

Shenandoah County

PLANNING AND ZONING

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The Shenandoah County Planning and Zoning Office requires an Affidavit For Use Of Storage Building for all storage buildings constructed on parcels that contain no dwellings. The instructions for this form are listed below. The *Shenandoah County Zoning Ordinance* defines a storage building or storage shed as:

A building either erected on the premises or assembled elsewhere and brought to the premises and used for storage purposes. It shall have no kitchen or bathroom facilities and shall not be used for living quarters nor used for dwelling purposes, or occupied overnight.

Instructions for filling out an Affidavit For Use Of Storage Building are as follows:

1. Obtain an Affidavit For Use Of Storage Building in the Planning and Zoning Office.
2. Fill in your name and tax map number in the first paragraph of the form.
3. Sign the form **in front of a Public Notary**. Our County Administration office employs several Public Notaries who can notarize this form.
4. Take the notarized form to the Shenandoah County Clerk's office to be recorded.
5. Bring a copy of the notarized/recorded form back to the Planning and Zoning Office. A zoning permit will not be issued until this copy has been brought to the Planning and Zoning Office.

**AFFIDAVIT FOR USE OF
STORAGE BUILDING/SHED**

I, _____, certify that the building or structure located at tax map number _____ shall only be used for storage purposes. It shall have no kitchen or bathroom facilities and shall not be used for living quarters nor used for dwelling purposes, or occupied overnight. I understand that if the structure is used for living quarters, for dwelling purposes, occupied overnight, or kitchen or bathroom facilities are placed in the structure, I will be subject to all of the following penalties of law:

1. Violations of the *State Health Code*, per § 32.1-27(A). Each day that a violation is committed is a separate offense. Each offense is a Class 1 misdemeanor. Each offense is punishable by up to a \$2500 fine and/or up to 12 months in jail.
2. Violations of the *Uniform Statewide Building Code*, per § 36-106. Each offense is a Class 1 misdemeanor. Each offense is punishable by up to a \$2500 fine and/or up to 12 months in jail.
3. Violations of *Chapter 22, Article 7, Zoning of the Code of Virginia*, per § 15.2-2286.5. Each offense is a misdemeanor punishable by not less than \$10 nor more than \$1000, per 30 day period.

I understand that the Zoning Administrator or his representative will inspect my land at least two times, once before a zoning permit for the storage shed or building is issued and at least once after the storage shed or building has been installed. I understand that all inspections after the storage shed or building has been installed will be unannounced and will be for compliance purposes. I understand that if I am using the storage shed in an illegal manner, I will be prosecuted to the fullest extent of the law. My signature on this affidavit constitutes consent for the Zoning Administrator or his representative to inspect my property.

Landowner Signature

Landowner Signature

STATE OF _____

CITY/COUNTY OF _____, To-wit:

The foregoing instrument was acknowledged before me in the city/county aforesaid, this _____ day of _____, 20____, by _____.

My commission expires: _____.

Notary Public