



City Received Date Stamp

ACCESSORY BUILDING / OUTBUILDING / BARN APPLICATION

Permit Number

Incomplete Applications will not be accepted.

Fee: See Fee Schedule

PROPERTY OWNER: _____

PROJECT ADDRESS/LOCATION: _____

LOT _____ BLOCK _____ SUBDIVISION _____ ZONING: _____

TYPE OF CONSTRUCTION: _____ VALUE OF CONSTRUCTION: \$ _____

PROPOSED USE OF STRUCTURE: _____

*FOUNDATION - SLAB _____ PIER & BEAM _____ POST TENSION _____ N/A _____

Form with sections: Total Square Footage Under Roof, Total Lot Coverage, Building Set Back Requirements, Exterior Finish Materials percentages.

Table with 4 columns: Contractor Company Name, Contact Person, Phone, Registration Current with City*.

*Each contractor must register with the City and furnish a current State issued trade license and proof of Liability coverage.

FOR FEES - SEE PAGE 3 OF THIS APPLICATION.

Form with text: NOTICE: AN ISSUED PERMIT BECOMES INVALID... I HEREBY CERTIFY THAT I AM AN AUTHORIZED AGENT OF THE OWNER...

Form with text: For City Use Only: Fee Paid _____ Check # _____ Received by _____

REQUIRED DRAWINGS/PLANS FOR REVIEW:

Three (3) Plot Plans showing existing structures and proposed structures.

ORDINANCE NO. 508**SECTION 1.**

1. Accessory Buildings shall be constructed of materials similar in appearance to the main dwelling or with any of the following exterior materials:

Brick, pre-finished metal, wood siding or simulated wood, masonry products, Portland cement plaster, stucco or exposed aggregate concrete. Corrugated sheet metal siding and roofing are expressly prohibited.
2. Greenhouses shall be used only for the purpose of growing plants. Greenhouses exceeding 120 square feet shall be constructed in accordance with the following requirements:
 - a. The exterior of a greenhouse must be constructed of fiberglass, glass, carbonite, or other rigid material approved by the building inspection department. Such materials will be mounted in frames of steel, aluminum, cedar, or treated wood, suitable for building purposes, and in accordance with the applicable building code.
 - b. The floor area of a greenhouse shall not exceed the lesser of:
 - i. 1,000 square feet, or
 - ii. 2% of the lot area, or
 - iii. the aggregate lot coverage for all structures allowed by the zoning classification of the lot, or
 - iv. the aggregate lot coverage for non-residential structures allowed by the zoning classification of the lot.
3. All construction of Accessory Buildings requires the issuance of a building permit by the City of Parker. All construction shall meet the building code requirements of the City of Parker.
4. Accessory Buildings shall be located according to the most restrictive of the following:
 - a. In the rear portion of the lot, behind the rear building line of the main dwelling.
 - b. If on a corner, no closer to a street than the main dwelling.
 - c. In compliance with the setbacks requirement required by the zoning classification of the lot.
5. Maximum Height:
 - a. The maximum height of an Accessory Building is measured from the peak of the roof of the Accessory Building to grade level.
 - b. The maximum height shall be 25 feet, or the height of the peak of the roof of the main dwelling, whichever is lower.
 - c. The maximum height of a sidewall of an Accessory Building shall not exceed 10 feet.
6. Additional Requirements:
 - a. The building area of an Accessory Building shall not exceed the lesser of 2500 square feet or 2% of the lot area.
 - b. The applicant shall submit a fully dimensioned site plan, showing the location and the dimensions of the Accessory Building, the property lines, easements and all structures

within 100 feet of the property line. The sketch shall include a depiction of the size and location of all doors in the Accessory Building.

- c. The eaves shall overhang the exterior walls by no less than 1 foot and no more than 3 feet.
- d. Accessory buildings of any size used to shelter animals shall be at least 100 feet from the primary dwelling of adjacent residents on contiguous lots.
- e. No Accessory Building shall be closer to the front of the lot than the dwelling on an adjacent lot. This rule is waived if the residence on the adjacent lot is at least 200 feet from the proposed Accessory Building.
- f. Lots smaller than one acre are limited to one accessory building. Lots greater than one acre are limited to one accessory building per acre.

7. Usage and Occupancy

Accessory buildings shall not be used for accessory dwellings, unless converted in accordance with all provisions governing accessory dwellings.

ACCESSORY BUILDINGS FEES

Base Fee

Up to 1000 square feet:	\$ 100.00
1001 to 1500 square feet:	\$ 150.00
1501 to 2000 square feet:	\$ 200.00
2001 to 2500 square feet	\$ 300.00

Plus (if required)	+ Plumbing	\$75.00
	+ Electrical	\$75.00
	+ Heating\Air	\$75.00

All electrical, plumbing, and mechanical contractors must be registered with the CITY of PARKER. Failure to do so will result in a fine.

Some of the offenses that may result in fines are: failure to keep trash contained, mud on public roads, construction without inspections, etc.

THE CITY OF PARKER CURRENTLY FOLLOWS THE

- 2000 International Building Code*
- 2000 International Residential Code*
- 2000 International Fire Code*
- 2000 International Plumbing Code*
- 2000 International Mechanical Code*
- 2000 International Fuel Gas Code*
- 2000 International Energy Code*
- 1999 National Electric Code*