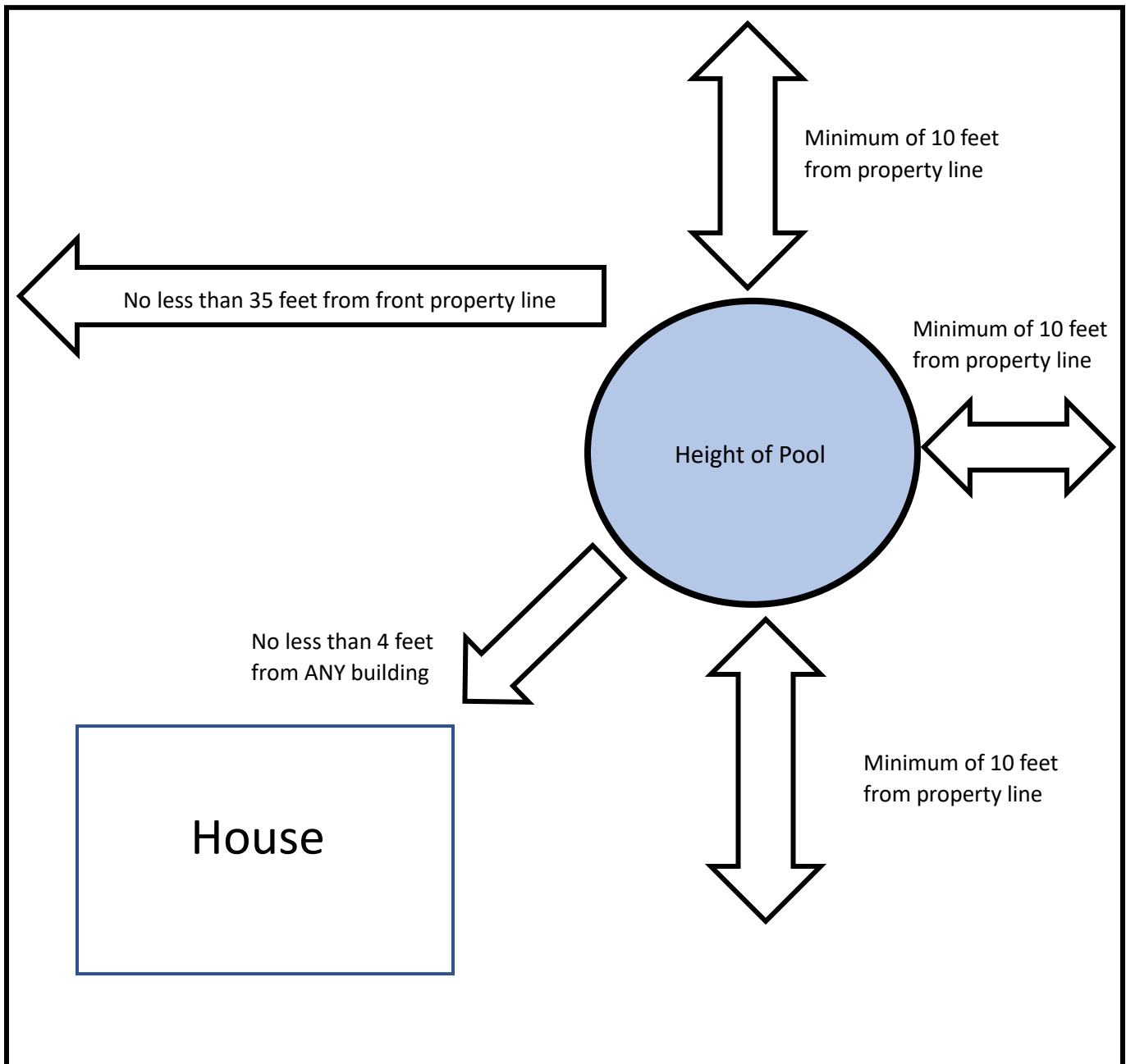


# POOL SITE PLAN EXAMPLE AND ORDINANCE

Attach a scaled plot plan: Drawing may be on 8 ½" x 11" paper. Showing the following:

1. The actual shape, location and dimensions of the lot.
2. The shape, size and location of all buildings or other structures to be erected, altered or moved and of any building or other structures already on the lot.
3. The existing and intended use of the lot and of all such structures upon it, including, in residential areas, the number of dwelling units the buildings is intended to accommodate.
4. Location of access drives and parking areas.
5. Such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of the Zoning Ordinance are being observed.



# POOL SITE PLAN EXAMPLE AND ORDINANCE

Sec. 44-81. - Principal uses permitted.

In an RA-1 One-Family Low Density Residential District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this chapter:

- (1) One-family detached dwellings.
- (2) State-licensed residential facilities.
- (3) Farms on those parcels of land separately owned outside the boundaries of either a proprietary or assessor's plat, having an area of not less than five acres, all subject to the health and sanitation provisions of the city, provided that no farms shall be operated as piggeries, or for the disposal of garbage, sewage, rubbish, offal or rendering plants, or for the slaughtering of animals except such animals as have been raised on the premises or have been maintained on the premises for at least a period of one year immediately prior thereto for use and consumption by persons residing on the premises.
- (4) Dogs are allowed, but limited to three adult dogs per household, and one litter of puppies can be kept not longer than six months. No kennels are permitted.
- (5) Publicly owned and operated libraries, parks, parkways and recreational facilities.
- (6) Cemeteries which have been lawfully established land at the time of adoption of the ordinance from which this chapter is derived.
- (7) Public, parochial and other private elementary schools offering courses in general education, and not operated for profit.
- (8) Home occupations, provided any business carried on by one or more members of a family residing on the premises:
  - a. Is operated in its entirety within the principal dwelling and not within any garage or accessory building located upon the premises, except for the incidental storage in use of a residential type garage.
  - b. Is only conducted by the persons occupying the premises.
  - c. Has no exterior evidence, other than a permitted sign, to indicate that the same is being utilized for any purpose other than that of a dwelling.
  - d. Does not involve alteration or construction not customarily found in dwellings.
  - e. Is clearly incidental and subordinate to the principal use of the premises for residential purposes.
  - f. Does not constitute an annoyance or nuisance to adjoining residents by reason of noise, smoke, odor, electrical disturbance, night lighting and shall not generate more than ten additional vehicle trips per day.
  - g. Does not use more than 25 percent of the total actual floor area of the dwelling.
  - h. Does not display or create outside the structure any external evidence of the home occupation except for one unanimated, non-illuminated wall sign having an area of two square feet.
  - i. No outside employees other than the residents of the dwelling unit are permitted.
- (9) Family child care home, provided that the operation is licensed by the state.
- (10) Private pools shall be permitted as an accessory use within the rear yard only, provided they meet the following requirements:

# POOL SITE PLAN EXAMPLE AND ORDINANCE

- a. There shall be a minimum distance of not less than ten feet, between the adjoining property line, or alley right-of-way and the outside of the pool wall. Side yard setbacks shall apply to side yards if greater than ten feet.
- b. There shall be a distance of not less than four feet between the outside pool wall and any building located on the same lot.
- c. No swimming pool shall be located less than 35 feet from any front lot line.
- d. No swimming pool shall be located in an easement.
- e. For the protection of the general public, all yards containing swimming pools shall be completely enclosed by a solid wall or fence or chainlink fence not less than four feet in height. The gates shall be of a self-closing and latching type, with the latch on the inside of the gate not easily opened by children. Gates shall be so constructed that they may be securely locked when the pool is not in use for extended periods. For pools constructed partially or wholly above the ground, a fence shall not be required provided that the wall of the pool is at least four feet in height and provided that no ladder, deck or other structure provides access to the pool while it is unattended.

(11) Accessory buildings and uses customarily incidental to any of the above-permitted uses.

(Ord. No. 401, § 401, 5-2-2005; Ord. No. 406, § 2, 2-20-2006)

# POOL SITE PLAN EXAMPLE AND ORDINANCE

## Procedural Manual

### ***WHAT IS A ZONING PERMIT?***

A zoning permit is an official finding by the Zoning Administrator that a planned use of a property or a proposed structure, as indicated in the application, complete with the requirements of the Zoning Ordinance.

### ***WHEN IS A ZONING PERMIT REQUIRED?***

A zoning permit is required in any of the following cases:

- A building or structure is erected or moved onto a lot in the city.
- A building or structure is enlarged or altered.
- The use of a structure or parcel changes (for example: a church is changed into a day care center, or a single-family residence is changed into two apartments).

### ***ZONING PERMIT CHECKLIST***

What is required for a zoning permit application?

- ☐ A completed and signed copy of the zoning permit application
- ☐ A completed plot plan (in triplicate)
- ☐ Application fee

What is required on a plot plan?

- ☐ The actual shape, location and dimensions of the lot.
- ☐ The shape, size and location of all buildings or other structures to be erected altered or moved and of any building or other structures already on the lot, including distances between buildings.
- ☐ The existing and intended use of the lot and of all such structures upon it including, in residential areas, the number of dwelling units the building is intended to accommodate.
- ☐ Such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of the Zoning Ordinance are being observed.

# POOL SITE PLAN EXAMPLE AND ORDINANCE

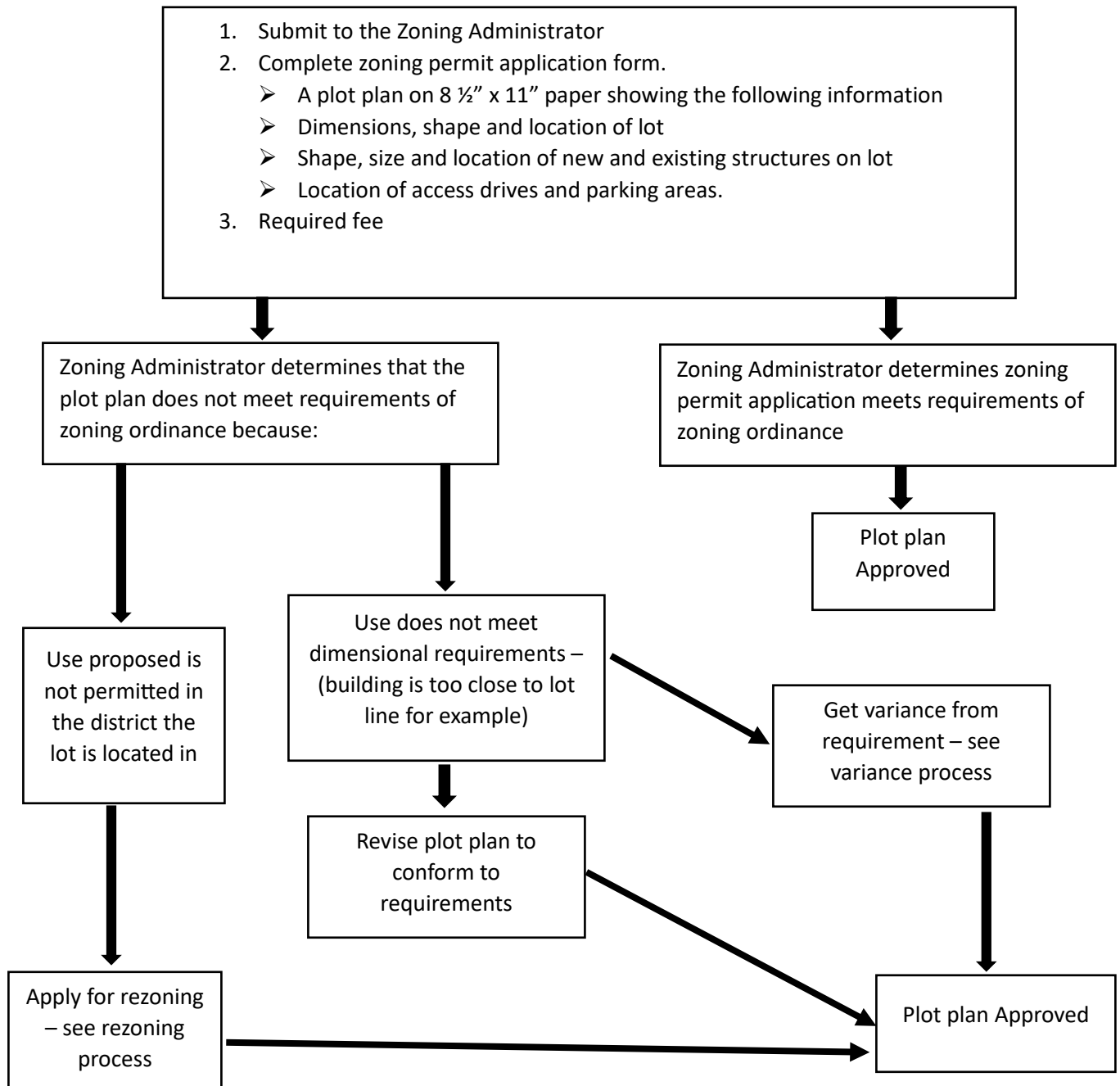
## ***WHAT ARE THE STANDARDS FOR APPROVAL?***

To be approved, a zoning permit must indicate that the planned use of a property, as indicated in the application, compiles with the requirements of the Zoning Ordinance. Specifically, these include:

- Use permitted
- Minimum lot size
- Minimum lot width
- Minimum front, side and rear yard setbacks
- Maximum lot coverage
- Maximum structure height
- Required parking spaces
- Maximum number of accessory structures
- Maximum height of accessory structures
- Minimum floor area for single-family dwellings
- Location, width and surface type of driveway/parking area
- Location and adequacy of access
- Other requirements as determined by the Zoning Administrator

# POOL SITE PLAN EXAMPLE AND ORDINANCE

## ZONING PERMIT REVIEW PROCESS



# POOL SITE PLAN EXAMPLE AND ORDINANCE

Date \_\_\_\_\_

Application No. \_\_\_\_\_

Review Fee \_\_\_\_\_

Applicant's name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

Zoning District \_\_\_\_\_ Section # \_\_\_\_\_

Address of Parcel \_\_\_\_\_ Parcel # \_\_\_\_\_

Application Fee \_\_\_\_\_

Contractor's name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_

Location, including nearest crossroads \_\_\_\_\_

Proposed Use of Parcel \_\_\_\_\_

Type of Construction/Square footage \_\_\_\_\_

Size of Parcel \_\_\_\_\_ Is this parcel over one (1) acre \_\_\_\_\_

Approximate cost of construction \_\_\_\_\_

Front Yard Setback \_\_\_\_\_ Side Yard Setback \_\_\_\_\_ Rear Yard Setback \_\_\_\_\_

Dimensions of the project Height \_\_\_\_\_ Width \_\_\_\_\_ Length \_\_\_\_\_

Intended use \_\_\_\_\_ Projected start date \_\_\_\_\_

Remarks \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# POOL SITE PLAN EXAMPLE AND ORDINANCE

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3. The existing and intended use of the lot and of all such structures upon it, including, in residential areas, the number of dwelling units the buildings is intended to accommodate.
4. Location of access drives and parking areas.
5. Such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of the Zoning Ordinance are being observed.

Please note: You are responsible for a survey to confirm your property lines. You are responsible for checking for any deed restrictions. The City of Caro Zoning Administrator nor the City of Caro will not be held liable for this information or any false information provided or withheld. Providing false, misleading, or withholding information will void all permits immediately.

Projects to be completed on or before ninety (90) days of application approval. All permits will be void after ninety (90) days, unless otherwise approved by the Zoning Administrator prior to the original ninety (90) days.

Before you dig – you MUST call MISS DIG at 811

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Please print type name below signature

## FOR OFFICE USE ONLY – NOT TO BE COMPLETED BY APPLICANT

\_\_\_\_\_  
Zoning Administrator's Verification of application completeness

\_\_\_\_\_  
Date

Zoning Administrator's Determination (provide date of decision)

Application approved \_\_\_\_\_

Application denied \_\_\_\_\_

Final inspection \_\_\_\_\_