

BUILDING A HOUSE OR A SHOUSE?

ZONING GUIDE FOR COMMUNITY PROPERTY OWNERS

NEEDS:

BUILDING PERMIT: must be obtained through City Hall during business hours. Work must not start until the permit is authorized and signed by a zoning committee member.

PERMIT TYPE: Single Family Use: Standard Building Permit

PERMIT TYPE: Multi-Family Use: Building Permit + Conditional Use Permit

LOCATION: Measurements shall be taken from the Lot Line to the Building Line.

Lot Width=not less than 60 feet

Cul-se-sac Lot Width= not less than 45 feet

Front yard Setback=25 ft

Rear yard Setback=25 ft

Side yard Setback=7 ft

Alleyway Setback=20 ft

TRADITIONAL House Exterior wall Materials:

Brick

Concrete Composite Board

Artificial or Natural Stone

Exterior grade, Natural or Composite Wood

Stucco

Residential Lap Siding made of Vinyl, Steel or Aluminum

Steel: (2) colors of Wainscoting required

SHOUSE specific guidelines:

The Workshop/Storage Space portion of the building shall include a Service Door and an Overhead Door.

Building Height: MAX side wall height=12 ft, MIN side wall height=8 ft

– Anything different must be approved by the Zoning Committee through a Conditional Use Permit.

Main Body Width of dwelling should not be less than 20 ft measured across narrowest portion.

Siding: No visible fasteners allowed-no screws

Siding: (2) colors of Wainscoting required

Post Frame or Stick Built only

Pitch: Shall not be less than 1 foot for Rise, for each 4 feet of Horizontal Run.

Roof: Must Overhang the Exterior Walls of the building no less than 2 feet.

Gutters: Must be installed of Sufficient Design to control Water Runoff.

Roof Material: Must be material utilized on Residential Structures.

Foundation: Must be structurally anchored to a permanent foundation that meets local, state, and/or international building codes.

STOP ORDER:

Authorized Official is able to serve a “STOP ORDER NOTICE” to the home owner when the work being done is contrary to the provisions of the Zoning Ordinances. Such persons shall stop the work until authorization is given to continue.