

Residential Additions Building Permit Request Requirements

A **Site Plan** is required with all applications for new construction and/or additions. The Site Plan should include at minimum:

- * Legal description of the property and site address
- * Lot dimensions
- * North Point and Graphic Scale
- * All adjacent streets, easements and alleys
- * Footprint of ALL structures with ALL setbacks and dimensions noted

An example site plan on the reverse side demonstrates the minimum detail expected.

Additionally, the Building Official requires two sets of **Construction Plans** drawn to scale. An approved set of plans will be returned to you; the second set will be filed with the City. The following items must be included on all construction plans (as applicable):

- * Cross section detailing foundation, footings, wall, roof, steps, deck (as applicable)
- * Floor plan of basement and each floor above
- * Foundation drainage
- * Names and addresses of: General Contractor, Plumber, Mechanical, Electrician

The following standards apply for R-1 zoning district:

Site Requirements:

Minimum Lot Area - 10,500 (sgl family) 15,000 (two family)

Minimum Lot Width - 75'

Maximum Lot Coverage - 25%

Setback Requirements:

Front Setback - 30'

Rear Setback - 25'

Side Setback - 6'

Maximum Area of Garage - 1,200 sq. ft.

Corner lots at street intersections shall maintain front yard setbacks on each street side

Structure Requirements:

Maximum Height - 2 & 1/2 Stories

Minimum Building Width - 24'

Minimum Building Area - 576 sq. ft.

Please contact the Planning/Zoning Office with questions at (320) 352-2203.