Town of Annabella

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Building Permit Applicant:

In addition to meeting all requirements imposed by the Sevier County Building Department, Annabella Town will require the following items to be addressed as part of your building/zoning permit approval.

☐   Culinary impact and connection fees must be paid before water will be connected to a **new home**. **Monthly water fees are billed to the owner or contractor as soon as water is connected to the system**. Fees are $2,400 impact fees + $1,500 connection fee = $3,900 (Developed subdivisions require a $200 connection fee for a total of $2,600).

☐   Prior to any land being divided within Annabella Town limits, a request to divide the lot must be presented to the Planning Commission for approval.

☐   For any one dwelling structure, there must be a total frontage of not less than 107 ft and a ½ acre minimum lot size.

☐   For any family dwelling or other structure, there shall be ten (10) ft. of side yard on each side and a total side yard requirement for two sides of not less than twenty (20) ft.

☐   The minimum setback for any building shall be thirty (30) ft.

☐   All corner lots shall retain thirty (30) ft. setbacks on all street sides.

☐   Private garages and accessory buildings located on the rear and at least ten (10) ft away from the main dwelling may be built to the rear property line, provided that:
(1) they are constructed of non-combustible material;
(2) the roof does not project across the property line;
(3) storm water run-off from the building does not run onto adjacent property; and
(4) the building will not be built over right-of-way easements for utilities. Combustible buildings must be built at least three (3) ft. from the property line and meet the other requirements for accessory buildings.
Detached private garages and accessory buildings shall not exceed 4,000 square feet on three-acre lots, 3,000 square feet on acre lots, and 2,000 square feet on half-acre lots, unless a larger building is approved by the Planning Commission.

☐   Before any accessory building or residence may be used in the operation of a business, a conditional use application must be presented to the Planning Commission for review and approval.

- The required minimum, main floor finished living area, of any home or residence must be 1100 square ft.

- No building or structure shall be erected to a height greater than two and one-half (2 ½) stories or thirty (30) ft.

- All drainage from the home and associated development must be properly dealt with as part of the building site plan as to have no negative impact on the roads or adjoining properties.

- Manufactured homes will be required to be placed on a permanent, concrete foundation with masonry skirting.

- Any building activity to take place within 25 feet of the canal shall require the signature of the Annabella Canal Company president.

- **Drainage areas in the right of way may not be altered without first meeting with the maintenance supervisor or a member of the Town Council. In many instances, a culvert may be needed to allow the drainage to flow properly.**

- **IMPORTANT: New homes must have a signed/approved septic design application from the Public Health Department. Planning Commission will not sign permit without this.**

- **IMPORTANT:** *All zoning permit applications must be signed by **two members** of the Planning Commission and then uploaded to the City Inspect website at www.sevier.utah.net (Building/Zoning Department)*
- ***OR, (if not uploaded) taken to the Sevier County Building Department after they are signed***
- *A permit signed by Annabella Planning Commission members gives notice that Sevier County officials may issue a Building Permit.*
- *Fees are paid to Sevier County*

(Please call or text Planning Commission members to arrange time for signatures)

John Chartier	435-559-1969	Kelvin Johns	435-201-4622
Nathan Selin	435-452-8557	Jacob Olsen	435-851-7032
Wade Ingram	435-896-5512	Kent Poulson	801-380-7188