

## Tool 2: Permit & Compliance Overview

Every jurisdiction has its own maze of permits, studies, and approval processes. This tool helps you map out what's required - so you don't lose time or money to missed steps.

Use this tool to:

- Identify which permits apply to your project based on location, size, and use.
- Estimate timelines and budget for reviews, consultants, and approvals.
- Build a communication plan with city officials and departments.

**Tip:** When in doubt, mark the item as "Maybe" and bring it to your ARC consult. We can help you determine what's required based on your jurisdiction and project type.

If your list includes several "Yes" or "Maybe" answers, you may benefit from upgrading to ARC Start Pro for additional consultation and permit strategy support.

Category	Expanded Question	Required?	Notes
<b>Core Permits</b>	Will you need a building permit for new construction or substantial improvement?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Is a demolition permit required to remove any existing structures?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Will grading or earthwork trigger a separate permit?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Are separate permits needed for water, sewer, or electrical tap connections?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Will a septic permit be required due to lack of sewer?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Is a right-of-way (ROW) permit needed for work in the public road or sidewalk area?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Do you need a driveway access permit from the city, county, or DOT?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
<b>Zoning &amp; Entitlements</b>	Will your project require a rezoning or zoning map amendment?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Are you pursuing a Planned Unit Development (PUD)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Is a Conditional Use Permit (CUP) or Special Use Permit (SUP) needed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	

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	Will you need a variance or administrative adjustment?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Is a pre-application meeting required before formal submission?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Is a public hearing required (Planning Commission, City Council, etc.)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Will you need approval from an HOA or architectural control committee?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Is your site located within a form-based code district or urban overlay zone?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
<b>Studies &amp; Reports</b>	Will a tree survey or arborist report be required?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Is a traffic impact study needed based on use or size?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Do you need a drainage or stormwater management report?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Will you need an erosion control or SWPPP plan?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Are geotechnical or soils reports required?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Will you need a Phase I Environmental Site Assessment (ESA)?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Might a Phase II ESA be triggered based on known site history?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Is a noise study or sound attenuation plan required?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Do you need a lighting or photometric plan?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Is a sun-shadow or view impact analysis required?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Will a fire access or emergency response plan be needed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
<b>Agency Reviews</b>	Will your project be reviewed by the Health Department?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Is a Fire Marshal review required?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	
	Is there a Floodplain Administrator or FEMA map that could affect your project?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	