

SITE PLAN REQUIREMENTS

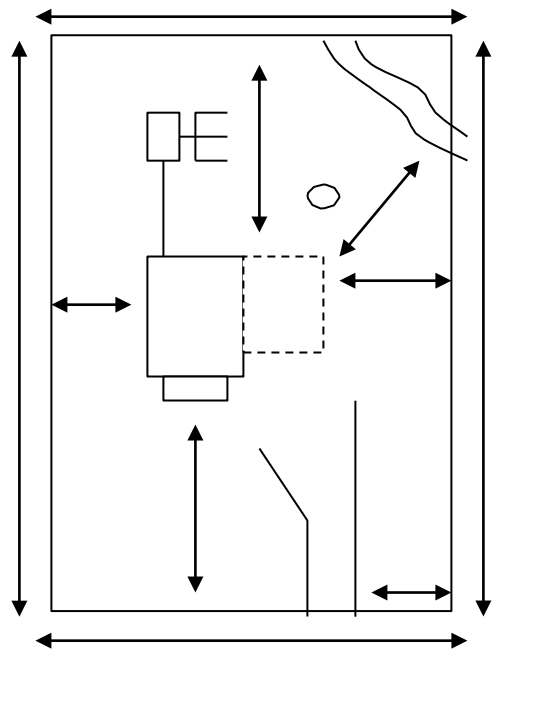
- The site plan must be fully dimensioned and include existing and proposed structures, well and septic locations, and driveway location (alignment, grade, and drainage must conform to Valley County standards). You must mark the property lines on the plot plan, and include any easements. **See example on this page.** The proposed use must meet the standards of the Land Use and Development Ordinance.
- If your property is not located in a subdivision, please submit a vicinity map showing the location of your property with respect to main roads and landmarks.
- Culvert Requirements: 12-inch minimum diameter steel pipe extended 2-feet on either side of the constructed width of the approach. Valley County Road Department requires permits for all new driveways.
- Please indicate any waterways that may cross the property, i.e., creeks, streams, or ditches.

BUILDING SETBACKS / INFO*

Residential Only

Front Property Line	20 feet
Side Property Line	7.5 feet
Rear Property Line	20 feet
Side Street	20 feet
Maximum % Lot Cover	35 %
Maximum Building Height	35 feet**
Distance Between Buildings	6 feet
Bureau of Reclamation	7.5 feet
High Water Line	30 feet
State Highway 55	100 feet

SITE PLAN EXAMPLE



***All setbacks are measured from the eave of your structure to the property line.** Setbacks and construction may also be regulated by subdivision covenants. The more restrictive setback is required.

****Building Height:** The maximum distance possible measured vertically, from the foundation level to the highest roof or parapet surface of a flat roof or to a point halfway between the eave and ridge or peak of a gable, gambrel, hip, or shed roof.

Setback information for wells and septic tanks can be obtained from the Central District Health at 208-634-7194.