



# Buncombe County Planning and Development

## CERTIFICATE OF ZONING COMPLIANCE (MSD with Overlays)

Certificate of Zoning Compliance for (a building)(land) located in the \_\_\_\_\_ zoning district at the following tax parcel identification number (PIN) \_\_\_\_\_ **and address:** \_\_\_\_\_.

**Building Type:**  Main Structure  Accessory Structure

**Permit requested for:**  New Building/Structure  Renovation/Remodel/Upfit  Addition

**The building/land is to be used for:**  Single Family Residence  Multi-Family Residence

Commercial/Industrial/Other, please describe: \_\_\_\_\_

**Are there other buildings present on the parcel?**  No  Yes, Please describe: \_\_\_\_\_

Type of construction: \_\_\_\_\_

Number of stories: \_\_\_\_\_

Building height: \_\_\_\_\_ feet  average  shortest side

Number of dwelling units: \_\_\_\_\_

Building area in square feet: \_\_\_\_\_

Lot Size: \_\_\_\_\_

**Placement of structure:**

Distance to road right of way(s) and front yard: \_\_\_\_\_

Distance to side lot line(s): \_\_\_\_\_

Distance to rear lot line: \_\_\_\_\_

**Gated/Restricted Access?**

No  Yes, Gate Entry Code: \_\_\_\_\_

All above ground portions of the structure, including but not limited to decks, stairs, overhangs (which extend 24 inches or greater outside of the footprint of the structure), and other attached heated or unheated spaces must meet the dimensional requirements of the Ordinance (as set forth below). Setbacks are measured perpendicular from the plane of the building or structure out to the closest property line or road right-of-way (except as otherwise provided in the Beaverdam Zoning District). Any structure abutting two or more highways, roads, or streets shall maintain minimum "front yard" setbacks on any side of the structure which abuts a street, road, or highway. The location of the primary entrance of the structure, as determined by the Zoning Administrator, shall be considered the front, and shall also maintain minimum "front yard" setbacks. For purposes of the Steep Slope/High Elevation and Protected Ridge Overlay Districts only, building height means the average of the vertical distance measured from the highest ground level at the structure foundation to the uppermost point of the roof and the vertical distance measured from the lowest ground level at the structure foundation to the uppermost point of the roof. *A plan of the proposed building (drawn to scale) may be required as a part of this application.*

**Location of Disturbed and Impervious Areas and Placement of Structure:**

Outside of any Zoning Overlay Districts as shown on the attached aerial photo and/or site plan

(Entirely)/(Partially) within the \_\_\_\_\_ Overlay District(s) as shown on the attached site plan

**Are you constructing a retaining wall on the property?**  No  Yes, with a height of \_\_\_\_\_ feet

OFFICE USE ONLY:  
**Minimum required distance to:**  
Road right-of-way(s) and front yard: \_\_\_\_\_ Side lot line(s): \_\_\_\_\_ Rear lot line: \_\_\_\_\_  
**Maximum Building Height:** \_\_\_\_\_  average  shortest side  
**Special Conditions and Notes:** \_\_\_\_\_

Name of applicant (person signing form): \_\_\_\_\_

Mailing address: \_\_\_\_\_

Telephone Numbers: \_\_\_\_\_

The undersigned hereby certifies that he/she is the owner, contractor, or authorized agent of the owner, and the above information is correct to the best of his/her knowledge and hereby makes application for a certificate of zoning compliance. Any information given herein that is incorrect will cause this certificate to become null and void. Any changes made to the initially reviewed building permit inclusive of structural design, change in use, placement of the structure, or contact information must be provided by the applicant to the Planning Department immediately and may require additional approval.

Signature of **applicant:** \_\_\_\_\_ Date: \_\_\_\_\_

OFFICE USE ONLY:  
Received by: \_\_\_\_\_ Date: \_\_\_\_\_ ZON \_\_\_\_\_ - \_\_\_\_\_  
Zoning Overlay District(s) \_\_\_\_\_ BLD \_\_\_\_\_ - \_\_\_\_\_  
6/30/2011

Call (828) 250 – 4858 to schedule a Zoning Inspection 2 business days prior to obtaining a Final Building Inspection

