



GENERAL ZONING PERMIT APPLICATION

Zoning Dist. _____
Permit Cost _____

Date of Application: _____

Property Address: _____

Owner: _____

Phone Number: _____ Email: _____

Owners Address: _____

Contractor: _____ Phone Number: _____

(Address) (City) (State) (Zip)

Insurance Information: Worker's Compensation Ins. Certificate Exempt Owner

CONSTRUCTION PERMIT INFORMATION

Description: _____

Construction Cost: \$ _____ HIC #: _____

Setbacks: (From Property Lines to Structure)

Right Yard: _____

Left Yard: _____

Rear Yard: _____

Front Yard: _____ (In Feet)

2 Site Plans Showing the Proposed Use and Location Must be Included with this Application.

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. The applicant does hereby certify that the above information is true and correct and that the use shall be in compliance with the requirements of the Zoning Ordinance. In addition, if a permit for work described in this application is issued, the Zoning Officer or an authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the ordinance(s) applicable to such permit.

Applicants Name (Print): _____ (Sign): _____

For Official Use ONLY

Permit Approved

Permit Denied

Easements Shown: _____ Zoning Appeal No. _____

Conditions of Permit: _____

Zoning Officer: _____

(Date)

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Common Residential Accessory Uses and Requirements

- No accessory use shall be located within any easement.
- Accessory uses or structures on the same lot which are customarily incidental to the permitted use and primary structure are permitted by right. The term "accessory use" shall not include a business except home occupations, farm stands, permitted wineries and accessory recreational agricultural activities, per this chapter. The following uses shall comply with all yard regulations of the applicable zoning district, except as modified below, and applicable provisions listed below.
- Parking spaces for the parking of passenger automobiles. The parking of commercial vehicles is prohibited, except for a maximum of two vehicles, each of which does not exceed a 3/4-ton loading capacity, and which are needed for travel to and from work by residents of the principal building. No parking area or drive shall be located closer than five feet to a side or rear lot line, unless the adjacent lot contains a building attached at the lot line.
- Fences and walls shall not exceed six feet in height in side or rear yard areas. Fences in a front yard shall be no more than four feet in height on any lot less than 1.5 acres and may be up to six feet in a front yard on lots more than 1.5 acres. All front yard fences shall be transparent in style such as black wrought iron or black aluminum or wooden post and rail/post and board. Fences made of chain link or an opaque privacy style fences shall be prohibited within any front yard. No fence shall be fitted with barbed wire or razor wire. The fence shall not unsafely obstruct the view of a vehicle operator entering or exiting a driveway within a clear sight triangle. Fences and walls shall be no closer than two feet to a property line unless there is a letter of consent from the adjacent property owner in which case they may be positioned on the property line. An exception is along the common property line where there is a common wall for single-family attached dwellings and semidetached dwellings where fences will be permitted within the property boundaries up to the property line.
- In no case shall any fence or wall be located in the ultimate street right-of-way or interfere with a clear sight triangle, nor shall fences or walls obstruct a clear sight distance area.
- Private buildings and structures such as tennis courts, private bath houses (serving only pools accessory to principal residences) and greenhouses are allowed only in side and rear yard areas, and shall be no closer than 10 feet to a side or rear lot line and shall be buffered by landscaping from adjacent property.
- Decks and patios are allowed only in side and rear yard areas, but shall be no closer than 10 feet to a side lot line or rear lot line. An exception is along the common property line where there is a common wall for single-family attached dwellings and semidetached dwellings where decks and

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patios will be permitted within the property boundaries up to the property line.

- A detached garage or carport shall be allowed no closer than between 10 feet to the rear or side lot lines unless the dwelling unit has a common wall structure. An exception is along the common property line where there is a common wall for single-family attached dwellings and semidetached dwellings. The maximum building height shall not exceed 18 feet in height.
- Storage sheds (not to exceed 144 square feet), swing sets, play structures and the like are allowed only in side and rear yard areas and may be no closer than five feet to a side or rear line. Skateboard ramps must meet required building setbacks. The maximum building height shall not exceed 12 feet in height.

3/2020