



Development Review Turnaround Times

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

Turnaround times are measured in business days and do not include time associated with initial submittal or preparation of permit issuance.

Review Type	Estimated Turnaround First Review	Estimated Turnaround Additional Reviews
Residential uses (one- and two-family-dwellings)		
Decks, driveways, fences, porches, pools, and hot tubs	3	3
Residential demolition	3	3
Accessory Structures garages, carports, storage sheds, gazebos, greenhouses, pool houses	7	5
One- and two-family-additions	7	5
New residential single-family or duplex	10	5
Revisions to residential building plans	5	5
Townhomes	10	5
Land Development Review Types		
Administrative site review (Tier 2 or Tier 3)	20	15
Preliminary subdivision	20	15
Recorded Maps Boundary surveys, exempt maps, recombinations, tree conservation areas, transit easement maps, and right-of-way dedications, not related to development plan.	5	5
Recorded Maps Map related to approved development plan, subdivision, site plan or master plan	10	5
Site Permit Review (formerly concurrent) combined construction level review of land disturbance, infrastructure design, stormwater treatment design, tree conservation area, etc.	15	Additional & Mylar: 10
Mass grading	7	7
Legal document review of City locked forms	10	10
Non-Residential Building Review Types		
Commercial standard review: new buildings, additions, and/or change of use	15	10
Non-residential demolition	5	5
Alterations & repairs, interior fit-ups	10	5
Revisions to non-residential building plans	5	5
Shop drawings	5	5
Stand-alones	5	5
Zoning Review Types		
Produce stands, Zoning for non-residential permits	5	5
Non-construction Zoning Permits: ABC permits, indoor amplified entertainment, auto dealer, daycare, fence, retaining wall, home occupation, special care facility, supportive housing, infill determination, site plan tier verification	3	3
Temporary event	3	3
Sign permit review	10	5