

CITY OF WELLMAN, IOWA
APPLICATION FOR BUILDING PERMIT

Applicant _____ Date _____

Address _____ Phone _____

Legal Description of Property _____

Zoning Classification _____ Lot Size _____

Type of Improvement

_____ Garage _____ Addition _____ Storage Shed _____ Fence _____ Alteration or Repair
_____ Sign _____ Deck _____ Mobile Home _____ Hedge

_____ New Construction hookup fees: Sewer-\$150, Gas-\$100, & Water-\$100. (Paid with this Permit)

_____ Other (please list) _____

Description of Improvement _____

(may use back of permit for more detail if needed)

Structure Dimensions: Width: _____ Length: _____ Height (Peak of Roof): _____

Cost of Improvement \$ _____

Front Yard Required _____ **Actual** _____ **Side Yard: Required** _____ **Actual** _____

Rear Yard Required: _____ **Actual** _____

Beginning Construction Date _____ **Estimated Completion Date** _____

Off Street Parking _____ **Off Street Loading** _____

Is there Utility Easements on property? _____ If so, I understand that there is to be no obstruction or building on an easement. I also understand that there shall be no plantings of any kind in easements. If any such plantings occur and it is necessary to dig them up, no compensation will be given. _____ (Initial)

Building materials and any debris from construction must be covered or secured to keep from blowing and littering neighboring properties.

A SITE PLAN SHOWING THE LOCATION AND DIMENSIONS OF THE PROPOSED DEVELOPMENT SHALL ACCOMPANY THE APPLICATION. THE APPLICANT CERTIFIES THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE AND THAT THE ABOVE CONSTRUCTION WILL COMPLY WITH THE ZONING ORDINANCE IN ALL RESPECTS. ZONING/BUILDING PERMITS SHALL BE APPLIED FOR WITH THE ZONING/BUILDING ADMINISTRATOR AND SHALL EXPIRE 1 YEAR AFTER THE DATE OF ISSUANCE. ONE THREE-MONTH EXTENSION OF TIME MAY BE GRANTED IN WRITING BY THE ZONING/BUILDING ADMINISTRATOR FOR GOOD CAUSE. **ALL BUILDING & ZONING REGULATIONS CAN BE FOUND IN CITY ORDINANCE. CITY ORDINANCES ARE AVAILABLE AT CITY HALL OR CITY WEBSITE. OWNER/BUILDER RESPONSIBLE FOR COMPLYING WITH CITY ORDINANCES.**

Signature of Applicant

Contractor _____ **Address** _____

Permit Fee of \$ _____ has been paid and this permit approved only after the Building Permit

Inspector has verified correct site setbacks and has affixed his signature to this permit application.

City Clerk _____ **Date** _____

I have inspected the building site and verified setbacks. The zoning/building permit is [] Approved []

Denied Reason for

Denial _____

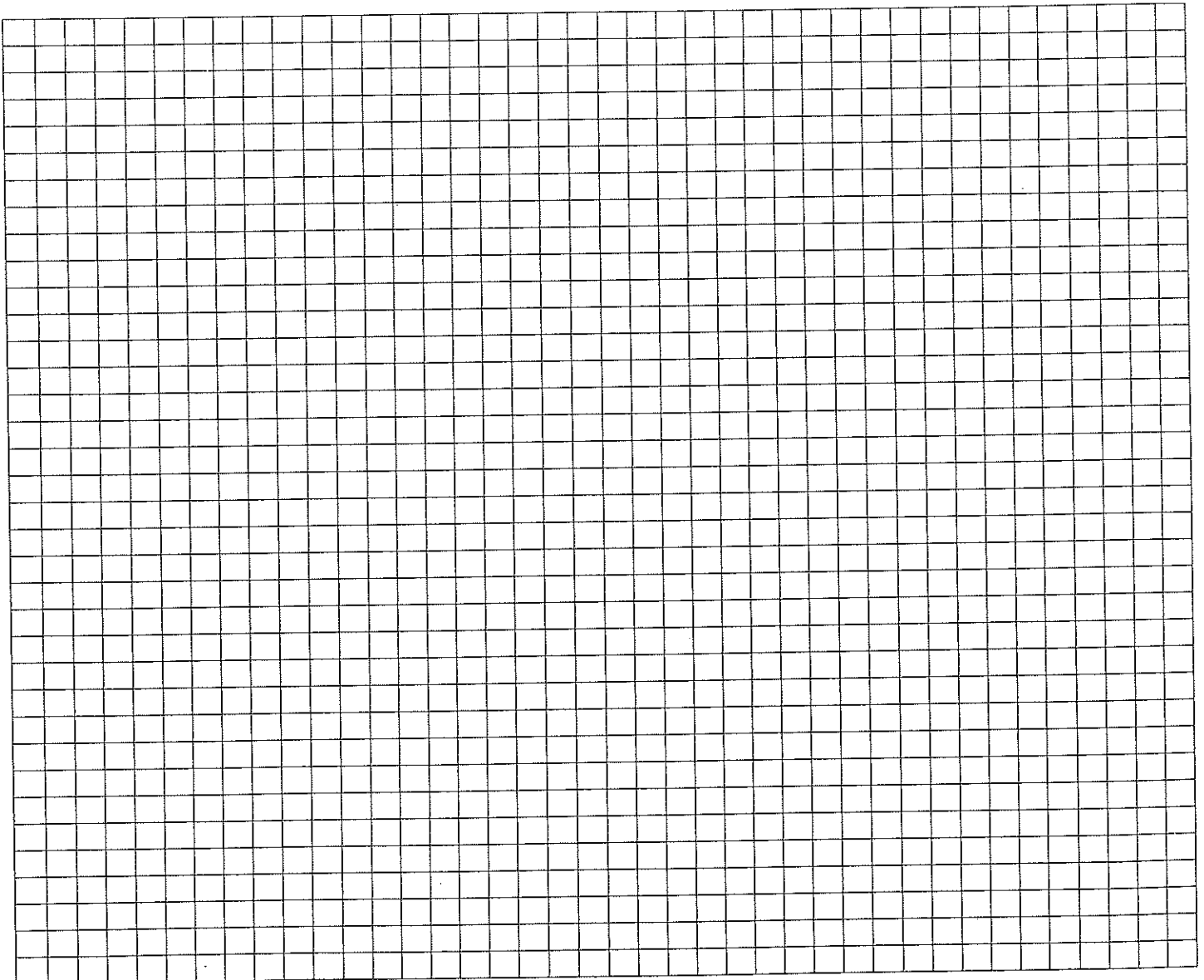
Zoning Administrator/Permit Inspector _____ **Date** _____

IOWA ONE CALL
CALL BEFORE YOU DIG!

800-292-8989 or 811
GIVE 48 HOURS NOTICE
EXCLUDING WEEKENDS & HOLIDAYS

SIGHT PLAN

1. Indicate north point and all abutting roads.
2. Show location of all structures and driveways. Indicate if "new" or "existing".
3. Show dimensions of proposed structures and other development, expressed in feet.
4. Show off-street parking and loading areas with dimensions. Contact City Clerk for specific rules.
5. Show location of well and septic including tank and drain field, if applicable.
6. There may be designated setbacks, which vary from one zoning district to another. The property owner is responsible and liable for exact measurements from all lot lines and road right-of-way lines. Check with the City Clerk for zoning setbacks in the district in which you are improving.
7. Designated flood areas require a flood plain development permit, which includes restrictions.
8. Application and drawing must be complete in its entirety and returned with the filing fee before it will be processed and approved.



170.21 SUPPLEMENTARY DISTRICT REGULATIONS.

1. **Visibility at Intersection.** On a corner lot in any agricultural or residential district, no fence, wall, hedge or other planting, sign or structure that will obstruct vision between a height of two and one-half (2½) feet and ten (10) feet above the centerline grades of the intersecting street shall be erected, placed or maintained within the triangular area formed by the right-of-way lines at such corner and a straight line joining said right-of-way lines at points which are 25 feet distant from the intersection of the right-of-way lines, and measured along the right-of-way lines.
2. **Accessory Building and Structures:** No accessory building or structure shall be erected more than 120 days prior to the time of completion of the construction or establishment of the principal structure or use to which it is accessory. Accessory buildings and structures shall be limited to 15 feet in height, and shall be in distance at least five feet from any main building or property line. No accessory building or structure shall be erected in any yard other than rear yard and it shall occupy less than 30 percent of the required rear yard, except for private garage, which may occupy up to 60 percent of the required rear yard. Private garages must meet minimum principal structure front and side yard requirements. Only one accessory building, in addition to a private garage, is permitted per resident in residential districts. Accessory buildings shall include portable storage and/or garden structures, decks, and carports attached or detached from the main residential unit that shall be subject to all required setbacks and building permits as provided for. An open, unenclosed deck may project into a front yard for a distance not exceeding 10 feet. Carports placed in the front yard shall only be permitted if approved by the Board of Adjustment as a special exception.
3. **More than one Principal Structure on a Lot.** In any district, more than one principal structure housing a permitted principal use may be erected on a single lot provided that the area, yard, and other requirements of this Code shall be met for each structure as though it were on an individual lot.
4. **Height Regulation Exception.** The height limitations contained in the Schedules of District Regulations do not apply to spires, belfries, cupolas, chimneys, antennas, water tanks, ventilators, elevator housing, or other structures placed above the roof level and not intended for human use or occupancy.
5. **Use of Public Right-of-Way.** No portion of the public street or alley right-of-way shall be used or occupied by an abutting use of land or structures for storage or display purposes, or to provide any parking or loading space required by this ordinance, or for any other purpose that would obstruct the use or maintenance or the public right-of-way.
6. **Proposed Use Not Covered in this Code.** Any proposed use not covered in this Code as a permitted use or special exception shall be referred to the Planning and Zoning Commission for a recommendation as to the proper district in which such use should be permitted and the Code amended by the Council as provided in Section 170.30 before a permit is issued for such proposed use.
7. **Building to Have Access.** Every building hereafter erected or structurally altered shall be on a lot having frontage on a public street.
8. **Car Parking for Persons with Disabilities.** Where parking spaces are required by State law for persons with disabilities, a minimum of two percent of the vehicle

capacity of the off-street parking area shall be so designated by the proper signs and insignia.

9. Home Occupations. Home occupations are allowed in all residential zones provided that no home occupation shall be permitted when it is associated with the following characteristics:

- A. Any disturbance such as noise, vibration, smoke, dust, odor, heat or glare beyond the confines of the dwelling unit or accessory building.
- B. Any exterior display, exterior storage of materials, signs (except as otherwise permitted), house calls after 10:00 p.m. or before 7:00 a.m., or other indication from the exterior that the dwelling unit or accessory building is being used in part for any use other than that of a dwelling or accessory building for purely residential purposes.
- C. Employees other than those residing on the premises.
- D. Utilizes no more than two on-street parking spaces at any one time.
- E. Utilizes no more than two off-street parking spaces at any one time when on-street parking spaces are not available.

10. Communication Towers. All radio station, television, or other communication towers are subject to the following minimum regulations:

- A. All towers shall comply with all applicable City codes.
- B. The setback requirements for all towers shall comply with all applicable district regulations for the district in which the tower is located.
- C. The Board of Adjustment may impose additional setback requirements in conjunction with the approval of a special exception permit.
- D. Any tower in excess of 125 feet in height shall not be located closer than 500 feet from an existing, inhabited residential structure regardless of the district in which the structure is located.
- E. The applicant shall demonstrate that no reasonable co-location options exist for providing the desired service.
- F. The application shall include a site plan, certificate of liability insurance, engineer's certification of the building plans, and such other and further provisions as the Board may require in its discretion.

11. Eaves or Structural Overhangs. Eaves and structural overhangs may extend up to three feet beyond the setback requirement, provided they are two or more feet from the lot line.

12. Lots on Cul-de-Sacs. Where applicable, cul-de-sacs shall not be permitted. However, for permitted cul-de-sacs, the lots shall contain the minimum area as required in said lot's district. Minimum frontage shall be 30 feet (chord length). Lots shall maintain the minimum width required in said lots' district at the front yard building setback line.

13. First Floor Apartments in Commercial Zones. First floor apartments are permitted in commercial zones when the residential dwelling space is separated from the frontage by no less than 20 feet of enclosed all-weather structure suitable for

commercial uses. Access ways and hallways connecting the first floor apartment to the frontage are permitted.