

Permits

Zoning Permits

You are required to have a zoning permit from the Town prior to obtaining a building permit from the Rockingham County Office of Community Development.

Zoning Permits needed for :

- New construction or alterations
- Accessory buildings
- Fences
- Propane tanks
- Upgrade to electrical service
- Home generator installation
- Sign Installation

Cost : \$2.50 per \$1000 estimated value of upgrade (\$30 minimum)

For information on regulations and setback requirements contact the Zoning Administrator at Town Hall.

Rezoning Requests/ Special Use Permits

Applications for rezoning or special use permits must include an accurate map of property involved. After considering the request, the Planning Commission will make a recommendation on the matter to the Town Council. The Council will hold a public hearing before making its final determination.

Town of Grottoes

601 Dogwood Avenue
PO Box 146
Grottoes, Va. 24441
Phone: (540) 249-5896
Fax: (540) 249-0437

Contacts:

Jeff Nicely - Town Manager/
Zoning Administrator
jnicely@ci.grottoes.va.us

Shannon Clem - Public Works
Director
sclem@ci.grottoes.va.us

For more information:
Town Website:
www.ci.grottoes.va.us

Town of Grottoes



A DEVELOPMENT GUIDE FOR PROJECTS IN THE TOWN OF GROTTOES

- New Houses
- Subdivisions
- Public Improvements
- Water and Sewer Service
- Zoning Permits
- Fees
- Rezoning Requests/
Special Use Permits

"Building Customer Service"

New House Construction

Developer Responsibilities:

Sewer

- Extend main to property (If Necessary)
- Install 4" service lateral from main to septic tank
- Install septic tank
- Install 4" service lateral from septic tank to house

Water

- Extend main to property (If Necessary)
- Install 3/4" service line from main to meter box
- Install water meter box
- Install meter setter
- Install 3/4" service line from meter box to house
- Town will provide and install water meter

Street

- Extend street to end of property (If Necessary)

Storm Sewer

- Install or extend culverts or ditches (As required)

Fees

Connection Fees:

\$3000 – Water (Residential)
\$3000 – Sewer (Residential)
\$3500 – Water (Commercial)
\$3500 – Sewer (Commercial)

Open new water/sewer account:

\$75 (Deposit)

Zoning Permit fees:

\$2.50 per \$1000 of estimated value
(\$30 minimum)

Preliminary Plan/Plat Submission:

\$100 + \$1/proposed dwelling unit

Conditional/Special Use Permit Application: \$200

Rezoning Application:

\$200

*All forms for applications may be obtained at Town Hall

Building Inspections

Performed by the Rockingham County Community Development Department.

Erosion and Sediment Control (E&S)

The Erosion and Sediment Control program is administered by the Rockingham County Community Development Department.

Subdivision Applications

Applications for new subdivisions must be submitted with two copies of preliminary plat/plan. The Planning Commission will make a recommendation to the Town Council before the Council makes its final determination.

Before You Dig

Dial 811 – Always Call Miss Utility to mark any underground utility lines before you dig, it's the law!



* Town of Grottoes construction standards and specifications may be obtained at Town Hall or on the Town Website: www.ci.grottoes.va.us