

Town of Annabella

90 North Main, P.O. Box 175, Annabella, UT 84711

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Building Permit Applicant:

In addition to meeting all requirements imposed by the Sevier County Building Department, Annabella Town will require the following items to be addressed as part of your building permit approval.

- All culinary impact and connection fees must be paid before a building permit for a new home will be signed. Fees are \$2400 impact fees + \$750 connection fee = \$3150.
(Developed subdivisions require a \$100 connection fee for a total of \$2500).
- Prior to any land being subdivided within Annabella Town limits, a request to subdivide the lot must be presented to the Planning Commission for approval
- For any one dwelling structure, there must be a total frontage of not less than 107 ft and a ½ acre minimum lot size.
- For any family dwelling or other structure, there shall be ten (10) ft. of side yard on each side and a total side yard requirement for two sides of not less than twenty (20) ft.
- The minimum set back for any building shall be thirty (30) ft.
- All corner lots shall retain thirty (30) ft. set backs on all street sides.
- Private garages and accessory buildings located on the rear and at least ten (10) ft away from the main dwelling may be built to the rear property line, provided that: (1) they are constructed of non-combustible material; (2) the roof does not project across the property line; (3) storm water run-off from the building does not run onto adjacent property; and (4) the building will not be built over right-of-way easements for utilities. Combustible buildings must be built at least three (3) ft. from the property line and meet the other requirements for accessory buildings. Detached private garages and accessory buildings shall not exceed 4,000 square feet on three-acre lots,

3,000 square feet on acre lots, and 2,000 square feet on half-acre lots, unless a larger building is approved by the Planning Commission.

- Before any accessory building or residence may be used in the operation of a business, a conditional use application must be presented to the Planning Commission for review and approval.
- The required minimum, main floor finished living area, of any home or residence must be 1100 square ft.
- No building or structure shall be erected to a height greater than two and one-half (2 ½) stories or thirty (30) ft.
- All drainage from the home and associated development must be properly dealt with as part of the building site plan so as to have no negative impact on the roads or adjoining properties.
- Manufactured homes will be required to be placed on a permanent, concrete foundation with masonry skirting.
- Any building activity to take place within 25 feet of the canal shall require the signature of the Annabella Canal Company president.

All building permits must be signed by two members of the Planning Commission:

John Chartier (Chairman)	245 West 100 South
Wayne Grundy	115 South 200 East
Kelly Anderson	196 West Center
Jamie Adams	155 North 300 East
Wade Ingram	150 West 450 South