

Permit # _____

CITY OF COTTONWOOD
P.O. Box 293
Scurry, Tx 75158

APPLICATION FOR BUILDING PERMIT

Name of Application _____

Address: _____

Telephone No. _____

Type of dwelling _____

(i.e., new construction, house, move-in, garage, barn, storage shed, Barn
dominium, etc.)

Total square footage _____

Address/location of structure: _____

Purpose of dwelling structure _____

Attach a copy of structure:

Protecting the public's health, safety and welfare is our highest priority. The construction of safe building is achieved through the adoption and application of nationally recognized building codes.

All residence who owns property within the City limits of Cottonwood must adhere to all City Ordinances.

(a minimum of 1 acre is required by ordinance for all dwellings/structures within the city limits in order for a building permit to be issued.

See attached descriptions:

A building permit for a single-family dwelling is \$175.00 and must consist of a least 1500 square feet living area to meet requirements of the City Ordinance #1.

If you own property within the city limits or the ETJ you must adhere to the City Ordinances.

A building permit for a building consist of 1500 square feet a non-family dwelling shall pay a fee of \$75.00.

A building permit for a house addition or add on to any structure is \$25.00.

A non-family dwelling shall pay \$25.00 (nonfamily dwelling consist of garage, barn, storage shed, other).

A copy of the dwelling/structure layout is required, including total footage and type of material to be used on exterior.

Please provide a picture of prospective dwelling/structure if available, if not available please draw prospective of project.

All residence or builder must install an 18 "culvert from the road to the property.

The permit will be voted on the next council meeting, which is the first Monday of each month. If need to expedite please contact the city.

Mail check to: City of Cottonwood
P.O. Box 293
Scurry, Tx 75158

Contact Karen Deloney at 214-334-7028 Mayor or City Secretary Patti Page at 972-486-3300.

See attached description:

(1) A garage with or without a storeroom and/or utility room shall be permitted as an accessory building provided that such garage shall be located not less than seventy-five (75) feet from the front lot line nor less than (10) feet from any side or rear lot line, and in the case of corner lots, not less than the distance required for residences from side streets. A garage or servants quarters constructed as an integral part of the main building shall be subject to the regulations affecting the main building.

(a) Area Regulations

(b) Size of yards

(1) Front yards:

There shall be a front yard having a depth of not less than fifty (50) feet. Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both. No parking shall be allowed within the required front yard.

(2) Side yard:

There shall be a side yard on each side of the lot having a width of not less than (20) feet. No side yard allowable non-residential uses shall be less than twenty-five (25) feet.

(3) Rear Yard:

There shall be a rear yard having a depth of not less than twenty-five (25) feet.

(4) Size of lot:

Lot area. No building shall be constructed on any lot of less than one (1) acre.

(5) Lot width:

The width of the lot shall not be less than one hundred twenty-five (125) feet at the front street building line nor shall its average width be less than one hundred twenty-five (125) feet.

(6) Where a lot having less area/or width than herein required existed in separate ownership upon the effective date of this ordinance, the above regulations shall not prohibit the erection of a non-family dwelling thereon.

(7) Height Regulations:

No building shall exceed thirty-five (35) feet or two and one-half (2 ½) stories in height.

(d)Rear yards

An accessory building not exceeding twenty (20) feet in height, may occupy not to exceed twenty-five (25) percent, and unenclosed parking spaces may occupy not to exceed eighty (80) percent, of the area of a required rear yard but no accessory building shall be closer than twenty (20) feet to the main building nor closer than ten (10) feet to any rear or side lot line.

Section 8 non-conforming uses.

The lawful use of land existing upon the effective date of this Ordinance, although such use does not conform to the provisions hereof, may be continued, subject to the provisions hereof.

The lawful use of a building existing upon the effective date of this ordinance may be continued, although such use does not conform to the provisions hereof. Such use may be extended throughout such portions of the building as are arranged or designed for such use, provided no structural alterations, except those required by law or ordinance, are made therein. If no structural alterations are made a, non-conforming use of a building may be changed to another non-conforming use of the same or more restricted classification. If such non-conforming building is voluntarily removed the future use of such premises shall be in conformity within the provisions of the Ordinance.

In the event a non-conforming use of changed to a conforming use or a more restricted non-conforming use, may not thereafter be changed back to a less restricted use than that to which it was changed.

If, by amendment to this Ordinance, any property is hereafter transferred to a more restricted district by a change in the district boundaries, or the regulations and restrictions in any district are made more restrictive or of a higher classification, the provisions of this

Ordinance relating to the non-conforming use of buildings or premises occupied or used upon the effective date of such amendment. Repairs and alterations may be made to a non-conforming building, provided that no structural alterations or extensions shall be made except those required bylaw or ordinance, unless the building is changed to a conforming use.

A non-conforming use shall not be extended or rebuilt in case of obsolescence or total destruction by fire or other cause. In the case of partial destruction by fire or other causes not exceeding fifty percent (50%) of its value, the Judge of the Municipal Court shall issue a permit for reconstruction. If destruction is greater than fifty percent (50%) of its value, the City Council may grant a permit for repair or replacement after public hearing and having due regard for the property rights of the persons affected when considered in the light of public welfare and the character of the areas surrounding the designated non-conforming use and the purpose of this Ordinance.

Section 9. manufactured housing.

Manufactured housing as described in the “definitions” section of this Ordinance is prohibited in the Residential District.

Section 10. Special use Regulations.

The City Council by an affirmative two-thirds (2/3) vote may by Ordinance grant a special permit for the following special uses in any district, except as herein qualified, for which they are otherwise prohibited by this Ordinance and may impose appropriate conditions and safeguards, including a specified period of time for the permit , to protect and conserve property and property values in the city:

- (a) Manufactured housing;
- (b) Airport, landing field, or landing strip for air craft;

- (c) Amusement park;
- (d) Circus or carnival grounds;
- (e) Commercial, recreational, or amusement development for temporary or seasonal periods;
- (f) Hospital, clinic, or other similar institutions
- (g) Office building of a civic, religious, or charitable organization, conducting activities primarily by mail and not handling merchandise or rendering services on the premises;
- (h) Privately operated community building or recreational field;
- (i) Radio or television broadcasting tower or stations;
- (j) Drive-in theater on a site of not less than 10 acres.

Before authorization of any of the above special uses, the request therefore shall be referred to the Zoning commission for study and report, concerning the effect of the purposed use on the character and development of the neighborhood. A public hearing shall be held in relation thereto before the City Council, notice and publication of the time and place for which shall conform to the procedure prescribed by law.

Section 11. Special Exceptions and Variances.

The City Council shall have the power to hear and decide special exceptions to the terms of this Ordinance and to authorize such variances from the terms of this Ordinance as will not be contrary to the public interest, where, owing to special conditions a literal enforcement of the provisions of this Ordinance will result in unnecessary hardship, and so that the spirit of this Ordinance shall be observed and substantial justice done.