

APPLICATION FOR ZONING PERMIT AND OCCUPANCY CERTIFICATE

Name of Owner _____ Phone _____

Address _____

E-mail _____

Name of Contractor _____ Phone _____

Address _____

E-mail _____

Street Address or General Location of Property _____

Legal Description: _____

Zoning District: _____

Type of Work: Construct ___ Structurally Alter ___ Move ___ Other _____

Existing Use _____ Proposed Use * _____

Zoning Lot Data: Frontage _____ Feet Width ** _____ Feet

Depth _____ Ft. Rear _____ Ft. Lot Area _____ Sq. Ft.

Building Information Principal Structure/Use Accessory Structure/Use

Width (Feet) _____

Depth (Feet) _____

Floors (Number)/Height (Ft.) _____

Total Floor Area (Sq. Ft.) _____

Total Lot Coverage (%) _____

Dwelling Units (Number) _____

Surface Area of Sign[s] (Sq. Ft.) _____

Maximum Height of Sign[s] (Ft.) _____

Height/Percent of Open Space of Front Yard Fence _____

Setback Information

Front Yard (Feet) _____

Front/Side Yard (Feet)*** _____

Side Yard (Feet) _____

Rear Yard (Feet) _____

* If a proposed use is for residential purposes, identify what type of housing unit.
e.g., site-built, modular, earth-sheltered, manufactured home or mobile home.

** Should be calculated at the required front yard setback line.

*** Corner lots have two or more front yards

Water Supply _____ Sewage Disposal _____

Number of permanent Off-Street Parking Spaces _____

Plot Plan of lot, structure(s), parking space(s) and driveway(s) attached:
Yes ____ No ____

The undersigned hereby certifies that: (1) They have read and understand the accompanying form entitled, "Instructions to the Applicant Filing for a Zoning Permit and/or Occupancy Certificate": (2) The information given herein is correct: (3) They agree to comply with all provisions of the Zoning Regulations including the right of the Zoning Administrator to inspect the zoning lot and any structures thereon before approving the Zoning Permit and/or Occupancy Certificate: (4) All rights of way, easements, setback lines, access controls and other building or use restrictions as shown on a recorded plat or separate instrument are accurately indicated to scale on the attached plot plan: (5) Except for permitted grading, no construction has been initiated on the zoning lot: and (6) They understand that any Permit or Certificate issued upon false statement of any fact which is material to the issuance hereof shall be null and void.

_____, 20____
(Owner or Contractor's Signature)

ZONING PERMIT

Amount of Zoning Permit and Occupancy Certificate fee received: \$ _____

Zoning Permit (approved) (not approved) _____ By _____
(Date) Zoning Administrator

(Conditions of approval) (Reasons for not approving): _____

cc: (Applicant) (Agent) Building Inspector Floodplain Administrator

OCCUPANCY CERTIFICATE

All of the foregoing applicable items in the application were field inspected on _____ and the premises are hereby approved for the above stated proposed structure(s) and/or use(s).

Approved _____ By _____
(Date) Zoning Administrator

cc: (Applicant) (Agent)
County Appraiser's Office

**INSTRUCTIONS TO THE APPLICANT FILING FOR A
ZONING PERMIT AND OCCUPANCY CERTIFICATE**

1. Prior to the construction, reconstruction, moving or structural alteration of any structure or the improvement of land prior to its use or the use of any land or structure being changed to any other use, an application for a Zoning Permit must be completed when required and approved by the Zoning Administrator. Application forms are provided by the Administrator. Either the property owner or a contractor as an Agent may obtain the permit. (See Section 9-101 of the City Zoning Regulations for information on zoning permits and occupancy certificates.)
2. The Applicant must provide, at the time of application, a copy of a plot plan drawn to scale showing the actual dimensions of the zoning lot to be built upon and/or used: the size, shape and location of the structure to be constructed and/or the land to be used: required setbacks for each yard as measured from the lot lines of the property; points of ingress and egress, driveways, circulation aisles, parking lots, individual parking spaces and loading and service areas; location of all utility connections and other such information as may be deemed necessary. No Zoning Permit will be issued unless a plot plan is submitted. See Zoning Administrator for plot plan form or submit drawing with similar information.
3. Unless the Zoning Administrator can verify the actual dimensions of the zoning lot to be built upon from a recorded plat on file with his/her office, then the Applicant must provide, at the time of application, a copy of a drawing of the plat showing the actual dimensions of the lot according to the recorded plat unless the lot is otherwise exempted from platting under the City Subdivision Regulations.
4. Payment of the Zoning Permit and Occupancy Certificate fee is required at the time of application in the amount provided for in Section 9-104 of the Zoning Regulations. See Zoning Administrator for Fee Schedule information. Because of the additional administrative costs involved, if construction or work other than permitted grading has already commenced on a structure or a use before an application is filed, the fee otherwise required will be increased. The fee is not refundable unless the permit is not approved.
5. A Zoning Permit shall be either approved or disapproved by the Zoning Administrator within 10 days after the receipt of a completed application thereof or within such further period as may be agreed to by the Applicant. When the Zoning Administrator decides that he/she cannot issue a Zoning Permit, he/she shall advise the Applicant in writing of the reasons for its disapproval.
6. A Zoning Permit shall become null and void 180 days after the date on which it is issued unless within such a period construction, reconstruction, moving or structural alteration is commenced or a use is commenced. If the construction or work is abandoned or suspended for any 180-day period after such a permit is issued, then application must be made for a new permit.

7. Upon the completion of construction or moving or a change in the use of a structure or land, the Applicant shall notify the Zoning Administrator so that a field inspection can be made and an Occupancy Certificate issued. A certificate shall be issued or written notice shall be given to the Applicant stating the reasons why a certificate cannot be issued within 10 days after the receipt of an application therefore or after the Administrator is notified in writing that the structures or premises are ready for occupancy or use. (See Section 9-101B2 of the Zoning Regulations for information on temporary occupancy permit.)
8. Any Zoning Permit issued which is based on an application containing false information shall be considered null and void. Similarly, any Zoning Permit or Occupancy Certificate issued in conflict with the provisions of the Zoning Regulations shall be null and void.
9. Any Applicant aggrieved by a decision of the Zoning Administrator with respect to the interpretation or application of the Zoning Regulations in applying for a Zoning Permit and Occupancy Certificate may appeal to the City Board of Zoning Appeals for a determination within 30 days after such decision is made.
10. The Applicant should be aware that any Zoning Permit or Occupancy Certificate issued does not nullify any private deed restriction or restrictive covenant validly filed of record which are still enforceable by other property owners. (See Section 2-100C of the Zoning Regulations for information on Private Agreements.)
11. You should check with the Zoning Administrator to determine if a screening plan approved by the Planning Commission is required prior to issuance of a Zoning Permit.