



PRE-MANUFACTURED METAL FREE-STANDING CARPORT CHECKLIST

This checklist must be completed, with signatures at the time of submittal.

Non-electronic for 11x17 plans or smaller

Will Electrical be installed as part of this project? Yes No

Will a Separate Electric Meter be installed as part of this project? Yes No

Provide the following information along with a Completed Residential Permit Application:

- Landowner signature or Power of Attorney or signed contract between contractor and landowner
- Landowner Representative Affidavit (if applicable)
- One (1) Manufacturer's Installation Guide
- One (1) Plot Plan
- Contractor's License (if applicable)
- Electrical Tradesman License and Statement (if applicable)
- Landownership Affidavit (if landowner is performing any of the work themself)
- Residential Well-Drainfield Affidavit (if applicable)
- Permit Fee - \$70.00
- Electrical fee - \$76.25 plus 2% state levy of \$1.38 (if applicable)
- Re-inspection fee -\$0.00 (if applicable)

Section R309.2 of the 2012 International Residential Code:

Carports shall be open on at least two sides. Carport floor surfaces shall be of *approved* noncombustible material. Carports not open on at least two sides shall be considered a garage and shall comply with the provisions of this section for garages.

Exception: Asphalt surfaces shall be permitted at ground level carports.

The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to drain or toward the main vehicle entry doorway.

Applicants Signature _____

Date _____

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Agreement In Lieu of Plan Tax Map # _____
(Minimum Standards)

APPLICATION NUMBER _____ SUBDIVISION _____

ATTENTION: Please see attached list for Proffered and Clustered subdivisions that may affect your accessory structure. If you are located in a proffered subdivision (to include Clustered subdivisions) your application must go through a regular Zoning review process.

1. If you have any questions concerning the typical plot plan shown on pages 6 and 7, please read Zoning Ordinance Code Sections, 23-5.2.1 & 2. If you have any additional questions, please call the Zoning Office at (540) 507-7222. Information is also available at the Intake Counter or online at www.municode.com, Spotsylvania Web Page Link.
2. On lots greater than 2 acres, you may locate accessory structures within the front yard area (12 feet to sides) but no closer than 15 feet to the street as shown by a typical building restriction line (BRL). On lots less than 2 acres, accessory structures are prohibited in any front yard unless the property is zoned RR or RA. See Code Section 23-5.2.2(6.A).
3. Corner lots shall be considered to have 2 front yards and are subject to front yard requirements for both fronts. Please see Section 23-5.2.2 (6) (A & B).
4. Single-family homes located outside of a proffered subdivision (to include Clustered subdivisions) have a minimum rear yard setback for open decks of 23’.
5. Open, uncovered handicap ramps, none of which are more than ten (10’) in width, may extend five (5’) into any minimum required yard, but no closer than five (5’) to any lot line.
6. No structure shall be located in any easements.
7. Commercial/Residential propane tank installation shall have a property line setback distance to be no less than 10’ from rear and side property lines.
8. Three sided car-ports may extend 5 feet into a side property line.
9. Accessory structure(s) is subordinate in area to the principal structure(s). (Section 23-2.1.4, *Accessory Uses*)

I, hereby certify as owner/owner’s agent, that I will comply with all Local and State codes affecting construction, inspection, and use applied for with the Code Compliance Department, including State and Local Building and Zoning Codes. I understand that the attached plan is a representation of a typical lot layout and no structure may be located closer to any lot line than shown as a building restriction line (BRL). Furthermore, I certify that such construction will not interfere or conflict with existing underground well and septic systems or any Health Department regulation.

Property Owner’s Signature

Property Address

Contractor/Builder Signature

Date

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If your property is located in one of the following proffered subdivisions, your application must go through the regular Zoning review process.

Proffered Subdivisions:

1. Alexander's Crossing
2. Barley Woods (formerly "Villas at Harrison Crossing")
3. Barrington
4. Benchmark
5. Breckenridge
6. Brittany Commons
7. Brooks
8. Cedar Forest
9. Chancellorsville Crossing (formerly "Reserve at Chancellorsville")
10. Courtland Park
11. Dabney Woods c/o Courthouse Village
12. The Manor at Courthouse Commons
13. The Village at Courthouse Commons (formerly "Courthouse Village")
14. Fawn Lake
15. Fortunes Landing
16. River Glen (formerly "Glen Haven")
17. Goodwin Cove
18. Heritage Woods
19. Hills of Breckenridge
20. Jackson Village
21. Keswick
22. Kilburn Crossing
23. Lafayette Crossing
24. Lakeside
25. Lee's Parke
26. Legacy Woods
27. Legends of Chancellorsville
28. Magnolia Harbor
29. Mallard Landing
30. Mill Creek
31. New Post
32. Ni River Station
33. Ni Village
34. Pamunkey Point
35. Plantation Woods
36. Pleasure Island
37. Regency Park
38. Regency at Chancellorsville (formerly "Retreat of Chancellorsville")
39. River Club
40. River Crossing (formerly "Spring Arbor")
41. Salem Fields
42. Stuart's Crossing
43. Summerfield
44. Summit Crossing
45. Sunrise Bay
46. Thorburn Estates
47. Turnberry (ALL
48. Twin Oaks
49. Wheatland Townes

Any submissions for Wilderness Camp Resort will require full review by Zoning.

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If your property is located in one of the following cluster subdivisions, your application must go through the regular Zoning review process.

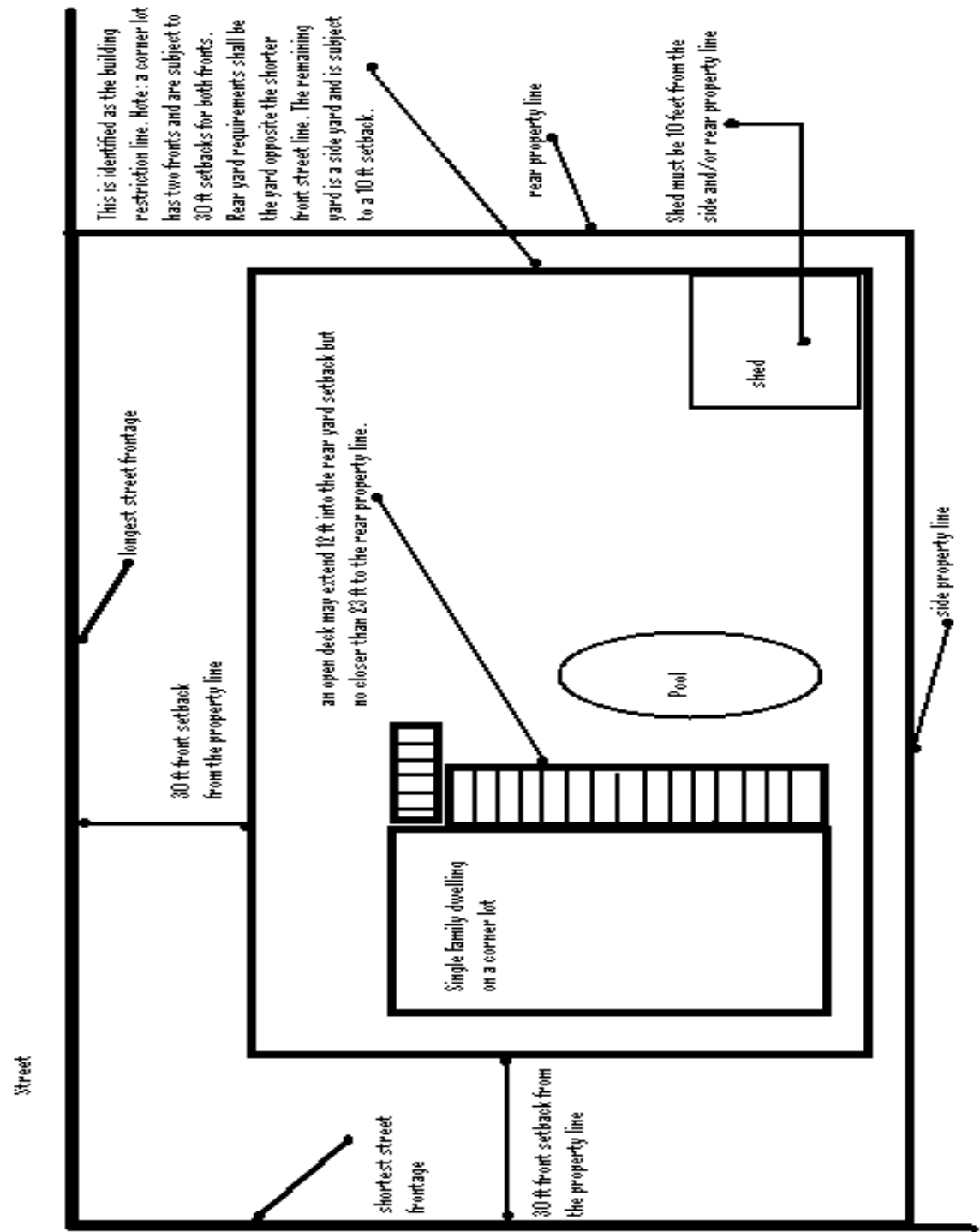
Cluster Subdivisions:

1. Arbor Glen
2. Ashby Woods
3. Breckenridge Farms
4. Broad Creek Estates
5. Chancellorsville Crossing
6. Chancellor's Pond
7. Estates of Keswick
8. Estates at Kingswood
9. Estates at Terrys Run
10. Everett Estates
11. Fawn Lake (Section 13)
12. Finney Estates
13. Hamilton's Crossing
14. Hawthorne Woods
15. Hilliard Landing
16. Holland Meadows
17. Huntington Meadows
18. Lansdowne
19. Laurel Ridge
20. Lee's Crossing
21. Long Branch Ridge
22. Mansfield Club
23. Marquis Reserve
24. Pelham's East
25. Pelham's Crossing
26. Pennington Estates
27. Plantation Woods
28. River Club
29. River Meadows
30. St. George Estates
31. Stonegate Estates
32. The Estates of Buckingham
33. The Oaks of Chancellor
34. Water Crest Estates
35. Whitehall
36. Wild Turkey Estates
37. Woodland Manor
38. Woods of Breckenridge

Any submissions for Wilderness Camp Resort will require full review by Zoning.

This diagram represents a typical corner lot containing less than two (2) acres and is not to scale. This drawing does not constitute an approved plan and is for information only.

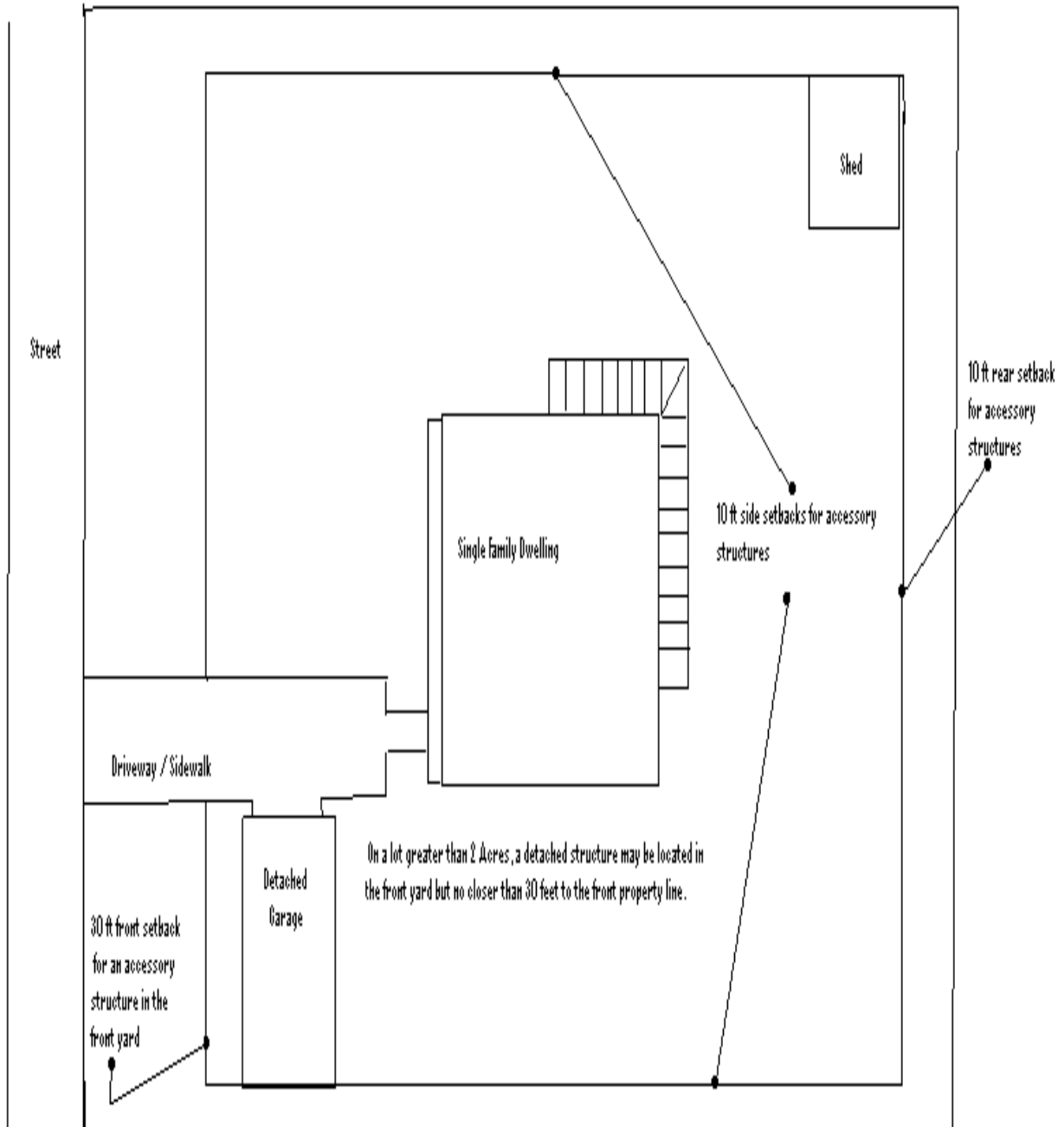
No accessory structure or use shall be located in any minimum required front yard on any lot containing less than two (2) acres in any Residential Resort or Resort Agricultural District containing less than one (1) acre



This is identified as the building restriction line. Note: a corner lot has two fronts and are subject to 30 ft setbacks for both fronts. Rear yard requirements shall be the yard opposite the shorter front street line. The remaining yard is a side yard and is subject to a 10 ft setback.

Example #1

This diagram represents a typical lot containing greater than two (2) acres and is not to scale. This drawing does not constitute an approved plan and is for information only.



Example #2