

CITY OF FREDERICKSBURG
RESIDENTIAL BUILDING PERMIT APPLICATION

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DATE: \_\_\_\_\_ APPLICATION NUMBER: \_\_\_\_\_ **FEE: \$25.00**

APPLICANT NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE NUMBER: (HOME) \_\_\_\_\_ (CELL) \_\_\_\_\_

I / WE HEREBY REQUEST A BUILDING PERMIT TO:

\_\_\_\_\_ BUILD \_\_\_\_\_ ALTER \_\_\_\_\_ CHANGE THE USE OF

TOTAL COST OF PROJECT: \_\_\_\_\_

THE FOLLOWING DESCRIBED PROPERTY: TOTAL COST OF PROJECT: \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_

SPECIFY TYPE OF IMPROVEMENT & SIZE: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

FOR STRUCTURE OTHER THAN A HOUSE:

SIDE WALL HEIGHT: \_\_\_\_\_

PEAK HEIGHT: \_\_\_\_\_

**\*\* FROM CITY CODE - CHAPTER 155 -- BUILDING & LAND USE REGULATIONS - 155.10 - #7 - APPEARANCE - Any unsightliness due to the appearance of any building or structure on the premises. No agricultural type building shall be erected, shipping / cargo container moved in. No garage or outside storage building with a side wall height greater than ten (10) feet or with a peak height greater than fourteen (14) feet shall be erected. No galvanized steel or colored steel shall be used; the building must be sided with siding matching appearances of existing buildings. No dirt or rock floors shall be used; garage floor must be a permanent base such as cement.**

PRESENT USE: \_\_\_\_\_

PROPOSED USE: \_\_\_\_\_

**A PLOT DIAGRAM** showing lot lines, exact location and dimensions of all existing and proposed structures on the property and **A PLAN OF ANY PROPOSED WORK MUST ACCOMPANY THIS APPLICATION.**

**IF MOVING IN AN ACCESSORY BUILDING** you must have signatures from your neighbors in a 200 foot radius and all bordering properties. (see end of application for places to sign).

**FROM THE CITY CODE - CHECK LIST -**

**155.04 APPLICATION.** Application shall be made in writing, filed with the Building Official and shall contain the following information:

1. Name. The name and address of the applicant.
2. Location. The street address and full legal description of the property.
3. Proposed Work. The nature of work proposed to be done.
4. Use. The use for which the structure is or will be used.
5. Plans. Application for permits shall be accompanied by such drawings of the proposed work, drawn to scale, including such floor plans, sections, elevations and structural details, as the Building Official may require.
6. Plot Diagram. There shall also be filed a plot diagram in a form and size suitable for filing permanently with the permit record, drawn to scale, with all dimensions figured, showing accurately the size and exact location of all proposed new construction, or in the case of demolition, of such construction as is to be demolished and of all existing buildings. (Any Survey disputes on property lines will be the expense of the property owners)

**155.12 POSTING OF PERMIT.** A copy of the permit shall be kept on the premises open to public inspection during the prosecution of the work and until the completion of same. The Building Official may require a certified copy of the approved plans to be kept on the premises at all times from the commencement of the work to the completion thereof. The Building Official shall be given at least twenty-four (24) hours' notice of the starting of work under a permit.

**155.11 CONDITION OF THE PERMIT.** All work performed under any permit shall conform to the approved application and plans, and approved amendments thereof. The location of all new construction as shown on the approved plot diagram, or an approved amendment thereof, shall be strictly adhered to. It is unlawful to reduce or diminish the area of a lot or plot of which a plot diagram has been filed and has been used as the basis for a permit, unless a revised plot diagram showing the proposed change in conditions shall have been filed and approved; provided that this shall not apply when the lot is reduced by reason of a street opening or widening or other public improvement.

**155.13 REVOCATION.** The Building Official may revoke a permit or approval issued under the provisions of this chapter in case there has been any false statement or misrepresentation as to a material fact in the application or plans on which the permit or approval was based.

**155.14 PERMIT VOID.** In the event that construction covered by a permit is not initiated and underway within one year after the date of issuance of the permit, such permit shall be deemed void and of no effect.



**155.17 FRONT YARD REQUIREMENTS.** Within the restricted residence district there shall be a front yard of not less than twenty-five (25) feet (measured from the front lot line), except as follows:

*(Code of Iowa, Sec. 414.24)*

1. Between Existing Buildings. Where a building is to be erected on a parcel of land that is within one hundred (100) feet of existing buildings on both sides, the minimum front yard shall be a line drawn between the closest front corners of the adjacent buildings on the two (2) sides, or
2. Adjacent to Existing Building. Where a building is to be erected on a parcel of land that is within one hundred (100) feet of an existing building on one side only within the same block, such building may be erected as close to the street as a line drawn from the closest front corner of that building to a point twenty-five (25) feet back from the front lot line measured at the center of the lot on which the proposed building is to be erected.
3. Double Frontage. Where lots have a double frontage, the front yard as required herein shall be provided on both streets.

**155.18 SIDE YARD REQUIREMENTS.** Within the restricted residence district no building shall be erected closer than five (5) feet to either side lot line. The five-foot distance shall be measured from the overhang or drip line to the side lot line.

*(Code of Iowa, Sec. 414.24)*

**155.19 REAR YARD REQUIREMENTS.** Within the restricted residence district there shall be a rear yard provided for each principal building of not less than five (5) feet.

*(Code of Iowa, Sec. 414.24)*

**155.20 MINIMUM SIZE OF PRINCIPAL STRUCTURE.** Within a restricted residence district, no principal structure shall have a width or length less than twenty-four (24) feet.

**155.21 GARAGES AND OTHER ACCESSORY BUILDINGS.** A garage or other similar accessory building may be built in a rear yard, but such garage or accessory building shall not occupy more than thirty percent (30%) of a rear yard and shall not be nearer than two (2) feet to any side or rear lot line, except that when a garage is entered from an alley it shall not be located closer than ten (10) feet to the alley line and except that a garage that is located closer than 10 feet to the rear line of the main building shall provide the side yard for the main building. **A garage or accessory building may be built in a side yard if compliance is made with the same side yard requirements as for the main building. Any building moved in or built must be designed as a garage or accessory building that is purpose built for storage.**

#### **DEFINITION - ACCESSORY STRUCTURE / BUILDING**

(1) "Accessory structure" means a subordinate structure located on the lot, the use of which is clearly incidental to and associated with the principal structure.

(2) Where an accessory structure is attached to the principal structure in a substantial manner, as by a roof, such accessory structure shall normally be considered as a part of the principal structure.

(3) Where an accessory structure is detached, it must comply with all the requirements of this chapter and code.

(4) Examples of accessory structures are garages, carports, playhouses, sheds, private greenhouses, gazebos, storage buildings

**155.22 FENCES.** Fences may be erected provided the fences are placed two (2) feet inside the boundaries of a lot, with the good side of the fence facing the neighboring lot; provided, however, no fence shall be erected within thirty (30) feet of the intersection of two street lines, and no fence shall be constructed around all four sides of a property or in the front yard of a property. **City employees must be able to access your yard to read meters. If meters need to be moved, it will be done at home owner's expense.**

**155.23 EXISTING LOTS.** No yard or lot existing on the effective date of the ordinance codified in this chapter shall be reduced in dimension or area below the minimum requirements established in this chapter.

**155.24 PROHIBITED USE.** No building or other structure, except residences, school houses, churches and other similar structures, shall be erected, altered, repaired, used or occupied within the restricted residence district as defined herein without first receiving from the Council a special use permit therefore. No such special use permit shall be issued without the affirmative vote of three-fourths (3/4) of the full Council. No permit shall be issued when eighty percent (80%) of the real estate owners residing in said district object thereto.

**155.25 CERTIFYING ORDINANCES.** Within fifteen (15) days of the effective date of the adoption of any amendments to the provisions of this chapter, the City Administrator shall certify such amendment to the County Recorder.

*(Code of Iowa, Sec. 380.11)*

**155.26 ABATEMENT OF VIOLATION.** Any building or structure erected, altered, used or occupied in violation of this chapter shall be determined a nuisance, and the same may be abated by the City or by any property owner within said district in the manner provided for the abatement of nuisances.

**FROM CHAPTER 146 - MANUFACTURED AND MOBILE HOMES - 146.03 FOUNDATION REQUIREMENTS.**

A mobile home or manufactured home located outside of a manufactured home community or mobile home park shall be placed on a permanent frost-free foundation system which meets the support and anchorage requirements as recommended by the manufacturer or required by the State Building Code. The foundation system must be visually compatible with permanent foundation systems of surrounding residential structures. Any such home shall be installed in accordance with the requirements of the State Building Code.

*(Code of Iowa, Sec. 103A.10 & 414.28)*

I HAVE READ THE ABOVE SECTIONS OF THE BUILDING CODES, OF THE CODE OF ORDINANCES OF CITY OF FREDERICKSBURG, IOWA AND BELIEVE TO THE BEST OF MY KNOWLEDGE, THAT THE WORK PROPOSED IN THIS APPLICATION WOULD NOT VIOLATE ANY PORTION OF THIS CHAPTER.

APPLICANT'S SIGNATURE: \_\_\_\_\_

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FOR MOVE-IN ACCESSORY BUILDINGS -

We, the neighbors of the property at _____
(Street Address) have no objection to a (Description of building) _____

(Description of building) being moved in -

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____

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**OFFICE USE ONLY** - APPLICATION FOR BUILDING PERMIT APPROVED ON: \_\_\_\_\_

APPROVAL BY FREDERICKSBURG CITY COUNCIL / MAYOR: \_\_\_\_\_

MAYOR, SHAIN KROENECKE

ATTEST: \_\_\_\_\_ / BUILDING PERMIT ISSUED ON: \_\_\_\_\_  
Cindy Lantow, City Administrator

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CITY - Project Reviewed by: (Person reviewing sign & date)

Phase 1 - before construction starts _____

(Once staked out you MUST call the City to be reviewed / inspected.)

Phase 2 - _____

PLOT DIAGRAM - Draw here or attach drawings.