

**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:

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

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)	_____	_____
( ) 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
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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 <u>all</u> 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\*\*\***