

**VILLAGE OF UNION CITY
ZONING COMPLIANCE APPLICATION**

Fee: _____ Receipt #: _____ Date Received: _____

This application is to be used only for the items listed below. All other uses first require Site Plan review by the Planning Commission. A complete application shall include a scaled plan (plot plan, survey), building plans and fees.

Approval is requested for:

<input type="checkbox"/> New single-family dwelling	<input type="checkbox"/> Addition to single-family dwelling
<input type="checkbox"/> Detached structure (garage,fence,etc)	<input type="checkbox"/> Multiple family dwelling
<input type="checkbox"/> Remodeling of an existing building	<input type="checkbox"/> Commercial or Office building
<input type="checkbox"/> Deck	<input type="checkbox"/> Other Property alteration _____

Property Address	Tax Code I.D.	Proposed Use	Zoning District
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Property Owner, Address, City. State, Zip	Phone
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Applicant, Address, City, State, Zip	Phone
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Regulations and Standards (applicant must complete):

In addition to the basic requirements for each zoning district, the following regulations also apply:

1. Corner lots are considered to have two (2) front yards and two (2) side yards.
2. All additions to a dwelling, including attached garages and decks, are considered part of the dwelling and must meet the same setbacks.
3. Detached structures must be at least ten (10) feet from any other structure.
4. Accessory buildings may be placed not less than five (5) feet from any lot line.
5. Height limitations are 35 feet for dwellings, and 15 feet for detached accessory buildings.
(Height is measured to the middle of the roofline for a pitched roof).

	<u>Requirements</u>	<u>Plan Submitted</u>
Front Yard Setback (ft)	_____	_____
<input type="checkbox"/> check here if corner lot		
Side Yard Setback (ft)-Principal Structure	_____	_____
Accessory Structure	_____	_____
Rear Yard Setback (ft)-Principal Structure	_____	_____
Accessory Structure	_____	_____
Lot Coverage (%)	_____	_____
Height (ft) – Principal Structure	_____	_____
Accessory Structure	_____	_____

Owner's Signature	Date	Applicant's Signature	Date
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STAFF REVIEW:

Site Plan:

ACCEPTABLE
YES NO

1. Date with arrow and scale. _____
2. Property address & legal description, including the area of the property in sq.ft. _____
3. Location and dimensions of all existing and proposed structures. _____
4. Setback dimensions to property lines for existing and proposed structures. _____
5. Description of all existing and proposed uses, including those not within bldgs. _____

Building Plan:

1. Floor plan of proposed structure or alteration/remodeling plan. _____
2. Elevation views of the proposed structure. _____

Utilities:

1. Water. _____
2. Sewer. _____
3. Electric. _____
4. Easements. _____

Zoning Inspector Initials _____

Date: _____ Approved
 Denied

APPROVAL STAMP

Zoning Administrator _____

Date: _____ Approved
 Denied

REASONS FOR DENIAL:

EXISTING NONCONFORMITIES, VARIANCES, OR SPECIAL LAND USE GRANTED

***** APPROVAL EXPIRES 6 MONTHS FROM THE APPROVAL DATE*****