



Zoning Clearance for Building Permit # _____

Single Family and Two-Family Residential (R-1) Zoning Clearance Requirements Checklist

Please initial each item and then sign the last page:

1. () You have been informed of the application process and understand the steps you are required to take.
2. () Storm Water Permit: *Notice of Intent (NOI)*. Go to this website and follow the on-screen instructions: secure.utah.gov/deq-dashboard/index.html
- 2.a () A display will be provided by Millville City with the Storm Water weekly checklist, NOI, SWPPP and Millville City Building & Inspection Form. The display will be mounted over your water barrel.
3. () Application for Water Service.
4. () One (1) complete, full size set of building plans are required by the City.
5. () One (1) completed, septic tank approval form from Bear River Health Department.
6. () 9 copies plus original of the completed Zoning Clearance for building permit form, Form # 101 – 15 Nov 2003.
7. () 9 copies of the site plan (11" x 17").
8. () 1 copy of the plat in which the lot is located (11" x 17").
9. () Not more than one (1) main building may be placed on a lot or parcel.
10. () The minimum lot sizes are as follows:
 - Slope Class 1 (20% grade or less): 14,000 square feet
 - Slope Class 2 (grade greater than 20% to 23%): 20,000 square feet
 - Slope Class 3 (grade greater than 23% to 27%): 26,000 square feet
 - Slope Class 4 (grade greater than 27% to 30%): 32,000 square feet
 - Slope Class 5 (grade greater than 30%): No building permitted
11. () Frontage: The minimum frontage for the lot is 108 feet.
12. () **Corner Lot Setbacks**
 - Front Setback: The structure is required to be set back 30 feet from the front property line.
 - Rear Setback: The structure is required to be set back 20 feet from the rear property line.
 - Side Setback: The structure is required to be set back 15 feet from the side property line abutting an interior lot and 20 feet from the side property line abutting a public street.

13. () **Interior Lot Setbacks**
- Front Setback: The structure is required to be set back 30 feet from the front property line.
 - Rear Setback: The structure is required to be set back 30 feet from the rear property line.
 - Side Setback: The structure is required to be set back 15 feet from the side property line.
14. () Height: The height of the structure shall be no more than 35 feet as measured from the front door threshold.
15. () The grassy swales (shallow depressions) in the City right-of-way adjacent to the streets are installed to convey storm water runoff safely away from your property and to control potential flooding. They may not be filled in or modified without express written approval from Millville City.
16. () Corrals, barns, stables, coops, kennels (as defined by City code) and any other buildings used to accommodate animals must be at least 50 feet from all adjoining property lines and 75 feet from any residential building.
17. () There shall be a minimum of 960 square feet of floor space for a single family dwelling (excluding basements, open porches and garages).
18. () All dwellings for human occupancy shall have at least one dimension measuring 20 feet (measured in depth or width), have a pitched roof, be attached to a permanent concrete foundation, and meet the minimum Uniform Building Code requirements.
19. () Retaining walls for cuts and fills over four (4) feet in height or (6) six feet for the combined height of cut and fill cross section will be designed by a certified engineer and approved by the City Council upon the affirmative recommendation of the City Engineer.
20. () A Hillside Development Permit from the Planning and Zoning Commission is required for lots sloped over twenty percent (20%).
21. () Landscaping must be completed within two (2) years of occupancy of the building.
22. () Permits expire 12 months from the date of issuance, or after 180 days if construction has not begun.
23. () Lot corners shall be marked by a distinctive survey corner marker. Eighteen (18”) to twenty-four inch (24”) by five-eighths inch (5/8”) rebar, (#5 rebar) with surveyor’s official ap.
24. () Driveways: All driveway approaches shall meet the following specifications:
- Min. Width: 10 feet
 - Max. Width: 32 feet
 - Min. Concrete Thickness: 6 inches
 - Min. Base Course Thickness: 4 inches
 - Min. Distance Between Driveways: Single Family residential driveways shall be offset from other driveways by no less than twice the flare width.

Print Name

Signature

Date