



Residential Permit Application

Accessory Structure ~ Fence ~ Swimming Pool

Staff Use Only
 Received: _____
 Staff: _____
 Inspected: _____

City of Conway Planning Department
 206 Laurel Street, 29526

Phone: (843) 488-9888
 Conway, South Carolina

FAX: (843) 488-9890
www.cityofconway.com

Application must be completed prior to the issuance of a building permit for the construction, enlargement, or modification to an accessory structure. Separate permits are required for electric, plumbing, gas, and HVAC work as may be authorized under the building permit. When payment has been received and the application has been approved, a building permit will be issued.

Property Owner:	Daytime phone:	
Applicant:	Daytime phone:	
Applicant's mailing address:		
City:	State:	Zip Code:
Applicant's e-mail address:	Fax:	

TYPE OF WORK:

Pool: _____ fencing type at a minimum of 48" in height (from grade).
 Fence: _____ proposed height
 New accessory structure: _____ Sq. Ft.
 Addition to an existing accessory structure: _____ Sq. Ft. addition
 Garage: _____ Sq. Ft.

- For detached structures over **200' square feet** in size, please note siding material as required by Section 5.2.1 (A): _____
- For structures between **200' and 399' square feet** in size, please note siding material as required by Section 5.2.1 (A): _____
- For structures **400' square feet** in size or greater, please note siding material that architecturally compliments the primary structure _____
- For **detached garages on corner lots** please note siding material that architecturally compliments the primary structure _____

Please include a scaled site plan, or sample plan provided, indicating where the requested accessory structure, pool, or fence is to be placed along with any existing accessory structures on the subject property.

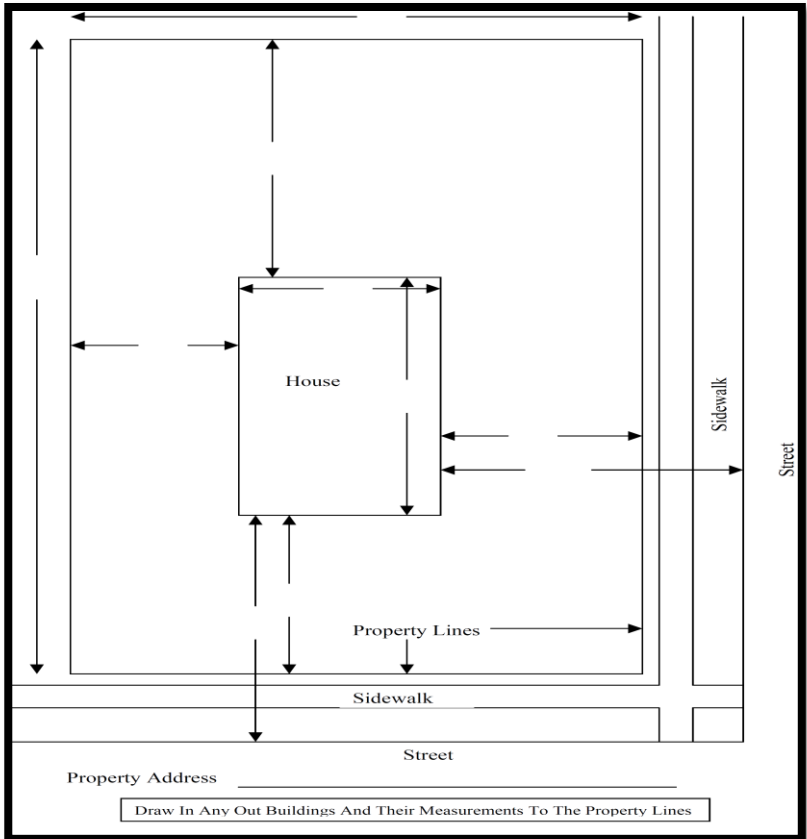
I hereby certify that I have read this application and know the same to be true and correct. I understand that construction will be inspected for compliance with the 2006 International Residential Code, as amended, and other State and City of Conway ordinances governing this work and agree to abide by the same whether specified herein or not. I further understand that the granting of a permit does not presume to give authority to violate or cancel the provisions of any State or City ordinance regulating construction or the performance of construction. Issuance of a permit does not imply or represent that proposed construction complies with subdivision or deed restrictions, restrictive covenants, or other conditions which may be applicable to a particular parcel of property. I further acknowledge that I am in compliance with these deed restrictions, restrictive covenants, and all City of Conway Zoning Ordinance regulations.

Signature of Applicant: _____ Date _____

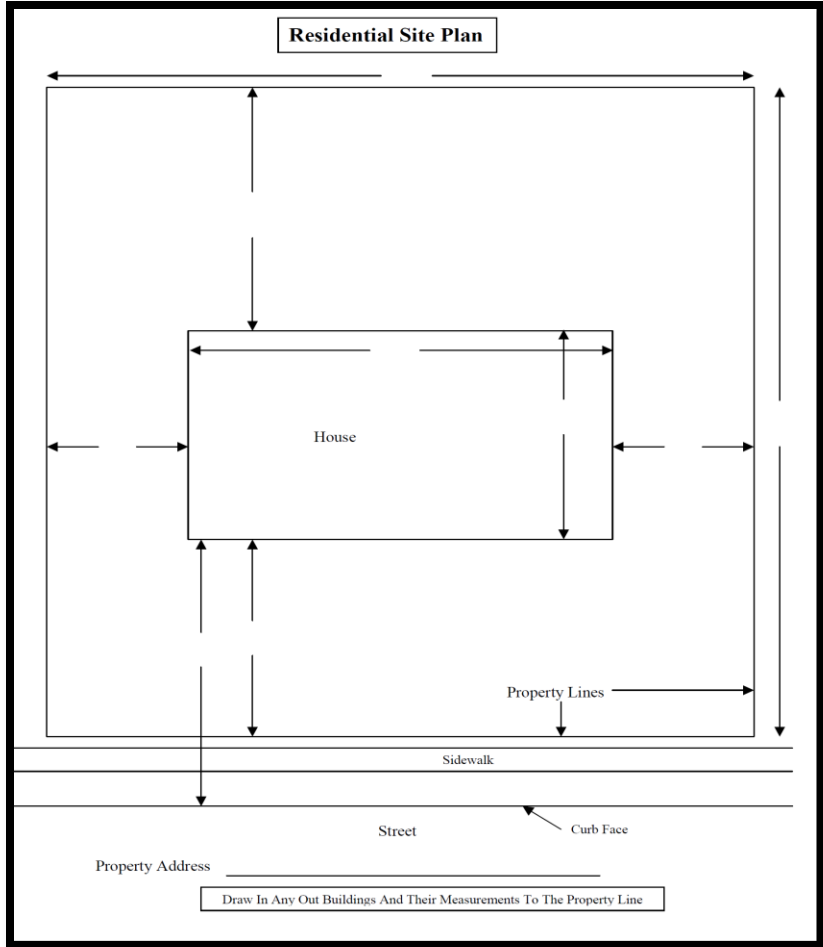
Printed Name: _____

Approved: _____ Conditions: _____ Date _____

Corner Lot



Interior Lot



5.2.1 Accessory Structures

- A. Single-family detached dwelling, single-family semi-detached dwelling, and two family dwelling uses shall be permitted to construct and utilize structures which are accessory to the principal use of the property (including but not limited to detached private garages, storage sheds, children's playhouses, private kennels, non-commercial greenhouses, bath houses, cabanas, gazebos, and structures designed and used for purposes of shelter in the event of a man-made or natural catastrophe). They shall meet the following requirements:
1. Location: Shall be located in the rear yard only. Detached garages and gazebos may also be located in the side yard.
 2. Setbacks: Shall be located a minimum of five (5) feet from all property lines, other accessory structures, and the principal structure. Detached garages and gazebos located in the side yard shall meet the setback requirements of the zoning district and shall not be located more forward than the front façade of the primary structure. Building codes and buffers, landscaping, and other requirements stated throughout the UDO may require a greater setback.
 3. Height: Shall not exceed fifteen (15) feet in height unless it is located entirely in the buildable area of the lot in which it is located. If the accessory structure is more than fifteen (15) feet in height, it will be subject to the maximum height requirements of the zoning district and shall not be higher than the principal structure.
 4. Number: Shall be limited to three (3).
 5. Size: The total square footage of all accessory structures on a lot shall not exceed fifty (50%) percent of the rear yard. The square footage of one (1) accessory structure shall not exceed 50% of the area of the primary structure on the same lot.
 6. Design: The following design standards shall be required:
 - a. Less than two hundred (200) square feet: If the structure exceeds ten (10) feet in height, it shall not be constructed with any corrugated metal, sheet metal, and / or exposed metal and shall be required to use stucco, tabby, wood siding, brick, fiber cement siding, or other material with similar texture.
 - b. Between two hundred (200) and three hundred ninety-nine (399) square feet: Shall not be constructed with any corrugated metal, sheet metal, and / or exposed metal and shall be required to use stucco, tabby, wood siding, brick, fiber cement siding, or other material with similar texture.
 - c. Four hundred (400) square feet and greater: Shall not be constructed with any corrugated metal, sheet metal, and / or exposed metal and shall architecturally complement the primary structure in exterior finish and roof pitch.
 - d. Corner lots: In addition to the design standards stated above, the following conditions shall apply to accessory structures located on a corner lot:
 - i. Detached garage: Shall architecturally complement the primary structure in exterior finish and roof pitch.
 7. CAB: Any proposed accessory structure that is located in a Historic Design Review District shall be approved by the Community Appearance Board (CAB).

5.2.8 Residential Swimming Pools & Spas

A swimming pool, hot tub, or other type of spa may be constructed on the side or rear yard of a private residence under the following conditions:

- A. The edge of the water must be at least three and a half (3.5) feet from all required setbacks and from any buildings.
- B. Fencing and/or a suitable enclosure device shall be provided, in compliance with applicable building codes.
- C. Pool lighting shall be shielded and oriented away from adjacent properties. If individual light shielding is not provided, they shall be placed so that enclosure walls or fences direct light away from adjacent properties.

5.2.3 Fences & Walls

A fence or wall of any construction may project into or enclose required yards (but not over any boundary) in all zones providing that a maximum height, measured from the natural grade at which the fence or wall occurs, does not exceed the following:

- A. Commercial and Residential:**
1. Front yards—4 feet,
 2. Side yards--6 feet, (Fences and walls on corner lots, adjacent to major and minor arterial roads, may be up to six (6) feet in height)
 3. Rear yards--8 feet,
- B. Industrial Zoning Districts:**
1. Front yards--6 feet (not permitted in any required front setback),
 2. Side yards--10 feet,
 3. Rear yards--10 feet,
- C. Corner Lots:** A fence or wall located on a corner lot may be up to six (6) feet in height provided it is located adjacent to a major or minor arterial road, and meets a mandatory ten (10) foot setback from the public right-of-way or lot line.
- E. Design:** Wherever a fence or wall is installed, if one side of the fence or wall appears more "finished" than the other (i.e. one side has visible support framing and the other does not), then the more "finished" side of the fence shall face the perimeter or outside of the lot, rather than facing the interior of the lot. This design provision shall also be mandatory for fences and walls required for buffering and screening purposes. Decorative or ornamental wood, brick, stone or stucco piers, built as a structural component of a fence, wall, or gate may be located in all required yards.
- F. Maintenance:** The structural and aesthetic integrity shall be maintained for all new and existing fences and walls. Any fence or wall provided to meet buffering and screening requirements may be exempted from the height and location standards as necessary to meet the requirements of that section. All fences and walls must meet the requirements of Article 9 (Landscaping & Buffering).