

CHAPTER 155

BUILDING PERMITS

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155.01 PERMIT REQUIRED. No building or other structure shall be erected, altered, used or occupied within the City without first receiving a permit therefor. Application shall be made in writing, filed with the Clerk and contain the following information:

1. Name. The name and address of the applicant.
2. Location. The street address and full legal description of the property.
3. Proposed Work. The nature of work proposed to be done.
4. Use. The use for which the structure is or will be used.
5. Plans. Application for permits shall be accompanied by such drawings of the proposed work, drawn to scale, including such floor plans, sections, elevations and structural details as the Council may require.

155.02 PERMIT ISSUANCE. A building permit shall be issued by the Clerk for the amount of seven and one-half cents (7.5¢) per square foot for any new residential structure, seven and one-half cents (7.5¢) per square foot for any commercial structure and four cents (4¢) per square foot for garages. A permit for the purpose of remodeling an existing structure shall be issued for the amount of twenty dollars (\$20.00) and a permit for the purpose of constructing a deck, patio, small shed or fence shall be issued for the amount of ten dollars (\$10.00). Permits are only valid for a twelve-month period, beginning with the date of issuance.

155.03 PERMIT EXEMPTION. No permit is needed for remodeling if the outside dimensions are not changed, unless the building is to be changed from its present use.

155.04 REQUIREMENTS.

1. No residential structure is to be placed closer to the front street than the average in the same block, with a minimum required setback of twenty-five (25) feet from the front lot line. Corner lots to be no closer than average in the same block front and side.
2. No building is to be closer than four feet from the side or back lot line. Property owner must be able to mow and maintain from their own property. Property owner must be able to locate all lot markers.
3. No structures or buildings shall be built in alleys, roads, streets or other City property. They must be removed within thirty (30) days and all costs paid by the property owners.
4. Only one housing unit for a 60- to 120-foot lot is permitted unless by Council approval.

5. All mobile, modular and prefabricated and other precut housing or housing units shall have approval before construction starts.

155.05 CONSTRUCTION. Construction shall comply with all requirements of this Code of Ordinances.