



LAND USE PERMIT APPLICATION

For sheds and accessory buildings 200 sq. feet and under, fences, driveways, patios, or any type of flat work (pavers and cobbles.)

PERMIT #: LUP 20-_____

PROPERTY OWNER INFORMATION

Name:

Address:

Email:

Phone:

CONTRACTOR INFORMATION, IF OTHER THAN OWNER

Contractor Name/Business:

License #:

Address:

Email:

Phone:

PROPERTY INFORMATION

Detailed Description of Proposed Use/Structure:

* Estimated Completion Date:

Project Address:

Parcel #:

Subdivision:

Lot #:

Acreage:

Current Zoning:

APPLICATION TYPE (CHECK ALL THAT APPLY):

Fence (attached page must be filled out)

Interior Lot

Corner Lot

New structure (This form is for structures 200 sq. ft. and under. Anything over 200 sq. ft. must have a building permit)

Shed

Other:

Patio

RV PADS/Expand Driveway

Other (explain):

**** Submit a site plan drawing (next page) with your application. Aerial photos will not be accepted.**

Applicant's Signature

Date

Owner's Signature, if other

Date

Staff Approval

Date

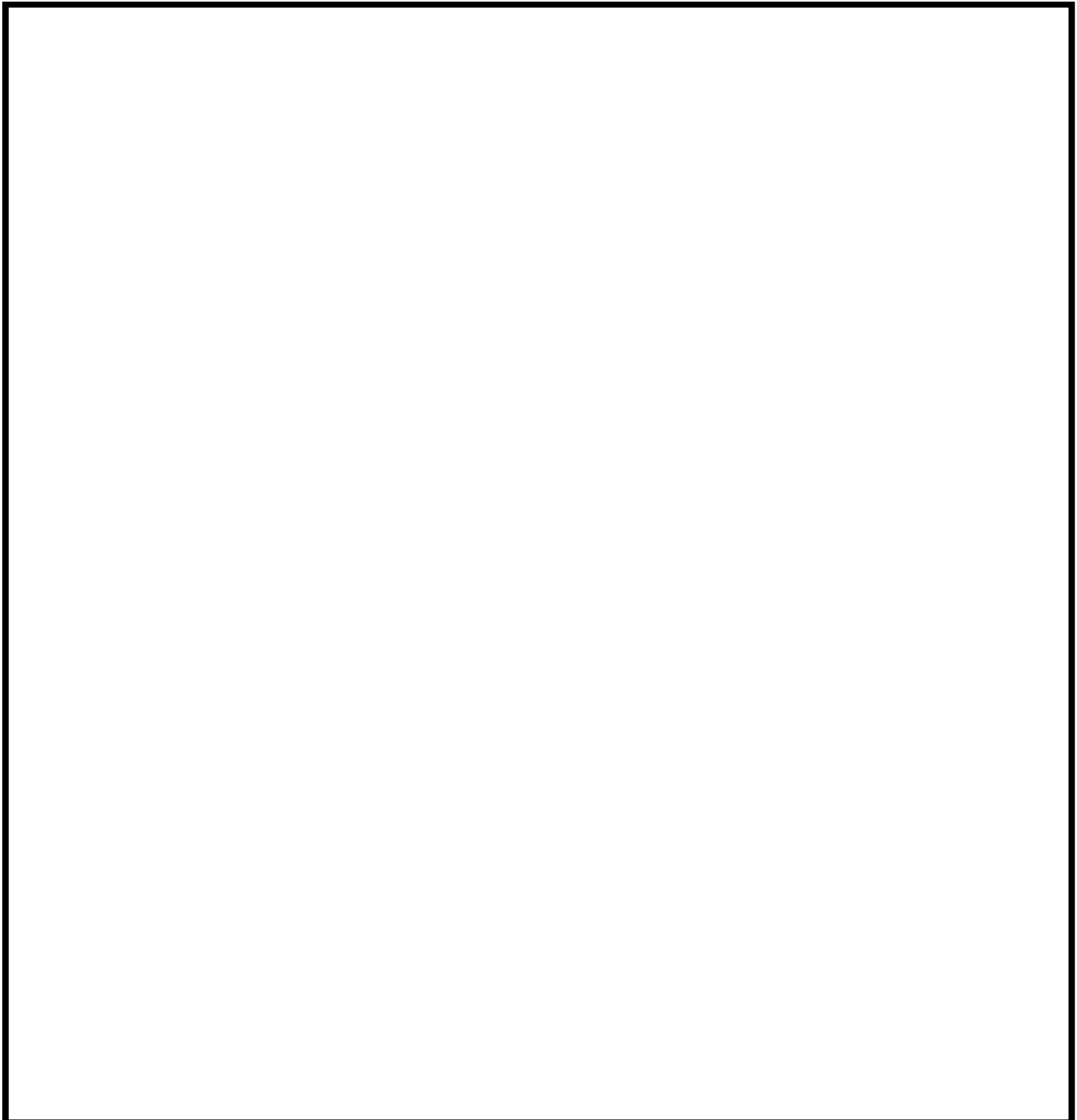
Office use only:

Date Received _____ Received by: _____

Please provide a Site plan, or overhead view, of the property showing:

- ✓ Property lines
- ✓ All streets and sidewalks
- ✓ Location of any buildings
- ✓ Location of any parking areas and driveways
- ✓ All dimensions/setbacks, including the proposed height of fences, if applicable
- ✓ Material used

If proposing concrete or shed, please provide concrete square footage. Existing _____
Proposed _____



ACCESSORY BUILDING (SHED) GUIDELINES

200 square feet or less

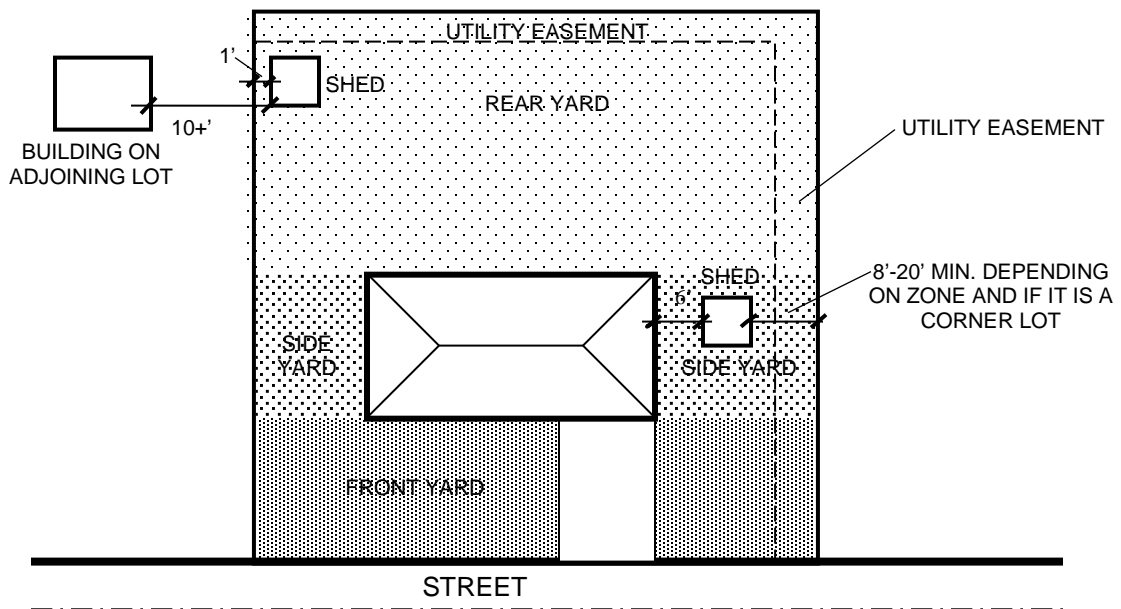
No accessory buildings are allowed in the front yard.

Accessory buildings located in the rear yard must be located not less than 6' (measured from eave to eave, not wall to wall) from the main building, not less than 1' from property line (measured from eave) and no less than 10' from any building (eave to eave) located on an adjacent lot.

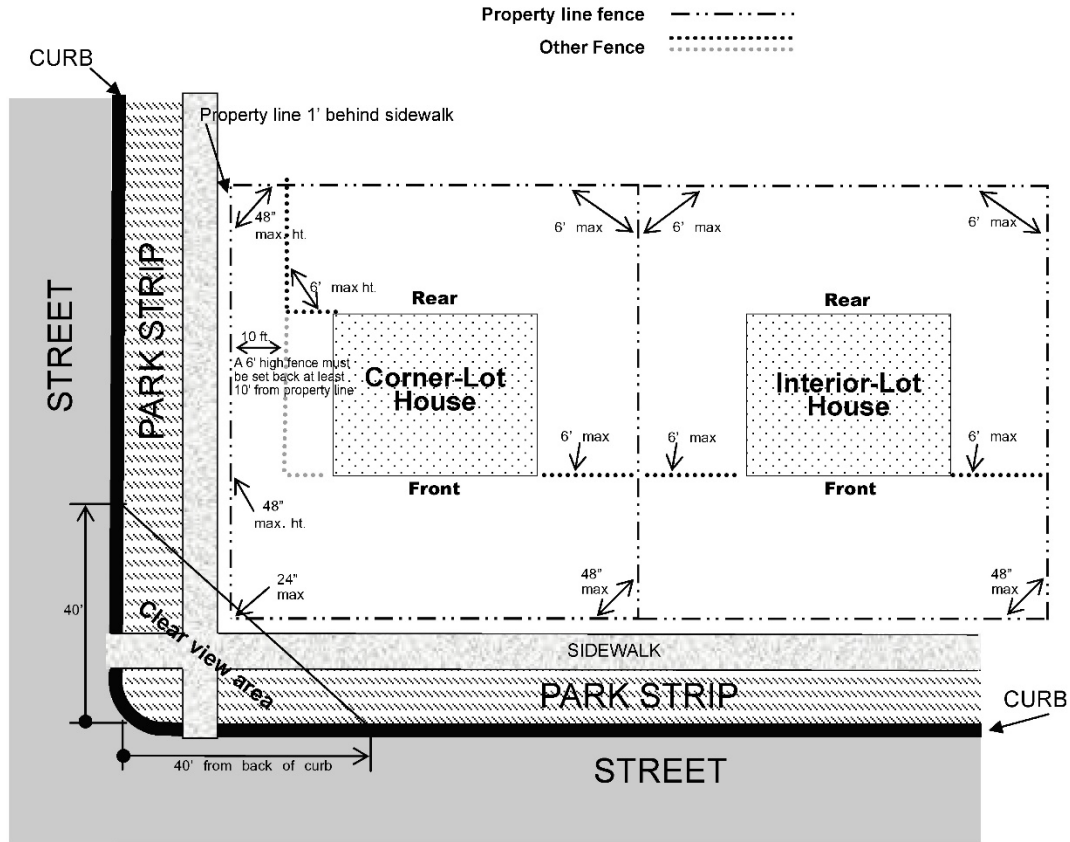
In addition, if an accessory building is to be located over utility or other easements, written permission must be obtained from the utility companies or easement holder to allow such placement. (See attached sheet for contact information of utility companies).

No accessory building may exceed 19' measured from finished floor to midway of roof, and no wall may exceed 10' measured from finished floor.

Accessory buildings are allowed in the side yard, but must be located at least 6' (eave to eave) from the main building and at least 10' from any buildings on an adjacent lot (eave to eave). In addition, they must also meet side yard setback requirements, which vary from 8'-20' depending on what zone the property is located in and whether the shed is located on a corner lot. (Please call 622-2913 for zoning information). Note that many side yards are not wide enough to accommodate an accessory building and still meet side yard setback requirements.



FENCE GUIDELINES



10-14-8: FENCE HEIGHT REGULATIONS:

A. Maximum Specified: No fence or other similar structure may be erected in any required front yard of a dwelling to a height in excess of four feet (4'); nor shall any fence or other similar structure be erected in any side or rear yard to a height in excess of six feet (6')

B. Corner Lots: On corner lots, no fence or other similar structure may be erected in any yard bordering a street or front yard of an adjoining lot to a height in excess of four feet (4'), except a six foot (6') high fence may be placed not less than ten feet (10') away from the property's side yard property line, with said fence not to extend further toward the front of the property than a point equal to the front line of the house. From the rear of the house to the front of the house a fence shall:

1. Be made of a permanent material such as wrought iron or vinyl, excluding wood.
2. The stiles of the fence shall not be greater than three-fourths inch ($3/4$ ") wide.
3. The stiles of the fence shall be placed four inches (4") apart.
4. The fence shall be clear view. No vegetation or materials may obstruct the view at any time.

Provided, however, that the Hearing Officer may grant special exceptions as provided for in subsection [10-4-6B](#) of this title, to allow fence types and fence heights of up to six feet (6') in height for public and semipublic buildings, including schools and churches, where the Hearing Officer finds: 1) the fence height is necessary for protection or safety of persons or property; 2) no significant adverse effect will be suffered by any surrounding property; and 3) the requirements of section [10-14-14](#) of this chapter are maintained.