

HENDERSONVILLE PLANNING DEPARTMENT

ZONING PERMIT – NEW HOME/HOME ADDITION

PROPERTY INFORMATION

Property Address: _____
 Owner Name: _____
 Contractor: _____ Phone: _____
 Email: _____
 Subdivision: _____ Section/Phase: _____ Lot: _____
 Zoning District: _____ Planned Development Alternate Open Space/Cluster

TYPE OF CONSTRUCTION

New Construction Addition

Comments: _____

Please submit the following along with application:

- ❖ Plot Plan
- ❖ Elevations
- ❖ Steep Slope lots will require additional documentation. Contact the Engineering Department for more information.

STANDARDS

The construction for which this Zoning Permit is issued shall conform to the standards contained in the Hendersonville Zoning Ordinance. These standards include, but are not limited to the following:

SETBACKS (whichever is greater):

Setback required per Plat: Front: _____ Side Street: _____ Side(s): _____ Rear: _____
 Setback per zoning or FDP: Front: _____ Side Street: _____ Side(s): _____ Rear: _____
 Setback per Easements: Front: _____ Side Street: _____ Side(s): _____ Rear: _____

Front Setback per Average of Adjoining Houses: _____ + _____ ÷ 2 = _____

Build-to Line (OTR): Minimum: _____ Maximum: _____

Rear Setback for SR-1 & SR-2 lots backing up to Old Hickory Lake: 10 feet

Maximum Building Height: _____ Maximum Lot Coverage: _____

Building Design Standards?* Yes _____ No _____ City Planner Initials: _____

Planned Development Name: _____

Comments: _____

Steep Slope? Yes _____ No _____ City Engineer Initials: _____

Comments: _____

***Building Design Standards Apply to:**

Most Planned Developments (Millstone, Durham Farms, Villages of Stoneybrook, Berry Hill, Bell Harbor, etc.). See respective Design Guide for more information.

Subdivisions containing three (3) or more lots granted Preliminary or Final Plat approval after January 2020 and all Horizontal Property Regimes (HPR). These design standards apply to building materials, architectural style/compatibility, and front-entry garage requirements. See Chapter 12.2 of the Hendersonville Zoning Ordinance for more information.

Old Town Residential (OTR) - Standards include a minimum and maximum amount of glass, raised foundations, and roof types. See Chapter 12.2.7 of the Hendersonville Zoning Ordinance for more information.

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 #:* _____