



CITY OF RIGBY ZONING PERMIT APPLICATION

Owner Information

Owner Name: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Home Phone: _____ Cell Phone: _____

Email Address: _____

Contractor Information

Name: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Office Phone: _____ Cell Phone: _____

Email Address: _____

Idaho Contractor License #: _____ Expiration Date: _____

Property Location and Type of Structure

Type of Structure: _____ Zoning: _____

Parcel #: RPA _____ Parcel Size: _____

County Assigned Address: _____

Subdivision: _____ Lot: _____ Block _____

Setbacks to Property lines (in feet)

Front: _____ Side (North, East, South, West): _____

Side (North, East, South, West): _____ Rear: _____

CITY OF RIGBY ZONING PERMIT APPLICATION

Staff Report

Does the property use of the structure meet zoning requirement? _____

Required setback are in conformance with Regulation? _____

Is an access permit required from ITD? _____

Special requirement or conditions prior to issuance of Completion or Certificate of Occupancy:

1. The builder agrees to meet or exceed all building and zoning codes for the City of Rigby, Idaho.
2. The Builder is responsible for notifying DIGLINE prior to construction.
3. Water and Sewer Services

Water and Sewer Connection Fees must be paid at the time of the building permit application.

(Initial) _____ **A water service pit is required for all new construction (Residential and Commercial).**

(Initial) _____ **Before covering and water/sewer lines an Inspection of the water service pit, water and sewer lines is required by the city's Public Works Department.**

(Initial) _____ **Curb stop, and service pit must be exposed for the Inspection before final grade.**

4. **Sidewalks Inspections:**
 - a. **The builder will comply with the city's specification on construction of sidewalks and base must be inspected by the public works department before concrete is poured.**
5. **Property must be brought to final grade prior to issuance of certificate of Completion or Certificate of Occupancy.**
6. **Builder acknowledges Certificate of Completion is subject to final completion by developer of the subdivision and Final acceptance of same by the city's public works department.**

Approved:

_____ **Yes (If approved sign and date the sign plan).**

_____ **No, reason for denial is:** _____

Authorized Signature

Position

Date

Parcel Number _____

Street address _____

Builder/ Contractor Acknowledges Receipt of Special Requirement or Conditions:

Printed Name

Signature

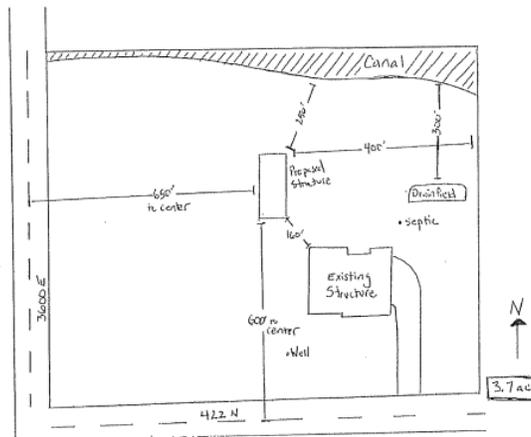
City of Rigby Zoning Permit Application

A zoning permit is required to obtain a building permit for any structure over 200 square feet in size, any modification or expansion of an existing structure.

Application must provide a site plan drawn to scale with dimension. Site must include the Following:

- | | |
|--|----------------------------------|
| _____ Footprint of processed structure | _____ Sidewalks |
| _____ Existing or proposed driveways | _____ Property lines |
| _____ Footprints of existing structures | _____ Roads and Alleys |
| _____ Property size or dimensions | _____ North arrow |
| _____ Waterways (canals, ditches, etc....) | _____ Well, Septic if applicable |
| _____ Setback for the proposed structure to property lines, curbs, or street right of way, waterways, wells, and septic. | |

Example:



Zoning Classifications

Setback Requirements:

R-1 Zoning

Lot Area: The minimum area of any lot or parcel of land in the R-1 zone is eight thousand (8,000) square feet.

Lot Width: Each lot or parcel of land in the R-1 zone shall have a width of no less than eighty feet (80').

Lot Depth: Each lot or parcel of land shall have a minimum lot depth of sixty feet (60').

Lot Frontage: Each lot or parcel of land in the R-1 zone shall abut a public street for a minimum distance of thirty-five feet (35'), on a line parallel to the centerline of the street or along the circumference of a cul-de-sac improved to City standards. Frontage on a street end, which does not have a cul-de-sac improved to City standards, shall not be counted in meeting this requirement. Private drives are allowed as per review by the Zoning Administrator or Designee.

Front Yard: Each lot or parcel in the R-1 zone shall have a minimum front yard of at least twenty-five feet (25') from right-of-way.

Rear Yard: The minimum depth of a rear yard shall be twenty-five feet (25').

Side Yard: Each lot or parcel of land in the R-1 zone shall have a side yard of at least seven and one-half feet (7 1/2') or six inches (6") of setback for every one foot (1') of building height, whichever is greater.

Building Height:

No lot or parcel of land in the R-1 zone shall have a building or structure, which exceeds a maximum height of twenty-five feet (25'), measured at the top of building's horizontal wall.

R-2 Zoning

Lot Area: The minimum area of any lot or parcel of land in the R-2 zone for a single family residence is seven thousand (7,000) square feet. Nine thousand (9,000) square feet is required for a duplex or twin home.

Lot Width: Each lot or parcel of land in the R-2 zone for a single family residence shall have a width of no less than sixty feet (60') and eighty feet (80') for a duplex or twin home.

Lot Depth: Each lot or parcel of land shall have a minimum lot depth of sixty feet (60').

Lot Frontage: Each lot or parcel of land in the R-2 zone shall abut a public street for a minimum distance of thirty-five feet (35'), on a line parallel to the centerline of the street or along the circumference of a cul-de-sac improved to City standards. Frontage on a street end, which does not have a cul-de-sac improved to City standards, shall not be counted in meeting this requirement. Private drives are allowed as per review by the Zoning Administrator or Designee.

Front Yard: Each lot or parcel in the R-2 zone shall have a minimum front yard of at least twenty-five feet (25') from right-of-way.

Rear Yard: The minimum depth of a rear yard shall be twenty feet (20').

Side Yard: Each lot or parcel of land in the R-2 zone shall have a side yard of at least five feet (5').

Building Height:

No lot or parcel of land in the R-2 zone shall have a building or structure, which exceeds a maximum height of twenty-five feet (25'), measured at the top of building's horizontal wall.

R-3

Lot Area: The minimum area of any lot or parcel of land in the R-3 zone for a single family residence is five thousand (5,000) square feet. seven thousand (7,000) square feet is required for a duplex or twin home. Apartment or condominium projects shall not exceed sixteen (16) units per acre.

Lot Width: Each lot or parcel of land in the R-3 zone for a single-family residence shall have a width of no less than sixty feet (50') and seventy feet (70') for a duplex or twin home. The minimum lot width for apartments and condominium projects is eighty feet (80').

Lot Depth: Each lot or parcel of land shall have a minimum lot depth of sixty feet (60').

Lot Frontage: Each lot or parcel of land in the R-3 zone shall abut a public street for a minimum distance of thirty-five feet (35'), on a line parallel to the centerline of the street or along the circumference of a cul-de-sac improved to City standards. Frontage on a street end, which does not have a cul-de-sac improved to City standards, shall not be counted in meeting this requirement. Private drives are allowed as per review by the Zoning Administrator or designee.

Front Yard: Each lot or parcel in the R-3 zone shall have a minimum front yard of at least fifteen feet (15') from right-of-way and twenty-five feet (25') from right-of-way for garage with driveway.

Rear Yard: The minimum depth of a rear yard shall be twenty feet (20').

Side Yard: Each lot or parcel of land in the R-3 zone shall have a side yard of at least five feet (5'). For apartments and condos next to single family, duplexes or twin homes on separate lots, the side yard setback is seven feet (7') or six inches (6") of setback for every one foot (1') of building height, whichever is greater.

Building Height:

No lot or parcel of land in the R-3 zone shall have a building or structure, which exceeds a maximum height of twenty feet (30'), measured at the top of building's horizontal wall.

Commercial

Lot Width: Each lot or parcel of land in the C zone shall have a width of no less than one hundred feet (100'); however, smaller widths may be allowed as per the Planning Administrator.

Lot Depth: Each lot or parcel of land in the C zone shall have a depth of no less than one hundred feet (100'); however, smaller depths may be allowed as per the Planning Administrator.

Lot Frontage: Each lot or parcel of land in the C zone shall abut a public street for a minimum distance of fifty feet (50'), on a line parallel to the centerline of the street or along the circumference of a cul-de-sac improved to City standards. Frontage on a street end, which does not have a cul-de-sac improved to City standards, shall not be counted in meeting this requirement. Private drives are allowed as per review by the Zoning Administrator.

Yard Requirements: The following minimum yard requirements shall apply in the C zone:

Front Yard: Each lot or parcel in the C zone shall have a front yard of no less than ten feet (10'). Said front yard shall not be used for vehicular parking and shall be appropriately landscaped.

Side And Rear Yards: Each lot or parcel of land in the C zone shall have a side and rear yard of at least ten feet (10') when located adjacent to a residential zone. There shall be no requirement in those instances where the side property line abuts a commercial or industrial zone.

Building Height: No lot or parcel of land in the C zone shall have a building or structure which exceeds a height of thirty-five feet (35'), measured at the top of building's horizontal wall. Chimneys, flagpoles, or similar structures not used for human occupancy are excluded in determining height.

Industrial

Lot Area: The minimum area of any lot or parcel of land in the zone shall be five (5) acres; however, smaller lots or parcels may be created as part of an approved and recorded Record of Survey. Said land shall be in single ownership or single control for integrated development.

Lot Width: Each lot or parcel of land in the I zone shall have a width of no less than one hundred feet (100'); however, smaller widths may be allowed as per the Planning Administrator.

Lot Depth: Each lot or parcel of land in the I zone shall have a depth of no less than one hundred feet (100'); however, smaller depths may be allowed as per the Planning Administrator.

Lot Frontage: Each lot or parcel of land in the I zone shall abut a public street for a minimum distance of fifty feet (50'), on a line parallel to the centerline of the street or along the circumference of a cul-de-sac improved to City standards. Frontage on a street end, which does not have a cul-de-sac improved to City standards, shall not be counted in meeting this requirement. Private drives are allowed as per review by the Zoning Administrator.

Front Yard: Each lot or parcel in the I zone shall have a front yard of no less than ten feet (10'). Said front yard shall not be used for vehicular parking and shall be appropriately landscaped.

Side And Rear Yards: Each lot or parcel of land in the I zone shall have a side and rear yard of at least twenty feet (20') when located adjacent to a residential zone. There shall be no requirement in those instances where the side property line abuts a commercial or industrial zone.

Building Height: No lot or parcel of land in the I zone shall have a building or structure which exceeds a height of thirty-five feet (35'), measured at the top of building's horizontal wall. Chimneys, flagpoles, or similar structures not used for human occupancy are excluded in determining height.