

LEWISBURG PLANNING DEPARTMENT ZONING PERMIT – ACCESSORY STRUCTURE

PROPERTY INFORMATION

Project Address: _____
 Owner Name: _____ Phone: _____
 Contractor: _____ Phone: _____
 Email: _____
 Proposed Use: _____ Map/Group/Parcel: _____
 Lot: _____ Zoning District: _____ Subdivision: _____

STANDARDS (SEE SECTION 3.100)

Proposed Square Footage: _____ Existing Detached Structure(s) Size: _____

House Square Footage*: _____ Allowed Size: _____

*Accessory structure shall not exceed 40% of the total square footage of the principal structure.

**Area refers to the area in square feet of all floors, covered porches, patios, lean-to, attached garage and carport.

SETBACKS:

Front: _____ Side(s): _____ Side Street: _____ Rear: _____ Maximum Lot Coverage: _____

Height may not exceed the height of the existing principal structure.

City of Lewisburg does not certify setbacks. Only a licensed surveyor can. Setbacks are from Property Line.

I understand and agree to comply with the City of Lewisburg Zoning Ordinance.

Permit expires 180 days from date of signing.

Applicant Signature: _____ Date: _____

WARNING: NEIGHBORHOOD 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.

ACCESSORY STRUCTURES SHALL NOT BE USED FOR HUMAN HABITATION.

THE PROPERTY OWNER IS RESPONSIBLE FOR VERIFYING PROPERTY LINES.

FLOODPLAIN INFORMATION

The proposed development is located on FIRM Panel Number _____

Appears to be in the SFHA, more documentation required _____

Does not appear to be in the SFHA _____

If the property is located within a Special Flood Hazard Area, Federal law requires that a flood insurance policy be obtained as a condition of a federally backed mortgage or loan that is secured by the building. Additionally, all applicable provisions of the Floodplain Ordinance contained in the Zoning Ordinance of the City of Lewisburg will apply. If the property is not shown to be in a Special Flood Hazard Area, that is no guarantee the property will not be subject to flooding.

NOTICE

Before a Building Permit is issued by Marshall County Building Codes, you must have an 811 number (Call Before You Dig). Dial 811, ask for a locator. Give the location of the project. They will give you a 9-digit number. This number will go on your Building Permit

Applicant Signature: _____ Date: _____

<p>OFFICE USE ONLY:</p> <p><i>Approval Signature:</i> _____ <i>Date:</i> _____</p> <p><i>Zoning Permit #:</i> _____ <i>Fee:</i> _____</p>
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2.020. Definitions.

Accessory Building: A subordinate building, or structure, the use of which is incidental to that of a principal building and located in the rear or side yard on the same lot therewith.

Article III: Section 3.100 Accessory use regulations of the Zoning Ordinance.

3.100. Accessory use regulations. The use of land, buildings, and other structures permitted in each of the districts established by this ordinance are designed by listing the principal uses. In addition to such principal uses, accessory uses which are customarily incidental to the permitted principal uses are also permitted in each district. Each accessory use shall:

- A. Be customarily incidental to the principal use established on the same lot.
- B. Be subordinate to and serve such principal use.
- C. Be subordinate in area, intent, and purpose to such principal use.
- D. Contribute to the comfort, convenience, or necessity of users of such principal use.
- E. An accessory use or structure on any residential lot shall not exceed forty (40) percent of the total square footage of the principal structure on such lot. If freestanding, it shall be located in the rear or side yard in relation to the principal structure on any lot. No accessory building shall be located in the front yard.
- F. The total height of the accessory use or structures shall not exceed the total height of the principal structure.
- G. Structures with two street yards (Corner Lots) shall observe the front yard setback requirements for the next adjacent lot fronting on the street that the side yard of the corner lot faces.
- H. Accessory structures shall be a minimum of ten (10) feet from any rear or side lot lines.
- I. Accessory structures shall not be used for human habitation.