

CITY OF PIEDMONT— TEMPORARY BUILDING PERMIT

All Permits require staff review therefore we are unable to issue a permit on an immediate basis. Permit will be available upon approval 1-3 days from date of submission. One set of plans with plot plans are to accompany the completed permit for review.

PLEASE NOTE: ALL FEES ARE TO BE PAID BEFORE A PERMIT CAN BE ISSUED AND NO CONSTRUCTION IS TO BEGIN WITHOUT AN AUTHORIZED PERMIT. FEE IS \$50.00. THIS PERMIT IS ACTIVE FOR 180 DAYS AFTER ISSUANCE DATE. YOU WILL NEED TO RENEW THE PERMIT WITH THE CITY OF PIEDMONT AFTER EXPIRATION DATE.

TODAYS DATE: _____ ISSUANCE DATE: _____ RENEWAL DATE: _____

OWNER'S NAME: _____ PHONE: _____

OWNER'S ADDRESS: _____

PROPERTY ADDRESS (if different from Owner Address) _____

TYPE OF PERMIT: TEMPORARY PERMITTED USE: _____

TOTAL AREA OF IMPROVEMENT: _____ SIZE OF LOT: _____ ACRES

UTILITIES: PLEASE CIRCLE ONE

WATER: WATER WELL OR CITY WATER

SEWER: SEPTIC OR CITY SEWER

*NOTE: Cross connections between public and private water supplies are illegal.
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 Residential Codes (IRC) and/or International Building Code (IBC) and conform to the Piedmont Zoning Ordinance, Subdivision Regulations, and all other applicable ordinances. 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. Uses shall conform to the structural strength, fire, safety, means of egress, light, ventilation and sanitary requirements of the IRC/IBC as necessary to ensure the public health, safety and general welfare.

Signature: _____ Date: _____

Printed Name: _____

ZONING DISTRICT: _____ FLOOD ZONE: _____ PANEL: _____

ADDRESS: _____

DATE ISSUED: _____ PERMIT EXPIRATION DATE: _____

APPROVAL: _____ DATE: _____

- The applicant shall comply with Section 5-3 Off-Street Parking Requirements (Attached).
- This permit must be renewed by the applicant based on the expiration of 180 days since the time of permit issuance or it will be a violation to the code. Fee will be based on current City Fee schedule.
- If there are issues that arise during the issuance of Temporary permit, Building Official will have a warning and applicant may be required to resolve issues in a fair manner.
- Inspection from Canadian County Health Department may be required based on Proposed Use; facilities will be required based on use.

UTILITIES: PLEASE CIRCLE ONE

WATER: WATER WELL OR CITY WATER

SEWER: SEPTIC OR CITY SEWER

Applicant Signature

This permit is granted subject to the following conditions attached:

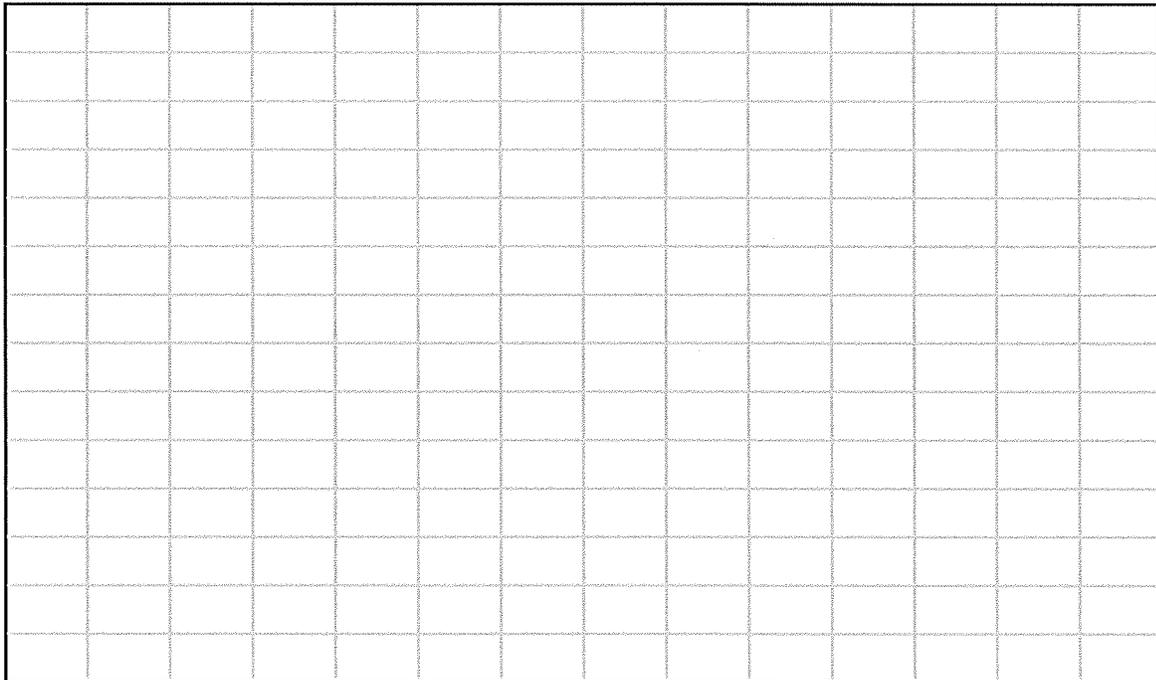
Building Official

Date

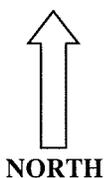
SITE PLAN - For Applicant Use

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

STREET NAME: _____



STREET NAME: _____



-Please Provide Measurement in Ft. You can use each box to represent Width and Length i.e. 20 ft. by 10 ft.

Piedmont Parking Requirements

From City of Piedmont Zoning Ordinance

SECTION 5-3. OFF-STREET PARKING REQUIREMENTS

1. **Requirements.** In all zoning districts, in connection with every industrial, commercial, **institutional**, recreational, residential or any other use, **there shall be provided, at the time any building or structure is erected or enlarged or increased in capacity, or any other use is established, off-street parking spaces for automobiles in accordance with the requirements in the "Parking Spaces Required" column in the table of permitted uses. Parking spaces used in connection with an existing and continuing use of building on the effective date of these Regulations up to the number required by these Regulations, shall be continued and may not be counted as serving a new structure or addition**; nor may a parking space be substituted for a loading space or a loading space substituted for a parking space. There shall be no off-street parking requirement for commercial uses placed in buildings existing in the C-3 District. **The Planning Commission may specify parking requirements relative to a renovation, enlargement, or addition to any church or religious or educational institution. These must meet American Disabilities Act (ADA) requirements.**
2. **Required open space.** Off-street parking space may be a part of the required open space associated with the permitted use and shall not be reduced or encroached upon in any manner.
3. **Location.** The off-street parking lot shall be located within two hundred (200) feet, exclusive of street and alley widths, of the principal use and shall have direct access to a street or alley.
4. **Joint parking facilities.** Whenever two (2) or more uses are located together in a common building, shopping center or other integrated building complex, the parking requirements may be complied with by providing a permanent common parking facility, cooperatively established and operated, which contains the requisite number of spaces for each use. The total number of spaces provided shall not be less than the sum of the individual requirements.
5. **Size of off-street parking space.** The size of a parking space for one (1) vehicle shall consist of a rectangular area having dimension so not less than nine (9) feet by twenty (20) feet plus adequate area for ingress and egress.

6. **Amount of Off-Street Parking Requirements.**

Off-street parking and loading facilities shall be provided in all districts in accordance with the following:

<u>Use</u>	<u>Number of Parking Spaces Required</u>
Dwelling Units	2 per dwelling unit
Office	1 per 300 gross square feet
Retail	1 per 200 gross square feet
Restaurant	1 per 100 gross square feet
Health Club	1 per 100 gross square feet
Warehouse	1 per 500 gross square feet
Assembly	1 per 300 gross square feet
Medical Office	1 per 200 gross square feet
Schools	1 per 3.5 seats in assembly rooms, plus 1 per faculty member
Hotels/Motels	1 per guest room, plus 1 per 500 square feet of common area
Industry	1 per 500 gross square feet

7. **Paved Surface Required.**

- A. All parking spaces and driveways except those associated with single-family residential use and agricultural use shall be paved with a solid surface pavement **consisting of a minimum of two inches (2") of asphalt on six inches (6") of stabilized base or four inches (4") of concrete.**
- B. Any parking spaces and driveways existing on the date of the adoption of this ordinance (**April 26, 2004**) shall comply with these paving provisions upon change of ownership or change of occupancy use.

8. **Off-Street Parking Lots in Residential Districts. Whenever off-street parking lots for more than six (6) vehicles are to be located within or adjacent to a residential district, the following provisions shall apply:**

- A. No parking shall be permitted within a front yard setback line whenever the parking lot is located in a residential district or immediately abuts the front yard of a residential unit. In all other cases a minimum five (5) feet setback shall be required.
- B. Driveways used for ingress and egress shall be confined to and shall not exceed twenty-five (25) feet in width, exclusive of curb returns.

- C. All of the lot used for parking and driveway purposes shall be paved with a sealed surface pavement or maintained in such a manner that no dust will be produced by continued use.
- D. **Whenever lighting is provided, it shall be arranged so that all light is deflected from adjoining residential uses.**
- E. No sign of any kind shall be erected except information signs used to guide traffic and to state the condition and terms of the use of the parking lots. Only non-intermittent white lighting of sign shall be permitted.

City of Piedmont Zoning Ordinance

CHAPTER 5 SPECIAL CONDITIONS RELATING TO LAND, BUSINESS, AND FACILITY USES

SECTION 5-13. MISCELLANEOUS USES

The Subsections one (1) through seventeen (17) set forth special provisions that apply to certain miscellaneous uses in certain zoning districts.

20. REQUIRED SCREENING. Commercial, industrial, and multi-family uses abutting property zoned or used for single-family or two-family use shall be screened with a fence of at least 95% opacity and a minimum height of six feet (6') on all abutting property lines. The owner of the commercial, industrial, or multi-family property shall maintain the screening in good repair for the duration of the commercial, industrial, or multi-family use.

21. LIGHTING RESTRICTIONS. Any outdoor lighting, including sign lighting, on commercial, industrial, multi-family, church, or school uses shall be arranged and directed so that there will be no glare directed or reflected toward property used or zoned for residential use."

