



Code Enforcement

1291 Greensboro Highway • P.O Box 112 • Watkinsville, Georgia 30677 • 706-769-3907 Fax 706-310-3506

Zoning Compliance Application

PROJECT ADDRESS _____ Bldg permit # _____

Property Owner Name _____

Property Owner Email _____

Applicant Name _____

Phone _____ Email _____

CURRENT USE

Single Family Residence

Undeveloped Land

Other _____

What type of work are you proposing? Check all applicable.

- New construction of a single-family dwelling Stick build Manufactured Home
- Addition to a single-family dwelling [Is value* of addition over 50% of appraisal Yes No]
- * "Value" shall be computed from the amount a building or structure, as applicable, is appraised for tax purposes by Oconee County.
- Residential driveway (new driveways & alterations to existing driveways require a driveway permit)
- Accessory structure Describe _____
- Other Describe _____

- Yes No **Are you disturbing more than 1 acre?**
- Yes No **Are you located within a sub-division?**
- Yes No **Are you located within 200 feet of State Waters?**
- Yes No **Are there any environmentally sensitive areas on your property (creek, river, wetland, or pond)?**
 - If you answered **YES** to any of the above – you must file an NOI before submitting for a Building Permit.
 - Some work, including work that affects wetlands, riparian buffers, aquifer recharge areas, and natural resources conservation areas, may require additional local, state, or federal permits and/or reviews.
 - Check the following website for assistance: <https://epd.georgia.gov/npdes-construction-storm-water-general-permits>.

Provide a site plan drawn to a standard scale with dimensions in feet, which includes the following applicable items

- | | | |
|----------------------------|---|--|
| - Property boundary lines | - Contours and % grade within building setbacks | - Proposed driveways / curb cuts |
| - Lot dimensions | - All roads (labeled) adjacent to the property | - Sidewalk (existing/proposed) |
| - Setback lines | - Percent of lot coverage (existing/proposed/total) | - Street trees (existing/proposed) |
| - Easements | - Total impervious surface area (existing/proposed) | - All existing & proposed structures & buildings |
| - Future right-of-way line | - Environmental areas (including flood zone) | - Actual architect plan footprint |
| - Building height | - Proposed slab elevation above finished grade | - Existing grade elevations for each corner of building envelope |
| - Foundation type | - Environmental Health approved septic layout | |
| - Location of pool | - Pool deck | - 4' fence around pool |

All site plans for new single-family construction, additions of 50% or more of the existing dwelling value*, guest house, attached or detached garage, swimming pool, pool house, and barn with living space inside located on less than 5 acres must be prepared and sealed by a licensed architect, landscape architect, engineer, surveyor, or GA DPH certified professional soil scientist. These site plans shall be developed in CAD format based on the RLS survey as a base map of the site. Contours must be ground run or Oconee GIS 2 foot Lidar data at a minimum. Control and location method must be specified on the plan.

Applicant's Signature _____ Date _____

THIS PAGE FOR STAFF USE ONLY

Planning Department (check for compliance)			
RECEIVED BY		DATE RECEIVED	
SITE PLAN	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	TAX PARCEL NUMBER(S)	
BUILDING ELEVATIONS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	ZONING DISTRICT / OVERLAY	
ENVIRONMENTAL AREAS	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	REZONE #	
DESIGN STANDARD	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	VARIANCE #	
TAXES CURRENT	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A	SPECIAL USE #	
DRIVEWAY PERMIT APPROVED	<input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/> GADOT <input type="checkbox"/> COUNTY		
COMMENTS			
REVIEWED BY			DATE
<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED			

Lot Coverage Calculations Worksheet (all measurements in square feet)			
Lot Size			
Existing Coverage			
Proposed Coverage			
Total Lot Coverage		sq. ft.	%
For Accessory Structures & Additions			
Size of Proposed Accessory Structure			
Total Number and Size of All Accessory Structures			
Size of Principal Structure			