

TITLE VI PHYSICAL ENVIRONMENT

CHAPTER 11 BUILDING PERMITS AND FENCE PERMITS

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6-11-1 BUILDING PERMITS. It is unlawful for any building to be constructed or moved into the corporate limits of the City of Oxford Junction without first obtaining a written permit signed by the City Clerk.

6-11-2 REVIEW COMMITTEE. A review committee appointed by the Mayor and approved by the City Council will inspect and approve or disapprove the application. If the committee approves the application, two members of the committee and the City Clerk will sign the permit. The review committee will determine the following:

1. If the building is located properly in accord with property lines.
2. Buildings are to be located at least two (2) feet from property lines and public sidewalks.
3. Buildings are to be located at least four (4) feet from alley lines.

6-11-3 DEFINITIONS. Definitions of qualifications for a building permit are as follows:

1. Actual construction of a house, garage or storage shed.
2. Erection of a modular house.
3. Addition of a room or rooms.
4. Moving in a portable unit.
5. Additions of porches, steps and decks.
6. Concrete pouring, slabs, sidewalks, or driveways.
7. Fences.
8. Self-supporting structure – i.e. tower (cell, radio, wind)
9. Outdoor furnaces.

6-11-4 SPECIFICATIONS FOR ERECTING A FENCE. A description of the fence and type of fence is needed at the time of the application. The fence has to keep with the aesthetics of the neighborhood. If agreeable to both parties, the fence may be placed on the property line. If not on the property line, the fence is to be two (2) feet from any property line and public sidewalk and four (4) feet from any alley line.

6-11-5 SWIMMING POOL FENCE STANDARDS. Fences shall be provided for all outdoor swimming and landscape pools with a depth greater than 18", and capacity greater 5,000 gallons. Swimming and Landscape Pool fences shall meet the following conditions:

1. Swimming and Landscape Pool Fences must be at least four feet high from the ground level, but should not exceed 6' in height. Spacing of the fence should not allow a 4" sphere to pass through.
2. Swimming and Landscape Pool Fences must have a self-closing and self-latching device on the gate.

6-11-6 SPECIFICATIONS FOR ERECTING GARAGES, STORAGE SHEDS, AND SIMILAR STRUCTURES. A description of the garage, storage shed or other similar structure is needed at the time of the application. The garage, storage shed or other similar structure must keep with the aesthetics of the neighborhood. The garage, storage shed or other similar structure must be permanently affixed to the ground in some suitable manner. In no event will approval be granted if the garage, storage shed or other similar structure rests on slats, rises, or some manner that does not guarantee permanent affixation to the ground.

6-11-7 FEES. The following fees are payable at the time the permit is approved:

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| 1. | 0 to \$2,500 cost of construction: | \$10.00 |
| 2. | Over \$2,500 to \$5,000 | \$15.00 |
| 3. | Over \$5,000 to \$15,000 | \$25.00 |
| 4. | Over \$15,000 to \$25,000 | \$40.00 |
| 5. | Over \$25,000 to \$50,000 | \$60.00 |
| 6. | Over \$50,000 to \$100,000 | \$75.00 |
| 7. | Over \$100,000 | \$100.00 |

6-11-8 PERMANENT FOUNDATION. Any new building, addition, or portable building 250 square feet or larger must have a permanent concrete/cement floor/foundation.

6-11-9 VIOLATIONS. Violation of this ordinance is considered a nuisance. Any building, residence, fence or other structure built, moved or used in violation of this Chapter shall be deemed a nuisance and the same may be abated by action in the District Court.