

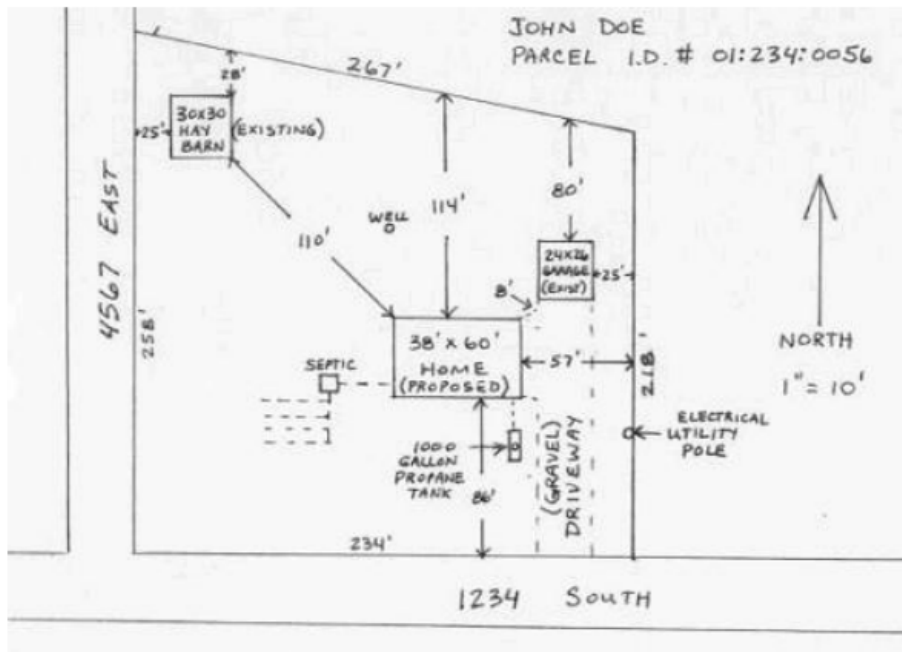


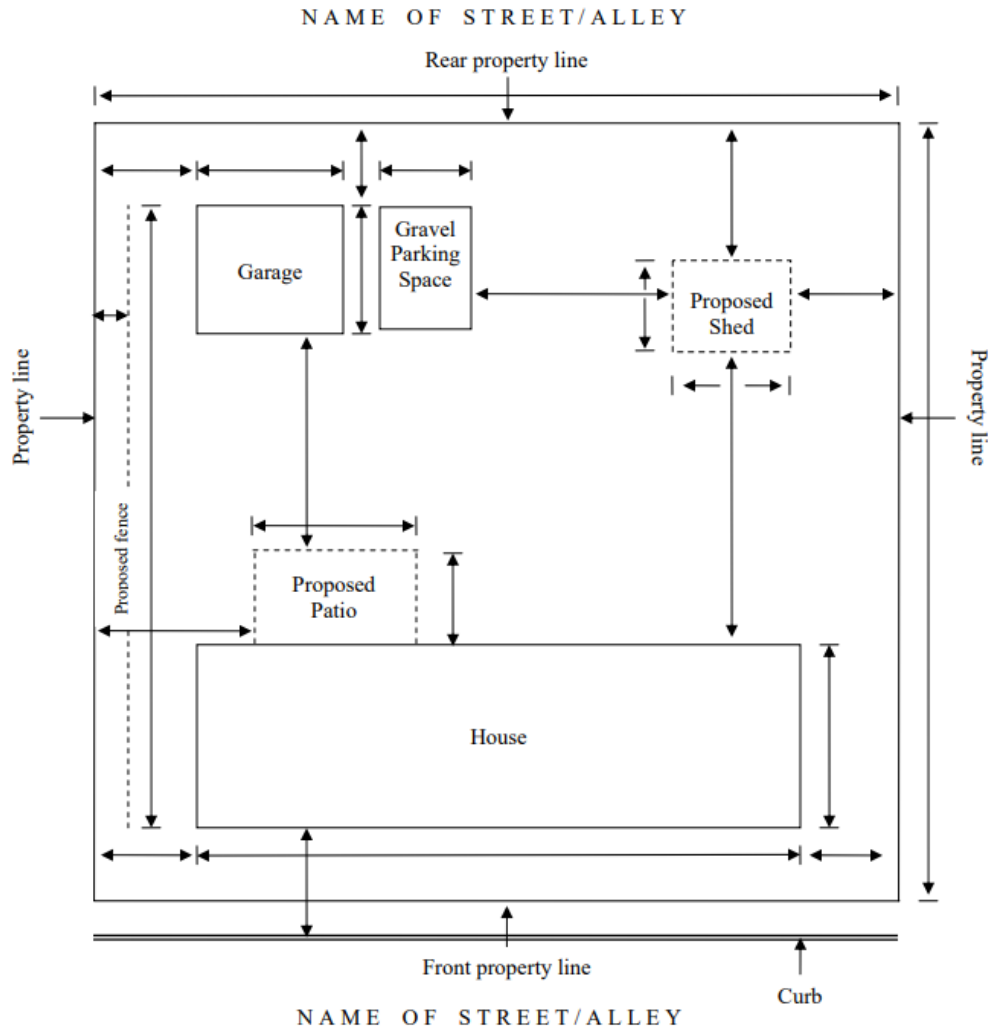
City of Soda Springs

PLOT/SITE PLANS

City of Soda Springs relies on plot/site plans to ensure that projects meet zoning, building, and other codes. Submitting a good plot/site plan helps the review process run more smoothly and helps prevent the need for staff to request better information or more detail, which can delay the application. City of Soda Springs tries to be reasonable in how much information or detail it requires on plot/site plans for various projects.

PLEASE SEE EXAMPLE SITE PLANS





NAME OF STREET/ALLEY

Rear property line

Property line

Property line

Proposed fence

Proposed Patio

Proposed Shed

Garage

Gravel Parking Space

House

Front property line

Curb

NAME OF STREET/ALLEY



City of Soda Springs Right of Way & Setback Requirements

The following are setback requirements in the R-1 zone, R-2 zone and R-3 zone:

- **Front Yard.** No building or structure shall be erected nearer than twenty-five feet from the right-of-way line of the street; provided, when lots comprising fifty percent or more of the frontage between two intersecting streets are already developed with buildings having front yards with a variation of not more than twenty feet in depth, the average of such front yards shall establish the minimum front yard depth for the entire frontage. In no case shall a front yard of more than thirty-five feet in depth be required.
- **Side Yard.** No building shall be erected closer than five feet to any side property line, except corner lots shall maintain a twenty foot side yard adjacent to the street which intersects the street upon which the building fronts.
- **Rear Yard.** There shall be a twenty foot setback from the rear lot line for all principal buildings and a five foot setback for all accessory buildings. No building or structure shall be placed, constructed or located in any prescriptive easement or on any written easement.

The following are setback requirements for the C-1 zone, C-2 zone, and C-3 zone:

- No front or side yard shall be required except that when a building or group of buildings abuts upon a residential district, a yard shall be provided on the side of a lot abutting the residential district, having a width of not less than ten feet.
- There shall be a rear yard with a depth of not less than fifteen feet when abutting upon a residential zone. The rear yard may be used for off-street parking and loading.
- Residential uses within this zone shall have the same setback and side yard requirements as set forth in the R-3 zone.

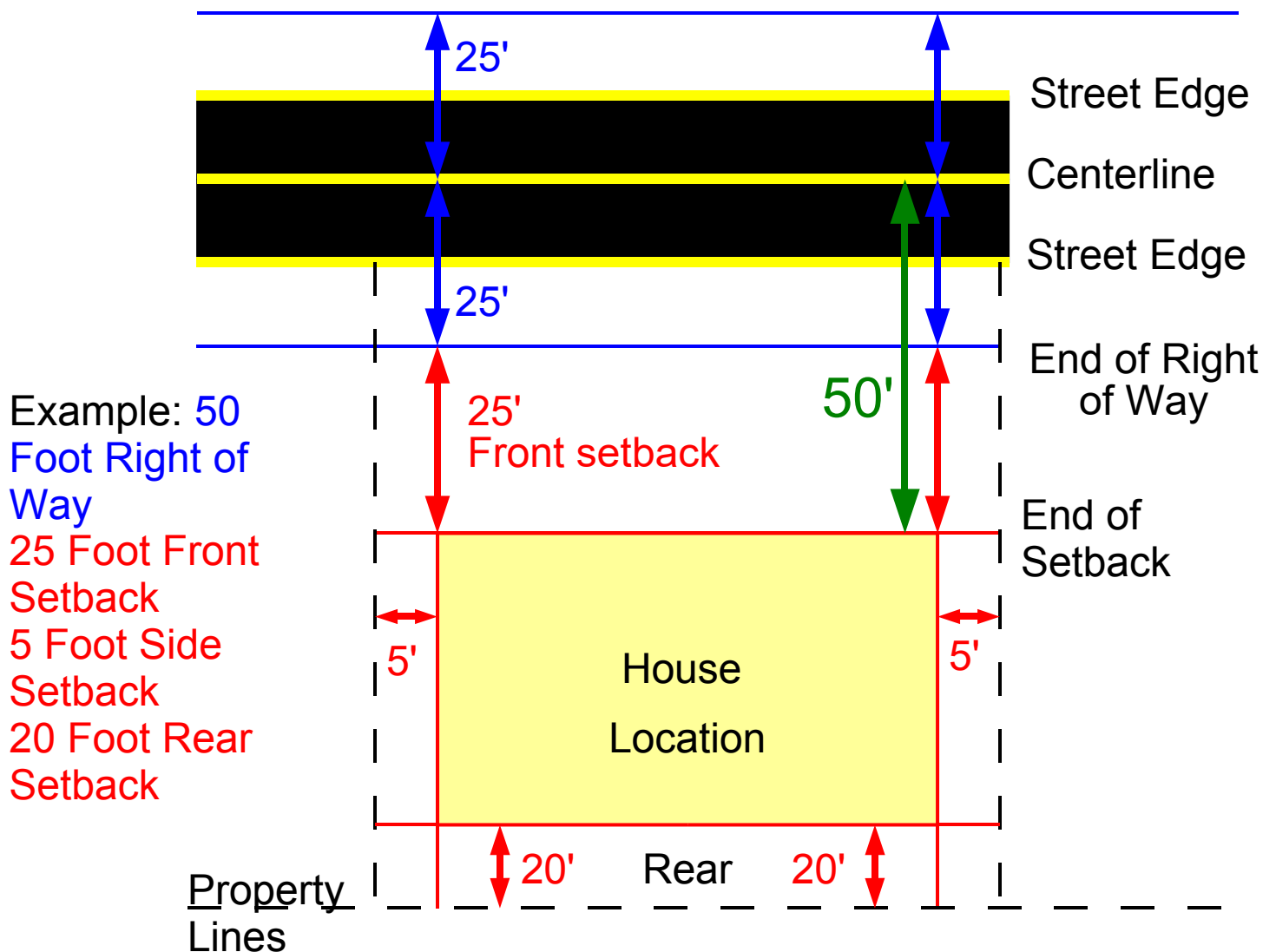
Please see example

If construction is within the setback, a variance application must be filled out and submitted with the building permit.

Right-of-way and Setbacks

When determining an acceptable front right a way and setback for your house, not only do you have to take into consideration the front setback requirements, but also the street's right of way. To find the proper location, start from the center line of the road, and measure one half of the street's right of way, then add to that the front setback requirement.

In this example we have a 50' right of way and a 25' front setback. One half of the right of way value is 25' which you add to the front setback value of 25'. This will give you a total of 50' from the centerline.



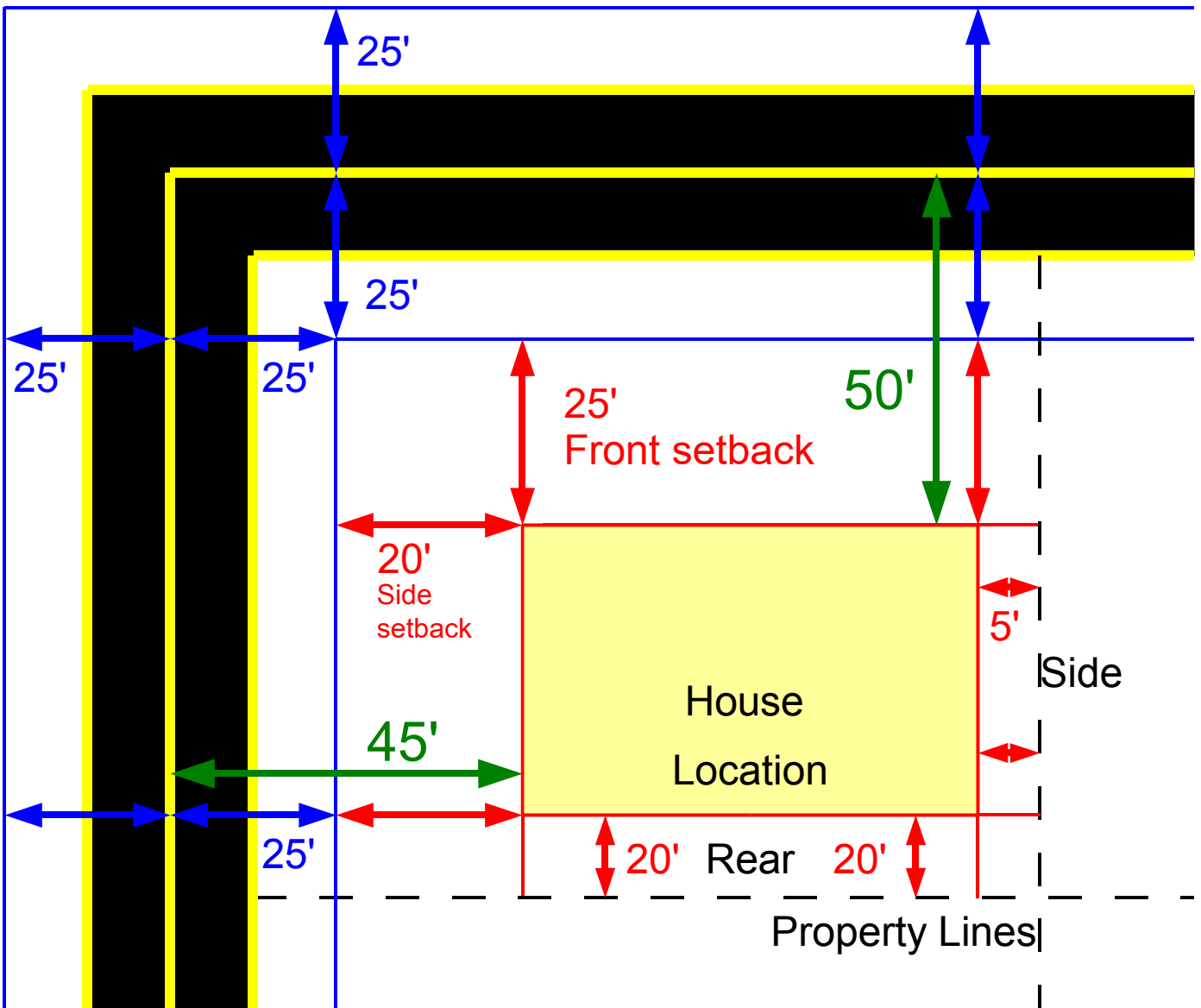
Right-of-way and Setbacks for Corner Lots

For houses on street corners you have to calculate setbacks for both the front and side facing the street using the front setback value. The other side of the house will then use the normal side setback value.

In this example we have a 50' right of way and a 25' front setback. One half of the right of way is 25' which you add to the front setback requirement of 25'. This will give you a total of 50' from the centerline. This requirement of 50' will now be the distance measured on the front of the house and 45' will now be the distance measured on the side facing the street. The side not facing the street will have a 5' setback and the rear will have a 20' setback.

Example:

50 Foot Right of Way 25 Foot Front Setback 20 Foot Side Setback 20 Foot Rear Setback





Building Permit Application

#

Zoning Permit

City of Soda Springs
9 West 2nd South

Solar System Install

Commercial

Ph: 208-547-2600

Fax: 208-547-2601

Residential

Owner Name:	Address:	City, State, Zip:	Phone:
Contractor Name:	Address:	City, State, Zip:	Phone:
Engineer:	Address:	City, State, Zip:	Phone:
Contractor #:	Plumbing Contractor #:	Electrical Contractor #:	Mechanical Contractor #:
Address of Proposed Work:			
#Of Bedrooms: _____ # off Street Parking Spots: _____ # Plumbing Fixtures: _____			
Estimated Cost of Construction: \$ _____	Dimensions of Project (in feet): Length: _____ Width: _____ Height: _____		
Existing Use:	Proposed Use:		
Type of Work (circle one): New Addition Remodel Repair Replacement Foundation Only			
Building Type (check one): <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family (# of Units _____) <input type="checkbox"/> Commercial Building <input type="checkbox"/> Detached Garage/Accessory Building <input type="checkbox"/> Attached Garage/Accessory			
Sq. Ft. 1st Floor: _____	Sq. Ft. 2nd Floor: _____	Heat Source: Electrical _____ Gas _____	
Sq. Ft. Basement: _____	Project Sq. Ft.: _____	Total Sq. Ft. Ground Covered:	Total Lot Sq. Ft.
Description of work: _____ _____ _____ _____ _____			

***See backside regarding required construction plans, engineering requirements, and signatures*
Office Use Only:**

Zone:	Easements:		
% Of lot Coverage after construction:	Utility Main Lines on Property: Yes	Type & Location of Lines:	
Application Received by:		Date:	
Fees: \$	Receipt #	Date Paid:	

Initial next to the following items in acknowledgement of these requirements:

- 1) _____** All building requires calling Dig Line at 1-800-342-1585 to have utilities located on the property. The state requires this for all excavation and it helps the building inspector determine easements and placement of structure in relation to utility lines.
- 2) _____** Construction sites **that do not currently have an address** require completion of an address application to Caribou County, and assignment of address before construction can begin.
- 3) _____** All **commercial** building permit applications are required to be accompanied by a complete set of blue prints and specifications designed by a licensed engineer.
- 4) _____** All **residential** building permit applications must be accompanied by construction plans that include the following plot plan (no smaller than 8 ½” x 11”) that includes:
 - Streets labeled
 - North arrow and scale
 - Boundary of lot with dimensions (length and width in feet)
 - Location of structure(s) with dimensions (height, width, length) including existing and proposed (way to distinguish them, i.e., solid lines for existing and dotted for proposed) Floor plans with
 - dimensions
 - Elevation views (side view)
 - Footing and foundation cross sections with reinforcing dimensions Intended use of
 - rooms described
 - Utility locations (existing and proposed)
 - Curb, gutter, sidewalks, plantar strip, retaining walls, etc.
 - Grading and drainage plan with percent of slope indicated after construction is finished
- 5) _____** **Sidewalk, street, and concrete curb and gutter** construction shall be required in and along the front of all lots within the city before construction of any structure upon said lot shall be allowed or a certificate of occupancy issued. Said construction shall be at the cost of the owner of said lot. (City Code 12.08.040)
- 6) _____** **Solar Energy Systems** requirements (City Code 13.24) and shall be designed, erected and installed with all applicable codes, regulations and standards. Net billing and net metering shall not be permitted. **All solar collector installations must be performed by a qualified solar installer**

I (we) the undersigned hereby certify that the information contained herein and attached hereto is true and correct to the best of my (our) knowledge, and agree to comply with all ordinances and laws regulating building construction. I (we) acknowledge that building permits will not be issued until plans are approved by the City, and that the approved permit is only for work/structure specifically described; no additional work or structures are allowed unless submitted separately for review and approval. The permit is subject to all utility easements. If construction of a structure is permitted in or over such an easement, and the utility requires access to the easement; the structure shall be removed and replaced at owner’s expense.

Owner(s) Signature: _____ **Date:** _____

Contractor Signature: _____ **Date:** _____

Approved By: _____ **Date:** _____

Solar Energy System Inspected by: _____ **Date:** _____



Exemptions from Idaho State Contractor Registration

As of January 1, 2006 the City of Soda Springs can no longer issue building or excavation permits to anyone without a current State Contractor's Registration number or declaration of exemption from the Idaho Contractor Registration Act. This list is a summarization of Idaho Code Title 54 Chapter 5205. Please check the exemption that applies:

- Currently state licensed pursuant to Title 54 of Idaho Code, Chapters:
 - 3 – Architects
 - 10 – Electrical Contractors/Journeyman
 - 12 – Engineers/Surveyors
 - 19 – Public Works Contractors (exempt from fee only, registration required)
 - 26 – Plumbing/Plumbers
 - 45 – Public Works Constructions Management Licensing Act (exempt from fee only registration required)
 - 50 – Installations of HVAC (heating, ventilation, and air conditioning systems)
- Employee or volunteer of a licensed contractor or part of an educational curriculum or nonprofit charitable activity with no wages or salary
- Employee of a US Government agency (State, City, County, or other municipality)
- Public Utility doing construction, maintenance, or development to its own business
- Involved with gas, oil or mineral operations
- Supplier doing no installation or fabricating
- Contracting a project or project with a total cost less than \$2,000
- Operation of a farm or ranch, or construction of agriculture building exempts from Idaho Building Code
- Any type of water district operations
- Work in rural districts for fire prevention purposes
- Owner who performs work on own property or contracts with a registered contractor to do work as a long as the property is not for resale within 12 months
- Owner or lessee of commercial property performing maintenance, repair, alteration or constructions on that property
- Real estate licensee/property manager acting within Idaho Code
- Engaging in the logging industry
- Renter working on the property where they live with the property owners approval
- Construction of a building used for industrial chemical processing per Idaho Code
- Construction of a modular building (defined by Idaho Code) to be moved out of state

I hereby certify that I am exempt from registration as indicated above and the above information is true and correct to the best of my knowledge.

Signature: _____ Date: _____

Print Name: _____