

ZONING PERMIT APPLICATION
TOWN OF FAIRFIELD, MONTANA

Date _____ Permit No. _____ Issued by: _____

Site Address _____

Owner _____ Phone No. _____

Address: _____

Builder _____ Phone No. _____

Address _____

Description of Proposed Placement: _____

Size of Structure: _____

Kind of Construction Number of Stories _____

Plans & Specifications _____ **Building/Structure Clearly Marked?** _____

Use of Occupancy:

Residential: _____ **Commercial:** _____

Legal Description:

Lot _____ Block _____ Addition or Subdivision _____

Certified Survey _____ Utilities Called In? _____

Estimated Cost _____ Completion Date _____

The undersigned hereby agrees to do all work in accordance with the Ordinances of this Municipality and to be responsible for any debris, construction, or destruction materials to be removed from the Town. RE: Have a dumpster on site from Waste Management.

Signature _____

Remarks by the Town Superintendent: _____

Name: _____

(Signature of Town Superintendent)

PERMIT FEES:	PAID	^	Water Connect fee*	Sewer Connect Fee*
		^		
\$0 to \$10,000.00	\$25.00 _____	^^	\$1,000.00 (3/4") _____	\$1,000.00 _____
\$10,000 & Above	\$50.00 _____	^	\$1,500.00 (1" and above) _____	
		^	*Town Code	*Town Code
(continued on Page 2)		^	4.04.030	4.12.060

Town Council Action: _____

Northwestern Energy _____ 3 Rivers Communications _____

Permit Approved _____ Denied _____ Date _____

DETAILED DESCRIPTION OF WORK

Brief Concise Job explanation: _____

Fences:
Height _____ Material _____ Footings _____

Design and Location _____

Sidewalks:
Width _____ Thickness _____ Slope _____

Length _____ Design _____

Patios and Decks:
Size _____ Design _____

Driveways:
Design: _____

Material: _____

Purpose: _____

Miscellaneous: _____

PLOT PLAN

Name: _____

Number

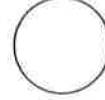
Address: _____

Date: _____

Permit No. _____

Legal Description _____ Lot _____ Blk _____ Addition _____

Indicate
NORTH in circle



INSTRUCTIONS TO APPLICANT

For new buildings provide the following information in the space below: Location of Proposed Construction and existing improvements. Show Building site and setback dimensions. Show easements; finish contours or drainage, first floor elevation, street elevation and sewer service elevation. Show location of water, sewer, gas and electrical service lines. Show location of property lines and survey pins; specify the use of each building and major portion thereof.

1 Square = 5 feet

A full-page sheet of white graph paper with a light gray grid. The grid consists of small squares, approximately 1 cm by 1 cm each. There are 20 columns and 20 rows of squares, creating a total of 400 small squares. The grid lines are thin and evenly spaced.

I/We certify that the proposed construction will conform to the dimensions and uses shown above and that no changes will be made without first obtaining approval.

Name(s) of Owners of site & structure(s) (PRINT)

Signature of Owner(s) or Authorized Representative

--(DO NOT WRITE BELOW THIS LINE)

APPROVED AS NOTED

Date: _____

INSPECTOR

NOTICE: I/We are aware that if this structure after completed does not comply with the **TOWN ORDINANCE 11.04.010 – 11.04.120**, I will be required to remove the structure at my own expense.

TOWN OF FAIRFIELD

ZONING REQUIREMENTS

This document is intended to be a guide for building requirements in the Town of Fairfield. A complete copy all zoning, annexation and subdivision requirements will be available upon request at the town office. Please allow 48 hours for your request to be processed. A 0.25 charge per page will be required. If the documents are to be mailed, postage will be added to the charge. There be no charge for emailing the information.

ZONING PERMITS

1. All zoning permits must be obtained from the town office and approved by the Public Works Department prior to any construction or work of any kind.
2. Permit Fees -- \$0 - \$10,000 = \$25.00
\$10,000 and above = \$50.00
3. If a permit is not obtained and approved prior to the beginning of construction a cease-and-desist order will be given. If work does not stop immediately a \$500.00 fine will be assessed. If construction continues without permit approval a fine of \$50.00 per day will be assessed until a permit is obtained and approved by the Public Works Department. A maximum fine of \$1500.00 and/or water shut off may occur. Fines if not paid may be assessed on the property taxes.
4. Zoning permits are good for 90 days from the date of approval by the Public Works Department.
5. Zoning permits are allowed one 90-day extension with approval of the mayor.

PROPERTY BOUNDRIES

The average Town lot size is 25 feet wide by 140 feet long (3500 sq ft). The town of Fairfield requires 7000 square feet (2 lots) to build a residence. No more the ½ of the square footage may be covered by the house, garage, shed, commercial buildings etc..

1. Property pins **MUST** be located by the landowner or a licensed surveyor.
2. Stakes are required to mark the exact location of the residence, garage/building structure, or fence prior to permit approval.
3. Lot property lines are **NOT** the edge of the curb and gutter line.
4. Town right of way (town property) is 66 feet wide, centered on all streets and avenues. Street width is 40 feet, except for the first blocks north and south of Central Avenue with are 50 feet wide.
5. The lot property line on streets that are **40 feet wide**, is 13 feet from back of curb.
6. The lot property line on streets that are **50 feet wide**, is 8 feet from back of curb.
 - a. *The 16-foot setback from the street property line for structures means that the structure will be 29 feet from the back of the curb on streets that are 40 feet wide.*

CORNER VISIBILTY TRIANLE

To provide visibility and safety at intersections, all intersections will have a clear 30 foot "Corner Visibility Triangle." Within the corner visibility triangle, there shall be no continuous obstructions over the height of 30 inches, as measured from the adjacent road surface. This includes landscaping, vegetation, fencing and structures of all kinds.

ZONING SETBACK REQUIREMENTS

<u>Residence:</u>	16 feet from street/avenue property line
<i>In Residential or</i>	15 feet from alley property line
<i>Commercial zoned areas</i>	6 feet from neighbor's property line
<u>Garage or other structure</u>	16 feet from street/avenue property line
<u>with NO living space:</u>	2 feet from alley property line
<i>in Residential or</i>	6 feet from neighbor's property line, if attached
<i>Commercial zone</i>	2 feet from neighbor's property line, if separate building
<u>Fence:</u>	On the property line, with the exception of the alley
	Fence must be 2' back from property line in the alley
<u>Commercial Structure</u>	8 feet from street/avenue property line
<u>With NO living space:</u>	2 feet from alley property line
<i>In Commercial Zone</i>	6 feet from neighbor's property line
<u>Non-Conforming Properties:</u>	In the event of a natural disaster, owner will have one year to rebuild in the same footprint of building prior to natural disaster.

No fence or structure can be placed on town property or within the Corner Visibility Triangle. (See ABOVE)

TAP FEES

WATER	\$1,000.00 (3/4")	\$1,500.00 (1" and greater)	Town Code – 4.04.030
SEWER	\$1,000.00		Town Code – 4.12.060

811

Calling 811 is a Montana Law. MCA code 69-4-503.

It is the responsibility of the property owner to call for utilities locate prior to any work being done on the property. The town will locate water and sewer lines when notified by the property owner. The water and sewer line locate may take up to 48 hours to complete. Note these locates are not always accurate. Please take care when digging. If a water or sewer line is damaged without a locate, the property owner will be 100% responsible for any repairs, this will include time and materials.

Attached Documents:

Town of Fairfield zoning permit application

Plot Plan