements and understand  
[Homeowner Name(s)]  
the requirements and responsibilities that accompany a Homeowner's Permit.

Property Owner(s) \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_





## Development Services Department

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Codes Division

### CONTRACTOR INFORMATION NEEDED PRIOR TO OBTAINING PERMITS

**To become an approved contractor doing business In Johnson City, the following Information must be submitted prior to Issuance of a permit:**

- A.** Copy of Workers Compensation Insurance Certificate (if you or your organization employs full time workers).
- B.** Business License with the City of Johnson City, (please call the Tax Department 423-434-6248 to determine If this Is needed).
- C.** \$10,000 Surety bond between you and/or your organization and the City of Johnson City (copy of bond form may be faxed upon request) call 423-434-6047. Form must be completed by an Insurance company of your choice and returned to the Codes Enforcement Office.
- D.** (1) General Contractor: If job exceeds \$25,000 in value (materials & labor) copy of your State of Tennessee Contractor's License is required, along with other information listed below". If under \$25,000, only information listed below is required.  
  
(2) Sub-Contractor: All sub contractors must submit a copy of your State of TN Contractor's License or a letter from the state confirming you have taken and passed their trades' exam, along with information below. Commercial plans must be submitted for a review a minimum of five (5) days prior to Issuance of a permit. Residential plans must be submitted a minimum of three (3) days prior to issuance of a permit. If additional information is needed, you may call the Codes Enforcement Office at one of the numbers below.

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Effective Date: \_\_\_\_\_

Bond No.: \_\_\_\_\_

**BUILDING LICENSE BOND**

**Johnson City, Tennessee**

KNOW ALL MEN BY THESE PRESENTS That we, \_\_\_\_\_

\_\_\_\_\_, as Principal and  
(hereinafter called the Principal)

\_\_\_\_\_, as Surety  
(hereinafter called the Surety)

are held and firmly bound unto the CITY OF JOHNSON CITY, TN, the Obligee, in the sum of Ten Thousand Dollars (\$10,000) lawful money of the United States of America, for the payment of which we hereby bond ourselves, our respective heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, said Principal has applied for a license as a building contractor in the City of Johnson City, Tennessee and under provisions of Ord. No. 3442, Art. 1, Sec. 7.2 of the Code of said City, is called upon to furnish this bond as a condition precedent to engaging in the building contracting business in said City.

NOW THEREFORE, the condition of this obligation is such that if the said Principal shall faithfully observe all the laws pertaining to building construction, blasting, and excavating, constructing or reconstructing and shall indemnify and save harmless the Obligee from all claim arising from accidents and damage of any character whatsoever caused by the negligence of the Principal while engaged in said building contracting business or caused by any other unfaithful inadequate work done either by the Principal or the Principal's agents or employees and if the Principal shall further maintain in a safe condition for a period of one (1) year all ditches and excavation which may be opened in the performance of any construction work and shall replace all excavated dirt and other material in a good condition with similar materials (it being understood that where such excavation is made in an unpaved street, or any street paved with chert or macadam, the word "street" as herein used, shall apply to sidewalks, curbs, gutters, parkways, storm & sanitary sewers and appurtenances, and street paving) then this obligation shall be void, otherwise to remain in full force and effect.

PROVIDED, HOWEVER, this Bond is executed upon the following express conditions:

FIRST:           Regardless of the period of time this Bond shall remain in force, or the number of premiums paid therefor, the liability of the Surety shall not be cumulative and the aggregate liability of the Surety for any and all claims, suits or actions under this Bond shall in no event exceed the sum of Ten Thousand Dollars (\$10,000).

SECOND:          This Bond may be cancelled at any time by the Surety upon giving thirty (30) days written notice to the City of Johnson City, TN, in which event the liability of the Surety shall terminate at the end of said thirty (30) day period, and which said period shall commence on the first regular business day following actual receipt of the City of said notice, except as to any default or defaults under this Bond occurring prior to the expiration of said thirty (30) day period.

THIRD:           No right of action shall accrue upon or by reason of this Bond, to or for the use or benefit of anyone whatsoever other than the Obligee named herein.

SIGNED, SEALED, AND DATED THIS \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Principal: \_\_\_\_\_ Surety: \_\_\_\_\_

\_\_\_\_\_  
Representative

\_\_\_\_\_  
Attorney in Fact



# Development Services Department

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Codes Division

## APPLICATION FOR BUILDING PERMIT

(see "Contractor Requirements" info sheet prior to application)

**Project Address:** \_\_\_\_\_

Name of Business/ Complex / Subdivision: \_\_\_\_\_

Contractor: _____ E-mail: _____ Phone: _____
--

Client/Owner: _____ E-mail: _____ Phone: _____
--

**Project Type** (Check only one):

1 or 2 Family Res    
  Commercial    
  Mixed Use    
  Condo/ Apt/ Townhouse: #Units \_\_\_\_\_  
 \*(only 1 or 2 Fam Res).....\*#Bedrooms \_\_\_\_\_ \*# Baths \_\_\_\_\_  
 Proposed Use: \_\_\_\_\_ Stories/Ht: \_\_\_\_\_ Total Sq. ft. \_\_\_\_\_

**Cost of Job** (materials & labor) \$ \_\_\_\_\_

**Construction Type** (Check all that apply –New construction only):

New structure    
  Renovation    
  Addition    
  Site work / excavation  
 Shell only    
  Deck / porch    
  Foundation only    
  Paving  
 Interior build out    
  Garage /Storage    
  Pool    
  Other (explain below)  
 Driveway: Width at Street (1) \_\_\_\_\_ (2) \_\_\_\_\_    
  Temp power needed?: (Y\_N\_) \_\_\_\_\_  
 Lower Lev Construction.....  Slab on grade    
  Crawl space    
  Basement

(ALWAYS CALL 811, OR VISIT WWW.TENN811.COM, PRIOR TO DIGGING TO LOCATE UNDERGROUND UTILITIES – PER T.C.A 65-31)

Briefly explain project: \_\_\_\_\_

Applicant certifies that the above information is true to the best of his/her knowledge and understands that this permit may become null and void if information listed is found to be in error.

_____	_____	_____
<b>Applicant Name</b>	<b>Date</b>	<b>Phone / Email</b>
_____	_____	_____
<b>Codes Division</b>	<b>Date</b>	<b>Planning Division</b>

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# Development Services Department

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Community Development x GIS x MTPO

Codes Division

## BUILDING PERMIT FEE SCHEDULE

<u>TOTAL VALUATION</u>	<u>FEES</u>
\$1,000 OR LESS	NO FEE UNLESS INSPECTION REQUIRED, IN WHICH CASE A \$15.00 FEE FOR EACH INSPECTION SHALL BE CHARGED.
\$1,000 TO \$50,000	\$15.00 FOR THE FIRST \$1,000 PLUS \$5.00 FOR EACH ADDITIONAL THOUSAND OR FRACTION THEREOF. TO AND INCLUDING \$50,000.00.
\$50,001 TO \$100,000	\$260.00 FOR THE FIRST \$50,000.00 PLUS \$4.00 FOR EACH ADDITIONAL THOUSAND OR FRACTION THEREOF. TO AND INCLUDING \$100,000.00.
\$100,001 TO \$500,000	\$460.00 FOR THE FIRST \$100,000.00 PLUS \$3.00 FOR EACH ADDITIONAL THOUSAND OR FRACTION THEREOF. TO AND INCLUDING \$500,000.00.
\$500,001 AND UP	\$1,660.00 FOR THE FIRST \$500,000.00 PLUS \$2.00 FOR EACH ADDITIONAL THOUSAND OR FRACTION THEREOF.

**WHEN WORK FOR WHICH A PERMIT IS REQUIRED BY CODE IS STARTED PRIOR TO OBTAINING SAID PERMIT, THE PERMIT FEE SPECIFIED SHALL BE DOUBLED.**

REINSPECTION FEE	\$ 25.00
DEMOLITION OF SINGLE FAMILY RESIDENTIAL	\$ 50.00
DEMOLITION OF OTHER STRUCTURES	\$ 100.00
MOVING OF STRUCTURE	\$ 55.00

### PLANS REVIEW FEE

(to be rounded up to the nearest dollar)

MINIMUM	\$25.00
RESIDENTIAL	\$25.00 PER UNIT (Single family, duplexes & townhouses.)
COMMERCIAL	.0005 x CONSTRUCTION VALUE (to include apts. & condos)

**\*\*\*\*\*NOTE: WATER & SEWER TAP FEES MUST BE PAID PRIOR TO ISSUANCE OF BUILDING PERMIT. (NEW HOUSES OR NEW COMMERCIAL)\*\*\*\*\***

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**CITY OF JOHNSON CITY WATER AND SEWER DEPARTMENT  
CITY RATE SCHEDULE EFFECTIVE JULY 1, 2013**

INSIDE CORPORATE LIMITS WATER & SEWER RATE TABLE					
WATER RATE			SEWER RATE		
BASE CHARGE PER BILL			BASE CHARGE PER BILL		
		\$4.29			\$5.17
RATE 1	0-20,000 GAL	\$3.34/M GALLONS	RATE 1	0-20,000 GAL	\$5.19/M GALLONS
RATE 2	20,001 - 190,000 GAL	\$2.67/M GALLONS	RATE 2	20,001 - 190,000 GAL	\$5.19/M GALLONS
RATE 3	190,001 - 490,000 GAL	\$2.40/M GALLONS	RATE 3	190,001 - 490,000 GAL	\$5.19/M GALLONS
RATE 4	OVER 490,000 GAL	\$2.17/M GALLONS	RATE 4	OVER 490,000 GAL	\$5.19/M GALLONS
Effective 7-1-13			Effective 7-1-13		

**WATER CONNECTION FEES**

5/8"	METER AND CONNECTION CHARGE	\$750.00		FIRE HYDRANT	\$2,100.00
1"	METER AND CONNECTION CHARGE	\$900.00	3"	FIRE LINE	\$2,230.00 / NO MON FEE
1" Fire Service	METER AND CONNECTION CHARGE	\$980.00	4"	FIRE LINE	\$2,545.00 / NO MON FEE
1 1/2"	METER AND CONNECTION CHARGE	\$1,180.00	6"	FIRE LINE	\$2,855.00 / NO MON FEE
2"	METER AND CONNECTION CHARGE	\$1,360.00	8"	FIRE LINE	\$3,325.00 / NO MON FEE
2" Fire Service	METER AND CONNECTION CHARGE	\$1,555.00	10"	FIRE LINE	\$3,640.00 / NO MON FEE
2" Compound	METER AND CONNECTION CHARGE	\$2,395.00	12"	FIRE LINE	\$4,420.00 / NO MON FEE
3"	METER AND CONNECTION CHARGE	\$3,740.00			
4"	METER AND CONNECTION CHARGE	\$6,000.00			
6"	METER AND CONNECTION CHARGE	\$9,550.00			
8"	METER AND CONNECTION CHARGE	\$13,150.00			

5/8"	TEMPORARY METER	\$150.00
3"	TEMPORARY METER	\$325.00

\*\*All Connections Larger Than 8" To Be Figured at Cost Including Labor, Materials, and Overhead

**SANITARY SEWER CONNECTION FEES**

		Boones Creek Drainage Area	
(A) Single Family Residence	\$1,550	\$2,745	
(B) Small Commercial Users (I.E. Service Stations, Office Building, Other Non-Residential)	\$1,550	\$2,745	
(C) Car Wash	\$1,550 First Bay,	\$2,745 First Bay,	\$1,610 Each Additional Bay
	\$900 each additional Bay		
(D) Apartments, Condominiums, Multi-Unit Family Complexes, Etc., Per Unit; Trailer Courts, Trailer or Unit	\$1,550 For the first unit, \$900 for the next (50) units Plus \$550 for each additional unit	\$2,745 For the first unit, \$1,610 for the next (50) units, Plus \$850 for each additional unit	
(E) Factories, Shopping Centers, Schools, Warehouses, Parking Garages	\$1,550 For the first 10,000 Sq Ft of floor space, Plus \$900 for each additional 10,000 Sq Ft of floor space	\$2,745 For the first 10,000 Sq Ft of floor space, Plus \$1,610 for each additional 10,000 Sq Ft of floor space	
(F) Motels, Hotels, Hospitals, Nursing Homes and Dormitories (1)Each Rental Unit/Room with NO In-Room Kitchen Facilities	\$1,550 For the first unit, \$550 for each additional unit	\$2,745 For the first unit, \$1,000 for each additional unit	
(G) Rental Housing with Private Bathroom Facilities per Bedroom	\$1,550 For the first unit, \$550 for each additional unit	\$2,745 For the first unit, \$1,000 for each additional unit	
(H) Additional existing units on same lot or parcel of land with existing residence and connected to the same sewer tap	\$1,550	\$2,745	
(I) New Residences-Located in areas developed under the regulations governing the subdivision of land of the Johnson City Regional Planning Commission in which adequate and proper sewer lines constructed in conformity with applicable statutes of the State of Tennessee and Ordinances of the City pertaining to sanitation have been constructed as a part of private subdivision development	\$1,050	\$2,745	
(J) On-site residential pump (Requires evaluation & written approval)			
(1) Standard	\$3500	\$3,920	
(2) Extra Volume	\$4,900	\$5,420	

Effective 7-1-13



## **DRIVEWAY PERMIT – FEE SCHEDULE**

<b>Driveway up to 15 ft</b>	<b>Flat Rate</b>	<b>\$ 5.50</b>
<b>Driveway 16 ft to 30 ft</b>	<b>Flat Rate</b>	<b>\$ 11.00</b>
<b>Driveway 31 ft to 40 ft</b>	<b>Flat Rate</b>	<b>\$ 16.50</b>

**\*\*MAXIMUM WIDTH FOR RESIDENTIAL DRIVEWAYS – TWENTY-FOUR (24) FEET\*\***

**\*\*MAXIMUM WIDTH FOR COMMERCIAL DRIVEWAYS – FORTY (40) FEET\*\***



## **Development Services Department**

Administration • Codes • Planning  
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Codes Division

### **Johnson City, TN – Design Criteria :**

Ground Snow Load = 15 psf

Seismic Design Category = B

Frost Line Depth = 12 inches

Winter Design Temperature = 14 degrees

Mean Annual Temperature = 55 degrees

Wind Speed = 90 mph

Weathering = Severe

Termite = Severe-Moderate

Ice Barrier Underlayment Required = No

Air Freezing Index = > 0 – 1000

ORDINANCE NO. 4509-13

AN ORDINANCE TO AMEND THE JOHNSON CITY MUNICIPAL CODE BY DELETING THE PRESENT SECTION 12-301 OF SAID CODE IN ITS ENTIRETY AND SUBSTITUTING A NEW SECTION 12-301 IN LIEU THEREOF AND TO ADOPT THE INTERNATIONAL BUILDING CODE 2012 EDITION, THE INTERNATIONAL RESIDENTIAL CODE 2012 EDITION, THE INTERNATIONAL EXISTING BUILDING CODE 2012 EDITION, THE INTERNATIONAL FIRE CODE 2012 EDITION, THE INTERNATIONAL MECHANICAL CODE 2012 EDITION, THE INTERNATIONAL FUEL GAS CODE 2012 EDITION, THE INTERNATIONAL PLUMBING CODE 2012 EDITION, THE 2010 ADA EDITION STANDARDS FOR ACCESSIBLE DESIGN, THE NATIONAL ELECTRICAL CODE 2011 EDITION, THE INTERNATIONAL ENERGY CONSERVATION CODE 2006 EDITION, THE INTERNATIONAL PROPERTY MAINTENANCE CODE 2012 EDITION, AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF JOHNSON CITY as follows:

SECTION I. BE IT FURTHER ORDAINED that Section 12-301 of the Johnson City Municipal Code is hereby repealed in its entirety, and a new Section 12-301 is adopted in lieu thereof, which section shall provide as follows:

12-301. Codes adopted. The following codes are hereby adopted by reference as though they were copied herein fully:

International Building Code-2012 Edition with Appendix D Fire District attached thereto.

Section -903.2.3 Group E is amended by deleting the entire section therein and replacing it with the following: "An automatic sprinkler system shall be provided throughout all Group E occupancies."

Section 907.2.1 Group A is amended by changing "300" to "100" for Group A-2 occupancies as defined in section 903.2.1.2.

Section 1018.1 Corridors, Exceptions is amended by adding #6, "In lieu of a fire rated corridor required in Group B, fire areas exceeding 3,000 square feet but not exceeding 5,000 square feet may have a fire alarm system installed per NFPA 72 with smoke detectors installed as required by the fire official. The fire alarm signal shall be transmitted to an approved central station. Occupant notification shall be by horn/strobes installed per NFPA 72."

Delete chapter 13 and replace it with the 2006 International Energy Conservation Code.

**Delete Chapters 34-43, relating to electrical.**

**Section R2415.3 is amended by adding a sentence as follow: The gas line must be installed in a ditch separate from other utility lines unless approved by the authority having jurisdiction.**

Section P2903.3.1 is amended by adding a sentence at the end of the section as follows: “A listed water pressure regulator with strainer shall be installed inside all buildings and structures.”

**International Existing Building Code – 2012 Edition.**

No amendments

**International Fire Code –2012 Edition.**

Section 503.2.1 is amended by adding Exception #1: Existing public roads, streets or lanes may be continued in use as a fire access road at their existing dimensions, if approved by the City Manager in consultation with the Fire Chief.

Section 507.5.1 and Section 912.2 are amended by adding as follows: “Fire department connections for each sprinkler or standpipe system shall be located not more than 100 ft. (30 m) from the nearest fire hydrant connected to an approved water supply.”

Section 903.2.3 Group E is amended by deleting the entire section therein and replacing it with the following: “An automatic sprinkler system shall be provided throughout all Group E occupancies.”

Section 905.3.1 is amended by changing the language contained in Exception # 1 to read as follows: “Class 1 Standpipes (except manual wet or dry standpipes) are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.”

Section 905.8 is amended by changing the exception thereunder to read as follows: Where subject to freezing and in accordance with NFPA 14 and only in areas classified as parking

garages or other outside, non-heated, non-residential, low-rise occupancies, taking into consideration the added response time and its effect on occupancy characteristics of the building.

Section 907.2.1 Group A is amended by changing "300" to "100" for Group A-2 occupancies as defined in section 903.2.1.2.

**International Mechanical Code- 2012 Edition.**

No amendments

**International Fuel Gas Code- 2012 Edition.**

Section 404.3 is amended by adding a sentence as follows: "The gas line must be installed in a ditch separate from other utility lines unless approved by the authority having jurisdiction."

**International Plumbing Code- 2012 Edition.**

Section 604.8 is amended by adding a sentence at the end of the section as follows: "A listed water pressure regulator with strainer shall be installed inside of all buildings and structures."

2010 ADA Edition Standards for Accessible Design.

No amendments.

**National Electrical Code- 2011 Edition as published by the National Fire Protection Association.**

Article 210.3 is amended by adding a sentence at the end of the section as follows: "All interior wiring shall be at a minimum size number twelve (12) AWG copper conductor sized for a maximum of ten (10) outlets permitted on a 20 amperes branch circuit."

Amend Article 210.5 (C) add:

"Means of identification of ungrounded conductors shall be color coded as follows:

120/208 Volt wiring systems

Phase 1 Black

Phase 2 Red

Phase 3 Blue

Neutral White

277/480 Volt wiring systems

Phase 1 Brown

Phase 2 Orange

Phase 3 Yellow

Neutral Gray

Ground Wire Green

All boxes and enclosures for emergency systems and fire alarm systems shall be permanently marked. The color red shall be used for fire alarm systems (NEC Article 760.30). The color orange shall be used for emergency systems."

Article 230.70 (A3) is amended by adding a sentence at the end of the section as follows:

"Service panels or switch gears shall have an interim service disconnect device such as a main circuit breaker or fused disconnect. When such device is located on the interior of a structure and in excess of 10 feet from an exterior door, a shunt trip device shall be installed with a Knox key switch at a location specified by the fire official. All conductors installed for operation of the SHUNT TRIP BREAKER for main services or to shut down generators serving emergency power shall be installed in a metallic conductor system. This conduit system shall be continuous from end to end without junction boxes or splices and shall be identified by the same color code as for emergency circuits."

Article 230.71 (A) is amended by adding a sentence at the end of the section as follows: "Meter centers installed for multiple occupancy residential structures with more than six meters shall require a main breaker or disconnect be installed. Structures with multiple meter centers shall have shunt trip breakers and Knox switches installed to disconnect all services from each location."

Article 334.12 is amended by adding #11: "Cable NM, type NMC NMB and type NMS as defined in Article 334 of the National Electrical Code shall not be permitted for use in the following applications:

- A. Group R1 Residential Hotels and Motels;
  - B. Buildings, other than Residential;
  - C. Other building types where prohibited by the National Electrical Code;
  - D. All buildings over three stories; and
  - E. All buildings located in the fire district as defined by the City Zoning Code.
- Conduit, raceways and wire-ways shall be metallic for all non residential buildings unless for special applications."

International Energy Conservation Code, 2006 edition. Section 101.4.3 is amended by adding the following exceptions:

5. Reroofing for roofs where neither the sheathing nor the insulation is exposed. Roofs without insulation in the cavity and where the sheathing or insulation is exposed during reroofing shall be insulated either above or below the sheathing.
6. Replacement of existing doors that separate conditioned space from the exterior shall not require the installation of a vestibule or revolving doors, provided, however, that an existing vestibule that separates a conditioned space from the exterior shall not be removed.

7. Alterations that replace less than 50 percent of the luminaires in a space, provided that such alterations do not increase the installed interior lighting power.

8. Alterations that replace only the bulbs and ballast within the existing luminaires in the space provided that the alteration does not increase the installed interior lighting power.

**International Property Maintenance Code, 2012 Edition.**

**SECTION II.** BE IT FURTHER ORDAINED that all ordinances and parts of ordinances in conflict herewith be and the same are hereby repealed.

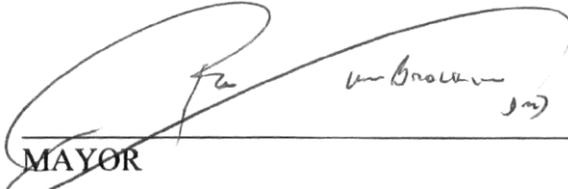
**SECTION III.** This ordinance shall take effect January 1, 2014 upon final passage and publication of this ordinance in a newspaper of general circulation, the public welfare requiring it.

PASSED IN OPEN, PUBLIC MEETING ON  
THE FIRST READING 05 Sept. 2013

PASSED IN OPEN, PUBLIC MEETING ON  
THE SECOND READING 19 Sept 20

PASSED IN OPEN, PUBLIC MEETING ON  
THE THIRD READING 03 Oct 2013

APPROVED AND SIGNED IN OPEN MEETING  
ON THE 3<sup>rd</sup> DAY OF October, 2013  
FOLLOWING PASSAGE ON THIRD READING.

  
MAYOR

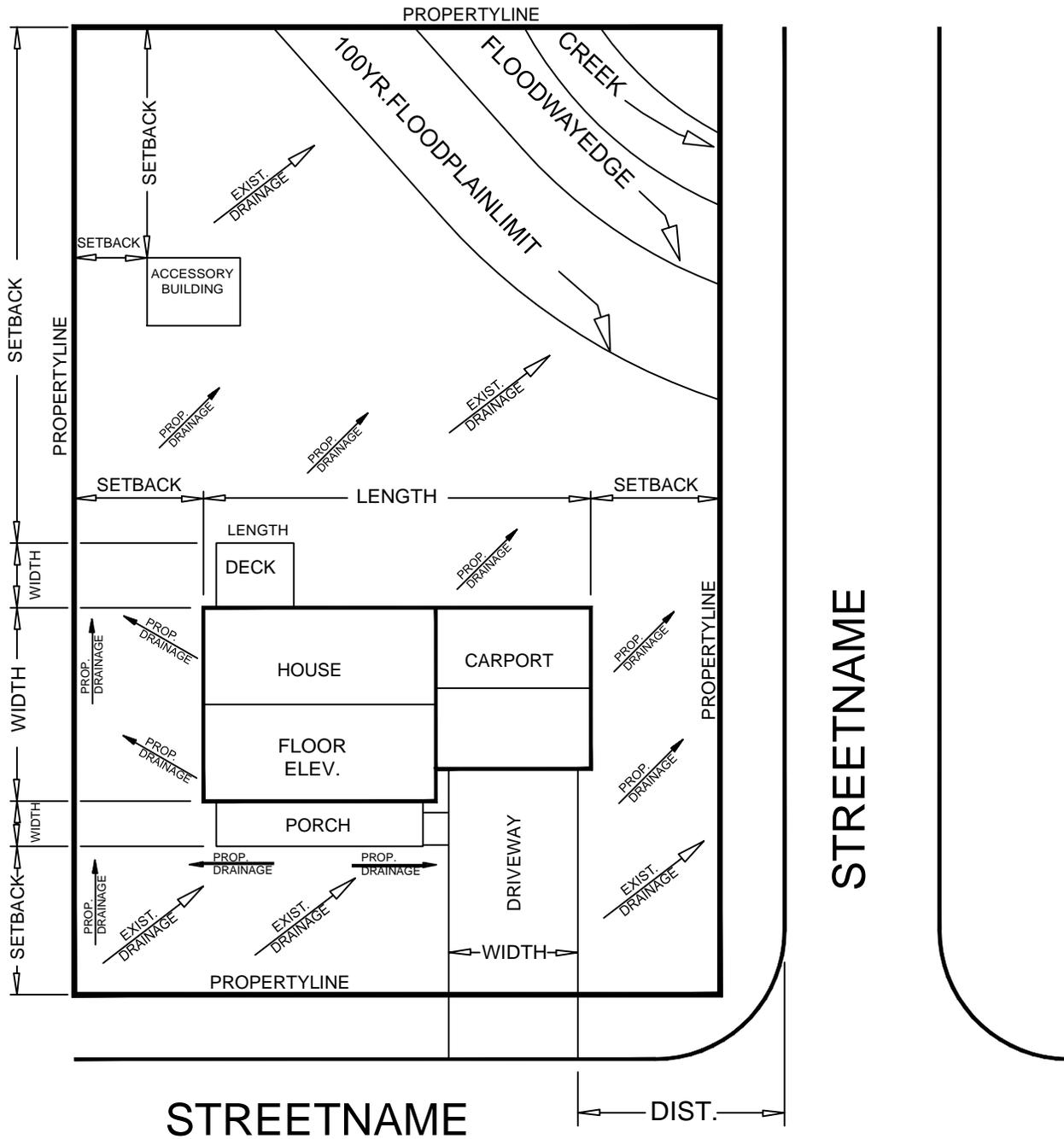
ATTEST:

  
CITY RECORDER



James H. Lyman

EXAMPLE SITE PLAN  
FOR ONE AND TWO FAMILY  
RESIDENTIAL CONSTRUCTION



OWNER/DEVELOPER'S NAME AND CURRENT ADDRESS CITY, STATE, ZIP DAYTIME TELEPHONE NO.	SUBDIVISION NAME LOT NO., BLOCK NO. (IF ANY) ADDRESS OF NEW BUILDING	DATE	
		SCALE	
		DRAWN BY:	

**GENERAL NOTES PUBLIC  
WORKS DEPARTMENT  
ENGINEERING DIVISION**

- 1.00 **SITE PLAN:** A site plan is required for all building construction. The site plan shall be submitted on paper of a minimum size of 8 1/2" x 11". Acceptable scales for the drawing are 1" =10', 1" =20', 1" =30', 1"=40', 1" = 50'.
- 1.20 The site plan shall show the existing and proposed drainage paths by using directional arrows.
- 1.21 The site plan must show the location of the proposed building as referenced to property lines and existing buildings on the building site.
- 1.30 The site plan must show the location of the driveway as referenced to property lines and existing public utilities such as fire hydrants and power poles.
- 2.00 **SITE DRAINAGE:** Higher ground has an implied easement to drain to and across lower ground, but the lower ground is not obligated to receive surface water in different quantities or at different velocities than what did exist before development of the higher ground.
- 2.10 Natural drainage pathways may not be relocated without prior approval of the Engineering Division. Proposed changes to natural drainage pathway must be shown on the site plan.
- 2.20 The location that surface water enters and exits the building site may not be relocated, nor shall several natural drainage paths be combined at one exit point on the building site. Exceptions will be given only when the owner and/or the developer can show through engineering and legal research that the lower property will not be effected.
- 2.30 The cost of altering natural drainage paths on the building site will be the responsibility of the owner and/or developer.
- 3.00 **SITE GRADING:** Adjoining property has the right to expect lateral support from neighboring property.
- 3.10 The steepest slope allowed will be 2 feet of run to 1 foot of rise.
- 3.20 When it is necessary to place permanent excavation closer to adjoining property, than a 2 to 1 slope will allow then a retaining wall may be used to provide lateral support to the adjoining property. However, no portion of the wall may encroach onto adjoining property without a private written agreement with the adjoining property owner.
- 4.00 **EROSION CONTROL:** Adjoining property owners have the right to expect that erosion from the building site will not encroach onto their property.
- 4.10 Erosion control barriers must be used to contain mud and silt. The location of the barriers must be determined in the field by the owner and or developer and will be inspected by the building inspectors. Erosion control barriers must be maintained on a regular basis and kept intact and effective.
- 4.30 In the event that erosion material should encroach onto adjoining property, the owner and/or developer will be responsible for the clean up.
- 4.40 Keep the public street clear of mud, debris, and building materials. The owner and/or developer is responsible for removing any building site material from the public right-of-way. If the owner and/or developer fail to clear the street, the building inspector may ask city crews to clear the street and then invoice the owner and/or developer.
- 5.00 **DRIVEWAY:** City driveway code must be followed on all driveway construction. Tennessee Department of Transportation driveway regulations will apply to construction along state highway routes.
- 5.10 All driveway connections to public streets and highways must receive a separate permit from the Building Division and be inspected during construction by the Engineering Division of the Public Works Department. The permit application is made at the Building Division of the Public Works Department.
- 5.20 The Tennessee Department of Transportation regulates through permits driveway connections along state routes. Drawings of the driveway connection are required for the review and approval by Tennessee Department of Transportation and the City of Johnson City.
- 5.30 Forms for the Tennessee Department of Transportation permit are available at the Building Division office, located in the Municipal & Safety Building. Instructions on how to file this permit are attached to the T-DOT permit form.
- 5.40 Before cutting any curb for a driveway, call the Engineering Division for a curb inspection then call again for a final inspection when the driveway construction is complete.
- 6.00 **OTHER COMMENTS:** This Engineering review is not all inclusive, and does not relieve the permittee from complying with all City Codes, and this review is not giving approval to supersede any applicable City Codes.

SUMMARY OF ZONING REQUIREMENTS

Zoning District	Minimum Lot Size	Minimum Lot Width	Maximum Density	Front Yard Setbacks <sup>M</sup>			Side Yard Setbacks		Rear Yard Setbacks		Maximum Lot Coverage	Height Regulations	
				Arterial	Collector	Others	Principal	Accessory	Principal	Accessory		Principal	Accessory
R-1	21,780 sq ft	100 ft		70 ft	60 ft	50 ft	<sup>N</sup>	7.5 ft	30 ft	7.5 ft	30%	35 ft	15 ft
R-2	15,000 sq ft	90 ft		25 ft	25 ft	20 ft	10 ft	7.5 ft	30 ft	7.5 ft	30%	35 ft	15 ft
R-2A	12,000 sq ft	80 ft		25 ft	25 ft	20 ft	10 ft	7.5 ft	30 ft	7.5 ft	30%	35 ft	15 ft
R-2B	9,000 sq ft	75 ft		25 ft	25 ft	20 ft	8 ft	7.5 ft	30 ft	7.5 ft	35%	35 ft	15 ft
R-2C	6,000 sq ft	60 ft		25 ft	25 ft	20 ft	8 ft	7.5 ft	25 ft	7.5 ft	40%	35 ft	15 ft
R-3	9,000 sq ft	75 ft	7 units/acre	25 ft	25 ft	20 ft	8 ft	7.5 ft	30 ft	7.5 ft	35%	35 ft	15 ft
R-4	7,000 sq ft	50 ft	14 units/acre	25 ft	25 ft	20 ft	8 ft	7.5 ft	30 ft	7.5 ft	35%	35 ft	15 ft
R-5	6,000 sq ft	50 ft	22 units/acre	25 ft	25 ft	20 ft	8 ft	7.5 ft	30 ft	7.5 ft	35%	65 ft	65 ft
R-6	6,000 sq ft	50 ft	25 units/acre	25 ft	25 ft	20 ft	8 ft	7.5 ft	30 ft	7.5 ft	35%	65 ft	65 ft
RP-2	6,000 sq ft <sup>A</sup>	60 ft <sup>A</sup>	3.4 units/acre	25 ft <sup>A</sup>	25 ft <sup>A</sup>	10 ft <sup>A</sup>	B	B	B	B	-	35 ft	35 ft
RP-3	6,000 sq ft <sup>A</sup>	60 ft <sup>A</sup>	8.5 units/acre	25 ft <sup>A</sup>	25 ft <sup>A</sup>	10 ft <sup>A</sup>	B	B	B	B	-	35 ft	35 ft
RP-4	6,000 sq ft <sup>A</sup>	60 ft <sup>A</sup>	15.3 units/acre	25 ft <sup>A</sup>	25 ft <sup>A</sup>	10 ft <sup>A</sup>	B	B	B	B	-	none	none
RP-5	6,000 sq ft <sup>A</sup>	60 ft <sup>A</sup>	27.2 units/acre	25 ft <sup>A</sup>	25 ft <sup>A</sup>	10 ft <sup>A</sup>	B	B	B	B	-	none	none
RM-3	5 acres <sup>K</sup>	30 ft	4 units/acre <sup>C</sup>	10 ft	10 ft	10 ft	10 ft	7.5 ft	30 ft	7.5 ft	-	15 ft	15 ft
RM-4	5 acres <sup>K</sup>	30 ft	8 units/acre <sup>C</sup>	10 ft	10 ft	10 ft	10 ft	7.5 ft	30 ft	7.5 ft	-	15 ft	15 ft
RM-5	5 acres <sup>K</sup>	30 ft	10 units/acre <sup>C</sup>	10 ft	10 ft	10 ft	10 ft	7.5 ft	30 ft	7.5 ft	-	15 ft	15 ft
RO-1	6,000 sq ft	50 ft	35 units/acre	25 ft	25 ft	10 ft	8 ft	7.5 ft	30 ft	7.5 ft	35%	none	none
RO-2	6,000 sq ft	50 ft	14 units/acre	25 ft	25 ft	10 ft	8 ft	7.5 ft	30 ft	7.5 ft	35%	65 ft	none
MS-1	none	50 ft		45 ft	35 ft	25 ft	<sup>E</sup>	7.5 ft	30 ft	7.5 ft	50%	none	none
B-1	none	50 ft		45 ft	35 ft	25 ft	G	G	25 ft	5 ft	35%	35 ft	15 ft
B-2	none	50 ft		none	none	none	none	none	none	none	none	none	none
B-3	none	50 ft	35 units/acre	15 ft	15 ft	none	none	none	none	none	none	none	none
B-4	none	50 ft		45 ft	35 ft	25 ft	F	F	25 ft com/ 40 ft res	25 ft com/ 40 ft res	40%>1 acre 50%<1 acre	none	none
B-5	none	50 ft		45 ft	35 ft	25 ft	F	F	25 ft com/ 40 ft res	25 ft com/ 40 ft res	40%>1 acre 50%<1 acre	none	none
I-1	none	50 ft		45 ft	35 ft	25 ft	<sup>D</sup> 10 ft com/ 40 ft res	<sup>D</sup> 10 ft com/ 40 ft res	25 ft com/ 40 ft res	25 ft com/ 40 ft res	50%	35 ft <sup>H</sup>	35 ft <sup>H</sup>
I-2	none	50 ft		60 ft	45 ft	25 ft	25 ft com/ 40 ft res	25 ft com/ 45 ft res	25 ft com/ 40 ft res	25 ft com/ 40 ft res	50%	35 ft <sup>H</sup>	35 ft <sup>H</sup>
A-1	3 acres - res 1 acre -com	125 ft		50 ft	40 ft	30 ft	25 ft	25 ft	50 ft	50 ft	30%	35 ft	15 ft <sup>I</sup>
HC	none	50 ft		45 ft	35 ft	25 ft	G	G	25 ft	25 ft	35%	35 ft	15 ft
BP	1 acre	150 ft		50 ft	50 ft	50 ft	30 ft	30 ft	30 ft	30 ft	35%	J	J
PB	none	50 ft		45 ft	35 ft	25 ft	F	F	25 ft com/ 40 ft res	25 ft com/ 40 ft res	40%>1 acre 50%<1 acre	60 ft	60 ft
MX	none	none	22 units/acre	15 max/ 75 max	15 max/ 75 max	15 max/ 75 max	none	none	none	none	none	35/45/60 <sup>L</sup>	35/45/60 <sup>L</sup>
MX-1	none	none	14 units/acre	0	0	0	0	7.5 ft	0	7.5 ft	75 ft	35 ft	15 ft
RTP	3 acres	250 ft		50 ft	50 ft	50 ft	25 ft	25 ft	50 ft	50 ft	25%	J	J

<sup>A</sup> For single-family residential only. Multi-family residential regulations determined at the time of site plan review by Johnson City Regional Planning Commission.

<sup>B</sup> See 6.10.4 – Side Yard/ no side yard setback shall be required; Rear Yard/ the rear yard setback on exterior lots shall be equal to the required setback in the adjacent non-RP zoning district.

<sup>C</sup> Net acre: Total area minus all access roads, driveways, common parking areas, and accessory building space.

<sup>D</sup> 10 feet or one half of the principal building height whichever is greater except with an approved interior sprinkling system, then 10 feet.

<sup>E</sup> One-story building: 12 feet total side yards plus 8 feet for each additional story. At least 1/3 of the total depth shall be provided on the smaller side, provided that neither side is less than 6 feet.

<sup>F</sup> Adjacent to R-1 thru R-2C: 12.5 feet for a one-story building; plus 10 times the number of additional stories. Adjacent to R-3 thru R-6, RP, RM, RO-1, or MS-1, same as adjacent zone. Adjacent to B-1, B-2, B-3, I-1, I-2, or A-1: No minimum.

<sup>G</sup> No minimum required. If a sideyard is provided it must be at least 10 feet.

<sup>H</sup> All structures which exceed 35 feet and located within 100 ft of a residential zone must be approved as a Special Exception.

<sup>I</sup> Excluding agricultural buildings.

<sup>J</sup> No max. height, provided all min. yards are increased 5 ft for each story over 35 ft.

<sup>K</sup> Minimum size of entire development

<sup>L</sup> See Zoning Code for further explanation.

<sup>M</sup> Front facing garages shall have a minimum of 25 ft setback in all zones.

<sup>N</sup> Minimum side yard setback shall be 15 feet for a one-story building, 20 feet for a two-story building, and 25 feet for a three story building.