



## ACCESSORY BUILDING / OUTBUILDING / BARN APPLICATION

*Incomplete Applications will not be accepted.*

**FEE: See Fee Schedule**

**PLEASE PRINT/TYPE**

PROPERTY OWNER: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_

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 \_\_\_\_\_

Total Square Footage Under Roof _____ sq. ft.	Total Lot Coverage _____ %		
Total Square Footage A/C _____ sq. ft.	Total Lot Size _____ acres		
<b>Structures over 5,250 sq ft May Require Fire Sprinklers</b>			
1 <sup>st</sup> Floor _____ sq. ft.	2 <sup>nd</sup> Floor _____ sq. ft.		
Garage _____ sq. ft.	Porches/Patios _____ sq. ft.		
<b>Note: No Garage may open to the front of lot or side on corner lot.</b>			
<b>Building Set Back Requirements [Refer to City Zoning Code]</b>			
Front Yard _____ ft	Rear Yard _____ ft		
Right Side Yard _____ ft	Left Side Yard _____ ft		
Contractor Company Name	Contact Person	Phone	Registration Current with City For City Use Only
General/Builder			Expiration Date _____
Electrical			Expiration Date _____
Plumbing			Expiration Date _____
Mechanical			Expiration Date _____
Other			Expiration Date _____

*\*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.**

NOTICE: AN ISSUED PERMIT BECOMES INVALID IF THE WORK ON THE SITE AUTHORIZED BY THE PERMIT DOES NOT COMMENCE WITHIN 180 DAYS OF ISSUANCE, OR IF THE WORK ON THE SITE IS INCOMPLETE DUE TO SUSPENSION OR ABANDONMENT FOR A PERIOD OF 180 DAYS. AT LEAST ONE (1) CITY INSPECTION IS REQUIRED EVERY 180 DAYS. ALL PERMITS REQUIRE FINAL INSPECTION.	Signature _____
I HEREBY CERTIFY THAT I AM AN AUTHORIZED AGENT OF THE OWNER, AND HAVE THE OWNER'S CONSENT TO ENTER ONTO THE PROPERTY TO COMPLETE THE WORK. AFTER CLOSE REVIEW OF THIS APPLICATION, I FURTHER CERTIFY THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THE WORK SHALL COMPLY WITH ALL PROVISIONS OF LAWS AND ORDINANCES, WHETHER SPECIFIED OR NOT. THE GRANT OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY FEDERAL, STATE, OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.	Date _____
<b>Original signature required. Permit and plans must be submitted at City Hall.</b>	
For City Use Only: Fee Paid \$ _____ Cash <input type="checkbox"/> Check <input type="checkbox"/> # _____ CC <input type="checkbox"/> Received by _____	

## **REQUIRED DRAWINGS/PLANS FOR REVIEW:**

**Three (3) Complete Sets of Construction Plans including Surveyed Plot Plans showing existing structures and proposed structures.**

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### **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 40 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 15 feet.

6. Additional Requirements:

- a. The building area of an Accessory Building shall not exceed the lesser of 2500 square feet or 3% 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.

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## ACCESSORY BUILDINGS FEES

### Base Fee

<b>Up to 1000 square feet:</b>	<b>\$ 100.00</b>
<b>1001 to 1500 square feet:</b>	<b>\$ 150.00</b>
<b>1501 to 2000 square feet:</b>	<b>\$ 200.00</b>
<b>2001 to 2500 square feet</b>	<b>\$ 300.00</b>
 <b>Plus (if required)</b>	
<b>+ Plumbing</b>	<b>\$75.00</b>
<b>+ Electrical</b>	<b>\$75.00</b>
<b>+ Mechanical</b>	<b>\$75.00</b>

*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**