

Planning and Zoning

Specific Building Codes

A. Specific Rules and Regulations

For a building in a residential district, the following rules apply; when building a house or putting on an addition to the house:

FRONT YARD-must be 30' off the right-of-way.

SIDE YARD-must be 10' off the side property line.

An attached Garage must not be over 1,200 sq. ft.

B. Accessory Building (garage)

3. No garage door can exceed 8 ft. in height.

4. There shall be no more than two detached accessory buildings per lot. One of the two buildings shall have a floor area no more than 100 sq. ft.

5. No detached accessory building or accessory structure is permitted in the front yard.

6. Any accessory building must stay 2' off all property lines.

7. The accessory building cannot take up more than 30% of the backyard open space.

8. The height of an accessory building cannot exceed twenty (20) ft.

C. Fences

1. A fence can stand up to 6 ft. high.

2. A fence cannot be part of the front yard.

3. A fence must stay 2 ft. off all property lines.

D. Building a Front Patio or Deck Attached to the House

1. Elevated patios without a roof may not extend more than 45% of the front of the house.

2. Decks may not extend more than 6 ft. into the front yard from the house.

3. In no event can the structure extend closer than 8 ft. to the front lot line.

E. Any Other Building

Any other building that does not fit under these guidelines will be in the full City Codebook which is available at the city office or library.

F. Building Permits

All above ground buildings must have a building permit. This permit is completed by showing a diagram of your building plan and filling out a building permit application form at the city office. The city council must approve every building permit. The council meets on the 2nd and 4th Monday of every month. NO construction can occur until the permit is approved by the council.

G. Permit Costs