



ABBREVIATED REQUIREMENTS FOR BUILDING PERMITS



A Building Permit is required for any permanent structure (permanent is not defined, more than six months seems reasonable). Before a Building Permit is issued, the following is required:

1. RESIDENCES OR COMMERCIAL BUILDINGS

- a. Septic system design approval from the Niagara County Health Department or if being served by a sewer, approval of the Sewer Department.
- b. A plot plan showing the location of the building on the property with dimensions to property lines. If the final grade at the front wall of the building will be less than one foot above the center line of the street at the mid-point of the front of the building a grading plan showing drainage away from the building for a minimum of fifteen feet at the front and six feet at the sides and rear of the structure must be included.
- c. One set of building plans with a "wet" stamp by an architect or professional engineer licensed by the State of New York, which indicates that the building meets or exceeds the requirements of the New York State Building and Energy Codes.
- d. Applications for water service and driveway permits must be made (these can usually be made at the same time as obtaining the building permit).
- e. Energy certificate of compliance provided by an architect or professional engineer
- f. S & J Manuals provided by an architect or professional engineer

2. BUILDINGS OR STRUCTURES OTHER THAN RESIDENCES AND/OR COMMERCIAL BUILDINGS (accessory buildings, decks, pools, fencing)

- a. A plot plan showing property lines and the location of any existing buildings and private underground facilities and the proposed location of the building or structure covered by the permit is required.
- b. Construction drawings of the proposed structure, indicating the type and dimensions of material to be used in the construction, in sufficient detail that a determination can be made whether or not the Building Codes are being met must be submitted.

3. MINIMUM SIZE OF LOTS FOR RESIDENTIAL USES

- a. Lot size in the A-R District and R-1 District not served by sewer:
 - i. For a single family in the Cambria Sewer District, 125' x 200'
 - ii. For a two family in the Cambria Sewer District, 200' x 200'
 - iii. For a single family in the Escarpment District or north of the Cambria Sewer District, 150' x 200'
 - iv. For a two family in the Escarpment District or north of the Cambria Sewer District, 250' x 200'
- b. Lot size in the R-1 District served by sewer:
 - i. For a single family, 100' x 150'
 - ii. For a two family, 200' x 150'
- c. Maximum setback for all residences is 125'

4. MINIMUM DISTANCE OF BUILDINGS FROM PROPERTY LINES

- a. Residences in A-R District and R-1 District not served by sewer

- b.
 - i. From front line, 60'
 - ii. Single family from side line, 15'
 - iii. Two family from the side line, total side yards of 40' with a minimum of 15'
 - iv. For each semi-detached dwelling there shall be a side yard of at least 15'
 - v. From the rear line, not less than 30'
- c. Residences in the R-1 District with sewers
 - i. From the front line, 60'
 - ii. For single family, two family and semi-detached dwellings the side yards shall be a minimum of 15'
 - iii. From the rear line, 25'
- d. Buildings other than residences in the A-R and R-1 Districts without sewers
 - i. A detached garage shall be no closer to the road than the front main wall of the house with a minimum of 60' or closer to the side or rear property lines than 15'
 - ii. Any building or structure other than a residence or farm building is classified as an accessory building and shall be no closer to the road than the main rear wall of the principal dwelling or closer to the side or rear lines than 15' and must be a minimum of 25' from the dwelling
 - iii. Buildings used for active farm operations which are 150 square feet or larger must be a minimum of 100' from any property line and at least 25' from the principal dwelling
- e. Buildings other than residences in the R-1 District with sewers
 - i. Detached garages shall be a minimum of 10' from the side and rear property lines with an additional foot for each foot that the height exceeds 15' and no closer to the street than the front of residence
 - ii. Accessory buildings shall be no closer to the street than the main rear wall of the house with the same side and back restrictions as apply to a detached garage
- f. A driveway turn-around space must be provided to avoid backing into the street

5. MINIMUM SIZE OF RESIDENCES

- a. Areas other than the Escarpment District, per dwelling unit
 - i. Single story 1000 square feet
 - ii. Two story 750 square feet per story
 - iii. A frame 1000 square feet (measured 7'-6" above floor)
 - iv. One and one half story or any other type 1200 square feet
- b. In the Escarpment District
 - i. Any type construction 1800 square feet
- c. Multi-family Units, where allowed, 1000 square feet per unit

6. MAXIMUM SIZE OF DETACHED GARAGE

One story, 720 square feet with a maximum door height of 10 feet, (note: if the property is not a farm and has an existing garage, attached or detached, any additional building will be considered an accessory building).

7. CORNER LOTS

In the case of corner lots, the minimum setbacks from the front property lines apply to both roads.