RABUN COUNTY PLANNING AND ZONING OFFICE
18 Old Raco High Dr. Suite 102
CLAYTON, GA 30525
TELEPHONE: 706-782-1579 FAX: 706-212-2701

NOTICE TO ALL APPLICANTS FOR RABUN COUNTY BUILDING PERMITS

Effective May 24, 2006 copies of the following items will be required prior to the issuance of a building permit by Rabun County:

1. Building permit application (available at office)
2. Plat of the lot or land parcel
3. The location of the proposed building on the said lot or parcel
4. Plans for the proposed building to include elevation
5. Approved septic system permit
6. Contractor's state license number or a homeowner's affidavit if you are building structure

Permit applicant and/or property owner will be responsible for compliance with all federal, state and county regulations regarding building setbacks, grading setbacks, soil erosion plans and maximum height allowances.

Failure to comply with these regulations will result in enforcement action being taken.

DATE _____

OWNER _____

CONTRACTOR _____

1. _____ [ ] SIDE AND REAR SETBACK LINES ARE 15 FEET FROM PROPERTY LINES.

2. _____ [ ] FRONT SETBACK LINES ARE 25 FEET FROM ROAD RIGHT-OF-WAYS.

3. _____ [ ] SETBACK FROM STATEWATERS ARE 25 FEET FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

4. _____ [ ] SETBACK FROM TROUT WATERS ARE 50 FEET FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

5. _____ [ ] THE HIGHEST LIVING FLOOR HEIGHT OF ALL BUILDINGS AND STRUCTURES IN ALL USE DESTRICTS CANNOT EXCEED 26 FEET. THE OVERALL BUILDING HEIGHT OF ANY SINGLE-FAMILY RESIDENTIAL OR COMMERCIAL BUILDING OR STRUCTURE CANNOT EXCEED 40 FEET.

6. _____ [ ] ALL AREAS OF ERODIBLE EARTH MATERIAL SHALL BE EXPOSED NO LONGER THAN SEVEN DAYS BEFORE THE AREA IS STABILIZED WITH GRASS, STRAW, MULCH AND SEED OR A COMBINATION OF THESE.

Each of the six items above must be initialed by property owner and checked off by a member of the Planning and Zoning Department

I also agree to comply with all Department of Natural Resources, F.E.M.A., state laws and Rabun County ordinances.

_____

APPLICANT DATE ZONING OFFICER DATE