***City of Aledo
New Commercial Businesses – Requirements***

**Zoning and Permitted Uses – Section 23, City Zoning Ordinance, provides land uses that are permitted by zoning district. Also, the commercial project must comply with the adopted City Zoning Map and Future Land Use Plan (FLUP). For the Downtown Business District, please refer to Section 21, City Zoning Ordinance, for additional building requirements.**

**Site Plan – engineer/architect depicts the proposed building on the site plan. The approved filed plat at the County Clerk’s Office shows the required front building setback lines. The Zoning Ordinance, Appendix 1 – Table of Area, Setback, Height and Coverage Regulations must be followed for all projects.**

**Building Plan – engineer/architect shows all aspects of the building, including exterior elevations and materials, all interior information and materials/fixtures, electrical, mechanical, plumbing, foundation, roofing. The City of Aledo uses the International Building Codes for commercial buildings. Please note that the City has adopted a “Non-Residential Lighting” Ordinance, and certain exterior building fixtures are required to reduce light pollution. The building plan must also include a drainage and utility plan.**

**Landscaping Plan – landscape architect follows Section 29, City Zoning Ordinance, to comply with City’s regulations.**

**Parking Plan – engineer/architect provides a parking plan according to Section 27, City Zoning Ordinance. Land use determines the number of parking spaces required for each project.**

**Enclosed Dumpster – an enclosed dumpster is required for commercial projects, and the plan must meet the enclosure material and door requirements (City Zoning Ordinance, Section 23.4.1).**

**Commercial Signage – Refer to Section 30, City Zoning Ordinance, for sign requirements. For Historic Downtown signs, there are additional regulations in Section 30.10.**

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***Note that commercial projects require proper fencing and screening between residential and non-residential uses/zoning (City Zoning Ordinance, Section 23.4.1).***

***City staff is available to meet concerning your commercial project. Also, if needed, Planning & Zoning Commission and City Council meetings are arranged by staff.***

***Thank You!***