



## Utility Building Permit Application

### JOB SITE INFORMATION

Owner	Current Address	Phone
Contractor	Address	GA. St. License #    Phone
Address to Property: _____		
Directions to Property: _____		

### DESCRIPTION OF BUILDING

<p><b><u>Type of Improvement</u></b></p> <p>1 ( ) New Building</p> <p>2 ( ) Addition</p> <p>3 ( ) Alteration</p> <p>4 ( ) Repair</p>	<p><b><u>Type of Frame</u></b></p> <p>1 ( ) Masonry</p> <p>2 ( ) Brick Veneer</p> <p>3 ( ) Wood</p> <p>4 ( ) Structural steel</p> <p>5 ( ) Prefab Const.</p> <p>6 ( ) Modular</p> <p>7 ( ) Pre-Cast Panels</p>	<p><b><u>Type of Heat</u></b></p> <p>1 ( ) Gas</p> <p>2 ( ) Electricity</p> <p>3 ( ) Wood</p> <p>4 ( ) Central Heat/Air</p> <p>5 ( ) None</p> <p>6 ( ) Gas Lines</p>
<p><b><u>Proposed Use</u></b></p> <p>1 ( ) Single-Family Dwelling</p> <p>2 ( ) Multiple Dwelling</p> <p>3 ( ) Storage Building</p> <p>4 ( ) Garage</p> <p>5 ( ) Workshop</p> <p>6 ( ) Office</p> <p>7 ( ) Industrial Building</p>	<p>8 ( ) Commercial Building</p> <p>9 ( ) Religious Organization</p> <p>10 ( ) Barn</p> <p>11 ( ) Chicken House</p> <p>12 ( ) Private Swimming Pool</p> <p>12 ( ) Public Swimming Pool</p> <p>14 ( ) Other _____</p>	<p><b><u>Dimensions:</u></b></p> <p>Number of Stories _____</p> <p style="text-align: right; margin-top: 20px;">Approx. Cost of New Structure? _____</p>

### SIGNATURE

THIS BUILDING PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OF ISSUANCE, OR IF WORK OR CONSTRUCTION ACTIVITY IS SUSPENDED OR ABANDONED FOR A PERIOD OF 1 YEAR AT ANY TIME AFTER PERMIT IS ISSUED.

I UNDERSTAND THAT IT SHALL BE UNLAWFUL TO COMMENCE THE EXCAVATION OR FILLING OF ANY LOT FOR CONSTRUCTION OF ANY BUILDING, OR TO COMMENCE CONSTRUCTION OF ANY BUILDING OR TO COMMENCE THE MOVING OR ALTERATION OF ANY BUILDING UNTIL A BUILDING PERMIT FOR SUCH WORK HAS BEEN ISSUED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT AND THAT I UNDERSTAND THAT IT IS MY RESPONSIBILITY TO ADHERE TO REQUIRED SETBACKS. OTHER PROVISIONS OF LAWS AND ORDINANCES APPLICABLE TO THIS BUILDING PERMIT WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

### APPROVAL (official use only)

Approved/Rejected by: \_\_\_\_\_ Zoned: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Fee **\$50.00** \_\_\_\_\_

Building Permit #: BP- \_\_\_\_\_

ARTICLE V:  
APPLICATION OF REGULATIONS

Section 500. Use, Occupancy and Construction.

No building, structure or land shall be used, constructed, moved or altered except in conformity with this Ordinance.

Section 501. Height and Density.

No building or structure shall hereafter be constructed, or altered to:

1. Exceed the height limits.
2. Have a greater density per acre or occupy a smaller lot than herein required.
3. Have narrower or smaller front, rear or side yards than herein required.

Section 502. Reduction in Lot Size.

No lot shall be reduced in size so lot width or depth, size of yards, lot area or any other requirement of this Ordinance is not maintained.

Section 503. Yards and Other Spaces.

No part of a yard or the off-street parking or loading spaces shall be included as part of the yard or off-street parking or loading spaces required for another building, except as specifically provided herein.

Section 504. Only One Principal Building or Use on a Lot.

Within residential districts (AG, R1, R2, R3, PUD), only excepting group developments, such as apartments/condominiums, not more than one principal building or structure or use and its customary accessory buildings and uses shall be permitted on any lot.

In nonresidential districts, more than one structure housing a principal permitted use may be erected on a single lot, provided that yard and other requirements of this Ordinance shall be met for each structure between structures and the property lines.

Section 505. Accessory Uses or Structures.

1. Accessory structures shall be permitted only in rear yards, except as otherwise provided in this Ordinance. In a residential district, accessory uses customarily located within front or side yards of residences are the following: walls and fences as permitted herein, mailboxes, driveways, walkways, lamp posts, landscaping, vegetable gardens, provided they do not exceed 30 percent of the front yard, and basketball goals adjacent to driveways. No accessory uses or structures, except driveways, mailboxes or minimal landscaping shall be in a public right-of-way.

2. Accessory uses customarily located in rear yards of residences are the following: storage buildings, patios, swimming pools, dog runs, dog pens and houses, detached garages, tennis courts, playground equipment, fences and walls as permitted in Section 700. Any accessory use or structure, except walls, fences, driveways and landscaping, shall be set back not less than five feet from any lot line, or not less than the distance established by other portions of this Ordinance.

3. No accessory structure shall be erected on a lot prior to construction of the principal building to which it is accessory.

4. In residential districts, unless otherwise allowed by this Ordinance, **no accessory building shall exceed 1,400 square feet** and the total floor area of accessory structures shall not exceed 50 percent of the principal dwelling on the lot.

5. No accessory building shall be utilized unless the principal structure is also occupied. There shall be a distance of not less than ten (10) feet between a principal and accessory building located on the same lot or parcel unless the principal building and the accessory building share a common wall.

Section 506. Classification of Streets. (8/18/2016)

All of the streets, roads and highways in the City are classified as roads based upon the City's Federal Aid and Thoroughfares Functional Classification Map (a.k.a. Streets Map) in the County Comprehensive Plan or the City's Comprehensive Plan.

IT IS HEREBY ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF WALNUT GROVE, GEORGIA, and by the authority thereof:

**Section 1.** That Section 1401 of the Zoning Ordinance of Walnut Grove is hereby deleted in its entirety and replaced with the following:

**Section 1401. Building Permit.** No structure or improvement shall be erected, moved, added to or structurally altered at a cost exceeding \$200, without a Building Permit issued by the Administrator. Further no grading shall take place without a Building Permit. No Building Permit shall be issued except per this Ordinance, and adopted Building Codes. All applications for Land Disturbance Permits, and Building Permits for uses other than one-family and duplex dwellings, shall be accompanied by plans, drawn to scale, showing the actual dimensions of the lot to be built upon, the sizes and the locations on the lot of any existing buildings or structures, the shape, size, height, use and the location on the lot of the building or structure and such other information as may be necessary for the enforcement of this Ordinance. These applications and plans shall conform to the requirements of the City. **If the applicant's property is located in a subdivision and are subject to restrictive covenants, the applicant must submit written approval from the subdivision's homeowner's association for the structure applied for with their application. If this approval is not submitted with the application, the application will be denied.**"

**Section 2.** That Section 700 of the Zoning Ordinance of Walnut Grove is hereby deleted in its entirety and replaced with the following:

**Section 700. Walls and Fences.** Walls and fences are permitted in any district and are not subject to setback requirements, subject to these regulations:

1. No fence or wall shall be erected or altered, other than routine maintenance and repair, in the City without receiving a permit from the City. The Fence Permit Application will be kept