Construction Permits

1. Purpose
The purpose of this ordinance is to provide the City Council notice of the type of structure, the kind of construction, the location of any structure to be erected or added within the city, the location of any structure on any specific lot within the city and to provide reasonable rules for the erection, reconstruction, altering and repair of all kinds of structures.

2. Structure Defined
Anything constructed or erected with a fixed location on the ground that protrudes above the ground or surface level of a parcel of property. Structures include, but are not limited to, buildings, walls, fences, billboards, and above ground storage tanks.

3. Permit Required
No structure shall be erected, reconstructed, altered, or added to without first securing a permit from the City Council.

4. Application
All requests for a building permit shall be submitted to the City Clerk on forms supplied by the City and accompanied with the appropriate fee for such permit.

5. Fees
There will be a permit fee based on the square footage of the structure as follows.

Area of structure (sq ft)	Permit fee
144 – 1000	$50
1001-1800	$75
Above 1800	$100

Any person commencing construction without a permit shall pay a permit fee of $100. If a permit is rejected, the fee shall be returned to the applicant.

6. Plans Required
Plans and specifications of any proposed structure shall be filed with the application for the permit.

7. Location of Structure
A complete description of the real estate involved and the location of the structure on the real estate shall be filed with the application. The perimeter of the structure shall be staked prior to submitting an application.

8. Front Yard Requirements
There shall be a front yard of not less than 20 feet except as follows:
1. Where a structure is to be erected on a parcel of land that is within 100 feet of existing structures on both sides, the minimum front yard shall be a line between the closest front corners of the adjacent structures on the two sides.
2. Where a structure is to be erected on a parcel of land that is within 100 feet of an existing structure on one side only within the same block, such structure may be erected as close to the street as a line drawn form the closest front corner of that structure to a point 20 feet

back from the front lot line measured at the center of the lot on which the proposed structure is to be erected.

   3. Where lots have a double frontage, the front yard as required herein shall be provided on both streets.

9. Side Yard Requirements

No building shall be erected closer than 5 feet to either side lot line, except in the business district where no side yards are required.

10. Rear Yard Requirements

There shall be a rear yard provided for each structure of not less than 30 feet or 20% of the depth of the lot, whichever is smaller, except in the business district where no rear yard is required.

11. Special Requirements for Residences

Any structure, which is to be a residence for living, shall meet the following special requirements:

   1. A residence shall have a minimum of 1000 square feet of livable space on the main floor.
   2. All residences shall have a permanent perimeter foundation constructed of cement, concrete blocks with mortar or other permanent material approved by the City Council. All foundations shall have footings that extend below the frost line.

12. Variances

The City Council may grant a variance to sections 8, 9, and 10 where the setback requirements would cause hardship on the property owner.

13. Fences

No setback requirements shall be applicable to the construction of a fence.

14. Curb Cuts

No curb cut shall be constructed or permitted without first obtaining a building permit.

15. Authority of City Council

The City Council shall have full authority to accept or reject any plans and specifications submitted.

16. Limitations on Permits

Permits shall expire one year from date of issuance. If the structure is not complete when the permit expires, another permit shall be purchased.