





## District R-1 Family Residential Building Lots

The intent of this district is to provide for moderate density, single family housing in a manner consistent with the character of Linn Valley.

- A. Uses Permitted:
  - 1) Single-family detached dwellings
  - 2) Garage: Accessory Structure
  - 3) Parks and playgrounds
  - 4) Camping/ or recreational activities
  
- B. Maximum Building Height: 30 Feet
- C. Minimum Lot Size: 8,400 Square Feet
- D. Minimum Lot Width: 70 Feet
- E. Maximum Lot Coverage: 30%
- F. Minimum Front Yard Setback: 25 Feet
- G. Minimum Side Yard Setback: 10 Feet
- H. Minimum Rear Yard Setback: 10 Feet
- I. Miscellaneous Restrictions:

1. These lots are restricted to permanent living structures (double-wide, modular homes, prefabricated or conventional built homes) with a minimum of 600 square feet of interior living space on the main floor level.

2. All residents shall be connected to a public sewer or sewage holding tank of at least 1500 gallons. Holding tanks must be pre-approved and installed by a contractor licensed by the City of Linn Valley and must be located in an area that is readily accessible to the sewer trucks.

3. No building materials, building material debris or construction equipment shall be kept or stored in the open on any lot which is not the site of a then valid building permit issued by the City.

4. No recreational vehicle, camping trailer, non-operative motor vehicle, or motor vehicle without a current state registration shall be stored or parked in the open at any one or more locations for longer than seventy-two (72) consecutive hours. However, an extension can be issued to a lot owner by Linn Valley Lakes POA, acting as an agent of the City for this purpose, for an occupied recreational vehicle or camping trailer for up to an additional fourteen (14) day period. A lot owner shall be limited to a maximum of three (3) extensions per calendar year. Any approval time extension by the Linn Valley POA shall be on written form with copies provided to the property owner and to the City Codes Enforcement Officer within

twenty-four (24) hour of approval. The Property Owner Association shall maintain records of said approval.

5. No motor vehicle without a current state registration or non-operative motor vehicle shall be stored or parked outside of an enclosed structure at any one or more locations for longer than seventy-two (72) hours.

6. No signs shall be placed or maintained on any lot at any time with the exception of one sign, not to exceed two (2) square feet in area, which identifies the property owner, owner's home town and lot number or address.

7. Single and Doublewide Manufactured homes shall have full perimeter skirting consisting of a footing with concrete block or reinforced concrete foundation wall, which may, at the owners discretion, be covered with stone or brick veneer.

8. Property owner is responsible for installation of an approved drainage culvert made of High Density Polyethylene Pipe (HDPE) or Corrugated Metal Pipe (CMP) at the intersection of driveways with public or private roads within the City. The property owner is responsible to ascertain that the culvert is of a size adequate for the flow in the particular location, and will be responsible for any damage to streets or other property resulting from damming or diversion of flow of water due to improper size or installation of the culvert. Approval by the City does not imply endorsement of the size of the culvert installed or of the method of installation.

District R-2  
Single-Family Residential  
Multi-Purpose/Camping Lots.

The intent of this district is to provide for single-family housing and/or camping and recreations activities in a manner consistent with the character of Linn Valley.

A. Uses Permitted:

- 1) Single-family, detached dwellings.
- 2) Garage: Accessory Structures
- 3) Camping and/or recreational vehicles and activities.
- 4) Parks and playgrounds.

- |    |                             |                   |
|----|-----------------------------|-------------------|
| B. | Maximum Building Height:    | 30 Feet           |
| C. | Minimum Lot Size:           | 4,000 Square Feet |
| D. | Minimum Lot Width:          | 50 Feet           |
| E. | Maximum Lot Coverage:       | 30%               |
| F. | Minimum Front Yard Setback: | 25 Feet           |
| G. | Minimum Side Yard Setback:  | 10 Feet           |
| H. | Minimum Rear Yard Setback:  | 10 Feet           |
| I. | Miscellaneous Restrictions: |                   |

1. All permanent residences shall be a minimum of 600 square feet of interior living space.

2. All Permanent residences shall be connected to a public sewer or sewage holding tank of at least 1500 gallons. Holding tanks must be pre-approved and installed by a contractor licensed by the City of Linn Valley and must be located in an area no more than twenty-five (25) feet that is readily accessible to sewage trucks.

3. No building materials, building material debris or construction equipment shall be kept or stored in the open on any lot which is not the site of a then valid permit issued by the City.

4. No motor vehicle without a current state registration or non-operative motor vehicle shall be stored or parked outside of an enclosed structure at any on or more locations for longer than seventy-two (72) consecutive hours.

5. No signs shall be placed or maintained on any lot at any time with the exception of one sign, not to exceed two (2) square feet in area, which identifies the property owner, owner's home town and lot number or address.

6. If there is not a residence on a lot, one recreational vehicle or camping trailer may be parked or stored on that lot with no time limit. If there is a permanent residence on a lot, no recreational vehicle or camping trailer may be stored on that lot, but a recreational vehicle or camping trailer may be parked outside of an

enclosed structure on that lot for up to seventy-two (72) consecutive hours. An extension to the seventy-two (72) consecutive hours can be issued to a lot owner by Linn Valley Lakes POA, acting as an agent of the City for this purpose, for an occupied recreational vehicle or camping trailer for up to an additional fourteen (14) day period. Any approved time extension by the Linn Valley POA shall be on a written form with copies provided to the property owner and to the City Codes Enforcement Officer within twenty-four (24) hours of approval. The POA shall maintain records of said approvals.

7. Single and Doublewide Manufactured homes shall have full perimeter skirting consisting of a footing with concrete block or reinforced concrete foundation wall, which may, at the owner discretion, be covered with stone or brick veneer.

8. Property owner is responsible for installation of an approved drainage culvert made of High Density Polyethylene Pipe (HDPE) or Corrugated Metal Pipe (CMP) at the intersection of driveways with public or private roads within the City. The property owner is responsible to ascertain that the culvert is of a size adequate for the flow in the particular location, and will be responsible for any damage to streets or other property resulting from damming or diversion of flow of water due to improper size or installation of the culvert. Approval by the City does not imply endorsement of the size of the culvert installed or of the method of installation.

## **Fences**

- A. No fence shall be constructed without first obtaining a building permit from the City of Linn Valley.
- B. No fence shall be constructed which will constitute a traffic or safety hazard due to its location, design, or materials.
- C. No privacy fence shall be constructed within any required front yard setback, however fences may be constructed in any side or rear yard.
- D. No fence shall be constructed which will materially damage the adjacent property by obstructing view, shutting out sunlight, or hindering ventilation.
- E. No fence shall be greater than six (6) feet in height.
- F. Swimming pools, wading pools, hot tubs, and similar structures shall have an appropriate constraint enclosing the pool or hot tub.
- G. Fences shall be constructed of wood, wrought iron, plastic or masonry materials with posts and other structural details located "inside" the fence, where possible. Chain-link or other similar materials shall be permitted only where there is a clearly demonstrated need or where any negative visual impact is minimal. In any event, fences shall not obscure a user's view of the street.

## **Accessory Structures**

No accessory structure shall be erected within the front, area, including but not limited to, porches, vestibules, balconies, walled patios, hot tubs, propane tanks, garages, sheds, play houses and athletic areas. No detached accessory structure shall be erected closer than five (5) feet to any other structure on the lot and can not be located in front of the dwelling. Accessory structures shall have compatible materials and shall be consistent with the architectural style of the principle structure.

The maximum size of any accessory structure shall be thirty (30) feet in width and fifty (50) feet in length, with maximum side-wall height of sixteen (16) feet and a maximum overall height, including roof, of twenty (20) feet. The front of any metal accessory structure shall have a veneer facing of wood, brick or rock or a metal wainscoting of a contrasting color, from a finished grade level to a height of four (4) feet.

**Skid Shed Policy**  
**Approved 11-17-2012**

1. Size: The Maximum size of any skid shed shall not exceed 240 square feet as measured from the body of the structure.
2. Number of Sheds: There shall not be more than two (2) sheds on any lot. The combined area of the bodies of the two (2) sheds shall not exceed the maximum of 240 square feet.
3. Responsibility: The Owner of the lot shall be responsible for all costs for the removal of the shed from any easement should the use of the easement be necessitated. Further, if an emergency arises and the Owner of the lot cannot be reached, any fees accumulated from moving the shed from the easement shall be assessed to the Owner. In addition, if the Owner, after being notified that construction requires moving the shed, all fees for moving the shed shall be assessed to the Owner of record. Notification shall be by registered letter and upon receipt of the signed card or the return letter, construction shall commence after ten (10) calendar days.
4. Number 3 above shall apply to any shed in any easement no matter the date of installation.

**Skid Shed Policy**  
**Addendum**  
**Approved 3-21-2015**

If the skid shed is not new at the time of the application, photographs should accompany the application to prove the shed will be likeable and of a character to enhance to value of the property.

**Skid Shed Policy**  
**Addendum**  
**Approved 4-16-2016**

Skid sheds may be placed in the side or back lot easements but must sit 2-1/2 feet from the lot line.





- Garage Dimensions: \_\_\_\_\_  
 Attached  Detached
- Carport Dimensions: \_\_\_\_\_  
 Wood Frame  Metal Frame
- Accessory Buildings Dimensions: \_\_\_\_\_  
 Workshop  Gazebo  Wood Frame  Metal  
 Other \_\_\_\_\_
- Shed  
 Skid Shed ±Non Permanent Foundation  
 Skid Shed ±Permanent Foundation
- Room Additions Dimensions: \_\_\_\_\_
- Decks/Porches Dimensions: \_\_\_\_\_  
Materials: \_\_\_\_\_
- Holding Tanks (1500 Gallons Minimum)  
 Water Tank Tank Size \_\_\_\_\_  
 Precast  Poured in Place  
 Sewer Tank Tank Size \_\_\_\_\_  
 Precast  Poured in Place
- Rural Water
- POA Water
- Sewer System
- Yard Sprinkler System
- Electrical Service  
 100 amps±Campers only  
 200 amps  
 Other Specify \_\_\_\_\_  
 Upgrade Service  
 200 amp  
 400 amp  
 Other Specify: \_\_\_\_\_
- Adding or Altering Existing Electrical Circuits Inside or Outside

**Propane Tank** (Must be located 20 feet away from house)

**Structural Concrete Engineered for Loads**

All Flatwork will have support posts attached

Boat Ramp and/or abutment

Dock abutment

Other: Specify \_\_\_\_\_ Dimensions \_\_\_\_\_

**Retaining Wall**

Sea Wall

RipRap Materials: \_\_\_\_\_

**Culvert**

Size \_\_\_\_\_

Galvanized

Corrugated Plastic

**Fence**

Material: \_\_\_\_\_

**Dock**

Main Lake

7 & 10 Acre Lake

Dock Materials: \_\_\_\_\_

Dimensions: \_\_\_\_\_

**Swimming Pool**

**Hot Tub**

**Adding Fireplace to Existing Structure**

Manufactured Metal  Masonry

**Remodeling or repair inside or outside when original foundation, structure, electrical, and/or plumbing is altered.** Explain:

\_\_\_\_\_  
\_\_\_\_\_

**Exterior Finish**

Paint/Stain  Vinyl / Metal Siding  Masonry

Other (Specify) \_\_\_\_\_

**Other Project not Listed** \_\_\_\_\_

\_\_\_\_\_

**Exterior Maintenance or repair that exceeds \$5000** \_\_\_\_\_

**INITIAL EACH STATEMENT**  
**SIGN and DATE**  
AND RETURN WITH BUILDING PERMIT

- \_\_\_\_\_ Building permit is completed with site drawing and corner pins located.
  
- \_\_\_\_\_ The licensed General Contractor is listed on the application. If the homeowner is the Contractor write "self" on the application. However any contractor, subcontractor, or other skilled construction worker hired by the property owner (whether hired by the "job" or by the "hour") must be licensed as a contractor with the City and must carry the required insurance.
  
- \_\_\_\_\_ The Architectural Committee meets on the 2nd and 4th Tuesdays of the month. It is the Owner/Contractor's responsibility to contact the Building Codes Enforcement Officer for results.
  
- \_\_\_\_\_ No Construction will be started until all permit fees are paid. Fees must be paid at Linn Valley City Hall.
  
- \_\_\_\_\_ It is the responsibility of the Contractor/Owner to contact for inspections at the appropriate phases. Inspections will be done in timely manner but not promised before 24 hours.
  
- \_\_\_\_\_ Certificate of final inspection will be given and/or certificate of temporary or permanent occupancy, if the structure is living space. No occupancy will be allowed until temporary or permanent occupancy permission is granted by the building inspector.
  
- \_\_\_\_\_ Once a permit is issued it will expire in 12 months. In 6 months, the exterior of any structure must be completed including painting and grading. If the project is not finished according to this procedure sheet, additional charges up to the full amount of the original permit will be charged and must be paid before the permit can be extended and project continued.

Signature \_\_\_\_\_ Date \_\_\_\_\_

The APPLICANT understands that this permit is issued for work described herein and is in compliance with requirement of the City of Linn Valley as stated in the Zoning Ordinance and in the 2000 International Residential Code and International Buildin Code. The APPLICANT is responsible for giving notice to the Building Codes Officer if canceling this permit or if work is not completed. The APPLICANT is subject to expenses required to keep the area of construction safe. The APPLICANT will acquire prior written permission to crossover adjoining properties used during construction. All adjoining properites will be returned to original condition.

Estimated Beginning Date: \_\_\_\_\_

Estimated Completion Date: \_\_\_\_\_

Estimated Cost of Project: \_\_\_\_\_

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

General Contractor \_\_\_\_\_ Date \_\_\_\_\_

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( ) Approved Date \_\_\_\_\_

( ) Not Approved Reason for Non Approval:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signatures:

Building Codes Officer:

Architectural Committee:

**PRELIMINARY DRAWING**  
*INCLUDE ALL OF THE FOLLOWING:*

- Lot Dimensions
- Existing Structures
- Front / Side Streets

- North Indicator
- Building Measurements

- Distance from Property Lines
- Easements



