

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.)

A Storm Water Pollution Prevention Plan (SWPPP) must be obtained and a NOI in place on the lot during construction. A monthly inspection will be included with your permit fees. Any follow up inspections, due to non-compliance, will be billed to the contractor (as of December 2017). _____

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

Residential Space Requirements

<u>Residential Uses</u>	<u>A</u>	<u>R-1-8</u>	<u>R-1-10</u>	<u>R-1-12</u>
Lot Setbacks				
Principal Uses (in feet)				
Front Yard	50	20	20	25
Attached Garage, door facing street	50	25	25	25
Side Yard (interior lot)	20	10*	10	10
Side Yard (on street)	30	20	20	25
Rear Yard	30	15	15	20
Accessory Uses (in feet)				
Front Yard	50	25	25	30
Side Yard **	20	3	3	3
Side yard on street	30	25	25	30
Rear Yard	20	3	3	3
Natural waterways	30	30	30	30
Height				
Principal uses (max in feet)	35	35	35	35
Accessory uses (max in feet)	***	***	***	***
Principal uses (min in feet)	10	10	10	10
Fences and Walls (max height in feet)				
Front Yard	4	4	4	4
Side Yard (interior lot)	6	6	6	6
Side Yard (on street)	4	4	4	4
Rear Yard	6	6	6	6
Rear Yard on a street (except corner lot)	6	6	6	6
Rear yard on a street (corner lot)	4	4	4	4

* Properties with residential homes built prior to 1940 in the R-1-8 zone are exempt from the 10-foot minimum sideyard (interior lot) setback with the following conditions: Additions or remodels made to said homes may extend the same non-conforming line of such an existing home, but in no case, shall any addition or remodel (including structural overhang and cantilevers) be closer to the adjacent property line than five (5) feet, i.e., a five (5) foot setback shall be maintained in all cases. The eaves shall not extend beyond 16" of the existing roof line or eave.

** If the accessory building is located within 10 feet behind the front setback, the principle use setbacks will apply.

*** Accessory uses shall be no greater in height than the height of the principal use on the same lot, and in no case shall the height of the accessory use exceed 25 feet.

Driveway approaches in residential zones shall not be more than 28' in width and shall be a minimum of 6' from property line. (10-14-2:D)

Clear View of Intersecting Streets: Obstruction of vision on corner lots within 40' of edge of pavement of intersection shall not be permitted from 2' to 10' above finished grade. Protrusions not more than 12" in diameter shall be permitted. (10-13-14)

