



# Zoning Permit Application

New Const ( ) Addition ( ) Remodel ( ) Accessory Building ( ) Demo Permit ( ) Sign ( ) Fence ( )

Permit number: \_\_\_\_\_

Applicant: \_\_\_\_\_ Email: \_\_\_\_\_

Owner Name (if not same): \_\_\_\_\_

Address of Activity: \_\_\_\_\_ Ph: \_\_\_\_\_

Description of Activity: \_\_\_\_\_

\_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date: \_\_/\_\_/\_\_

Zone District: \_\_\_\_\_ In Floodplain Y / N Site plan Y / N Height: \_\_\_\_\_ Sq Ft: \_\_\_\_\_

**Fees** (effective September 1, 2023)

<b>Commercial</b> new/addition:	\$150 min., 20¢/sq ft	<b>Commercial remodel:</b>	\$100
<b>Residential</b> new construction:	\$100 min., 20¢/sq ft	<b>Addition/accessory structure:</b>	\$50 min, 20¢/sq ft
<b>Demolition (any structure):</b>	\$25.00	<b>Sign &amp; Fence permits:</b>	\$25.00

Approved ( ) Conditions: \_\_\_\_\_

\_\_\_\_\_

Denied ( ) Reason: \_\_\_\_\_

\_\_\_\_\_

Staff signature: \_\_\_\_\_ Date: \_\_/\_\_/\_\_

Conditions: To comply with all City of Stanton Zoning Regulations and Ordinances. If at any point, it is found to be non-compliant by the Zoning Enforcement Officer or any other authorized person this permit will be null and void. If the permit is not exercised within a year, it will also be null and void. Accessory Buildings must be in the rear of the property and are to be kept at least 6 feet from all adjoining properties and buildings, if found to be non-compliant with this ordinance the Zoning Compliance Permit will be null and void.



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## **What is required to obtain a Building Permit?** (per Zoning Ordinance Article III Section 320)

- 1) Signed/completed application form
- 2) Site plan: drawn to scale with lot dimensions, outside dimensions of all structures to be constructed or altered, and all existing structures, use of structures, yard depths, and any other information necessary for determining compliance with the Zoning Ordinance.
- 3) City Water Office and/or County Health Department certificate approving proposed water and sewage facilities per Section 880 of the Zoning Ordinance.
- 4) Floodplain compliance
- 5) Additional for Signs: Elevation drawing drawn to scale showing sign dimensions and overall height.

## **When Is a Building Permit Required?** (per Zoning Ordinance Section 310)

A Building Permit is required prior to the excavation for or the construction of any building, including accessory buildings, or to commence the moving, alteration, or demolition of any building, including accessory buildings.

A Building Permit is required for all structures with a roof, as well as fences, walls, patios and decks. Dog houses with less than 18 square feet of floor area and less than four feet in height shall be exempt from Building Permit requirements.

For signs: Any change in the configuration which adds to the area or an increase in height of the sign or a change in location of the sign upon structures or on the ground requires a permit

## **Penalties** (per Zoning Ordinance Section 360)

Any person who violates any of the provisions of the Zoning Ordinance for which no other penalty is provided, shall upon conviction be fined not more than \$250.00 for each conviction. Each day of violation shall constitute a separate offense.

Any person, owner or agent involved in the sale or transfer of a lot or parcel and who violates the Zoning Ordinance shall, upon conviction, be fined not less than \$100.00 nor more than \$250.00 for each lot or parcel which was the subject of sale or transfer, or a contract for sale or transfer.

Any corporation which violates any of the provisions of the Zoning Ordinance shall, upon conviction, be fined not more than \$5,000 for each conviction. Each day of violation shall constitute a separate offense.