

TOWN OF PITTSFORD SITE PLAN GUIDE

WHAT IS A SITE PLAN?

A Site Plan is a bird's eye view of your property as if you were looking down at it from above. A site plan shows everything that is on your property now. This includes the footprint of any buildings (home, garage, storage shed, decks or patios) and any other improvements such as driveway, walkways, fences, swimming pool, etc. on the property. A site plan should also show any proposed buildings or improvements. Dimensions should be included for each item, and the drawing should be done to scale (i.e. 1 inch on the plan is equal to 30 feet on the ground).

WHY DO I NEED A SITE PLAN?

Generally speaking, a site plan is necessary whenever applying for a zoning permit. This may include a fence, an addition to your home, a new deck, storage shed, even a freestanding sign. The Town uses the site plan to understand exactly what you wish to do, and to determine two important design issues: setback and coverage. This information is important to insure your proposed project complies with the Town of Pittsford Zoning Regulations. The site plan becomes part of the official record and will be attached to your permit.

DEFINITIONS:

Clear Sight Triangle:

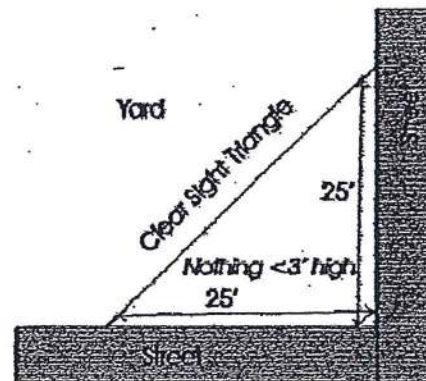
When a property in a residential district is located at the intersection of two streets a "clear sight triangle" must be maintained at the corner where the two streets come together. This is so a driver can see around the corner before making the turn. Within this area, there can be no obstruction higher than 3 feet and lower than 10 feet. This includes 'see through' fences like chain link or picket. A clear sight triangle is measured along your property line 25 feet in both directions from the intersection. Connect the two lines at their farthest point, to create a triangle at the intersection of the two streets.

Corner lot

If your lot is on the corner, and has frontage on two streets, you have a "corner lot." This means that you have two "front yards" for the purposes of calculating your setbacks.

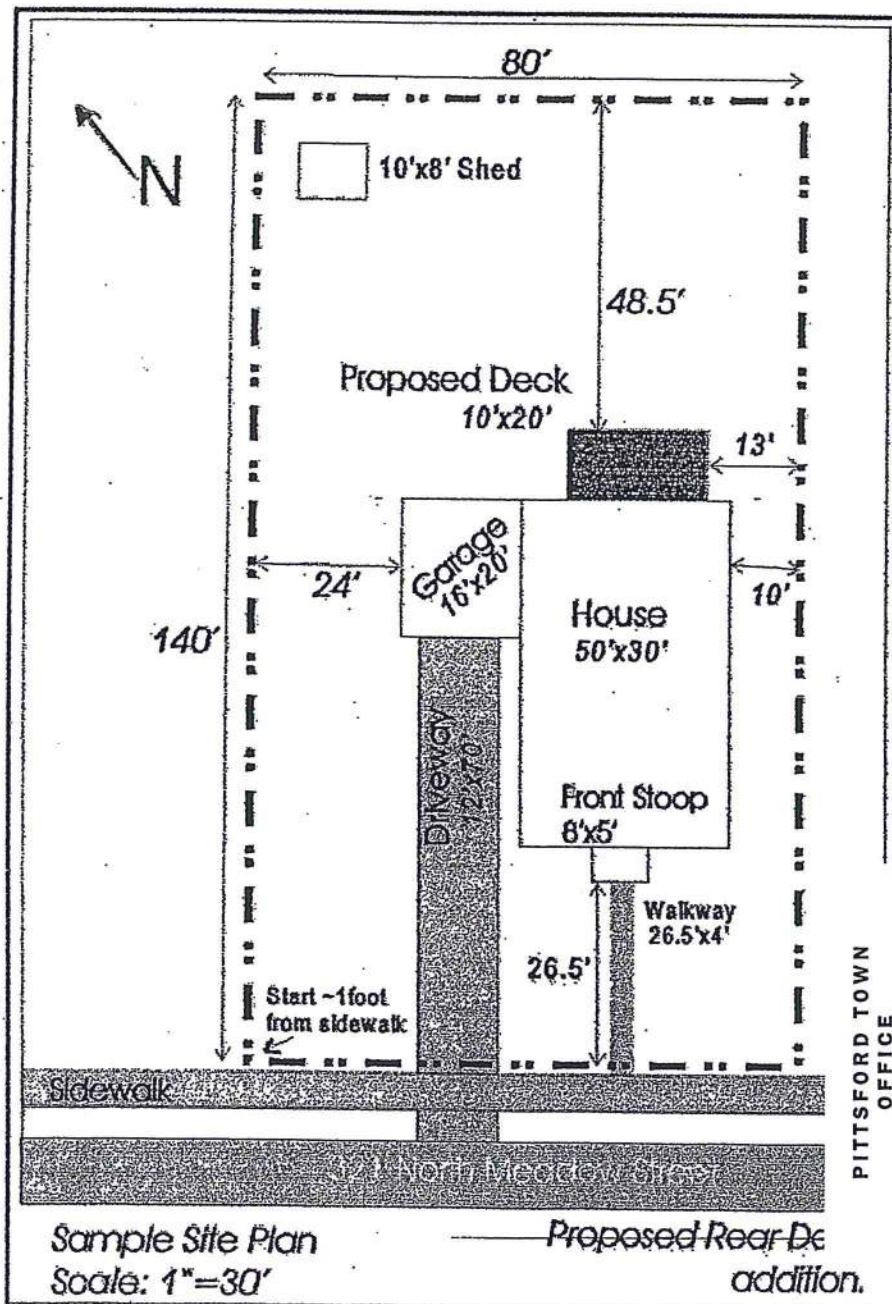
Coverage

Coverage refers to the total percentage of your property that is covered by buildings or roofed areas, excluding allowed projecting eaves, balconies, and similar features. To calculate coverage, add up the square footage of all buildings (ground floor only) and decks; multiply by 100, and then divide by the total square footage of your lot. Do this for both the existing site and then again for the proposed changes to your property. Lot coverage requirements apply everywhere in Pittsford, and range from 20-25% depending on the zoning district.



Setback

A "setback" (front, side and rear) is the distance from the property line to any structure or site improvement. If you don't know exactly where your front property line lies, you can check with the Town to see what the Town's road right of way is in your location and measure from there. In Pittsford, the Town right of way for most Town roads is 50 feet. Therefore, most front property lines lie approximately 25 feet from the center line of the road. If the front setback in your zoning district is 40 feet, any structure or site improvement could not take place closer than 65 feet from the center line of the road (25 feet + 40 feet = 65 feet). There are certain areas where the road right of way is greater than 50 feet (many parts of Route 7 for example) so if you are unsure please contact the Zoning Administrator for more information.



SAMPLE COVERAGE CALCULATION

Existing:

House (50'x30')	1,500 sf
Garage (16'x20')	320 sf
Front stoop (8'x5')	40sf
TOTAL	1,860 sf

Lot Size (140'x80') 11,200 sf

Existing Coverage:

$(1,860/11,200) \times 100 = 16.6\%$

Proposed:

Proposed Deck (10'x20')	200 sf
House (50'x30')	1,500 sf
Garage (16'x20')	320 sf
Front stoop (8'x5')	40sf
TOTAL	2,060 sf

Lot Size (140'x80') 11,200 sf

Proposed Coverage:

$(2,060/11,200) \times 100 = 18.4\%$

ASSISTANCE AVAILABLE:



"The Sunshine Village"
www.pittsfordvermont.com

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