City of Jasper

Commercial Development Requirements*

- Any new construction or substantial site development and expansion require a site plan developed by a professional engineer licensed in the State of Alabama and construction plans prepared by a professional engineer or architect licensed in the State of Alabama.
- The site plan requirements can be found in the attached site plan checklist.
- The construction plans must include accessibility, life safety, architectural, and floor plans. Electrical, Plumbing and Mechanical or HVAC plans will also be required either with the building permit application or with the applicable trade permit application.
- One digital set of plans is required for the initial plan review.
- Once the digital plans have been submitted, the City will distribute them for review by all required parties.
- If the plans are not approved, the reasons for disapproval will be provided to the applicant in writing.
- Upon approval of the plans, one physical set of the approved plans must be submitted to the City for its records.
- All building permits and/or subdivision plats must substantially conform to the final approved plans.

Determining Substantial Site Development

- Any changes to the footprint of an existing structure.
- Any changes to parking or site entrances and exits.
- Any significant changes to landscaping that might affect screening or buffer yard requirements. See the attached determination of screening and buffer yard types for additional information.

Commercial Projects with Interior Work Only

- Construction plans prepared by a professional engineer or architect licensed in the State of Alabama are required when the proposed work includes:
    - The addition or removal of walls or changes to the building's ingress or egress.

* Projects with a total construction cost of $50,000 or more must be performed by a licensed General Contractor. Projects with a total construction cost of less than $50,000 may be performed by a licensed Home Builder.

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    - The addition, renovation or repair (outside of normal maintenance) of plumbing, electrical, or mechanical systems.
- If there are additions or removal of walls or changes to the building's ingress or egress, the construction plans must include life safety, and floor plans.
- If there will be addition, renovation or repair (outside of normal maintenance) of plumbing, electrical, or mechanical systems, the construction plans must include plans for the applicable system.
- One digital set of construction plans is required for the initial plan review.
- Once the digital plans have been submitted, the City will distribute them for review by all required parties.
- If the plans are not approved, the reasons for disapproval will be provided to the applicant in writing.
- Upon approval of the plans, one physical set of the approved plans must be submitted to the City for its records.
- All building permits must substantially conform to the final approved plans.

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Site Plan Checklist

1. Cover Sheet

- ☐ Development Name
- ☐ Development Address
- ☐ Developer Name
- ☐ Developer Address
- ☐ Developer Signature
- ☐ Engineer's Seal
- ☐ Engineer's Signature
- ☐ Vicinity Map
- ☐ Existing Zoning
- ☐ Proposed Land Use
- ☐ Date
- ☐ Scale
- ☐ North Arrow
- ☐ Number of Sheets

2. Site Layout

- ☐ Property Dimensions
- ☐ Right of Ways
- ☐ Easements

Building Location

- ☐ Proposed
- ☐ Existing

- ☐ Setbacks
- ☐ Driveway Access

3. Drainage

- ☐ Proposed
- ☐ Existing

- ☐ Paving

Grading and Excavation

- ☐ Existing Contours
- ☐ Proposed Contours

- ☐ Erosion and Sediment Control

Storm Water Detention

- ☐ Plan
- ☐ Negative Effects Letter

4. Utilities

- ☐ Utilities

5. Water Supply

- ☐ Water Supply

6. Sewage Disposal System

- ☐ Sewage Disposal System

7. Parking

- ☐ Off Street Parking
- ☐ Loading Parking
- ☐ Circulation
- ☐ Buffer Yards
- ☐ Landscaping

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Determination of screening and buffer yard types.

The required screening and buffer yard shall depend on the land use integrity of the site in comparison to adjacent sites, including those directly across any right-of-way. The classes of land uses are shown on the following table which determines the class according to the principal use of the site.

Table X. Land Use Classes

Class	Principal Land Use
A	Single family residences, including farm residences, vacant lots zoned AG, R-1, R-2, or reserved for single family residences in a planned residential development or planned unit development.
B	Patio homes, townhouses, duplexes, and vacant lots reserved for such uses in a planned residential development or planned unit development.
C	Multiplexes, manufactured home parks, apartments, and vacant lots zoned R-3, R-4, or R-5 or reserved for R-4 or R-5 uses in a planned unit development.
D	All institutional uses permitted in the residential districts, all addition uses permitted in the B-T District, and vacant lots zoned B-T or reserved for B-T uses in a planned unit development.
E	All additional commercial and non-residential uses permitted in the B-1, B-2 and B-3 Districts that are not permitted in the B-T District and vacant lots zoned B-1, B-2, or B-3 or reserved for B-1, B-2, or B-3 uses in a planned unit development.
F	All additional industrial and non-residential uses permitted in the M-1 District that are not permitted in the B-3 District and vacant lots zoned M-1 or reserved for M-1 uses in a planned unit development.
G	All additional industrial and non-residential uses permitted in the M-2 District that are not permitted in the M-1 District and vacant lots zoned M-2 or reserved for M-2 uses in a planned unit development.

Types of required screening and buffer yards shall be determined by the following table:

Table XI. Screening and Buffer Yard Types

Type	Minimum Height of Screening	Required Evergreen Trees or Shrubs	Minimum Width of Buffer Yard
I	6'	no	15'
II	6'	yes	25'
III	8'	yes	50'
IV	8'	yes	100'

To determine the required type of screening and buffer yard (type I, II, III, or IV), read across the following table to find the land use class of the site as proposed for development and down the table to find the land use class of the adjacent site.

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Table XII. Minimum Required Screening and Buffer Yard

Land Use Class of Adjacent Site	Land Use Class of Building Site						
	A	B	C	D	E	F	G
A	—	I	II	II	III	III	IV
B	—	—	I	I	II	III	IV
C	—	—	—	—	I	II	III
D	—	—	—	—	—	I	II
E	—	—	—	—	—	—	I
F	—	—	—	—	—	—	—
G	—	—	—	—	—	—	—

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