

SUMMARY OF THE MOST INQUIRED ABOUT BUILDING CODES

It is advised to inquire at Town Hall when planning any project on your property.

Permits (not all inclusive) required for:

- Single family homes
- Accessory Buildings
- Remodeling where interior walls, additional sq footage, or electrical and or plumbing are involved.
- Patio's and decks
- Driveways
- Clearing of trees except if diseased
- Demolition of existing homes
- Fences
- Dumpsters
- Swimming pools

There are four Residential Districts with the majority of lots falling into R-1.

- R-1 with a 5,000 sq ft minimum lot size
- R-1 minimum living floor space is 1800 sq ft (R-2 is 2400 sq ft)
- Front setback for residence is 25 feet
- Side, Interior is 6 feet
- Side, Street is 15 feet
- Rear is 6 feet
- Maximum single family home height is two stories and not higher than 35 ft
- Single family homes only,
 - **No** duplex's, apartments, multi-family dwellings, commercial or industrial buildings
 - **No** Mobile Homes or single or doublewides
- Fence not higher than 4ft and must be on the Lot.
- Exterior finishes for single family homes shall be 100% masonry or 50% wood with 50% masonry
- Foundation must be designed by Professional Structural Engineer
- Must meet the current International Residential Code
- Metal roofs must be approved by Building Inspector
- **No** wood shingles for roof, ok for siding
- **No** concrete block buildings
- **No** flat roofs
- Only **one** single family home per Lot and **one** accessory building per Lot

Provided that a single family home exists on the Lot, an accessory building not to exceed 600 sq ft may be constructed. A prefabricated building not to exceed 200 sq ft may be approved under certain circumstances. Maximum height for accessory buildings is 15 ft. No metal buildings are allowed. Accessory buildings must be at least 40 ft from the front of the Lot. The accessory building may be constructed on an adjacent Lot owned by the same owner if it is included in the County Tax rolls as a common unit. If that Lot is ever sold the accessory building would have to be demolished. The accessory building may not be used as extra living space.