

ZONING CLEARANCE PERMIT APPLICATION

Date: _____

Owner's Name _____ Telephone # _____

Mailing Address _____ Email _____

Structure Type _____ Lot Size _____ Property Tax # _____

Subdivision Name _____ Lot # _____ Address _____

Zone _____ Septic Tank _____ City Sewer _____ City Water _____ Well _____

*Depth & Location of Water line _____ *Depth & Location of Sewer line _____

**Information about water and sewer lines must also be on the sketch.*

Zoning Clearance Permit Processing Fees:

PLOT PLAN

Fence	\$ 35.00
Deck	\$ 50.00
Covering: deck/patio/porch	\$ 35.00
Shed (fee per building)	
Under 50 sq/ft	N/C
Up to 110 sq/ft	\$ 35.00
Up to 150 sq/ft	\$ 75.00
Above 151 sq/ft	\$100.00
Carports (temporary and permanent)	\$ 50.00
House	\$200.00
Addition To House	\$150.00
Garage (vehicle storage)	\$130.00
Remodel	\$ 50.00
Commercial	\$200.00
Signs (flat, subdivision, wall, etc.)	\$ 35.00
Solar Panels	\$ 35.00



_____ (street)

The processing fee will be paid to River Heights City, upon receipt of this application.

If this application is denied, in writing, a new application and processing fee will need to be submitted.

Amount Paid _____ Date: _____ Check # _____ By: _____

This property is being approved for building permit issuance above. **Any changes in type of structure or placement is not allowed.** This clearance is not a waiver of compliance with the zoning ordinance nor the building codes.

Approved by Public Works Director: _____

Date

Approved by Zoning Administrator: _____

Date

**RIVER HEIGHTS CITY
ZONING CLEARANCE PERMIT FEES**

	Area Within the City Already Developed	Area Serviced by 600 South	Riverdale Area	800 South Area
Parks	\$903	\$903	\$903	\$903
Roads				
Residential	\$476	\$476	\$350	\$476
C-1 / MU	TBD	TBD	\$1,692	\$350
Water				
1" Connection	\$2,211	\$2,779	\$2,211	\$2,775
2" Connection	\$8,844	\$11,116	\$8,844	\$11,100
Sewer	\$1,559	\$2,251	\$0	\$928
TOTAL 1"	\$5,149	\$6,409	\$5,156	\$5,432
TOTAL 2"	\$11,782	\$14,746	\$11,789	\$13,757

Total Fees

Impact Fees		_____
Water Connection		<u>\$1,500.00</u>
Sewer Inspection		_____
Improved	\$1,200.00	
Unimproved	\$1,700.00	
Storm Water Inspection		<u>\$100.00</u>
<u>TOTAL</u>		_____

Amount Paid _____

Date _____

Check # _____

Office Employee _____

Zoning Clearance Permit Instructions and Responsibility of Owner and/or Contractor

Initial each item, where required.

Procedure

Obtain a Zoning Clearance Permit application at the River Heights City Office, 520 South 500 East. Office hours are Monday through Thursday 9:30 a.m. to 2:30 p.m.

Fill out all the information requested. Return the completed form with one set of your construction plans. (Note: two sets are required by the Cache County Building Department.)

The proposed foundation structure, including attached or unattached garage, must be laid out on the building site in either string or spray paint. The River Heights City Public Works Supervisor will measure this layout prior to the digging of a hole for the structure. The supervisor will review plans for decks, porches, and roof overhangs as well as extrusions such as bay windows. The diagram and ground layout must match. The requester must show proof of property lines on property. _____

Upon payment of fees, the requester will take the approved Zoning Clearance Permit and building plans to the Cache County Building Department Office, 179 North Main Street in Logan to obtain a building permit. Cache County will not issue a building permit unless a receipt indicating full payment of fees to River Heights City is provided. River Heights City requires an occupancy permit from the Cache County Building Department prior to occupying the dwelling unit. _____

Additional Requirements

I have reviewed and understand all notations on the plat for the piece of property in which the structure will be built. _____

The Zoning Clearance Permit must show all steps, decks, covered porches, roof-lines, and projections from the foundation. Any covered deck or steps of a height of more than 30 inches is considered to be the structure's line for zoning purposes. _____

No changes of any kind may be made to the structure without a new Zoning Clearance Permit being filled out and approved. _____

Areas in River Heights City have groundwater problems due to varying depths of a fluctuating water table. The City's approval of a Zoning Clearance Permit does not constitute a representation by the City that building at any specified elevation or location will solve subsurface or groundwater problems. In addition, concerns for building elevation and/or grading and drainage are unique to each lot. Responsibility for these and all other such concerns related to a lot remain solely with the applicant or property owner. River Heights City is NOT responsible for any subsurface or groundwater problems which may occur, nor for other such concerns, including, but not limited to, building location and/or elevation, site grading and drainage. _____

The requester is responsible for locating, by actual digging, sewer and water lines and determining the line depth before any building or development work begins. _____

Requester is liable for any construction costs to bring sewer and water connections to property line and will be billed directly by the contractor. _____

The requester will be held responsible for keeping all streets and roadways clear and clean. The tracking of dirt, rocks, mud or other debris by any equipment relating to construction must be cleaned up by the end of each working day by either scraping, sweeping and/or flushing. All clean-up will be done at the owner's and/or contractor's expense. If River Heights City feels it's not being taken care of and does it themselves, the requestor will be billed and must provide reimbursement prior to receiving an occupancy permit. In addition, non-compliance may result in fines. _____

The requester is required to provide a portable toilet on site, during construction. _____

It is the responsibility of the requester to make an appointment with the Public Works Supervisor for water and sewer inspection services at least 2 business days prior to the hook-up date. _____

The water meter must be accessible for reading. If the meter is covered over, the resident will be notified and given 15 days to uncover the meter. If it is not done, the city will clear it and the resident will be billed for the work. _____

Sprinkling systems must include a backflow valve or an air vac. _____

Notes

River Heights City requires up to 14 days for the completion of a Zoning Clearance Permit. _____

Exterior construction must begin within one year and be completed within two years from the date of issuance of the building permit, or the permit is void. _____

Contractor will be billed for water once the water meter is set. Other services will be billed after resident takes ownership of the home. _____

Services will not be provided until subdivision construction is accepted by the City. _____

The city reserves the right to deny your request if they see it presents a potential safety hazard, which may not be addressed in the City Code. _____

Non-compliance with this procedure will mean the request for zoning clearance will be denied or a "Stop Building Order" will be served if unapproved variations are made. _____

Signed _____
Contractor or Owner

Date

River Heights City Zoning Ordinance

AREA, WIDTH AND YARD REGULATIONS:

District	Area (Sq ft.)	Lot Width (ft.)	Front Yard	Rear Yard	Side Yard (interior lot)	Side Yard (exterior lot)
R-1-8	8,000	80	25	20	10	25
R-1-10	10,000	80	25	25	10	25
R-1-12	12,000	95	30	30	12	30

HEIGHT REGULATIONS:

No building shall be erected to a height greater than thirty-five (35) feet or two and one-half stories, whichever is greater. Accessory uses shall be no greater in height than the height of the principle use on the same lot and in no case shall the height of the accessory use exceed twenty-five (25) feet.

CORNER LOT:

A lot situated at a junction of two public streets or situated on a curved street or way, the radius of which is 35 feet or less and under the angle formed by the intersection of the tangent is one hundred thirty-five (135) degrees or less.

Clear View of Intersecting Streets: Obstruction of vision on corner lots within thirty (30) feet of said corner right-of-way shall not be permitted from two (2) feet to ten (10) feet above finished grade. Trunks of trees, fence posts, light or telephone poles or other small vertical protrusions not more than twelve (12) inches in diameter shall be permitted.

MODIFYING REGULATIONS:

Detached garages and other accessory buildings shall have a side yard and a rear yard of at least three (3) feet except the street side yard shall be a minimum of twenty-five (25) feet in an R-1-8 and R-1-10 zone and thirty (30) feet in an R-1-12 zone. If the accessory building is located within 10 feet behind the front setback, the principle use setbacks will apply.

DRIVEWAYS:

In residential zones, driveway approach shall not be more than 28 feet in width and adjacent driveways shall not be closer than 12' to each other.

FENCES:

District	Front Yard (ft.)	Side Yard (interior lot)	Side Yard (on street)	Rear Yard	Rear Yard (on street)
R-1-8	4	6	4	6	4
R-1-10	4	6	4	6	4
R-1-12	4	6	4	6	4