

# HENDERSONVILLE PLANNING DEPARTMENT

## ZONING PERMIT – HOME/HOME ADDITION/ACCESSORY BUILDING

<b>Property Information</b>		
Property Address _____	Owner _____	
Contractor _____	Phone _____	
Subdivision _____	Section/Phase _____	Lot# _____
Zoning District _____	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Alternate Open Space/Cluster
<b>Type of Construction</b>		
<input type="checkbox"/> New Construction	<input type="checkbox"/> Addition	<input type="checkbox"/> Accessory Structure (Detached)
<b>Standards</b>		
<i>The construction for which this Zoning Permit is issued shall conform to the standards contained in the Hendersonville Zoning Ordinance. These standards include, but are not limited to the following:</i>		
<b>Minimum Building Setback Requirements:</b>		
Front _____	Side Street _____	Side(s) _____ Rear _____
<b>Maximum Building Height</b> _____ <b>Maximum Lot Coverage</b> _____		
<b>Building Design Standards Apply:</b> Yes _____ No _____ Comments _____		
Approved by: _____ Senior Planner		
<b>Steep Slope?</b> Yes _____ No _____ Comments _____		
Approved by: _____ City Engineer		
Other Standards: _____		

**WARNING: NEIGHBORHOOD COVENANTS AND RESTRICTIONS OR HOA'S MAY HAVE DIFFERING STANDARDS. IN SUCH CASES, THE MORE RESTRICTIVE REGULATIONS APPLY. BUILDING CODES AND OTHER CITY, STATE, AND FEDERAL LAWS MAY APPLY.**

**THE PROPERTY OWNER IS RESPONSIBLE FOR VERIFYING PROPERTY LINES.**

*I understand and agree to comply with the Hendersonville Zoning Ordinance.*

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Zoning Permit Approved By:** \_\_\_\_\_ **Date:** \_\_\_\_\_ **Zoning Permit #** \_\_\_\_\_

**Minimum Building Setback from the property lines shall be the greater of the following:**

Setback required per plat: Front \_\_\_\_\_ Side Street \_\_\_\_\_ Side(s) \_\_\_\_\_ Rear \_\_\_\_\_  
Setback per zoning or FDP: Front \_\_\_\_\_ Side Street \_\_\_\_\_ Side(s) \_\_\_\_\_ Rear \_\_\_\_\_  
Setback per easements: Front \_\_\_\_\_ Side Street \_\_\_\_\_ Side(s) \_\_\_\_\_ Rear \_\_\_\_\_  
Front setback required per average of adjoining houses \_\_\_\_\_ + \_\_\_\_\_ ÷ 2 = \_\_\_\_\_  
Build to Line required in OTR: Min \_\_\_\_\_ Max \_\_\_\_\_  
Rear Setback for homes & additions for SR-1 & SR-2 lots backing up to Old Hickory Lake: 10 ft.  
Greater/Required Setback: Front \_\_\_\_\_ Side Street \_\_\_\_\_ Side(s) \_\_\_\_\_ Rear \_\_\_\_\_

**Accessory Building:**

Size of any existing accessory building(s): \_\_\_\_\_  
Size of house: \_\_\_\_\_ Height of house: \_\_\_\_\_  
Size of proposed structure \_\_\_\_\_ Height of proposed structure: \_\_\_\_\_

Street

Side Street



Side Street

Or see Attached Plot Plan or Aerial Photo: \_\_\_\_\_ (initials)

**Building Design Standards Apply to:**

Most Planned Developments, i.e., Millstone, Durham, Ashcrest, Bridgemill, Villages of Stoneybrook, Berry Hill, Bell Harbor. See respective Design Guide.

Subdivisions containing 3 or more lots granted preliminary or final plan approval after Sept. 24, 2015. These design standards apply to building materials, i.e., some brick may be required and vinyl may be prohibited and there may be restrictions/standards for front-entry garages. See Section 12.2 of the Zoning Ordinance.

Old Town Residential (OT-R). Standards include a minimum and maximum amount of glass, raised foundations, and roof type. See Section 12.2C.

Accessory buildings and structures with a roof in all residential zones located in any yard other than the rear yard of an interior lot and which exceed 120 square ft. See Section 10.4A7

Metal buildings exceeding 200 square ft. are prohibited in all yards except that the Board of Zoning Appeals may grant a Conditional Use Permit for metal buildings exceeding this limit.