

City of Payette



Residential One Story Detached Garage/Shop

How to use this Guide:

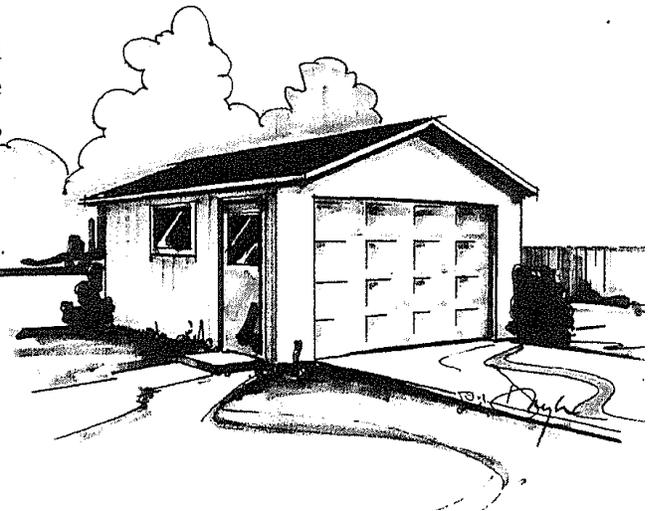
Provide two sets of plans and complete the following:

- 1) **Complete this Building Guide** by filling in the blanks on pages two and three and indicating which construction details will be used.
- 2) **Provide 2 plot plans** (site plan) showing dimensions of your project or addition and its relationship to existing buildings or structures on the property and the distance to existing property lines, drawn to scale.
- 3) **Fill out Conditional Use Application** for approval by the Planning & Zoning Commission
- 4) **Fill out Building Permit Application.** A majority of permit applications are processed with little delay. The submitted documents will help determine if the project is in compliance with building-safety codes, zoning ordinances, and other applicable laws.

A Building Permit is only required if the structure exceeds 200 square feet, or includes electrical, heating, or plumbing.

The zoning setback from property line shall be applicable regardless of structure size.

Utility easements shall not be encroached.





Accessory Building and Structure Information

All accessory building and structures shall comply with City of Payette ordinance and building codes. The following questions will help Payette citizens through the permit process.

What is the square footage of the proposed accessory building or structure? _____ square feet
Is this greater than 200 square feet? Yes _____ No _____

If no, then setback criteria and additional city ordinances will need to be met (see “Setback Criteria” below).

If yes, then applicant need to obtain the following in this order:

1. **An approved Conditional Use Permit** from the City of Payette Planning & Zoning Commission.
2. **A building permit** and required inspection(s) from the City of Payette Building Official after approval of the Conditional Use Permit.

The Payette Planning & Zoning Commission requires a Site Plan for accessory buildings or structures 400 feet or greater with the following information:

1. Location of home including address
2. Property line setbacks
3. Parking spaces, if applicable
4. Location of proposed building
5. Easements
6. Location of buildings within 50 feet

Elevation drawings showing:

1. Roof structure
2. The design finish of the building
3. Type of material
4. Building structure measurements.

*Check with the City of Payette Building Official for any additional information or format required in permit site plan submittal.

Setback Criteria:

_____ A minimum distance of six (6) feet from principle building.

_____ A minimum distance of eight (8) feet from property lines.

_____ A minimum distance of ten (10) feet from property lines on a corner lot.

_____ A minimum distance of sixteen (16) feet from adjacent properties’ principle buildings.

_____ All utility easements shall be maintained and remain clear of any structure(s).
