

# Town of Unionville

1102 Unionville Church Road  
Monroe, NC 28110  
704/226-1989 phone 704/226-0939 fax  
[townofunionville@aol.com](mailto:townofunionville@aol.com) email  
Office hours: 8 am – 12 noon Monday - Friday

RESIDENTIAL ZONING PERMIT # \_\_\_\_\_

**RA-40**

Date \_\_\_\_\_ Fee: \$50.00 Check Number \_\_\_\_\_

Applicant Name \_\_\_\_\_ Phone # \_\_\_\_\_ Fax # \_\_\_\_\_

Street Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

### Lot Information

Street: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Tax Parcel Number: \_\_\_\_\_ Acreage: \_\_\_\_\_ Street Frontage: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Phase: \_\_\_\_\_

### Principal Structure Requirements:

Required:

40 feet  
40 feet  
15 feet  
15 feet  
35 feet (Max)  
120 feet (Min)

Front Setback:

Rear Yard Setback

Left Side Yard

Right Side Yard

Bldg. Height

Lot Width @ Bldg. Line

Is this a corner lot?

Proposed:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

YES NO

ATTACH THE FOLLOWING: One copy of a scaled dimensional survey drawn by and certified as true and correct by a surveyor or engineer registered with the state of North Carolina which shows the shape, dimensions and location of the lot to be built upon, uses and existing structures on the lot. Upon this survey shall be sketched the following : (a) the shape, dimensions, and area of proposed location of proposed structure to be placed upon the lot; (b) all setback lines on the lot once the proposed structure is completed, affirmatively showing that the area of the proposed location will meet all setback requirements, and; (c) any other information that may be needed to insure that the proposed structure is in compliance with all applicable provisions of the Town of Unionville Land Use Ordinance \_\_\_\_\_.

I HEREBY CERTIFY that all of the information provided for this application and all attachments is true and correct to the best of my knowledge. I further certify that I am familiar with all requirements of the Town of Unionville Land Use Ordinance concerning this proposed use. I acknowledge that any violation of this ordinance will be grounds for revoking this permit and any subsequent permit issued by the Town of Unionville.

APPLICANT SIGNATURE

DATE

\_\_\_\_\_

\_\_\_\_\_

THIS PERMIT IS: APPROVED \_\_\_\_\_

DISAPPROVED \_\_\_\_\_

LAND USE ADMINISTRATOR

DATE

\_\_\_\_\_

\_\_\_\_\_

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## Application for Zoning Compliance # \_\_\_\_\_ **RA-40**

Date \_\_\_\_\_ Fee: \$100 Check Number \_\_\_\_\_

Applicant Name \_\_\_\_\_ Phone # \_\_\_\_\_ Fax # \_\_\_\_\_

Street Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

### Lot Information

Street: \_\_\_\_\_ Lot Number: \_\_\_\_\_

Tax Parcel Number: \_\_\_\_\_ Area: \_\_\_\_\_ Street Frontage: \_\_\_\_\_

Subdivision: \_\_\_\_\_ Phase: \_\_\_\_\_

### Principal Structure Requirements:

Required:		As Built:
<u>40 feet</u>	Front Setback:	_____
<u>40 feet</u>	Rear Yard Setback	_____
<u>15 feet</u>	Left Side Yard	_____
<u>15 feet</u>	Right Side Yard	_____
<u>35 feet (Max)</u>	Bldg. Height	_____
<u>120 feet (Min)</u>	Lot Width @ Bldg. Line	_____
	Is this a corner lot?	YES NO

ATTACH THE FOLLOWING: One copy of a scaled dimensional survey drawn by and certified as true and correct by a surveyor or engineer registered with the state of North Carolina which affirmatively shows that the building or structure was erected in compliance with the Town of Unionville Land Use Ordinance and the Zoning Permit previously issued.

I HEREBY CERTIFY that all of the information provided for this application and all attachments is true and correct to the best of my knowledge. I further certify that I am familiar with all requirements of the Town of Unionville Land Use Ordinance concerning this proposed use. I acknowledge that any violation of this ordinance will be grounds for revoking this permit and any subsequent permit issued by the Town of Unionville.

APPLICANT SIGNATURE

DATE

\_\_\_\_\_

\_\_\_\_\_

THIS PERMIT IS: APPROVED \_\_\_\_\_

DISAPPROVED \_\_\_\_\_

LAND USE ADMINISTRATOR

DATE

\_\_\_\_\_

\_\_\_\_\_

# **Town of Unionville**

## **Procedure for Obtaining Zoning Permits for New House Construction**

### **Residential Zoning Permit (start of construction)**

1. A Zoning Permit is required for residential, institutional and commercial uses.
2. Submit a scaled dimensional Plot Plan drawn by and certified as true and correct by a surveyor or engineer with the State of North Carolina which shows:
  - a) exact shape, dimensions, and location of the lot to be built upon
  - b) exact shape, dimensions, and location of existing structures on the land
  - c) exact shape, dimensions, and location of structures to be developed on the lot
  - d) all set back lines on lot
  - e) proposed parking facilities (if required)
  - f) landscaping and buffering plans (if required)
  - g) any other information that may be needed to insure that the proposed construction is in compliance with all applicable provisions of this Ordinance
3. The fee is \$50 for each permit.\*

### **Application for Zoning Compliance (completion of construction)**

1. No structure may be used or occupied until a certificate of compliance has been issued.
2. Submit a scaled dimensional Physical/Final Survey drawn by and certified as accurate by a surveyor or engineer registered with the State of North Carolina, including the building or structures constructed on the lot.
3. The fee is \$100.\*