

**HENDERSONVILLE PLANNING DEPARTMENT
ZONING PERMIT – ATTACHED ACCESSORY APARTMENT**

PROPERTY INFORMATION

Property Address: _____

Owner Name: _____

Contractor: _____ Phone: _____

Email: _____

Subdivision: _____ Section/Phase: _____ Lot: _____

Zoning District: _____ Planned Development Alternate Open Space/Cluster

CONDITIONS OF USE (SEE CHAPTER 10.4.2.1 & 10.4.2.2)

- ❖ Owner of the premises resides in either the dwelling or accessory apartment or both.
- ❖ Person(s) occupying the dwelling must be related to the homeowner by blood, marriage, adoption, or a domestic employee that works on premises.
- ❖ The dwelling is accessible from the interior of the house via door or stairs.
- ❖ The dwelling is **NOT** connected by a breezeway or enclosed hallway.
- ❖ The dwelling occupies 40% or less of the heated area of the house.
- ❖ One front door per street frontage.
- ❖ One mailbox serves both the house and accessory dwelling.
- ❖ One driveway serves both the house and accessory dwelling.
- ❖ At least four off-street parking spaces must be provided.
- ❖ One utility meter and connection per utility type for house and accessory dwelling.
- ❖ Covenant recorded with Sumner County Register's office documenting the apartment will be utilized in accordance with above stated terms.
- ❖ Zoning Permit is required prior to construction.
- ❖ One accessory apartment/dwelling per lot. Both are not permitted.

*To qualify as an attached addition, the connection must be made by a common wall or roofline as a room (7x10). Breezeways, hallways, etc. would be defined as detached dwellings.

**No variance or appeals of these conditions.

WARNING: NEIGHBORHOOD COVENANTS AND RESTRICTIONS OR HOA'S MAY HAVE DIFFERING STANDARDS. IN SUCH CASES, THE MORE RESTRICTIVE REGULATIONS APPLY. BUILDING CODES AND OTHER CITY, STATE, AND FEDERAL LAWS MAY APPLY.

THE PROPERTY OWNER IS RESPONSIBLE FOR VERIFYING PROPERTY LINES.

Approval Signature: _____ Zoning Permit #: _____