



DEVELOPMENT PERMIT APPLICATION

This is NOT a Building Permit, but is a requirement for an application to Newton County for the appropriate required Building Permit. All items must be completed, or marked N/A. See attached Checklist. Completed form to be submitted 10 days before next meeting of Planning Commission.

GENERAL INFORMATION

Name of Applicant: _____ Date of Application: _____

Address of Applicant: _____

Telephone # (s) of Applicant: _____

Address / Subdivision / Lot# / Parcel#(s) where the proposed work will occur (list all): _____

Owner of above location(s): _____

Name of General Contractor (if different from Applicant): _____

Type of work: __New building __Addition __Alteration __Renovation __Repair __Moving
 __Land Disturbance __Demolition __Other

Type of dwelling: __Single Family __Multi-family __ Included Apartment Number of units: __

Briefly describe the proposed work: _____

Does the proposed work change the footprint (ground outline), of any existing structures or add structure(s)? __ NO __ YES
If "No" is checked; no further information is required.

If "Yes" is checked, list additions to: Heated Sq.ft.____ Unheated Sq.ft.____ Garage Sq.ft.____ New Sq.ft.____

Is the above lot in the Special Flood Hazard Area on FEMA's Flood Insurance Rate Map? __Yes __ No

(Map available from City Clerk)

ZONING DISTRICT (the setback requirements and the zoning map are available from the City Clerk)

Zoning District _____

Setback requirements:

Front setback _____ft. Side setback _____ft. Rear setback _____ft.

Minimum required lot width at building line _____ft.

MECHANICAL INFORMATION

A) Sewerage (if plumbing is included in proposed work): __ City Sewer __ Septic Is this a change? __ Yes __ No

If so, describe (use additional pages as required): _____

B) Water Supply (if plumbing is included in proposed work): __ City Water __ Well Is this a change? __ Yes __ No

If so, describe: _____

C) Number of Baths (if plumbing is included in proposed work): __ Full __ Half Is this a change? __ Yes __ No

If so, describe: _____

D) Heating: (if HVAC is included in proposed work): __ Electric __ Gas __ Oil __ Propane __ Other

Is this a change? __ Yes __ No If so, describe: _____

E) Electrical: __ number of outlets

STRUCTURAL INFORMATION

Type of Foundation: ___Moveable ___Pier & Footer ___Slab on grade ___Basement ___Other

Type of Construction: ___Frame ___Masonry ___Structural Insulated Panel ___Insulated Concrete Form ___Panelized
___Industrialized ___Manufactured

SITE PLAN DRAWINGS (required for changes to the footprint of existing structures)

- A) Attach an accurate scale drawing or copy of official plat showing shape, size, dimensions, and location of the lot. Note the Zoning District on all drawings.
- B) Show the applicable minimum setback lines on all drawings, and the dimensions from the existing and proposed structure(s) to the lot lines.
- C) Attach a dimensioned drawing, showing the location of any proposed work that changes, or adds to the footprint of any structure(s) on the site.
- D) The following dimensions below **MUST** be included on the drawings:
 - Width of lot at proposed work location ___ feet Width of new work ___ feet
 - Depth of lot at proposed work location ___ feet Length of new work ___ feet
 - Height of new work ___ feet (the maximum habitable area is 35’ above grade for R districts; 45’ in PI districts)

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW IT TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THE TYPE OF WORK WILL BE FOLLOWED. GRANTING OF PLANNING APPROVAL DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL ORDINANCE OR REGULATION REGARDING CONSTRUCTION, OR THE PERFORMANCE OF CONSTRUCTION.

Signature of Applicant

----- OFFICIAL USE ONLY -----
DEVELOPMENT PERMIT

Date Received by Zoning Administrator: _____
Date Reviewed by the Planning Commission: _____

The proposed work contemplated by this application meets the appropriate development standards for the Zoning District noted above. **This is not a building permit in Newton County.**

Approved by: _____ Date: _____
 Planning Commission

Development approval is hereby issued, and the applicant is authorized to apply for a building permit with the City of Oxford Building Inspector, designated as the Newton County Planning & Development Department. **This Development Approval expires six months from the date issued.**

Issued by: _____ Date: _____
 Zoning Administrator

NOTE: This document must be accompanied by all supporting documentation, also signed by the Planning Commission, for consideration by the Newton County Planning & Development Department for a building permit. (Form November, 2016)

CITY OF OXFORD

Checklist Applying for a Development Permit

1. Obtain a Development Permit Application from the City Clerk's office.
2. Complete the Application and attach a site plan (either drawn by a professional or sketched on graph paper) with dimensions showing:
 - Shape, size and location of the lot.
 - Shape, size, height, use and location of the buildings to be erected, constructed, altered or moved, as well as any building(s) already existing on this building lot.
 - Indicate how many dwelling units the building(s) are designed to accommodate.
 - Setback lines from adjoining streets and lots.
3. Submit the completed Application to the City Clerk's office.
4. All corners of the lot and any proposed building must be clearly staked out on the ground.
5. The City Clerk will give the application to the Zoning Administrator to review and to schedule a review by the Planning Commission. If the application does not change the footprint of the structure then it can be approved by the Zoning Administrator or the City Clerk. If it does change the footprint, it will be scheduled for review at a meeting of the Planning Commission.
6. The regular meetings of the Planning Commission are on the second Tuesday of each month at 7 PM. The applicant will be notified when the application is scheduled for review. The Planning Commission will not review the application unless the applicant or a representative is present at the meeting. A picture or diagram of what is proposed will help the Planning Commission review the request.
7. If the application is approved, an approved copy will be given to the applicant by the Planning Commission.
8. The Newton County Building Inspection Department is responsible for issuing the Building Permit and collecting any required fees. A copy of the approved Development Permit is required before a Building Permit can be issued. The applicant should contact the Newton County Building Inspection Department to determine if a building permit and inspections are required. The Building Permits/Inspection Division of the Department of Development Services is in the Newton County Administration Building. (1113 Usher Street, Suite 201, 678-625-1659) It is the same building where you get your car tags, but on the second floor.

The foregoing checklist is a brief summary and does not modify or amend the Oxford Zoning Ordinance. See Section 40-841 of the Oxford Zoning Ordinance for a detailed description of the process for applying for a development permit and building permit.