

# Support Building Safety!

For more information about building safety codes and local requirements, contact your local Development Services department below.

Denison Permitting & Inspections  
500 W. Chestnut St.  
Denison, TX 75020  
903-465-2720  
permits@denisontx.gov

Planning & Zoning  
300 W. Main (2nd Floor)  
Denison, TX 75020  
903-465-2720  
planning@denisontx.gov

<https://www.denisontx.gov/158/Community-Development>

## Doing Business in Denison

Your Guide to Permits and Zoning



# Step-by-Step Process for New Businesses

## 1. Planning & Zoning Review

**Zoning Verification:** Confirm that your business type is permitted at your chosen location. Utilize the City's Interactive Zoning Map or contact the Planning Department for assistance.

**Overlay Districts:** Determine if your property falls within any overlay districts:

- Highway Oriented and Corridor Overlay District
- Commercial Historic Overlay District
- Morton Street Overlay District
- Austin Avenue Overlay District

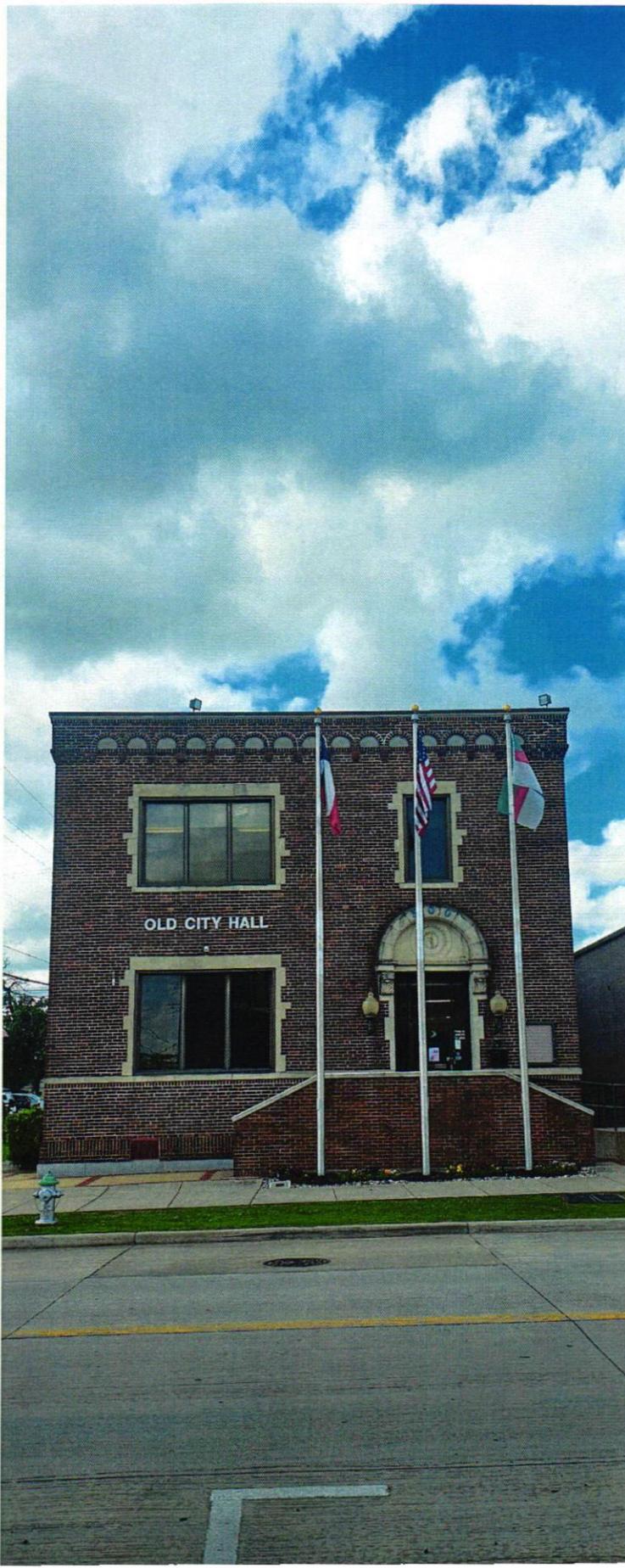
which may have specific design and usage requirements.

**Site Plan Approval:** For new construction or significant renovations, a site plan may be required.

## 2. Building Permits & Plan Review

**Permit Application:** Submit applications for building, electrical, plumbing, or mechanical work through the Online Permitting & Registration Portal.

**Plan Submission:** Provide detailed plans, including floor layouts and structural details, Before & After plans and more located on our web-page below: <https://www.denisontx.gov/163/Building-Inspections>



# Pre-Planning Tips for Business Owners

Before committing to a location or initiating any construction, it's crucial to understand the requirements and processes involved in establishing or expanding your business. Engaging with the City's Planning and Building Departments early can save time and resources.

## 1. **Verify Zoning Compliance**

Ensure your business type is permitted at your desired location by reviewing the zoning regulations. The Planning & Zoning Department can assist in confirming zoning classifications and permissible uses.

## 2. **Schedule a Pre-Development Meeting**

A Pre-Development Meeting is a valuable opportunity to discuss your project with City staff from various departments. This collaborative session helps identify potential challenges and outlines the necessary steps for your project's success.

To request a meeting, complete the Pre-Development Meeting Request Form at

[www.denisontx.gov/424/Pre-Development-Meeting-Request](http://www.denisontx.gov/424/Pre-Development-Meeting-Request)



## 3. **Understanding Site Plan Requirements**

Depending on your project, a Site Plan may be required, especially for developments involving:

- Non-residential or multi-family developments
- Significant building expansions
- New parking facilities

## 4. **Consider Additional Permits**

Your project may require additional permits, such as:

- Sign Permits
- Right-of-Way Permits
- Fence Permits

Early engagement ensures a smoother process and helps align your project with City requirements.



## What Business Owners Need to Know

- Most construction, remodeling, or signage projects require permits. Early consultation with the Building Department can clarify specific needs
- Ensure that all contractors are registered with the City
- Business owners must register to apply for the Certificate of Occupancy
- Properties with overlay districts may have additional requirements related to aesthetics, signage, and usage
- If your property is within the Historic Overlay District, additional approvals are required for exterior modifications including but not limited to signage

## Frequently Asked Questions

**Q: Is my business type allowed at my chosen location?**

A: Verify zoning compatibility using the City's Interactive map or consult with the Planning Department.

**Q: Do I need a permit for interior renovations?**

A: Yes, most interior modifications require a building permit. Things such as paint, carpet, cabinets do not. Contact the Building Department for specific requirements.

**Q: What is the process for obtaining a Certificate of Occupancy?**

A: After completing all permitted work and passing final inspections, apply for a CO through MGO at <http://www.mgoconnect.org/cp?JID=478>

If no permit is needed, you can still apply for the CO using the same link above.