

**ALL PERMITS MUST HAVE A FIELD INSPECTION DONE BY THE
BUILDING ADMINISTRATOR AND APPROVAL OF THE CITY
COUNCIL BEFORE ANY TYPE OF CONSTRUCTION BEGINS**

CITY OF MORNING SUN BUILDING PERMIT

Application Name: _____

Mailing Address: _____

Physical Address: _____

Phone #: _____

Type of Permit: Accessory _____ or Building _____

Type of Project (Check all that apply): New Structure _____, Addition _____,

The permit fee is \$1/thousands of values with a minimum fee of \$50.00

Single Family Home _____, Two-Family Home _____

Storage Shed _____, Fence _____, Deck/Porch _____,

Concrete Pad _____, Driveway _____,

Use of Building: _____ **Size of Building:** _____

Contractor Name: _____ **Contractor Telephone:** _____

I hereby acknowledge that I have read this application and state that all the information contained in this application is true and correct and I agree to comply with all City Ordinances and State Laws regarding building construction.

Signature of Applicant: _____ **Date:** _____

Estimated Value of Construction: _____ **Building Permit Fee:** _____

Approved By: _____ **Date:** _____

Denied By: _____ **Date:** _____

Reason for Denial: _____ **Date:** _____

Mayor Signature: _____ **Date:** _____

Mayor: Approved/Denied _____ **Date:** _____

BUILDING PERMIT PROCEDURES
CHECK ALL THAT ARE APPLICABLE

☐ **ELECTRICAL**

Contractor Name: _____

Contractor Telephone: _____

Contractor License # (if applicable): _____

*Commencing March 1, 2009, most electrical work in the State of Iowa will be subject to an electrical permit and inspection program. Any electrical installation that requires a permit and inspection by the state electrical program must be performed by an Iowa Licensed Electrician. It is the responsibility of the property owner to obtain the necessary electrical permit. Requests for electrical permits, fee payment, and requests for inspection may be made online at iowaelectrical.gov or by calling 1-866-923-1082. Any questions you have about electrical permits/inspections should be directed to the Inspector Supervisor assigned to the area.

☐ **WATER**

I, the petitioner, desire to connect to the water supply. I understand that a connection fee will apply. The person installing the water **is/ is not (circle one)** a licensed plumber.

Contractor Name: _____

Contractor Telephone: _____

Contractor License number (if applicable): _____

☐ **SEWER**

I, the petitioner, desire to connect to the sanitary sewer system. I understand that a connection fee will apply. The person installing the sewer line **is/ is not (circle one)** a licensed plumber

Contractor Name: _____

Contract Telephone: _____

Contractor License number (if applicable): _____

IOWA ONE CALL

- **ALWAYS** call Iowa One Call (1-800-292-8989) three days before digging. All utility services will locate underground service lines on your property free of charge.



***Please draw a picture of your proposed plan below. The distances of the front, rear and sides of the building/fence to the property line must be included on the drawing. (see example below)**

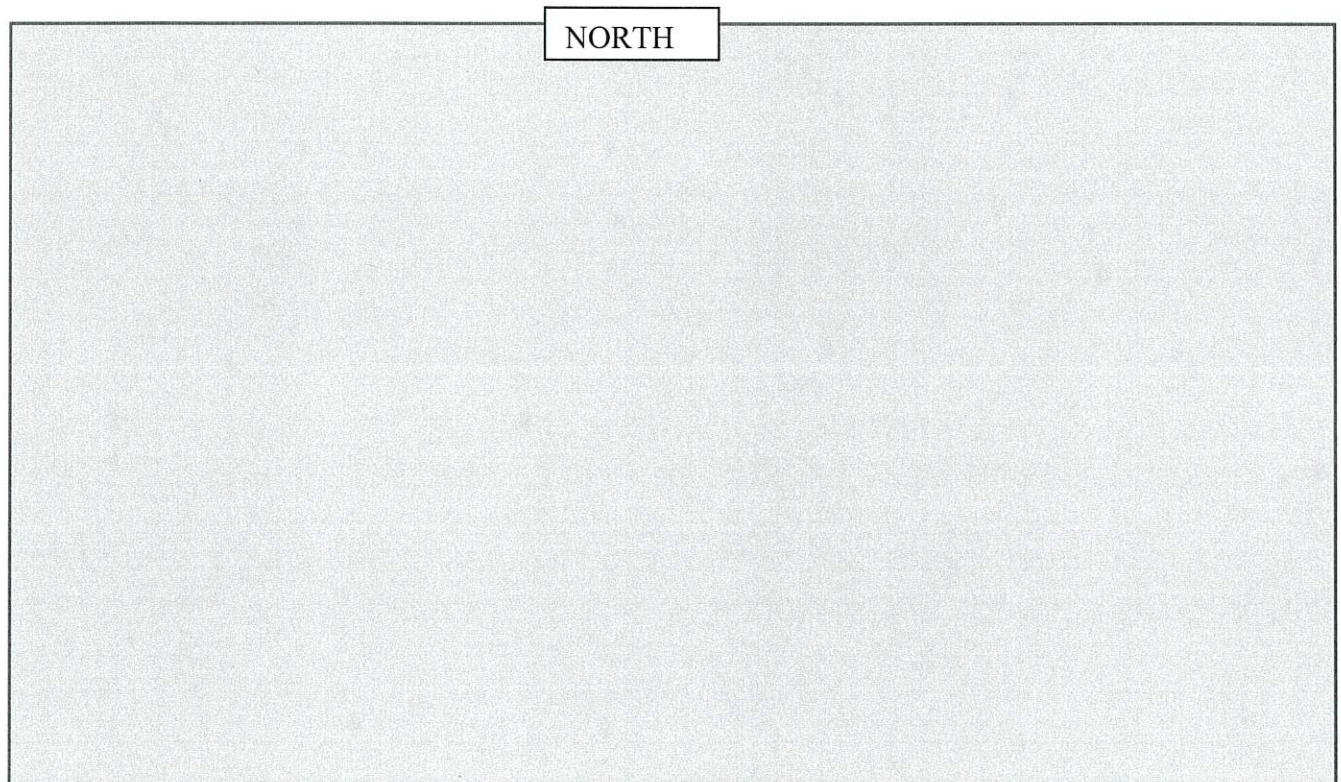
*** Please include any existing buildings on the property and label them as existing buildings**

Typically, your property line does not begin at the edge of the street. While the city may be able to help you locate your property lines, the only sure way is to use the services of a licensed surveyor. A copy of the ordinance regarding height and setbacks is attached.

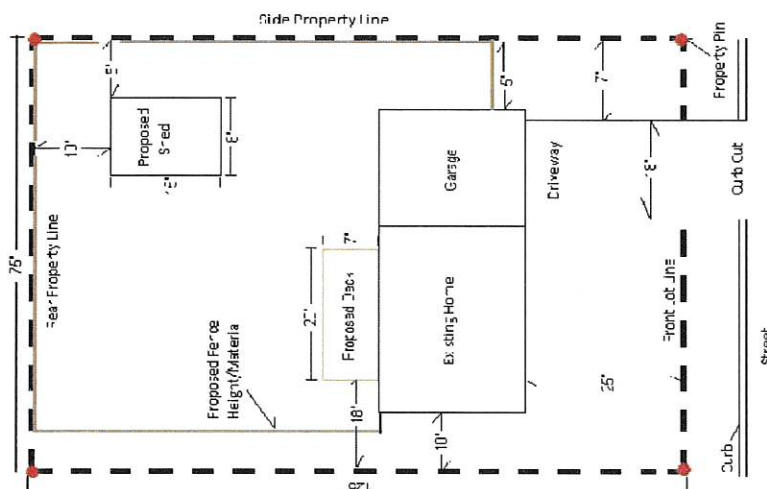
***Permit must receive final approval from the Mayor, before the project can begin.** You will be notified once all signatures have been obtained on the permit.

***The proposed construction must be staked out for inspection before the Building Administrator reviews this permit.**

Please contact city hall at 868-7936 or the city shop at 319-572-0748 or 319-572-0749 with any questions.



Sample Site Plan



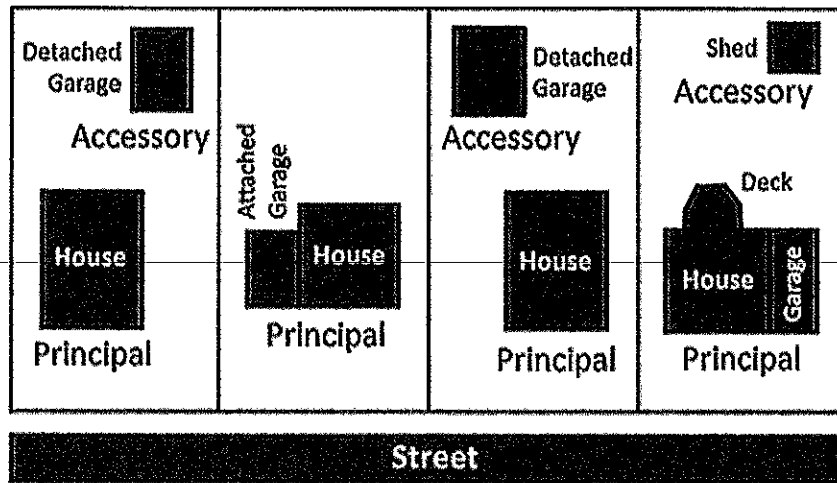
Please provide a drainage plan for review, if applicable. You must show how rainwater from your building will be diverted from neighboring properties.

Section 13.343 Fences

- The following regulations shall apply to all fences in each of the ‘R’ Districts, with the height of a fence measured from natural grade level at the base of the fence:
 - Fencing must not exceed (8) feet in height at the side or rear yard of building, dwelling or structure. Fencing must not exceed (6) feet in height at the frontage of the building, dwelling or other structure.
 - Fences must be inside the property line with a minimum of (1) foot, and shall be of good appearance and properly maintained.
 - Fences shall be constructed of materials of wood, steel, aluminum, plastic, brick, cement, stone, clay, rock or masonry.
 - Fences may not bear any lettering, words, signs, murals, advertisements, or pictures except to protect person or persons from bodily harm with in the fence.

Distinction Between Principal and Accessory Buildings

- If a garage, deck or similar structure is physically attached to a principal building containing 1 or more dwelling units, then that structure shall be considered to be a part of that principal building and shall comply with all applicable bulk regulations for the principal building. This shall include instances where a breezeway or carport directly connects a garage to the principal building.
- If a garage, deck or similar structure is physically separated from a principal building containing 1 or more dwelling units, then that structure shall be considered to be an accessory building or structure and shall comply with all applicable bulk regulations for accessory structures.



Accessory Building: A building, structure or use that is secondary to and on the same lot with a principal building, structure or use. This does not include garages or decks that are physically attached to the principal building, as those are considered to be a part of the principal building. Examples include but are not limited to detached garages and shop buildings, storage sheds, freestanding decks, and patios, tennis courts, and swimming pools when constructed below grade or within a deck.

3.5 Accessory Buildings and Structures

- The following shall apply to accessory building and structures in all 'R' Districts.
 - The total square feet of all accessory buildings shall not occupy more than 50% of the rear yard.
 - Accessory Buildings in any "R" district shall be a distance of at least 3 feet from all adjoining properties.
 - Accessory Buildings at the rear of the residence must be setback 6 feet from the edge of any property line, or anywhere on a property where the property abuts an alley, street, sewer line, gas line or water line or any city owned or utility lines and components outside the property line.
 - Accessory Buildings erected to the side of a residence must be 20 feet from the front property line or in line with the residence, whichever is greater.
 - The minimum side and rear setbacks for an accessory building or structure shall be **6 Feet**, unless otherwise specified.

REGULATION	ALL 'R' DISTRICTS
Minimum Front Setback	Equal to minimum front setback for a Principal Building
Minimum Rear Setback	6 Ft.
Minimum Side Setback	6 Ft.

Section 4.4 Height Regulation

- No Principal structure shall exceed 2.5 stories or 30 feet in height, and accessory structures shall not exceed 20 feet in total height (from finished floor surface to peak of roof).

Section 7.14 Manufactured Mobile Homes

- Must not be more than 5 years old
- Must be at least 22 feet wide
- Comply with the same yard & area requirements as single family dwelling in residential areas
- Must have a permanent Foundation. Shall be located on and permanently attached to a cement slab which is a minimum length of the home itself. Width at least four (4) feet greater than the actual width of home (such that the slab extends four (4) feet or more beyond the side of the manufactured home on the doorway side)

PRINCIPAL BUILDING, STRUCTURE OR USE: The primary use of land or structures on a property, as distinguished from an accessory use. A principal structure includes any physically attached addition that is constructed onto the original structure at a later date, including garages and decks.

BULK REGULATIONS

The following shall serve as minimum requirements for each of the respective buildings, structures and uses, beginning with principal uses, followed by accessory uses.

REGULATION	DISTRICT						
	R-1 1-1.5 STORY	R-1 2-2.5 STORY	R-2 1-1.5 STORY	R-2 2-2.5 STORY	R-2 1-1.5 STORY	R-2 2-2.5 STORY	R-2 3 STORY
MINIMUM LOT WIDTH	65'	65'	50'	50'	60'	60'	55'
MINIMUM FRONT YARD DEPTH	30'	32'	30'	32'	30'	32'	35'
MINIMUM (EACH)SIDE YARD WIDTH	6'	8'	6'	7'	6'	8'	8'
TOTAL SIDE YARDS MUST EQUAL	14'	18'	13'	15'	14'	18'	20'
MINIMUM REAR YARD DEPTH	30'	30'	30'	30'	30'	30'	35'
TOTAL LOT AREA	8,500 sq.ft	8,500 sq.ft	5,000 sq.ft	5,000 sq.ft	6,000 sq.ft	6,000 sq.ft	5,000 sq.ft
TOTAL PER FAMILY	N/A	N/A	3,000 sq.ft	3,000 sq.ft	5,000 sq.ft	5,000 sq.ft	3,000 sq.ft

(Subject to additional Requirements, exceptions & Modifications in Section 14.3 and 14.4 inclusive)

R-1 DISTRICT= One Family Residential District

R-2 DISTRICT= Multi Family Residential District

COMMENTS:
