

**HENDERSONVILLE PLANNING DEPARTMENT
ZONING PERMIT – DETACHED 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 & 10.4.2.3)

- ❖ 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 lot must contain a minimum of 30,000 square feet. No variance allowed.
- ❖ The apartment shall be located in the rear yard (behind the rear plane of the principal dwelling), and a minimum of 20 feet from the side and rear property line. No variance allowed.
- ❖ Requires Conditional Use Permit from the Board of Zoning Appeals.
- ❖ One mailbox serves both the house and apartment.
- ❖ One driveway serves both the house and apartment.
- ❖ At least four off-street parking spaces must be provided.
- ❖ One utility meter and connection per utility type serves both the house and apartment.
- ❖ Size of the detached accessory structure is limited by the size of the house, the property, and number and size of existing accessory structures. No variance allowed.
 - Size permitted: _____
- ❖ 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.
- ❖ Any door visible from the street shall appear clearly secondary to the front door on the principal dwelling.

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 #: _____