

Use# (EX: 2024-001)

Scipio Land Use Authority Checklist

New Building or Lot

[3.2.1.1 Intended Use

C 3.2.1.2 Area and Density Regulations

Cannot be less than .50 Acres

3.2.1.3 Frontage, Size, and Shape Regulations

120° of Frontage, Rectangular, Septic Tank on lot

3.2.1.4 Yard Regulations

Corner Lots - Front and Side Yards Setback of 20'

Rear and Side - 12' from Neighboring Residential

3.2.1.5 Smaller Accessory Buildings

12' or less tall 3" from property line, 1' from dripline, Snow Load

3.2.1.6 Large Accessory Buildings

Front Setback of 25', Rear 25' from Property line, Side 15' from property side, 16' separation from residential

3.2.1.7 Height Regulations

Minimum of 10' Max of 30'

Additional Requirements

Plot Plan, Utility Connection, Minimum Width, Footing and Foundation, Manufactured home

setup

3.2.2 HIGHWAY COMMERCIAL

3.2.2.1 Use Regulations for Highway Commercial Buildings

NONCONFORMING LOTS, STRUCTURES, AND USES

7 5.2 NONCONFORMING LOTS-OF-RECORD

Nonconforming Repairs, Fire or Disaster, Demolition, Reconstructed Dwelling, Reduction of

lot size, Number of Single Family Homes on One Lot

7 5.4 REPAIRS AND MAINTENANCE OF NONCONFORMING STRUCTURES

Repairs and Maintenance that would not enlarge structure

SUPPLEMENTARY REGULATIONS

6.1 VISIBILITY AT INTERSECTIONS

3' Tall at least 30' back from property line corner

6.2 ERECTION OF MORE THAN ONE PRINCIPAL STRUCTURE ON A LOT

Permits allowing 1 or more structure to be built

6.3 FENCES, WALLS, And HEDGES

Interior Wall <7' Tall, Corner lot 3' Visibility barrier 30' From Property Line, Front Yard Fences 8' at intersection 6' front and side on non intersection fences, Obstruction of View, Solid Type

Fences, Open Type Fences, Exceptions

6.5 PERMITTED YARD ENCROACHMENTS

Projections into setbacks

C 6.7 ACCESS TO STRUCTURES

Access to lot, Emergencies

6.8 PARKING/STORAGE OF EQUIPMENT, MACHINERY, AND VEHICLES

10 Day Parking on Right of Way

6.9 PERFORMANCE STANDARDS

Highway Zoned must have 6' Fence for Storage, Appropriate Light Fixture

6.10 PUBLIC RIGHT-OF-WAY USE

Maintain a Clear Right of Way

7 6.11 STANDARD PUBLIC RIGHT-OF-WAY WIDTH

Right of Way and Roads 99'-100

6.13 OUTDOORS STORAGE AND WASTE DISPOSAL

>300 Gallons of Fuel must be stored within concrete dikes, wastes shall be stored so nature

Can not carry off items

6.15 OPAQUE BARRIERS REQUIRED AT COMMERCIAL AND INDUSTRIAL SITES

Opaque Fences to preserve residential environment

Name of Applicant.

Address of Change:

Land Use Authority – Clair Memmott

Approve

Reject

Reason For Rejection:

Signature

Date