

REPLACEMENT OF A NONCOMPLYING STRUCTURE

A noncomplying structure means any building or structure that existed prior to the effective date of any change in the zoning regulations, but which thereafter, by reason of such change, is not in compliance with the zoning regulations as to the minimum distance from a property line, building height, floor area, etc. Section 12-102(B) of the zoning ordinance states if a noncomplying structure is destroyed, demolished or otherwise removed, it may be reconstructed provided there is no increase in the floor area ratio, density, height or degree of noncompliance which existed prior to such destruction.

In order for the Department of Planning and Zoning to determine if a noncomplying structure (eg. fence, garage, shed, guest house, etc.) on your property is eligible for replacement, please answer the following questions and provide the following information. **This form must be attached to a submitted building permit and kept on file with the Department of Planning and Zoning.**

Submission Requirements for Reconstruction and/or Rebuilding of a Noncomplying Structure.

1. Does the structure to be replaced still exist? _____ yes _____ no

2. If the structure does not exist, check the following choice that applies.
 - _____ Destroyed by fire or natural catastrophe (eg. flood, snow, thunderstorm, winds, lightning). Date: _____.

 - _____ Demolished because of imminent danger of collapse or danger to life, limb or property. Date: _____. No more than three (3) months ago.

 - _____ Demolished by order of a government official. Date: _____.
Attach copy of the order given.

	Existing Structure	Proposed Structure
Type of Structure/Existing and Intended Use		
Height (in feet) From grade to the roof eave		
Height (in feet) From grade to the roof peak		

Total Square Footage		
Distance From Front Property Line		
Distance From Side(s) Property Line		
Distance From Rear Property Line		

3. Submit a certified survey plat that identifies the dimensions of the structure and yard distances of the noncomplying structure to the most affected (front, side or rear) property lines.
4. Provide photographs of the structure documenting the building size, location, elevation, location of windows, doors and other character defining features.
5. Provide interior photographs or floor plans identifying the use of the space (eg. storage, vehicle parking, living space, office). Document interior use of the space with photographs.
6. Are there new architectural features (such as windows, doors, exterior materials such as stucco, siding, wood) are you considering for the replacement structure?

7. Other supplemental materials you wish to submit to document the replacement of the noncomplying structure.

CERTIFIED AS CORRECT BY: _____ **Date:** _____

___ Property Owner, ___ Agent or ___ Contractor

Approved: _____ **With the Following Conditions:**

Staff: _____

Denied/Reason For Denial: _____

Staff: _____

Note: An inspection of the premises by a zoning inspector may be required before approval can be given.