

City of Centerville

Building Permit Information

The application is not acceptable unless ALL required information is provided.

Permit Required for

- 1.) any modification that changes dimensions of any building or structure.
- 2.) For alterations that do not change the physical dimensions including interior remodels; replacement of siding, shingles, painting, or windows with the same or substantially similar materials; and other non-structural changes to a principal building valued at more than five thousand dollars (\$5,000).

Permit costs:	<u>Total cost of Project</u>	<u>Permit Fee</u>
	\$500- \$5,000	\$25
	\$5,000-\$10,000	\$50
	Per \$1,000 over \$10,000	\$5 in addition to \$50

The building permit becomes invalid if work is not started within 90 days. The building permit becomes invalid if work is not substantially completed within 1 year of the date of issuance. Full permit fees will apply if permit needs to be resubmitted.

Site Plan must be attached to permit application and include all existing structures and proposed structures.

Property line is just inside the city right of way, usually the inside of the sidewalk. It is your responsibility to know where your property line is.

Lot Area, Yard and Height Regulations. (Single Family Residential District)

	Lot Area	Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Height
Single-family detached dwelling	7,000 sq. ft.	50 ft.	25 ft.	7 ft.	10 ft.	35 ft.
Single-family attached dwelling	7,000 sq. ft.	50 ft.	25 ft.	7 ft.	10 ft.	35 ft.

Measurements: Start from the footprint of the structure to the property line, not the curb.

Accessory Buildings - Sheds, detached garages and any structures (including but not limited to, tennis courts, swimming pools, barbecue pits, pergolas, greenhouses, workshops, storage/garden sheds, dog kennels, playhouses, and gazebos.) Allowed in rear yards only. 25 ft. setback from front property line, 7 ft. setback from side and 10 ft. set back from rear. Any structure greater than 150 square feet must be secured to the ground.

Unacceptable materials: Cloth, canvas, plastic sheets, tarps, and corrugated siding are not allowed as primary materials, except greenhouses are allowed to have sheeting (glass or plastic) of prescribed building thickness as an outer covering. Corrugated metal is not a permitted roofing material.

Fences: May be located on the lot line (abutting property owners shall be notified prior to the issuance of a permit. It is recommended, but not required, that the property owners sign a fence maintenance agreement.) Can be up to 8 foot tall in rear yards. Cannot be more than 4 foot in front yards. Front yard fences must be of traditional open face design. Fence must not obstruct visibility at intersections. Face side of fence must face outward.

