

Requirements for Building Projects in the Town of Wytheville

1. Zoning Requirements:

The proposed project must meet all requirements of the Town of Wytheville Zoning Ordinance.

- A. The proposed use of the project must conform to the use allowed in the zone in which the project resides.
- B. The proposed structure shall have the building dimensions, lot size, and setbacks as prescribed in the Zoning Ordinance.
- C. **Parking Requirements:** The parking shall conform to the number and type prescribed in the Zoning Ordinance (Section 16-6).
- D. **Parking Lot Landscaping:** All lots over twenty (20) parking spaces in size shall be landscaped in accordance with the Zoning Ordinance (Section 16-6A).
- E. **Buffer Zones:** If the proposed project is adjacent to a less intensive use in a different zoning district, a buffer yard may be required (Section 16-16).

2. Signs:

A sign permit shall be issued by the Building Official prior to the installation, construction, or hanging of any sign (Article XXI).

3. Building Permit Requirements:

In accordance with the Virginia Uniform Statewide Building Code, to obtain a building permit and subsequent Certificate of Occupancy upon completion, the following documentation shall be submitted:

- A. Site plans, with platted property lines, showing the proposed building location with dimensions from the building to property lines, all water lines (domestic and fire protection), and sewer lines or septic system locations and dimensions (including drain fields), if applicable.
- B. Erosion and Sediment Control Plans and Stormwater Management Plans complete with narratives and calculations by the appropriate professional. See Nos. 5 and 6.
- C. Building plans with complete architectural, structural, mechanical, electrical, and plumbing plans sealed by the appropriate professional licensed to practice in Virginia. (This requirement is generally not applicable to single-family dwellings.)
- D. Fire protection details including fire-rated wall, floor and roof systems, fire and smoke partitions, sprinkler systems, fire alarm systems, range hood suppression systems, etc., in accordance with the Uniform Statewide Building Code and the NFIPA.
- E. All buildings and structures shall be designed to accommodate snow loads as defined in ASCE 7-10; however, the minimum ground snow load shall be no less than 25 psf. Wind speeds shall be a minimum of 115 mph.

4. Driveway Entrance Permit:

Residential Entrance: An entrance permit will be required for all entrances constructed in or from the Town's right of way. There is a \$50.00 residential entrance permit fee plus a \$50.00 deposit that will be refunded upon satisfactory completion of the driveway entrance construction as determined by the Town Engineer and the Director of Public Works.

Commercial Entrance: An entrance permit will be required for all entrances constructed in or from the Town's right of way. There is a \$500.00 commercial entrance permit fee plus a \$500.00 deposit that is refundable upon satisfactory completion of the driveway entrance construction as determined by the Town Engineer and the Director of Public Works.

5. **Erosion and Sediment Control:**

All construction which involves land disturbing activities exceeding 9,999 square feet shall have an Erosion and Sediment Control (E&S) Plan and narrative. A complete plan and narrative shall be submitted to the Engineering Department for review. Once approved, the fees based on the acreage shall be paid to the Deputy Clerk along with the submittal of the Bond in the appropriate amount and the RLD (Registered Land Disturber) responsible for the grade work on the site. This needs to be completed prior to any grading or construction permits being issued.

6. **Stormwater Management Plan:**

All construction activities that change the nature of or increase the impervious surfaces on a site shall have a Stormwater Management Plan for areas over 10,000 square feet. The plan shall be approved prior to any construction activity by the Engineering Department of the Town of Wytheville when below one (1) acre and by the Department of Environmental Quality (DEQ) when above one (1) acre.

7. **Paving Permit:**

A paving permit shall be obtained and paid for prior to the paving or repaving of any area. If the paving equals 10,000 square feet, a Stormwater Management Plan shall be submitted and approved as indicated in No. 6.

8. **Tree Removal:**

Trees on the public right of way shall not be removed for building construction or entrance construction without review and approval of the Town's Tree Advisory Committee. Hazard and/or nuisance trees are **not** to be planted on the Town rights of way (see Section 13-82 (b) of the Code of the Town of Wytheville).

9. **CALL 811 BEFORE YOU DIG—IT IS THE LAW:**

The home owner, property owner, or contractor should contact Virginia **811** (Miss Utility) by dialing 811 in Virginia, 1-800-552-7001, or logging onto www.va811.com for a locate request at least three (3) working days (excluding weekends and legal holidays) before starting any digging or demolition. It is the contractor's responsibility to call before digging (Code of Virginia, Title 56, The Underground Utilities Damage Prevention Act).