

**CITY OF PIEDMONT—APPLICATION FOR COMMERCIAL BUILDING PERMIT**

All Building Permits require staff review therefore we are unable to issue building permits on an immediate basis. Commercial building permits require extensive review and will be completed on a timely basis. Two sets of dimensioned plans are to accompany the building permit for review. Staff will contact you when your building permit has been issued and is ready for pick up. You will be required to pay for the permit at that time.

**PLEASE NOTE: ALL FEES ARE TO BE PAID BEFORE A PERMIT CAN BE ISSUED. FEES INCLUDE \$.12 PER SQUARE FOOT, \$50/\$200 PLAN REVIEW FEE, \$85 WATER MODEL (IF APPLICABLE), \$1050 WATER METER (IF APPLICABLE), AND \$1200 SEWER TAP (IF APPLICABLE). OTHER FEES MAY APPLY AND FEES ARE SUBJECT TO CHANGE. NO CONSTRUCTION IS TO BEGIN WITHOUT AN AUTHORIZED BUILDING PERMIT.**

OWNER'S NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

OWNER'S ADDRESS: \_\_\_\_\_

INTENDED USE: \_\_\_\_\_

TOTAL AREA OF IMPROVEMENT: \_\_\_\_\_ S.F. ESTIMATED VALUE: \$ \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY: \_\_\_\_\_  
(EX: NW/4, SEC. 32, T14N, R5W)

SIZE OF LOT: \_\_\_\_\_ ACRES PUBLIC WATER: \_\_\_\_\_ PUBLIC SEWER: \_\_\_\_\_

\*NOTE: Cross connections between public and private water supplies are illegal. Private sewage systems shall be approved by the Oklahoma Department of Environmental Quality prior to issuance of Certificate of Occupancy. Lateral lines may not be placed in the floodplain areas. Public water and sewer connections ARE ILLEGAL without the City of Piedmont's permission.

GENERAL CONTRACTOR'S NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

GENERAL CONTRACTOR'S ADDRESS: \_\_\_\_\_

PIEDMONT PLUMBING CONTRACTOR AND PHONE: \_\_\_\_\_

PIEDMONT MECHANICAL CONTRACTOR AND PHONE: \_\_\_\_\_

PIEDMONT ELECTRICAL CONTRACTOR AND PHONE: \_\_\_\_\_

The applicant attests that all improvements shall meet or exceed International Building Codes (IBC) and conform to the Piedmont Zoning Ordinance, Subdivision Regulations, and all other applicable ordinances. It is the applicant's responsibility to make inquiries and seek clarification of the application of said ordinances and regulations. All improvements shall be two feet above the base flood elevation and comply with the Flood Damage Prevention ordinance. This application shall be null and void if the foundation is not completed within six (6) months or the improvement does not meet or exceed the above requirements or if any application information is incorrect.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

**CITY USE ONLY:**

ZONING DISTRICT: \_\_\_\_\_ FLOOD ZONE: \_\_\_\_\_ PANEL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_

\_\_\_\_\_  
PERMIT NUMBER

\_\_\_\_\_  
CLARK M WILLIAMS, COMMUNITY DEVELOPMENT DIRECTOR

**CITY OF PIEDMONT—APPLICATION FOR WORK PERFORMED IN RIGHT-OF-WAY**

CHECK ALL APPLICATION AND WORK TYPES THAT APPLY

| <u>APPLICATION TYPE</u> |                | <u>WORK TYPE</u> |
|-------------------------|----------------|------------------|
| WATER _____             | DRAINAGE _____ | INSTALL _____    |
| SEWER _____             | CULVERT _____  | REMOVE _____     |
| DRIVEWAY _____          | MAILBOX _____  | REPAIR _____     |
| SIDEWALK _____          | OTHER _____    | REPLACE _____    |

Drawings clearly illustrating the work to be performed within City right-of-way must be provided with the permit application. Approval of this application is mandatory prior to construction. All work shall conform to adopted standard specifications and approved by the Community Development Director. Bonds and Certificates of insurance may be required for street construction.

The applicant shall hold the City/Authority harmless for any and all damage to persons or property caused by or resulting from the construction, maintenance, operation or repair of any City/Authority improvements in the right-of-way.

The applicant shall reimburse the City/Authority for any damages caused to City/Authority improvements while working in the right-of-way.

\_\_\_\_\_  
**Applicant Signature**

This permit is granted subject to the following conditions attached:

\_\_\_\_\_  
**Community Development Director**

\_\_\_\_\_  
**Date**

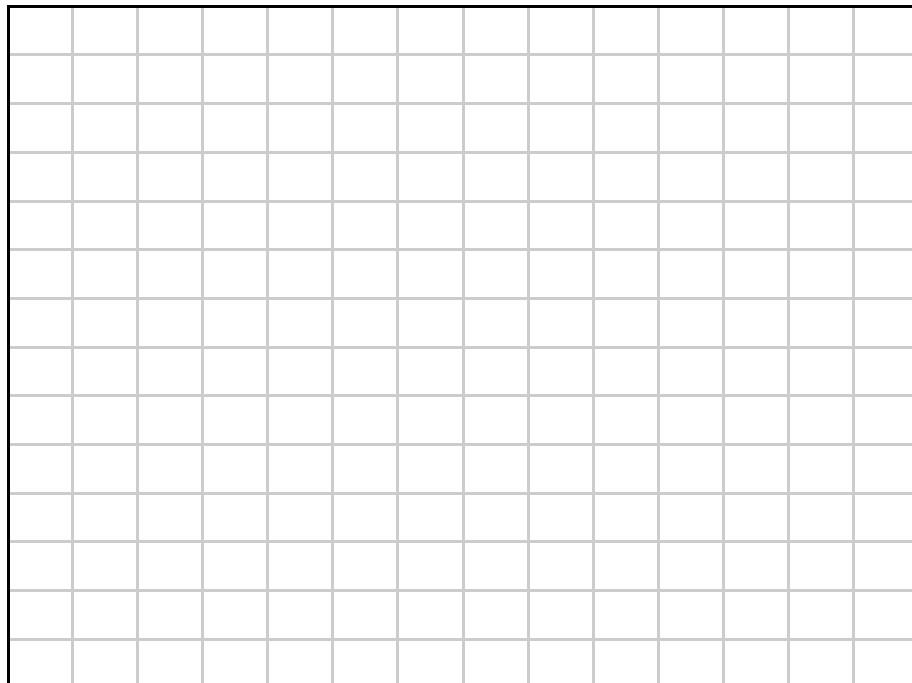
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**SITE PLAN - For Applicant Use**

\*Necessary if site plan is not included in the submitted set of plans.

Requirements:

- 1) All Streets; 2) Dimensions of Lot; 3) Approximate shape of structure; 4) Distance of structure from all property lines; (On corner lot, show location)





# District Regulations

Revised 9/18/03

Ordinance 392 \*\*

Ordinance 382\*

| Zoning Districts                 | Land Uses                        | Lot Area Minimum       | Lot Width At Front Building Line (Percent F<G) | Lot Coverage Maximum (Percent F<G) | Yards, Minimum Set Backs (A) |                                  |                           |                  |        | Height |
|----------------------------------|----------------------------------|------------------------|--|------------------------------------|------------------------------|----------------------------------|---------------------------|------------------|--------|--------|
|                                  |                                  |                        |  |                                    | Front Setback (E,H,I)        | Side Interior Setback (C)        | Side Exterior Setback (I) | Rear Setback     | Height |        |
| A-1 General Agriculture          | Rural Residential & Agricultural | 5 Acres                | 150 FT   | 30%                                | 50 FT                        | 15 FT                            | 25 FT                     | 50 FT            | 35 FT  |        |
| RE Rural Estate                  | Rural Residential                | 2.5 Acres              | 150 FT   | 30%                                | 35 FT                        | 10/1 STY<br>15/2 STY             | 20 FT                     | 40 FT            | 35 FT  |        |
| RE-1 Rural Estate                | Rural Medium Residential         | 1 Acre (P)             | 145 FT   | 30%                                | 35 FT                        | 10/1 STY<br>15/2 STY             | 20 FT                     | 25'/20%**        | 35 FT  |        |
| RE-2 Rural Estate                | Rural Medium Residential         | 22,500 SF              | 100 FT   | 30%                                | 35 FT                        | 10/1 STY<br>15/2 STY             | 20 FT                     | 25'/20%**        | 35 FT  |        |
| RS-1 Urban Estate                | Single Family                    | 15,000 SF              | 125 FT   | 25%                                | 35 FT                        | 10/1 STY<br>15/2 STY             | 20 FT                     | 25'/20%**<br>(O) | 35 FT  |        |
| RS-2 One Family                  | Single Family                    | 10,00 SF               | 100 FT   | 25%                                | 35 FT                        | 8/1 STY<br>10/2 STY              | 15 FT                     | 15'/20%<br>(O)   | 35 FT  |        |
| RS-3 One Family                  | Single Family                    | 7,500 SF               | 75 FT  | 25%                                | 25 FT                        | 5/1 STY<br>10/2 STY              | 15 FT                     | 15 FT            | 35 FT  |        |
| RD-1 Two Family                  | Two Family                       | 10,000 ST<br>13,200 TF | 100 FT   | 35%                                | 25 FT                        | 10'+3' EA<br>STY+1 <sup>st</sup> | 15 FT                     | 15 FT            | 35 FT  |        |
| RM-1 Multi Family                | Multi Family                     | 10,000 ST<br>13,200 TF | 100 FT<br>80 FT                                | 45%                                | 25 FT                        | 15'+3' EA<br>STY+1 <sup>st</sup> | 15 FT                     | 15 FT            | 35 FT  |        |
| RMH Mobile Home                  | (See Chapter 5)                  |                        |  |                                    |                              |                                  |                           |                  |        |        |
| C-1 Local Commercial             | Local Shopping                   | 10,000 SF              | 100 FT   | 30%                                | 25 FT                        | 10' ADJ<br>Res. District         | 15 FT                     | 30 FT            | 35 FT  |        |
| C-2 General Commercial           | General Shopping                 | 9,900 SF               | 75 FT  | 50%                                | 25 FT                        | 15' ADJ<br>Res. District         | 15 FT                     | 30 FT            | 35 FT  |        |
| C-3 General Commercial           | Downtown Shopping                | 3,300 SF               | 25 FT  | 60%                                | 25 FT                        | OFT                              | OFT                       | 10 FT            | 35 FT  |        |
| I-1 Residential Light Industrial | Light Industry                   | 22,000 SF              | 150 FT   | 35%                                | 35 FT                        | 25 FT                            | 15 ft                     | 35 FT            | 50 FT  |        |
| I-2 General Industrial           | Medium Industry                  | 2.5 Acres              | 300 FT   | 40%                                | 45 FT                        | 50 FT                            | 35 FT                     | 35 FT            | 50 FT  |        |
| I-3 Heavy Industrial             | Heavy Industry                   | 10 Acres               | 500 FT   | 40%                                | 50 FT                        | 75 FT                            | 50 FT                     | 50 FT            | 50 FT  |        |

ORDINANCE NO. 412

AN ORDINANCE OF THE CITY OF PIEDMONT, OKLAHOMA, AMENDING THE ZONING ORDINANCE OF THE CITY OF PIEDMONT BY ADDING A NEW SECTION 7-2.1 REQUIRING SITE PLAN APPROVAL FOR ALL CONSTRUCTION EXCEPT AGRICULTURAL, SINGLE-FAMILY AND TWO-FAMILY CONSTRUCTION; PROVIDING FOR CONTENTS OF SITE PLAN; REQUIRING DRAINAGE STUDY AND IMPROVEMENTS; PROVIDING FOR REPEALER AND SEVERABILITY; AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PIEDMONT:

Section 1. Summary. This ordinance amends the zoning ordinance of the City of Piedmont by requiring site plan approval of any construction except agricultural, single-family and two-family construction, and requires a drainage study and/or plan to be included under certain circumstances.

Section 2. A new Section 7-2.1 to the Piedmont Zoning Ordinance is hereby adopted to read as follows:

“SECTION 7-2.1 SITE PLAN REQUIRED; CONTENTS, REVIEW.

1. Site Plan Required. Before a building permit is issued for any building or structure for any use other than agricultural, single-family residential, or two-family residential, a site plan complying with this Section shall be submitted to the City of Piedmont for review and approval. This section shall not apply to existing developments or developments previously approved.

2. Site Plan Contents. The site plan shall contain the following:

- A. Plans for any portion of any site which involve the construction of public improvements on public easements, or right-of-ways, or which are to be dedicated to the public, shall be certified by a Professional Engineer registered in the State of Oklahoma.
- B. Plans shall be drawn to scale at a scale of not less than one (1) inch equals one hundred (100) feet.

- C. Plan shall show clearly the location of the tract lot or parcel in relation to surrounding properties and public roadway.
- D. Plans shall show this topography or spot elevation with the direction of drainage, plus any proposed changes to land elevations.
- E. Plans shall show all proposed entrances and exits for vehicles, including location, type, and size of drives, and plans for paving.
- F. Plans shall show all off-street parking and loading spaces, including any required handicapped parking spaces.
- G. Plans shall show the location, general use, number of floors, height, net, and gross floor area of each building.
- H. Plans shall show any outside display, sales, or storage area.
- I. Plans shall show all signs and illumination proposed for the location.
- J. Plans shall show provisions to be made for screening and landscaping of buildings, parking, and outside activity areas.
- K. On tracts of land larger than one acre, or in areas subject to historical flooding, a plan for drainage improvements certified by a Professional Engineer to comply with the drainage provisions of Section VI-6 of the Subdivision Regulations of the City of Piedmont. The drainage plan shall include the entire tract where the development site is a part of a larger tract of land under the same ownership.
- L. On tracts of land up to and including one acre in size a certificate from a licensed Professional Engineer certifying that the development will not have an adverse effect on surrounding properties.

3. Approval and Compliance. The approval by City Staff of required site plan for development or construction shall be a condition upon the issuance of any building permit, and failure to conform to approved site plan shall void any building permits issued pursuant thereto.”

Section 3. All ordinances in conflict herewith are hereby repealed.

Section 4. If any part, article, section, or subsection of this ordinance shall be held

invalid or unconstitutional for any reason, such holding shall not be construed to impair or invalidate the remainder of this ordinance, notwithstanding such holding.

Section 5. It being immediately necessary for the preservation of the public peace, health, safety, and welfare of the City of Piedmont and the inhabitants thereof that this ordinance be put into full force and effect, an emergency is hereby declared to exist by reason whereof this ordinance shall be in full force and effect from and after its passage and approval.

\*\*\*END\*\*\*

The foregoing ordinance was introduced before the Piedmont City Council on the 17 day of December, 2001, and was duly adopted and approved by the Mayor and City Council of the City of Piedmont on the 22 day of April, 2002, after compliance with notice requirements of the Open Meeting Law (25 OSA, Sections 301, et seq.).

  
\_\_\_\_\_  
MAYOR

ATTEST:

  
\_\_\_\_\_  
CITY CLERK

Approved as to form and legality on Sept. 21, 2001.

  
\_\_\_\_\_  
CITY ATTORNEY