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## NEW HOME CONSTRUCTION PERMIT INFORMATION

1. The property owner must provide a plot plan showing where the structure is to be located upon the lot with the distances to the lot lines noted. All proposed buildings and structures for your property must be shown on this drawing.
2. It shall be the responsibility of the property owner to know the location of all property lines and easements associated with the property and to have the ability and/or records to prove those locations if necessary or required by the Zoning Administrator.
3. House trailers and mobile homes are not allowed 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 yard; fifteen (15) feet for rear yard and five (5) feet for each side yard except that on corner lots the side yard adjoining the street will have a width of 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 requires a permit and shall follow regulations of the State Plumbing Code. Inspections of these connections by the Public Works Director are also required. Contact the Public Works Department at 594-3734 for more 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 Director at 594-3734 for more information.
9. Refer to applicable chapters of the Sully Code of Ordinances for more detailed information.
10. A construction permit **MUST** be obtained before any construction begins and all construction must be completed within eighteen (18) months.