

**BUILDING PERMIT APPLICATION**

**IMPORTANT - Complete ALL items applicable to the proposed construction**

I. LOCATION OF BUILDING	Number and Street	Subdivision or Survey	Lot	Block

**II. TYPE AND COST OF BUILDING - All applicants complete Parts A-D**

<p><b>A. TYPE OF IMPROVEMENT</b></p> <p><input type="checkbox"/> New building</p> <p><input type="checkbox"/> Addition (If residential, enter number of new housing units added, if any, in Part D)</p> <p><input type="checkbox"/> Alteration (See 2 above)</p> <p><input type="checkbox"/> Wrecking (If multifamily residential, enter number of units in building in Part D)</p> <p><input type="checkbox"/> Moving (relocation)</p> <p><input type="checkbox"/> Foundation only</p>	<p><b>B. PROPOSED USE - For "Wrecking" most recent use</b></p> <table border="0"> <tr> <td style="vertical-align: top;"> <p>Residential</p> <p><input type="checkbox"/> One family</p> <p><input type="checkbox"/> Two or more families - Enter number of units . . . _____</p> <p><input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units . . . _____</p> <p><input type="checkbox"/> Garage</p> <p><input type="checkbox"/> Carport</p> <p><input type="checkbox"/> Other-Specify _____</p> </td> <td style="vertical-align: top;"> <p>Nonresidential</p> <p><input type="checkbox"/> Amusement, recreational</p> <p><input type="checkbox"/> Church, other religion</p> <p><input type="checkbox"/> Parking garage</p> <p><input type="checkbox"/> Service station, repair garage</p> <p><input type="checkbox"/> Hospital, institutional</p> <p><input type="checkbox"/> Office, bank, professional</p> <p><input type="checkbox"/> Public utility</p> <p><input type="checkbox"/> School, library, other educational</p> <p><input type="checkbox"/> Stores, mercantile</p> <p><input type="checkbox"/> Other - _____</p> </td> </tr> </table>	<p>Residential</p> <p><input type="checkbox"/> One family</p> <p><input type="checkbox"/> Two or more families - Enter number of units . . . _____</p> <p><input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units . . . _____</p> <p><input type="checkbox"/> Garage</p> <p><input type="checkbox"/> Carport</p> <p><input type="checkbox"/> Other-Specify _____</p>	<p>Nonresidential</p> <p><input type="checkbox"/> Amusement, recreational</p> <p><input type="checkbox"/> Church, other religion</p> <p><input type="checkbox"/> Parking garage</p> <p><input type="checkbox"/> Service station, repair garage</p> <p><input type="checkbox"/> Hospital, institutional</p> <p><input type="checkbox"/> Office, bank, professional</p> <p><input type="checkbox"/> Public utility</p> <p><input type="checkbox"/> School, library, other educational</p> <p><input type="checkbox"/> Stores, mercantile</p> <p><input type="checkbox"/> Other - _____</p>
<p>Residential</p> <p><input type="checkbox"/> One family</p> <p><input type="checkbox"/> Two or more families - Enter number of units . . . _____</p> <p><input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units . . . _____</p> <p><input type="checkbox"/> Garage</p> <p><input type="checkbox"/> Carport</p> <p><input type="checkbox"/> Other-Specify _____</p>	<p>Nonresidential</p> <p><input type="checkbox"/> Amusement, recreational</p> <p><input type="checkbox"/> Church, other religion</p> <p><input type="checkbox"/> Parking garage</p> <p><input type="checkbox"/> Service station, repair garage</p> <p><input type="checkbox"/> Hospital, institutional</p> <p><input type="checkbox"/> Office, bank, professional</p> <p><input type="checkbox"/> Public utility</p> <p><input type="checkbox"/> School, library, other educational</p> <p><input type="checkbox"/> Stores, mercantile</p> <p><input type="checkbox"/> Other - _____</p>		

<p><b>C. COST</b></p> <p>Cost of improvement . . . . . \$ _____</p> <p>To be installed but not included in the above cost</p> <p>a. Electrical _____</p> <p>b. Plumbing _____</p> <p>c. Heating, air conditioning _____</p> <p>d. Other (elevator, etc.) _____</p> <p><b>TOTAL COST OF IMPROVEMENT</b> \$ _____</p>	<p>(Omit cents)</p>	<p><b>D. SUB-CONTRACTORS -- Please give names of following:</b></p> <p>Electrician _____</p> <p>Plumbing _____</p> <p>Heating _____</p> <p>Air Conditioning _____</p> <p>Painter _____</p> <p>Roofer _____</p> <p>Flooring _____</p> <p>Other _____</p>
---	---------------------	---

**III. SELECTED CHARACTERISTICS OF BUILDING - For new building and additions, complete Parts F-L.**

<p><b>E. PRINCIPAL TYPE OF FRAME</b></p> <p><input type="checkbox"/> Masonry (wall bearing)</p> <p><input type="checkbox"/> Wood frame</p> <p><input type="checkbox"/> Structural steel</p> <p><input type="checkbox"/> Reinforced concrete</p> <p><input type="checkbox"/> Other --Specify _____</p>	<p><b>G. TYPE OF SEWAGE DISPOSAL</b></p> <p><input type="checkbox"/> Sanitary Sewer</p> <p><input type="checkbox"/> Septic Tank</p> <p>HEALTH DEPT. PERMIT NO. _____</p>	<p><b>I. DIMENSIONS</b></p> <p>Number of stories . . . . . _____</p> <p>Total square feet of living area _____</p> <p>Square feet non-living area _____</p> <p>Total land area, sq. ft. . . . . _____</p> <hr/> <p><b>2. NUMBER OF OFF-STREET PARKING SPACES</b></p> <p>Enclosed . . . . . _____</p> <p>Outdoors . . . . . _____</p> <hr/> <p><b>K. RESIDENTIAL BUILDING ONLY</b></p> <p>Number of bedrooms . . . . . _____</p> <p>Number of bathrooms . . . . . _____</p> <p>Total number of rooms . . . . . _____</p>
<p><b>F. PRINCIPAL TYPE OF HEATING FUEL</b></p> <p><input type="checkbox"/> Gas</p> <p><input type="checkbox"/> Oil</p> <p><input type="checkbox"/> Electricity</p> <p><input type="checkbox"/> Coal</p> <p><input type="checkbox"/> Other-Specify _____</p>	<p><b>H. TYPE OF MECHANICAL</b></p> <p>Will there be central air conditioning?</p> <p><input type="checkbox"/> Yes      <input type="checkbox"/> No</p> <p>Will there be an elevator?</p> <p><input type="checkbox"/> Yes      <input type="checkbox"/> No</p>	

**IV. IDENTIFICATION -- To be completed by all applicants**

Name	Mailing address - Number, street, city, and State	ZIP Code	Tel. No.
1. Owner			
2. Contractor			
3. Architect			

<p><b>L. OWNERSHIP</b></p> <p><input type="checkbox"/> Private (individual, corporation, nonprofit institution, etc.)</p> <p><input type="checkbox"/> Public (Federal, state, or local government)</p>	<p>Permit Fee      \$ _____</p> <p>Total Fee      \$ _____</p>
--	--

I HEREBY CERTIFY: THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT; THAT I AGREE TO COMPLY WITH ALL CITY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION; THAT I AM THE OWNER OR AUTHORIZED TO ACT AS THE OWNER'S AGENT FOR THE HEREIN DESCRIBED WORK; AND, THAT THE TOTAL CONTRACT OR VALUATION IS

\$ \_\_\_\_\_      NAME OF COMPANY \_\_\_\_\_

DATE      SIGNATURE \_\_\_\_\_

TO ALL BUILDERS OR HOMEOWNERS

THE FOLLOWING INFORMATION IS REQUIRED BY THE BUILDING AND LICENSE INSPECTOR. PLEASE COMPLETE AND HAND BACK TO THE CITY CLERK WHEN YOU PICK UP YOUR BUILDING PERMIT.

I. GENERAL CONTRACTOR:

- A. NAME OF COMPANY OR INDIVIDUAL: \_\_\_\_\_  
B. ADDRESS OF WORKSITE: STREET \_\_\_\_\_  
BLOCK # \_\_\_\_\_

II. SUB-CONTRACTORS: NAME OF COMPANY/INDIVIDUAL & COMPLETE ADDRESS:

- A. LOT PREPARATION \_\_\_\_\_  
B. EXCAVATION & FOOTING \_\_\_\_\_  
C. CONCRETE FOR FOOTING & DRIVEWAY \_\_\_\_\_  
D. BLOCK MASON \_\_\_\_\_  
E. BRICK MASON \_\_\_\_\_  
F. FRAMER \_\_\_\_\_  
G. ROOFER \_\_\_\_\_  
H. GUTTER & DOWNSPOUTS \_\_\_\_\_  
I. ELECTRICAL \_\_\_\_\_  
J. PLUMBING \_\_\_\_\_  
K. HEATING & AIRCONDITIONING \_\_\_\_\_  
L. DRY WALL HANGERS/FINISHERS \_\_\_\_\_  
M. PAINTING & PAPER HANGERS \_\_\_\_\_  
N. CARPET & FLOOR COVERING \_\_\_\_\_  
O. CERAMIC TILE \_\_\_\_\_  
P. CONCRETE FINISHER \_\_\_\_\_  
Q. LANDSCAPING \_\_\_\_\_  
R. GARAGE DOORS \_\_\_\_\_

II. IF YOU DO NOT KNOW WHO YOUR SUB-CONTRACTORS ARE, PLEASE LEAVE SPACE BLANK AND SUBMIT AS SOON AS YOU DECIDE.

• IT IS VERY IMPORTANT THAT WE HAVE COMPLETE ADDRESSES OF ALL SUB-CONTRACTORS.

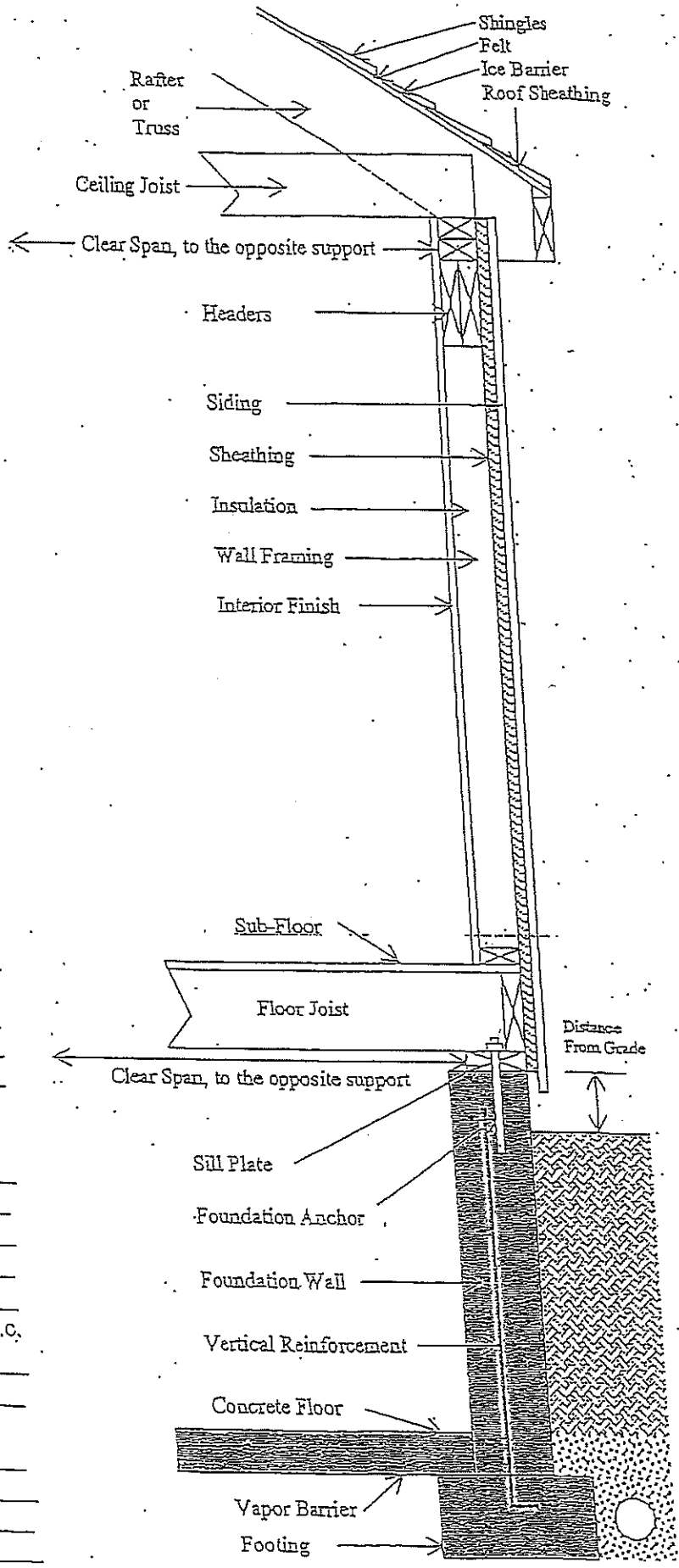
Roof:  
 Pitch - \_\_\_\_\_  
 Shingles - \_\_\_\_\_  
 Felt - \_\_\_\_\_  
 Ice Barrier - \_\_\_\_\_  
 Roof Sheathing - \_\_\_\_\_  
 Truss -  Yes  No  
 If No Answer The Following

Rafter Size - \_\_\_\_\_  
 Rafter Spacing - \_\_\_\_\_  
 Rafter Clear Span - \_\_\_\_\_  
 Rafter Species - \_\_\_\_\_  
 Ridge - \_\_\_\_\_  
 Ceiling Joist Size - \_\_\_\_\_  
 Ceiling Joist Spacing - \_\_\_\_\_  
 Ceiling Joist Species - \_\_\_\_\_  
 Insulation - \_\_\_\_\_  
 Roof Ventilation - \_\_\_\_\_

Walls:  
 Siding - \_\_\_\_\_  
 Sheathing - \_\_\_\_\_  
 Insulation - \_\_\_\_\_  
 Walls Framing - \_\_\_\_\_  
 Headers - \_\_\_\_\_  
 Interior Finish - \_\_\_\_\_  
 Ceiling Height - \_\_\_\_\_

Floor:  
 Sub-Floor - \_\_\_\_\_  
 Floor Joist Size - \_\_\_\_\_  
 Floor Joist Spacing - \_\_\_\_\_  
 Floor Joist Clear Span - \_\_\_\_\_  
 Floor Joist Species - \_\_\_\_\_  
 Beam Type & Size - \_\_\_\_\_  
 Distance From Grade - \_\_\_\_\_

Foundation:  
 Anchor Type - \_\_\_\_\_  
 Anchor Spacing - \_\_\_\_\_  
 Sill Plate - \_\_\_\_\_  
 Poured Wall Size - \_\_\_\_\_  
 Block Wall Size - \_\_\_\_\_  
 Vertical Reinforcement - # \_\_\_\_\_ - \_\_\_\_\_ o.c.  
 Concrete Floor Thickness - \_\_\_\_\_  
 Vapor Barrier - \_\_\_\_\_  
 Column Pad Size - \_\_\_\_\_ x \_\_\_\_\_  
 Column Spacing - \_\_\_\_\_  
 Footing Width - \_\_\_\_\_  
 Footing Height - \_\_\_\_\_  
 Footing Depth Below Grade - \_\_\_\_\_



# Administrative Requirements of Contractor/Owner

The following inspections are required to complete the building project.

1. Foundation Inspection  
Footers are to be placed as per the foundation's drawings. Footers are to be clean and straight with the rebar tied and in place. Footers are to be placed on undisturbed or compacted soil reaching a compaction of 98% Standard Proctor. Compliance to the compaction requirements is the responsibility of the contractor/owner. Inspection is to take place before concrete is placed.
2. Slab Inspection  
Gravel fill and vapor barrier are to be in place. Plumbing under the slab is to be pressure tested and inspected before pipes are covered.
3. Mechanical, Electrical, and Plumbing Rough-in Inspection  
All plumbing, mechanical and electrical components are to be in place and inspected prior to wall insulation installation. Framing inspection will take place at the MEP rough-in inspection.
4. Final Inspection

\* 24-hour notice is required for all inspections.\*

If any contractor/owner (including subcontractors) fails to secure required inspections on three or more occasions in any given 12-month period, contractor/owner will face fines and/or probation period after a hearing with the Centre City Council.

If any building is occupied before the final inspection is made, occupants of the building will be ejected and utilities will be disconnected.

Contractor/Owner \_\_\_\_\_  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

# Building Permit Application Checklist

Job Address: \_\_\_\_\_  
Contractor/Owner: \_\_\_\_\_

The following documentation must be submitted for approval before a building permit will be issued:

1.     PLOT/SITE PLAN.  
Plan shall include clearly marked and identified property lines, locations of existing and/or new buildings with required setbacks and right-of-ways, and planned erosion control measures to prevent sediment run-off.
  
2.     ZONING REVIEW  
When applicable, Zoning Board approval is required prior to issuance of all building permits.
  
3.     HEALTH DEPARTMENT PERMIT  
A septic tank permit copy must be provided when not connecting to city sanitary sewer.
  
4.     LICENSE  
Contractors performing residential construction work over \$10,000.00 are required by the State of Alabama to obtain a Home Builders License. Contractors performing commercial construction work over \$50,000.00 are required by the State of Alabama to obtain a General Contractors License. A copy of the appropriate license must be provided with application.
  
5.     BLUE PRINTS AND/OR DRAWINGS  
Two (2) sets of plans are required to be submitted with each application. Drawings must include a floor plan, a typical wall section, and a typical framing drawing as a minimum. All drawings that are for assembly, education, or over 5,000 square feet must be sealed by an Alabama licensed architect or engineer.

Building permit applications must be submitted and approved prior to building commencement. Applications will be reviewed within forty-eight (48) hours of submittal.

Work started prior to approval will result in a penalty equal to the permit fee.

other adjoining residential home sites in the area or neighborhood. At a minimum, ornamental shrubs shall be applied along the front yard foundation or skirting of each dwelling.

- D. **Utility Installation:** All electrical service meters shall be attached to the exterior wall of the dwelling. No temporary service poles shall be used for permanent residential utility service.
- E. **Parking and Loading:** Off-street parking provided one (1) car space for each dwelling unit. Adequate off-street parking space for all uses to accommodate all vehicles incidental to such uses; one (1) car space per each employee; parking space shall also be provided to adequately accommodate the normal flow of patrons of all services and business. Off-street loading provided adequate space for loading and unloading shall be sufficient in the side and or rear yard.

#### SECTION 6 - R-1: SINGLE FAMILY RESIDENTIAL DISTRICT

- 6.1 *District Intent.* This zoning district is intended to preserve and protect the character of low density, high amenity, single-family residential areas, subdivisions, and neighborhoods. Suburban development in this area should be supported by municipal infrastructure and services. The R-1 district also allows for accessory and institutional uses commonly associated with small-scale residential neighborhoods.
- 6.2 *Permitted Uses.* The following identifies the uses permitted in the R-1: Single Family Residential District.
  - A. Single-family dwellings, excluding manufactured homes which shall be prohibited in the R-1: Single Family Residential District.
  - B. Accessory residential dwelling units in single family dwellings only and in compliance with all requirements specified in Article IV, Section 6 of this Ordinance.
  - C. Single Family Group homes, subject to the standards established in Article II, Section 2.33 and Article IV, Section 2 of this Ordinance.
  - D. Accessory uses and buildings, subject to the standards established in Article III, Section 4 of this Ordinance.
  - E. Home occupations, subject to the standards established in Article IV, Section 4 of this Ordinance.
  - F. Non-commercial agriculture, horse, and livestock raising as an accessory use to a one family dwelling for the principal benefit of the occupant thereof, provided that the subject lot contains not less than three (3) acres of land, and all related accessory buildings are located in the rear yard and not closer than fifty (50) feet to any property

line.

- G. Public or private schools, including pre-schools, day nurseries, and kindergartens, provided that any play area is enclosed on all sides by a fence to a height of at least four feet.
- H. Public parks, playgrounds, community buildings, and similar public service facilities serving residential areas, including accessory structures.
- I. Public utility structures and lands including electrical substations, gas metering stations, sewage pumping stations, and similar structures, provided that there is no outside storage area and a natural or landscaped buffer not less than twenty (20) feet in width is provided for the side and rear yards.
- J. Public or private golf course.
- K. Churches and other similar places of worship.
- L. Cemeteries.
- M. Boat docks and boat houses, as accessory uses to a residential use.
- N. Bed and Breakfast Inns.
- O. Residential Care Homes, Domiciliary Care Facilities, or Board and Care Homes, Convalescent Homes.
- P. Riding stables and academies, provided that the subject lot contains not less than three (3) acres of land, and any structure, pen, or corral housing animals (but not including grazing areas) shall not be closer than one-hundred fifty (150) feet to any property line.
- Q. Principal and private sign use
- R. Fire stations
- S. Country Club
- T. Agriculture, not including poultry, dairy kennel, or commercial farm animals
- U. Buildings or structures housing administrative offices or civic, charitable, religious, educational, nonprofit, service or volunteer organizations.

6.3 *Prohibited Uses.* The following identifies the uses prohibited in the R-1: Single Family Residential District.

- A. Any use not specified above and particularly, but not limited to business, commercial, and industrial uses.

6.4 *Dimensional Requirements:*

- A. **Minimum Lot Size:** Twelve thousand seven-hundred fifty (12,750) square feet for lots served by municipal sewer. Lots not served by municipal sewer shall contain at least 15,000 square feet, plus any additional area deemed necessary by the Cherokee County Health Department for proper siting and installation of on-site sewage disposal facilities.
- B. **Minimum Lot Width:** Eighty-five (85) feet. One-hundred (100) feet in areas requiring sewer.
- C. **Minimum Front Yard Setback:** Forty (40) feet from the edge of the right-of-way line. An additional setback may be required under the conditions specified in Article III, Section 7 of this Ordinance.
- D. **Minimum Side Yard Setbacks:** Ten (10) feet.
- E. **Minimum Rear Yard Setback:** Forty (40) feet.
- F. **Maximum Structure Height:** Thirty-five (35) feet or two and one half (2.5) stories for all structures that are not exempt from height requirements, as specified in Article III, Section 3.1 of this Ordinance.
- G. **Maximum Impervious Surface Area:** Twenty-five (25) percent.

6.5 *Minimum standards for all dwellings.*

- A. **Minimum Dwelling Unit Gross Floor Area:** One thousand, three hundred (1,300) square feet.
- B. **Minimum exterior width of dwelling:** Twenty (20) feet.
- C. **Minimum required roof pitch:** 3:12
- D. **Landscaping:** All dwelling sites shall be landscaped in a manner consistent with other adjoining residential home sites in the area or neighborhood. At a minimum, ornamental shrubs shall be applied along the front yard foundation or skirting of each dwelling.
- E. **Utility Installation:** All electrical service meters shall be attached to the exterior



wall of the dwelling. No temporary service poles shall be used for permanent residential utility service.

- F. **Parking:** Off-street parking for residential single family provided two (2) vehicle spaces per unit. Off-street parking for public and semi-public structures or uses are as follows: Schools, two (2) vehicle spaces for each classroom in elementary and junior high schools; Ten (10) vehicle spaces for each classroom in high schools; churches, one (1) space for each five (5) seats of main auditorium; other public or semi-public uses as determined in each individual case shall be subject to the board of adjustment ruling.

## SECTION 7 - R-2: SINGLE FAMILY AND DUPLEX RESIDENTIAL DISTRICT

- 7.1 *District Intent.* This district is designed for two-family duplex dwellings, as well as single family homes. The district also allows institutional and accessory uses common to residential neighborhoods.
- 7.2 *Permitted Uses.* The following identifies the uses permitted in the R-2: Single Family and Duplex Residential Zoning District.
- A. All uses permitted in the R-1: Single Family Residential District permitted by the board of adjustment
  - B. Two-family or duplex dwelling units (including two-family group homes).
- 7.3 *Prohibited Uses.* The following uses are prohibited in R-2 Duplex Residential Zoning District.
- A. Any use not specified in an R-1 Single-family Residential Zoning District and particularly, but not limited to business, commercial, and industrial uses.
- 7.4 *Dimensional Requirements:*
- A. **Minimum Lot Size:** Ten thousand two-hundred fifty (10,250) square feet for all lots served by municipal sewer. Lots not served by municipal sewer shall contain not less than fifteen thousand (15,000) square feet plus any additional area deemed necessary by the Cherokee County Health Department for proper siting and installation of on-site sewage disposal facilities.
  - B. **Minimum Lot Width:** Seventy-five (75) feet.
  - C. **Minimum Front Yard Setback:** Thirty (30) feet from the edge of the right-of-way line. An additional setback may be required under the conditions specified in Article III, Section 7 of this Ordinance.
  - D. **Minimum Side Yard Setbacks:** Ten (10) feet.

- E. **Minimum Rear Yard Setback:** Forty (40) feet.
- F. **Maximum Structure Height:** Thirty-five (35) feet or two and one half (2.5) stories for all structures that are not exempt from height requirements, as specified in Article III, Section 3.1 of this Ordinance.
- G. **Maximum Impervious Surface Area:** Thirty (30) percent.
- H. **Parking:** Off-street parking provided one (1) vehicle space per bedroom with a minimum of two (2) spaces per family dwelling, except uses other than duplex two family residential shall be as follows: Schools, two (2) vehicle spaces for each classroom in elementary and junior high schools and ten (10) spaces for each classroom in high schools; churches, one (1) space for each five (5) seats in the main auditorium; hospital, one (1) space for each bed; auditorium, field houses, athletic fields, one (1) space for each four (4) seats for spectators; fraternity, sorority, rooming houses, dormitories, one (1) vehicle space for each two (2) beds; other uses, shall be determined in each individual case by the board of adjustments.

7.5 *Minimum standards for all dwellings.*

- A. **Minimum Dwelling Unit Gross Floor Area:** One Thousand (1,000) square feet for all single family dwellings and nine hundred (900) square feet per unit for two family dwellings.
- B. **Minimum exterior width of dwelling:** Fourteen (14) feet.
- C. **Minimum required roof pitch:** 3:12
- D. **Landscaping:** All dwelling sites shall be landscaped in a manner consistent with other adjoining residential home sites in the area or neighborhood. At a minimum, ornamental shrubs shall be applied along the front yard foundation or skirting of each dwelling.
- E. **Utility Installation:** All electrical service meters shall be attached to the exterior wall of the dwelling. No temporary service poles shall be used for permanent residential utility service.

**SECTION 8 – R-3: MULTI - FAMILY RESIDENTIAL DISTRICT**

- 8.1 *District Intent.* The intent of this district is to provide a broadest range of residential options and land use intensity, with multi-family housing in close proximity to commercial districts and places of employment. The district also allows institutional and accessory uses common to residential neighborhoods.

8.2 *Permitted Uses.* The following identifies the uses permitted in the R-3: Multi-family residential district.

- A. Single Family Manufactured homes, as defined in Article II, Section 2, and subject to the minimum standards specified in Article IV, Section 3 of this Ordinance.
- B. All uses permitted in the R-1 Single-Family Residential District and R-2 Duplex Two-Family Residential District and those permitted with board of adjustment approval.
- C. Apartments, Condos, and Townhomes

8.3 *Prohibited Uses.* The following uses are prohibited in R-3 Multi-family Residential Zoning District subject to approval by the zoning board of adjustments:

- A. Any use not specified in an R-1 Single-family Residential Zoning District and R-2 Duplex Residential Zoning District, particularly, but not limited to business, commercial, and industrial uses.

8.4 *Dimensional Requirements:*

- A. **Minimum Lot Size:** Seven thousand-five hundred (7,500) square feet for the first dwelling unit, plus two thousand (2,000) square feet for each additional dwelling unit. Lots not served by municipal sewer shall contain not less than ten thousand (10,000) square feet, plus any additional area deemed necessary by the Cherokee County Health Department for proper siting and installation of on-site sewage disposal facilities.
- B. **Minimum Development Site Size (for multi-family dwellings):** Twenty-five thousand (25,000) square feet.
- C. **Minimum Lot Width:** Seventy-five (75) feet. For each additional unit add five (5) feet to the lot width
- D. **Maximum Density (for multi-family dwellings):** Seventeen (17) dwelling units per acre rounded down to the nearest whole unit.
- E. **Minimum Front Yard Setback:** Thirty-five (35) feet from the edge of the right-of-way line. An additional setback may be required under the conditions specified in Article III, Section 7 of this Ordinance.
- F. **Minimum Side Yard Setbacks:** Ten (10) feet.
- G. **Minimum Rear Yard Setback:** Thirty (30) feet.
- H. **Minimum Buffer Along Adjoining Single Family Zones (for multi-family dwellings):** Thirty (30) feet.

- I. **Minimum Separation Distance Between all Buildings on a single lot:** Ten (10) feet.
- J. **Maximum Percentage of Lot Covered by Impervious Surfaces:** Fifty (50) percent.
- K. **Maximum Structure Height:** Forty-five (45) feet or three (3) stories for all structures not exempt from height requirements, as specified in Article III, Section 3.1 of this Ordinance.
- L. **Parking:** Off-street parking provided One (1) space per family dwelling, except use other than residential as required in off-street parking requirements in R-2 district. In addition, one (1) vehicle space for each two (2) beds is required for boarding and rooming houses.
- M. **Accessibility:** All dwelling units must be provided ingress and egress to publicly dedicated right-of-way.

8.5 *Minimum standards for all dwellings.*

- A. **Minimum Dwelling Unit Gross Floor Area:** Eight hundred fifty (850) square feet for all single family dwellings and seven hundred fifty (750) square feet per unit for all other dwelling structures.
- B. **Minimum exterior width of dwelling:** Fourteen (14) feet.
- C. **Minimum required roof pitch:** 3:12 for all single family and two-family dwellings. No minimum roof pitch required for multi-family dwellings.
- D. **Landscaping:** All dwelling sites shall be landscaped in a manner consistent with other adjoining residential home sites in the area or neighborhood. At a minimum, ornamental shrubs shall be applied along the front yard foundation or skirting of each dwelling.
- E. **Utility Installation:** All electrical service meters shall be attached to the exterior wall of the dwelling. No temporary service poles shall be used for permanent residential utility service.

**SECTION 9 – MHP: MANUFACTURED HOME PARK DISTRICT**

- 9.1 *District Intent.* The purpose of this district is to provide quality manufactured housing as an affordable, single-family option, where units are placed on rented lots and served by municipal water and sewer.