



## NEW HOME CONSTRUCTION INFORMATION

1. To obtain a construction permit you must provide a plot plan showing where the structure is to be located on the lot with the distances to the lot lines noted. All proposed buildings and structures for your property must be shown on this drawing. A permit will not be issued if the plot plan is not completed correctly.
2. Locate property lines exactly. Estimates are not acceptable. A permit will not be issued if there is any doubt as to where they are located.
3. House trailers and mobile homes are not permitted in residential districts.
4. No dwelling or structure shall be erected to exceed the height of forty (40) feet or to exceed three (3) stories in height.
5. All dwellings or other structures, including accessory buildings, shall not cover more than forty percent (40%) of the total area of the lot.
6. Proposed dwelling or structure must meet the setback requirements of twenty-five (25) feet for front and rear yards and five (5) feet for side yards except that on corner lots the side yard adjoining the street will have a width of not less than twenty-five (25) feet. Setbacks are measured from the roof overhang or any projection; not from the foundation.
7. Connection of water and sewer service into the public systems shall comply with Plumbing Rules and Regulations of the State Building Code. Inspections of these connections by the Public Works Director are required. Contact the Public Works Department at 594-3734 for additional information.
8. Surface water, groundwater, sump pumps, etc. shall be discharged to storm sewers or to a natural outlet approved by the Public Works Director. Discharge of surface water into the sanitary sewer system is illegal. Contact the Public Works Department at 594-3734 for additional information.
9. Refer to Sully Code of Ordinances Chapter 165 Zoning Regulations, Chapter 90 Water Service System, Chapter 91 Water Meters, Chapter 95 Sanitary Sewer System and Chapter 96 Building Sewers and Connections for more detailed information.
10. The construct permit fee is based on valuation - permit MUST be obtained before any construction.
11. Always remember to contact Iowa One Call at (800) 292-8989 before any digging or construction begins.