



# DEVELOPMENT PERMIT TYPES



- **Access Only:**

- All work to be completed within the existing or proposed right of way. Normally used for projects located in a city while the roadway is Jackson County's jurisdiction. *(To apply go to the customer portal; click Apply on home page; Plans/Zoning Applications; Access Only.)*

- **Land Disturbance / Site Development:**

- Residential: For residential subdivisions and residential developments that will include grading over an acre or the site is located within 200 feet of a state water. For multi family developments please file under non-residential. *(To apply go to the customer portal; click Apply on home page; Plans/Zoning Applications; Residential Land Disturbance / Site Development.)*
- Non-Residential: For all non-residential developments that include grading over an acre or the site is located within 200 feet of a state water. Agricultural activities are exempt (agricultural activities do not include houses or driveways). *(To apply go to the customer portal; click Apply on home page; Plans/Zoning Applications; Non-Residential Land Disturbance / Site Development.)*

- **Preliminary Plat:**

- Residential: Subdivision site plan to review development layout, lot sizes, proposed new roadways, and setbacks. This is a conditional review and approval only. No engineering required. This is a required review, however the preliminary plat review can be reviewed as part of a Land Disturbance / Site Development permit or can be done separately. *(To apply for Preliminary Plat separately go to the customer portal; click Apply on home page; Plans/Zoning Applications; Preliminary Plat.) (To apply through Land Disturbance / Site Development go to the customer portal; click Apply on home page; Plans/Zoning Applications; Residential Land Disturbance / Site Development.)*
- Non-Residential: Site plan to review development layout, lot sizes, proposed new roadways, and setbacks. This is a conditional review and approval only. No engineering required. This is a required review, however the preliminary plat review can be reviewed as part of a Land Disturbance / Site Development permit or can be done separately. *(To apply for Preliminary Plat separately go to the customer portal; click Apply on home page; Plans/Zoning Applications; Residential Land Disturbance / Site Development.) (To apply through Land Disturbance / Site Development go to the customer portal; click Apply on home page; Plans/Zoning Applications; Non-Residential Land Disturbance / Site Development.)*

- **Site Development:**

- Residential: For minor land disturbance under an acre in size and the site is not located within 200 feet of a state water. *(To apply go to the customer portal; click Apply on home page; Plans/Zoning Applications; Residential Site Development.)*
- Non-Residential: For minor land disturbance under an acre in size and the site is not located within 200 feet of a state water. Also, includes changes to a commercial or industrial zoned property such as adding on to parking lots, buildings or adding additional structures that effect less than one acre. *(To apply go to the customer portal; click Apply on home page; Plans/Zoning Applications; Non-Residential Site Development.)*

- **Tertiary Plan:**

- Residential: Individual residential lot that is located within a common development (sub-division) that doesn't have an active Primary NOI. *(To apply go to the customer portal; click Apply on home page; Plans/Zoning Applications; Residential Tertiary Plan.)*
- Non-Residential: Individual commercial or industrial lot that is located within a common development that doesn't have an active Primary NOI. *(To apply go to the customer portal; click Apply on home page; Plans/Zoning Applications; Non-Residential Tertiary Plan.)*

- **Where do I apply if I need a Final Plat or Survey Reviewed?**

- Resurvey of existing property does not need to be reviewed and/or approved.
- Subdividing or Combining property:
  - Surveys combining property should be submitted through the site development process. If you have spoken to a person in the Public Development Office please place their name in the description box on the online application. *(To apply go to the customer portal; click Apply on home page; Plans/Zoning Applications; Residential Site Development or Non-Residential Site Development.)*
  - Surveys subdividing 3 or less lots should be submitted through the site development process. If you have spoken to a person in the Public Development Office please place their name in the description box on the online application. *(To apply go to the customer portal; click Apply on home page; Plans/Zoning Applications; Residential Site Development or Non-Residential Site Development.)*
  - Surveys subdividing 4 or more lots without grading or infrastructure to be installed should be submitted through site development process. If you have spoken to a person in the Public Development Office please place their name in the description box on the online application. *(To apply go to the customer portal; click Apply on home page; Plans/Zoning Applications; Residential Site Development or Non-Residential Site Development.)*
  - Subdivisions in AR, R1, R2 or R3 zoning districts where grading is over an acre and/or infrastructure work needs to be completed (such as roadways). Must have an active Land Disturbance / Site Development Permit. The final plat process is part of the Land Disturbance / Site Development Permit process. *(To apply go to the customer portal; click Apply on home page; Plans/Zoning Applications; Residential Land Disturbance / Site Development.)*
  - Subdivisions in any Commercial or Industrial zoning district where grading is over an acre and/or infrastructure work needs to be completed. Must have an active Land Disturbance / Site Development Permit. The final plat process is part of the Land Disturbance / Site Development Permit process. *(To apply go to the customer portal; click Apply on home page; Plans/Zoning Applications; Non-Residential Land Disturbance / Site Development.)*
  - Subdivision in A2 Zoning District: Submit a survey for review and approval. This will not require a Land Disturbance / Site Development Permit unless the access roadway or lot grading is being proposed. *(To apply go to the customer portal; click Apply on home page; Plans/Zoning Applications; Residential Site Development.)*