

**Section 140-070      Grading and Re-Grading of Property**

1. No person, firm, entity, or corporation shall grade or re grade any lot or parcel of land except as described herein, without first having secured a permit for such activity from the Zoning Commission.
2. Earth grading exemption from the provisions of this section shall be limited to the necessary alteration of a building or structure on the same premises for which a Zoning Permit has been issued; a roadway or parking facility installation of essential septic systems, water lines, sewer pipe, storm drainage systems including dry wells, subsurface drainage, structures (curtain drains, etc.), public utility surface and to home landscaping project carried out by or for the owner of the premises upon which such activity is to occur which requires fewer than 100 cubic yards of earth material for completion or in the alternative consists of entirely finished grading or topsoil not altering the existing land contours by more than six inches (6”).
3. Prior to approval, a letter of intent with a sworn statement of purity shall be submitted to the Commission. A cash bond or letter of credit in an amount to be determined by the Zoning Commission or its agent to ensure that all of the safeguards and conditions imposed by these regulations will be satisfied shall be presented to the Commission before a zoning permit is issued.