

CITY OF EDEN PRAIRIE

Certificate of Zoning Application

City Code Section 11.77 – Zoning Certificate and Certificate of Occupancy -See Reverse side for copy of City Code

Applicant information

Name: _____ Phone # ____ - ____ - _____

Address: _____

Site Address and Zoning

Occupant or Company

Name: _____

Address: _____

Zoning Classification (circle one:) R, R1-44, R1-22, R1-13.5, R1-9.5, RM-6.5, RM-2.5, Office, I-Gen, I-5, I-2, C-Reg, C-Reg-Ser, C-Com, N-Com, Public

Description of business activity:

Check Appropriate Use(s) and Square Footage Feet

		<u>Percent Space</u>	<u>Square Feet</u>
<u>Office</u>	- Business and Professional Office Space	_____	_____
<u>Commercial</u>	- All Direct Retail Sales of Goods & Services	_____	_____
<u>Industrial</u>	- Manufacturing (Processing, Packaging, Assembling, Compounding)	_____	_____
	- Warehouse (Storage)	_____	_____
<u>Public</u>	- Church, Airport Facility,	_____	_____
<u>Other</u>	- Business in Residential Structures	_____	_____

The applicant understands that the City may request additional information prior to approving or denying this application. The applicant understands that the information supplied may will be used in the issuance of a Zoning Certificate.

Applicants Signature: _____ Date: _____

Official Use: Date Received: _____, Date Approved: _____ Date Denied: _____

Lot: ___ Block: ___ Subdivision: _____ PID ___ -116-22- _____

Comments/Conditions: _____

SECTION 11.77. ZONING CERTIFICATE AND CERTIFICATE OF OCCUPANCY.

Subd. 1. Purposes and Requirements. To ensure that each new or expanded use of a structure or site and each new structure or alteration of an existing structure complies with all applicable provisions of this Section, and in order that the City may have a record of each new or expanded use of a structure or site, a zoning certificate is required before any building permit may be issued or any structure or site used; and a certificate of occupancy required by the Building Code shall be issued only for a structure that conforms with the zoning certificate.

Subd. 2. Building Permit. A building permit shall be issued only upon execution of an approved zoning certificate.

Subd. 3. Occupancy Certificate.

- A. A certificate authorizing occupancy shall not be issued until all requirements of this Section and conditions attached to any variance have been fully met.
- B. A temporary certificate may be issued when certain conditions or requirements cannot be met due to weather or other conditions beyond the control of the owner but only when occupancy will not be detrimental to the health, safety or general welfare of the occupants or neighbors.