



# 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.)

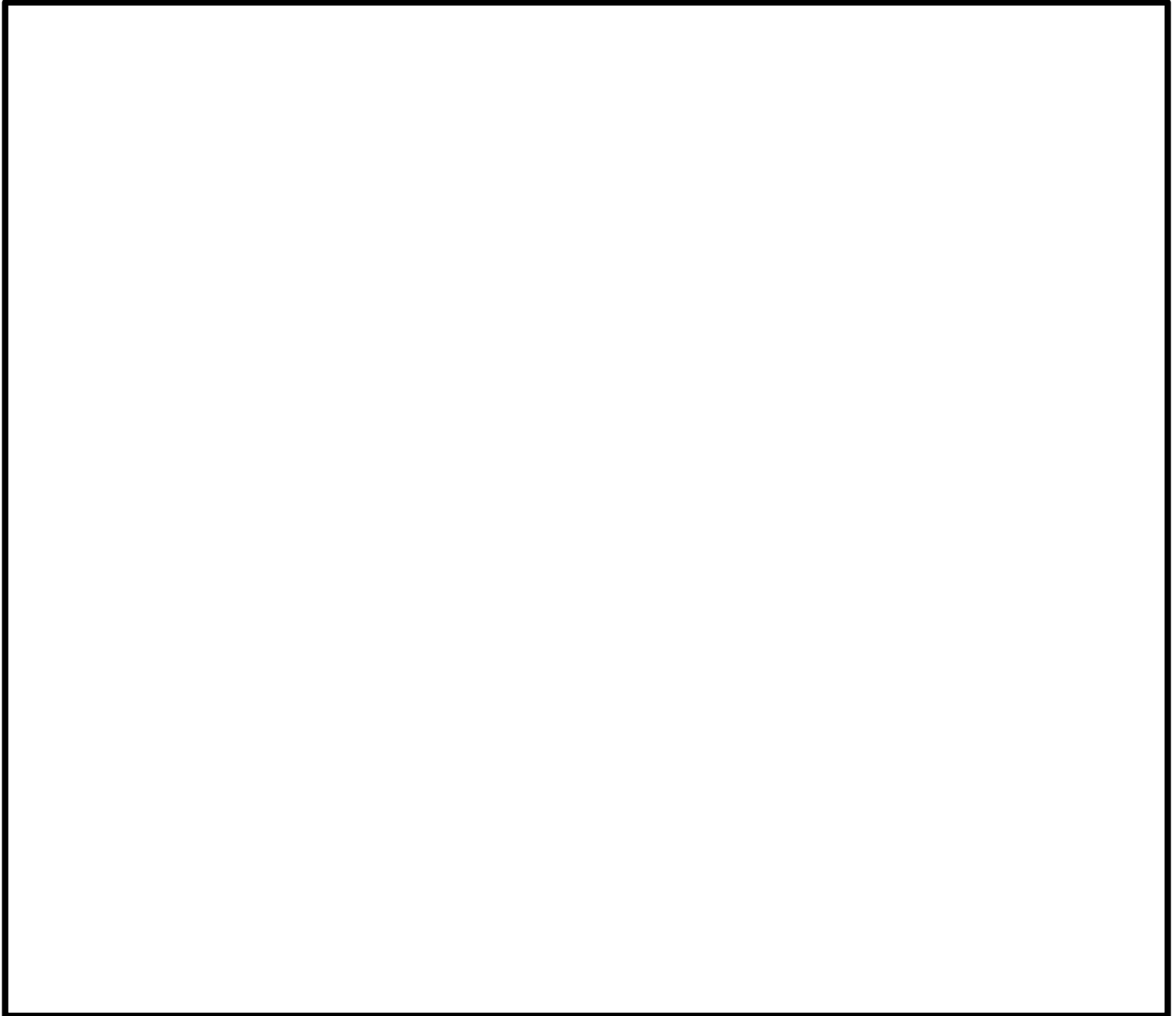
PERMIT #: LUP 21- \_\_\_\_\_

APPLICATION TYPE (CHECK ALL THAT APPLY)		
<input type="checkbox"/> <b>Fence</b> <input type="checkbox"/> Interior Lot <input type="checkbox"/> Corner Lot	<input type="checkbox"/> <b>New structure</b> (This form is for structures 200 sq. ft. and under. Anything over 200 sq. ft. must have a building permit) <input type="checkbox"/> Shed <input type="checkbox"/> Other: _____	
<input type="checkbox"/> <b>Patio</b>	<input type="checkbox"/> <b>RV Pad/Driveway Expansion</b>	
<input type="checkbox"/> <b>Other (explain):</b>  		
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:	

***You must attach a site plan drawing of your project or fill out the next page.***

**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



**APPLICANT- PLEASE READ CAREFULLY**

I agree to comply with all city, county, and state building laws and ordinances. I certify that the representations in this application for a land use permit are true and accurate, and I agree that any misrepresentations or error herein are the sole responsibility of applicant and shall in no way incur or accrue liability or obligation to enforcing officers or agents.

This permit becomes null and void if work on construction authorized is not commenced within 180 days, or if constructions or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

Applicant's Signature \_\_\_\_\_

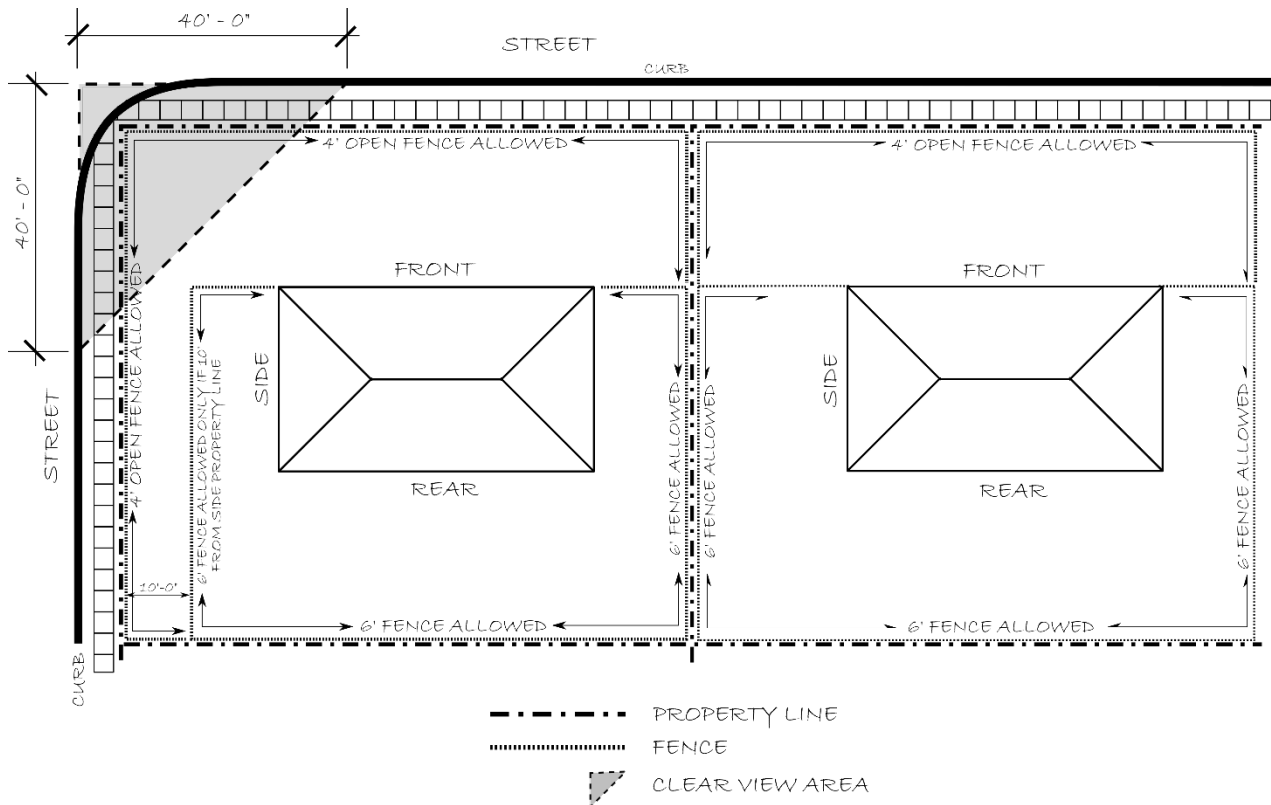
Date: \_\_\_\_\_

Owner's Signature, if other \_\_\_\_\_

Date: \_\_\_\_\_

# FENCE GUIDELINES

- For interior lots, any fence in the front yard must be 4' or less and must be open. The definition of an open fence is “at least fifty percent (50%) open and which does not present a visual barrier/hazard for pedestrians or drivers.” In the side and rear yards, fences may be 6' or less and do not need to be open.



## Please note:

- If a fence is located on the property line, signatures of the adjoining property owners must accompany this permit. If signatures cannot be obtained, the fence must be built on the applicant's property. It is the applicant's responsibility to ensure the fence is located on their property.
- Call "Blue Stakes" at 1-800-662-4111 three (3) days before you dig. All utility departments (gas, water, electric) should be contacted prior to fence installation regarding meter access requirements and policies. Any fence installed in easements may be removed or modified by those holding rights to use the easement.
- South Ogden City is not responsible for inaccurate representations of property lines. Existing fences and online parcel lines may not accurately represent property lines. A private survey is the best way to ensure your fence is on your property.
- South Ogden City may rescind or deny approval if an application is incomplete or inaccurate.
- If the subject property is located in a subdivision that contains recorded CC&R's, the property owner shall be responsible to review any CC&R's for compliance and contact the Homeowner's Association (HOA) to obtain approval of all proposed fencing. City approval of this permit does not deem the fence complies with CC&R's.
- Retaining walls over 4' in height require a building permit. Please call the Building Department for permit details (801-622-2913).

#### **10-14-8: FENCE 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') and must be an open fence as described in 10-2-1 of this title; 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.

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.

- C. Difference In Elevation: Where a fence is erected upon a retaining wall or where for other reasons there is a difference in the elevation of the surface of the land on either side of a fence, height of the fence will be measured from a point halfway between the top of the retaining wall and the land on the lower side, or from the average elevation of the surface of the land on either side of the fence, but nothing herein contained will be construed to restrict a fence to less than four feet (4') in height measured from the surface of the land on the side having the highest elevation.
- D. Exceptions: The provisions of this section shall not apply to fences required by State law to enclose public utility installations and public schools.

#### **10-14-14: CLEAR VIEW OF INTERSECTING STREETS:**

In any zone , no sight obscuring objects in excess of three feet (3') in height, shall be placed on a corner lot within a triangular area formed by the street curb lines and a line connecting them at points forty feet (40') from the intersection of the back of the curbs. Exceptions: a reasonable number of trees pruned high enough to permit unobstructed vision to automobile drivers; an open fence four feet (4') or less in height, pole and pedestal type identification signs that do not obstruct vision to automobile drivers as determined by the City Engineer.

#### **10-2-1: DEFINITIONS:**

FENCE, OPEN: A fence that is at least fifty percent (50%) open and which does not present a visual barrier/hazard for pedestrians or drivers.

## ACCESSORY BUILDING (SHED) GUIDELINES

200 square feet or less

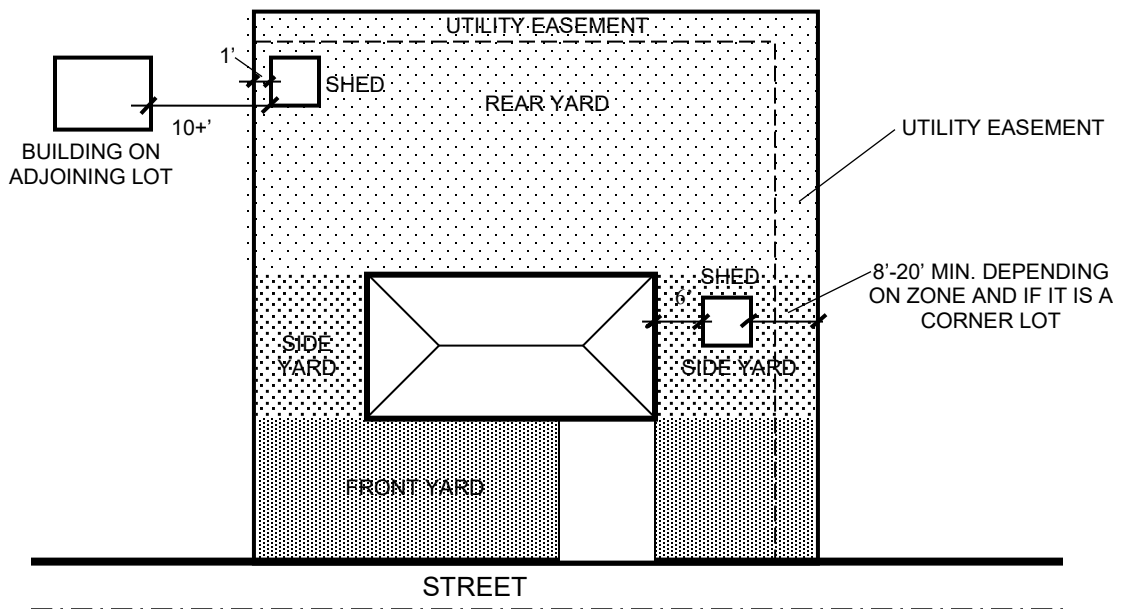
No accessory buildings are allowed in the front yard.

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 next page for utility company contact information.)

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.



## **Utility Easement Encroachment**

Your request for encroachment must specify type of structure and type of footing. Below is a list of the most common utilities.

- |                                 |                   |              |
|---------------------------------|-------------------|--------------|
| • Rocky Mountain Power          | Curtis Galvez     | 801-629-4318 |
| • Qwest                         | Michael Johnson   | 801-675-0680 |
| • Questar Gas                   | Daryn Christensen | 801-324-3149 |
| • Weber Basin Water Conservancy | Adam McKnight     | 801-476-1141 |

It is the Owner's/Contractor's responsibility to verify what utilities are in this area and to contact all utilities for their encroachment