

Accessory Buildings Checklist

Attached: Municipal Code
Table of Min/Max Distances
Fee Schedule
Site Plan Sheet

**DO NOT DIG PRIOR TO CALLING 811
AND RECEIVING APPROVAL FROM
TOWN OF IGNACIO**

- _____ Read Through Packet - Call or come in with any questions.
- _____ Call 811 or 1-800-922-1987 for locates 5-7 business days before project start
- _____ Submit Building Permit Application - Must be filled out on site at Town Hall
 - _____ Including Site Plan Sketch - See below for instructions
 - _____ Application Fee - Minimum \$25

Site Plan Instructions and Guidelines:

- Please review Table 3-5-8, Table of Minimum and Maximum District Standard for required set backs and lot coverage.
- Town easements extend 5ft from adjoining city property. DO NOT BUILD HERE
- The accessory building may not be situated so that runoff from the roof falls onto a neighboring property

Accessory Building Code

CHAPTER III: Land Use

3-1-5 Interpretation

Whenever provisions of this Ordinance are found to be inconsistent with any other regulation, the more restrictive standard shall control. The provisions of this Ordinance are minimum requirements that do not preclude imposition of more restrictive standards by agreement or by law.

3-3 Submittal requirements for all applications under this ordinance

3-3-1 Application Requirements

A uniform application is utilized for every process under this Ordinance. However, additional information is required at each level of a multi-level application such as a subdivision. Each and every application under this Ordinance shall include, or be accompanied by, the following information:

(5) A copy of a certified survey plat may be required or a plan upon which the applicant shall provide by sketch. If a certified sketch is not provided, the applicant must submit a sketch plan, which is signed by, all adjacent property owners and which may be verified by the Town.

- (a) The relative location of existing and proposed improvements, buildings, structures, roads, driveways, parking, ditches, utilities, fences, and other significant features.

3-6-4 Accessory Buildings (Ordinance 254, October 10, 2007, Ordinance 267, December 9, 2008)

(1) All accessory buildings require a building permit, in order to inform the applicants of potential safety hazards.

(2) Detached accessory buildings in any zone shall conform to the following regulations as to their location on the lot or building site:

- (a) They may be constructed anywhere the main building would be permitted.

- (b) An exception may be made if a one-story accessory building is less than ten feet by twelve feet by eight feet high (10' x 12' x 8') then a zero foot (0') rear and side set-back is allowed as long as the slope of the roof does not result in drainage into the neighbors' property and the structure is not on a permanent foundation so as to respect utility easement requirements overhead and underground.

(3) They may be constructed in a required rear yard provided they occupy no more than the required open space in the rear yard as specified in 3-6-13.

3-6-13 Permissible Coverage of Required Rear Yard

Accessory buildings, canopies or roofs in any combination in a required rear yard shall in no case occupy more than forty percent (40%) of the required rear yard area.

CHAPTER V:

Building and Excavation Regulation

5-6-1 Amendments, additions and deletions to the International Building Code

(a) 105.2 Exempted work. A building permit will not be required for the following:

1. Building:

One story, detached accessory buildings used as tool and storage sheds, play houses, and similar uses, provided the floor area does not exceed one hundred twenty (120) square feet and the height does not exceed six (6) feet.

3-5-8 Table of Minimum and Maximum District Standard (Ordinance 250, September 9, 2007, Ordinance 255, October 10, 2007)

Type of Minimum	R-1	R-2	MH	B	I	A
Min land	6000 sf	6000 sf	6000 sf	6000 sf	6000 sf	2 ac
Minimum width	60'	50'	50'	50'	60'	150'
Minimum depth	100'	100'	100'	100'	100'	150'
Minimum front yard setback	20'	20'	20'	0'*	10'	25'
Minimum rear yard setback	10'*3	10'	10'*3	10*	10'	100'
Minimum side yard setback	6'	5'*2	5'*2	0'*	6'	25'
Minimum street Frontage for each lot	60'	50'	50'	50'	60'	150'
Minimum parking spaces per dwelling	2	2	2	note*4	2	2
Minimum open space required	50%	40%	40%	10%	20%	90%
Maximum height	30'	30'	30'	35'	35'	30'
Maximum lot Coverage by structure	30%	30%	30%	90%	60%	10%

* Refer to Chapter VI, Fire Regulations, 6-1 et al of the Municipal Code.

*2 Where more than one mobile home is located on a parcel, distance between mobile homes will be 10'. 7/11/00 Res 08-2000

*3 In the Candelaria Addition and Candelaria Heights Second Addition, 5' rear setbacks are allowed. 2-8-05 Ordinance 227 BECAUSE THEY ARE ON AN INACCESSIBLE EASEMENT.

*4 Refer to Development Standards 3-6-1 to 3-6-3 for parking, intersections, barrier requirements.

Administrative note: If garage or shed exists, minimum distance to main structure is 6' or multiple sheds must be placed a minimum of 2.5' apart, unless firewall construction is used.

Schedule 3B Fees and Fines

LAND USE FEES & FINES (rev September 2010) Effective 1-1-11

Date:

Attach to Building Permit or put in appropriate file

Type	Fee	Paid/Initial
Annexation Process	\$1,500.00	
Board of Adjustment Review	\$75.00	
Commercial Subdivision Unimproved		
Sketch Plan Review	\$500.00	
Peliminary Plat	\$500.00	
Final Plat	\$500.00	
Excavation and R.O.W. use Permit	\$25.00	
Impact Fees per Residential Dwelling		
Park	\$1,357.00	
Police	\$96.00	
Street	\$2,010.00	
Impact Fees per Commercial 1000sf		
Park	\$814.00	
Police	\$58.00	
Street	\$1,200.00	
Research Fee: Charge per hour plus mailing and copy fees	\$15.00	
Residential Subivision MINOR		
Sketch to Final Plat	\$700.00	
Residential Subivision MAJOR		
Sketch Plan Review	\$500.00	
Preliminary Plat	\$500.00	
Final Plat	\$500.00	
Subsequent phases, for each plat if engineering done in 1st phase	\$500.00	
Subsequent phases, for each plat if engineering review required	\$700.00	
Special Use Review	\$75.00	
Zoning		
Rezoning Request	\$300.00	
Amendment of Zoning Text	\$75.00	
Other		
ex: Temp Land Use, Ammended Plat	\$50.00	
Fines (Non-Compliance Municipal Code Chapter III)		
1st Offense	\$50.00	
2nd Offense	\$100.00	
3rd Offense	Court Determined	

Site Plat Sketch

Please indicate North, as well as write in the margins which streets abut your property. Please Note: The town has easements five (5) feet from property line adjoining city property. Plans not taking the easements into consideration will be returned.

CALL 811 FOR LOCATES

