



## ZONING CERTIFICATE

Town of Perryville  
515 Broad Street  
P.O. Box 773  
Perryville, MD 21903

Cert No. \_\_\_\_\_ Date Submitted \_\_\_\_\_ Date Approved \_\_\_\_\_  
Applicant (Contact Name) \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_ Email \_\_\_\_\_  
Property Owner \_\_\_\_\_ Phone \_\_\_\_\_  
Location \_\_\_\_\_  
Approved Use \_\_\_\_\_  
Scope of Work \_\_\_\_\_  
Map \_\_\_\_\_ Block/Lot \_\_\_\_\_ Parcel \_\_\_\_\_ Dist-Account \_\_\_\_\_ Zoned \_\_\_\_\_

### FOR USE OF OFFICE STAFF ONLY

Use of property and structure(s) as indicated above is subject to but not limited to:

1. Approval and issuance of permits by Cecil County Building Inspector.
2. Approval and issuance of permits by the Maryland State and Cecil County Health Departments.
3. Approval and issuance of permits by Cecil County Plumbing Inspector.
4. Approval and issuance of permits by Cecil County Electrical Inspector.
5. Approval and issuance of Zoning Certificate from Perryville Planning Commission/Zoning Administrator.
6. Minimum yard requirements to be as follows:
  - A. Front yard depth to be no less than \_\_\_\_\_ feet from front property line.
  - B. Rear yard depth to be no less than \_\_\_\_\_ feet from rear property line.
  - C. Side yard depth to be no less than \_\_\_\_\_ feet from side property line.
7. Maximum Height: Structure(s) not to exceed \_\_\_\_\_ stories or \_\_\_\_\_ feet in height.
8. Other \_\_\_\_\_

Use of the above property as located by the applicant, owner or agent, for the use indicated by the applicant, owner or agent, is Approved, subject to the conformity of the use and location with the minimum requirements and specifications of the Zoning Ordinance for the Town of Perryville, Maryland, adopted January 20, 2005 and Amendments thereto. It is the responsibility of the applicant, owner or agent, to comply with the requirements of the Zoning Ordinance. Penalties for violations are indicated in the Ordinance.

I HAVE READ AND UNDERSTOOD THE CONDITIONS OF APPROVAL SET FORTH IN THIS ZONING CERTIFICATE.

SIGNATURE OF OWNER OR AUTHORIZED AGENT \_\_\_\_\_

DATE \_\_\_\_\_

ARE FLOODPLAIN Regulations applicable to this permit: \_\_\_\_\_ YES \_\_\_\_\_ NO

1. 100 Year flood elevation \_\_\_\_\_
2. Proposed structural lowest flood elevation \_\_\_\_\_
3. Is structure(s) \_\_\_\_\_ Elevated \_\_\_\_\_ Flood proofed

FLOOD CONSTRUCTION APPROVED: \_\_\_\_\_

ZONING ADMINISTRATOR OR AGENT \_\_\_\_\_

DATE \_\_\_\_\_

ARE PERRYVILLE CHESAPEAKE BAY CRITICAL AREA Regulations applicable to this permit: \_\_\_\_\_ YES \_\_\_\_\_ NO

If yes, Approved by: \_\_\_\_\_

ZONING ADMINISTRATOR \_\_\_\_\_

DATE \_\_\_\_\_

Site Plan Approval Required \_\_\_\_\_ YES \_\_\_\_\_ NO

If yes, Approved by: \_\_\_\_\_

PLANNING COMMISSION CHAIRMAN \_\_\_\_\_

DATE \_\_\_\_\_

### ZONING CERTIFICATE APPROVED BY:

ZONING ADMINISTRATOR \_\_\_\_\_

DATE \_\_\_\_\_

DOES PROPOSED USE REQUIRE EXTENSION OF SERVICE? ☐ NO ☐ YES-APPROVED BY: DPW \_\_\_\_\_ ENGINEER \_\_\_\_\_

Signature(s) at pickup: \_\_\_\_\_

OWNER: \_\_\_\_\_

FEE: \_\_\_\_\_

APPLICANT: \_\_\_\_\_

RCVD BY: \_\_\_\_\_

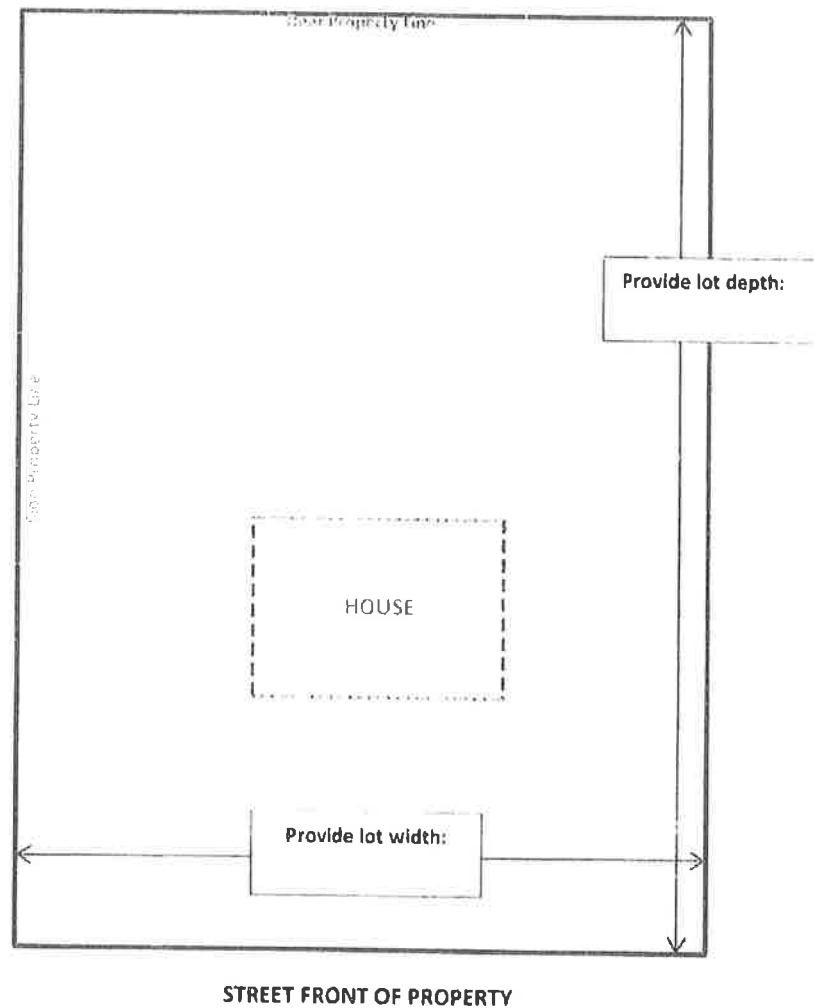
DATE: \_\_\_\_\_

NOTE: Any decision of the Zoning Administrator/Planning Commission may be appealed within 20 days to the Perryville Board of Zoning Appeals. Please provide location of proposed project on property survey or plat showing distances from rear, front, and side property lines, and dimensions of the project. Zoning Certificate expires one (1) year from issuance—see Zoning Ordinance Section 45 Expiration of Permits.

**PLOT PLAN**

**Provide your property address:**

**INSTRUCTIONS:** Zoning Certificate submittal must include a Plot Plan to show location of new use on your property such as a shed, garage, pool, deck, patio, driveway, placement of fence. Locate clearly and distinctly all buildings, existing or proposed, and indicate all setback dimensions from property lines. Include whether this is an interior or a corner lot.



\*Shed or garage may be located in rear yard 5 feet from side and rear property lines, unless further restricted by utility easements; may not occupy more than 30% of rear yard.

\*Fence may be installed on property line, however front yard requires 1 foot setback; height restricted to 3-1/2 feet in front, 6 feet in rear. Property Owner is responsible for accuracy of installation on property lines.

\*Other restrictions may apply with proposed use and will be determined during the review process.



## Zoning Certificate

For information contact Amanda Paoletti  
Planning & Zoning Coordinator  
Phone 410-642-6066, x2010  
Fax 410-642-2677  
Email: [apaoletti@perryvillemd.org](mailto:apaoletti@perryvillemd.org)

A Zoning Certificate certifies the Town of Perryville has approved a proposed use of property as being consistent with the provisions of the Zoning Ordinance. No building or other structure shall be erected, moved, added to, or structurally altered, or use of land be changed without a Zoning Certificate. Property changes include change of use, interior and exterior renovation, addition, demolition, shed, garage, deck or porch, fence, patio or sidewalk, driveway, swimming pool, or signage. An approved Zoning Certificate is good for one (1) year from date of issue.

Complete the Zoning Certificate Form – available at Town Hall or Town website [www.perryvillemd.org](http://www.perryvillemd.org) (select Forms & Documents, under Planning & Zoning):

- Applicant – Name and address of applicant--if applicant is not the property owner a Letter of Authorization is required for permission to apply for a Zoning Certificate/ permit (form is available on website).
- Phone – Number where applicant can be reached.
- Property Owner – Name and address of property owner name with phone number; if property is a recent purchase, please provide a copy of your settlement statement or deed.
- Location – Address where work is to be done.
- Proposed use – Description of proposed use (8'x10' deck or 12'x20' shed, 6' privacy fence, coffee shop).
- Signature of owner or applicant/authorized agent.

With Zoning Certificate, include the following information:

- Plot Plan/ Location Survey (recommended) or rendering showing the dimensions and shape of the lot to be built upon with the location and dimensions for the proposed structure with distances from property lines and other structures.
- If applicable, three (3) sets of construction plans/specifications with sufficient clarity and detailed dimensions to show the nature and character of the work to be performed in conformance with the Building Code. One (1) set will be retained for Town file and two (2) sets returned for submittal to Cecil County, the Town's building authority.
- Cecil County building permit as required for uses subject to inspections.
- Letter of Authorization from the property owner (form available on website).
- If applicable, provide detailed description of proposed use or business plan.
- Pictures or diagrams to illustrate proposed use.
- If property is located in the Chesapeake Bay Critical Area (within 1,000 feet from tidal waters) additional information will be required.

After review and approval you will be notified when the Zoning Certificate is ready for pickup and applicable fee. Town Hall is open Mon & Tues 8:00 to 5:30, Wed & Thurs 8:00 to 4:30, and Friday 8:00 to 2:30 p.m.

If a Cecil County Building Permit is required -- Information and permit forms are available at [www.ccgov.org](http://www.ccgov.org), select Government, Permits & Inspections, or call 410-996-5235. The office is located at 200 Chesapeake Blvd, Suite 2200, Elkton, MD 21921.

### NOTES:

- Shed and detached garage must be five (5) feet from property line(s) unless further restricted by utility or storm water easements;
- Additions and attached garages per Section 238 requirements;
- Fences may be installed on the property line but the owner is responsible for proper placement; one (1) foot setback from front property line in front yard; fence height limited to 3 ½ feet in front yard and 6 feet in side or rear yard;
- Other restrictions may apply as determined during the review process.

Revised 7/17/2017