

SUMMARY OF THE MOST INQUIRED ABOUT ZONING AND BUILDING CODES

It is advised to inquire at Town Hall when planning any project on your property. “A person, shall not erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure without first obtaining a building permit.” Temporary structures (dumpsters, pods, etc.) also require permits.

Exceptions are:

- Replacement or repair of roofs with like materials
- Interior remodeling or repairing where no structural load bearing wall is removed or no plumbing or electrical changes are made and no square footage added.
- Repair or replacement of existing decks with no square footage added.
- Repair or replacement of existing driveways provided no changes to culverts or drainage patterns.
- Exterior repairing of siding or masonry
- Painting and other routine maintenance
- Repair or maintenance of fences
- Repair or maintenance of accessory structures

Other construction or repair as approved by the Building Official

Must meet Building Code Ordinance 212 and Zoning Ordinance 60, as amended.

- Residential District R-1 minimum living floor space is 1800 sq ft, R-2 is 2400 sq ft, R-3 1600 sq ft, R-4 1800 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
- **No** wood shingles for roof, ok for siding
- **No** concrete block buildings
- **No** flat roofs
- Only **one** single family home (principal building) per Lot and **one** accessory building per Lot
- There must be a principal building on the lot before an accessory building is constructed.
- An accessory building not to exceed 600 sq ft may be constructed. A prefabricated building not to exceed 240 sq ft may be approved under certain circumstances.
- Maximum height for accessory buildings is 15 ft. No metal or plastic buildings are allowed.
- Accessory buildings must be at least 40 ft from the front of the Lot.
- The accessory building may not be used as extra living space.