

TOWN OF BLACKSBURG ZONING PERMIT APPLICATION

Zoning Permit Number: _____

****CALL BEFORE YOU DIG – “MISS UTILITY” – 800/552-7001****

A zoning permit processing fee of \$30 is due at the time of filing this application.

If you are uncertain of any information that is required, please call the front desk at 540-443-1300.

Date of application: _____

Name of applicant (or agent of owner): _____ Phone: _____

Email address: _____

Project address: _____

Is this property located in the Historic District? Y____ N____ Zoning district: _____
(A map outlining the district can be found [here](#), if yes, additional review is required)

Property Owner Information (if different from above)

Name: _____ Phone: _____

Address: _____

Has the property owner been notified of the project? Y____ N____

A drawing or site plan is required for review; a sketch of the parcel showing the dimensions and setbacks from the property lines and other structures is acceptable. (check if attached)

Brief description of work to be done (installation of accessory structure, driveway expansion, other):

New lot coverage: _____%

Please note that the following projects require a Building Permit and approval from the Building Official:

- Accessory structures over 256 square feet
- Accessory structures (any size) using electricity or plumbing or that require a concrete footer

Accessory Structure Dimensions and Property Information: (see next page for additional information on this section)

Width: _____ ft Length: _____ ft Total square feet: _____ Height: _____ ft N/A:

Accessory structures greater than 200 square feet of gross floor area or taller than 12 feet in height shall meet the standards of the underlying zoning district.

Setback from side yard property line: _____ ft Setback from rear yard property line: _____ ft

Accessory structures require a setback of 5 feet from property lines UNLESS the property borders two or more public streets, in which case the structure must conform to the underlying zoning district setbacks.

Applicant Signature

Date

OFFICE USE ONLY:

Zoning Fee (\$30.00) Date paid: _____

Approved by

Date

Lot Coverage Definition: That portion of a lot, which when viewed from directly above, would be covered by any building or structure, parking and loading areas and other surface which is impermeable or substantially impervious to storm water. Gravel parking areas shall be considered impervious. For the purposes of this definition, lot shall include contiguous lots of the same ownership within a single zoning district which are to be used, developed or built upon as a unit.

Lot Coverage Limits by Zoning District: (Please consult Zoning Ordinance or Staff for other districts)

R-4, Low Density Residential: 45%

R-5, Transitional Residential: 55%

Setback Requirements by Zoning District: (Please consult Zoning Ordinance or Staff for other districts)

R-4, Low Density Residential and R-5, Transitional Residential:

Side Yard: 10 feet

Side Yard (corner lot): 20 feet

Rear Yard: 25 feet

Sec. 4703 - Accessory uses and structures.

(a) General standards:

(1) Accessory structures shall be permitted in association with a principal structure, provided that the area of the accessory structure shall be twenty-five (25) percent or less of the gross floor area of the principal structure. This standard shall not apply to structures devoted to agricultural uses.

(2) Accessory structures shall be separate structures, located at least five (5) feet from all other structures on the lot.

(b) Additional standards in the RR1, RR2, R-4, R-5, OTR, RM-27, RM-48, and PR districts:

(1) An accessory structure shall be located behind the front building line of the principal structure. This provision shall not apply to agricultural structures devoted to an agricultural use, located within the RR1 or RR2 zoning district.

(2) The setback requirements of the underlying zoning district shall be met. However, if the accessory structure is not located in a yard adjacent to a public right-of-way, and is twelve (12) feet or less in height and is two hundred (200) square feet or less of gross floor area, the minimum setbacks shall be:

a. Side yard: Five (5) feet.

b. Rear yard: Five (5) feet. (Ord. No. 1184, adopted 6-9-98)

(3) Accessory structures greater than two hundred (200) square feet of gross floor area or taller than twelve (12) feet in height shall meet the setbacks of the underlying zoning district.

(c) Additional standards in the DC, GC, PC, RD, IN, MXD, and O districts:

(1) Accessory structures shall be allowed only on the same lot as the principal use or structure, or adjacent lot under common ownership, provided that access is from the lot on which the principal use or structure is located.

(2) Setbacks for accessory structures shall meet the setbacks of the underlying zoning district.

(3) Accessory structures shall have the same roof pitch and exterior materials as the primary structure.

(Ord. No. 1215, § 28, 5-11-99; Ord. No. 1415, § 19, 7-11-06; Ord. No. 1439, 4-10-07)

If you have any questions or concerns, please contact Lisa Browning, Zoning Inspector at 540-443-1300 or email lbrowning@blacksburg.gov. The Town Zoning Ordinance can be accessed at www.blacksburg.gov.