

YOUR GUIDE FOR PLANNING YOUR NEW KLOTER FARMS GARAGE

Gather Your Materials

- Get a copy of your plot plan
 - ▶ Many towns offer online resources for this
- Get a copy of your town zoning regulations that apply to your property and new garage

Use these materials to make sure you meet the property, utility and building restrictions for your town.

Property Restrictions

- Find out where your property lines are and any setbacks you might have
 - ▶ If you have a corner lot, these lots often have two front yards. Front yard setbacks need to be followed for both of these front yards.
 - ▶ If you have a back lot, make sure you know what is considered your front yard by the town.
 - ▶ Keep in mind the edge of the street is usually not the front of your property. Most lots are set back some distance from the street.
- Learn if there are any wetlands within 100 feet of where the garage will be built
 - ▶ Keep in mind that these wetlands may be located on an adjoining parcel.
- Learn if there are any right of ways or easements on your property

Utility Restrictions

Find out the location of these utilities on your property:

- Underground utilities including gas, electric, water, cable, etc.
- Septic tank and fields
- Well

Building Restrictions

- Height** - find out if there are any height restrictions for your building
- Loft/Second Floor** - find out any restrictions if looking for this feature
- Size** - find out if there any building size restrictions for your property

VARIANCES:

- ▶ If a variance is required on any of the above items, ask the town zoning official what the odds are of having the variance approved.
- ▶ If a wetland approval or variance is needed, assume this will add three or more months to your permitting time frame.

With this information in hand, the initial site visit by our Kloter Farms Project Manager will be highly productive.

Thank you for your research and thank you for choosing Kloter Farms!