

GUIDELINES FOR BUILDING PERMIT

Residential-1 Single Family Dwellings

Applications for building permits shall be accompanied by a set of plans drawn to scale and showing where the proposed structure is to be erected, enlarged, altered, moved, remove or converted and showing further the size of the lot, the dimensions of the building and proposed location of said building with relation to said lot. Said application shall also show all distances from said structure or proposed structure to all lot lines and any other information which the Administrative Official of the City of Cole Camp may deem necessary for consideration in enforcing the provisions of this Ordinance.

A temporary building permit may be issued by the administrative official for a period not exceeding six (6) months during alteration or construction for partial occupancy of a building pending its completion or for bazaars, carnivals and revivals, provided that such temporary permit shall require such conditions and safeguards as will protect the safety of the occupants and the public.

Building Height: No building shall be erected or enlarged to exceed two and one-half (2-1/2) stories, excluding basement or thirty-five (35) feet.

Percentage of Lot Coverage: All buildings, including accessory buildings, shall not cover more than thirty (30) percent of the area of the lot. Detached accessory buildings, not used as dwellings, can be located in a rear yard and shall have clearance of at least five (5) feet from side to rear lot lines and may not be located within a public easement. An accessory building attached in any structural manner to the principal structure must conform to the side and rear requirements for principal structures.

Yard Required: Each lot shall have front, side and rear yards not less than the depth or width following:

- (1) Front yard depth twenty-five (25) feet.
- (2) Each side yard width ten (10) feet.
- (3) Rear yard depth twenty-five (25) feet.

New construction only – Single Family Dwellings: Two (2) parking spaces per dwelling unit.

Fee - Every person, partnership, or corporation filing application for a building permit shall be required to pay a fee for said permit calculated at the rate of (5) cents per square foot of ground surface of new building construction, with a minimum fee of fifty dollars (\$50.00).