



City of Vernon Center

101 Oak Street North
PO Box 385
Vernon Center, MN 56090
507-549-3240

CITY OF VERNON CENTER ZONING PERMIT APPLICATION

Date _____

Zoning Board Approval Date _____

1st signature _____

2nd signature _____

Applicant _____

Address of Permit _____

Telephone # _____

Type of Construction or Project:

Material Used _____

Structure Size Front/Width _____
Side/Length _____
Square Feet _____
Height of Structure _____
Number of Stories _____

Set Backs Front Yard _____
Rear Yard _____
Left Side Yard _____
Right Side Yard _____

Lot Size Front/Width _____
Depth _____

Estimated Start Date _____

Estimated Completion Date _____

Cost of the Project (in the case of a FREE building or materials, please indicate the value of the building or structure)
\$ _____

****Use the attached piece of paper to draw a plan showing the dimensions of the lot to build upon, the size and location on the lot of existing structures, the location and size of the proposed building, alteration, or use of the land and any required off street parking. If a structure is being moved in, a picture is required. If building a new structure, a like drawing of the structure is required.**

Applicant's Signature



Article 4 R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

Section 400. Purpose

This district is intended to be comprised basically of present and future low and medium density housing, apartments, and appropriate miscellaneous uses.

Section 401. Permitted Uses

- a. Single family dwellings of permanent design
- b. Public & private elementary and high schools
- c. Parks, playgrounds, & community buildings owned or operated by public agencies
- d. Truck gardening & raising of field crops, excluding the raising of livestock within city limits.
- e. Utility facilities necessary for local service to the adjacent residential area
- f. Accessory buildings & uses (included but not limited to the following & meeting the specified restrictions):
 1. Private automobile garages, provide that garages accessory to single family dwellings shall be limited in width to three (3) parking stalls.
 2. Swimming pools, provided they are located only in the buildable portion of a lot or in a required rear yard, and are no closer to any lot line than 10 feet.
 3. Licensed trailers, recreational motor vehicles, boats, or motorized vehicles properly licensed for operation in the State of Minnesota and not to exceed a combined total of three (3) in number may be stored in the rear yard, side yard, or driveway. They must meet the requirements of Sect. 403.b regarding side yard, rear yard, and main building, and no living quarters shall be maintained and no business or other activity be carried on in such trailer, boat, or vehicle.
- g. Manufactured homes
- h. Home occupation

Section 402. Conditional Uses

- a. Churches
- b. Nursing homes
- c. Privately operated community buildings or recreation fields, swimming pools, and community facilities owned and operated by neighborhood organizations
- d. Multiple dwellings
- e. Apartment buildings
- f. Craft stores
- g. Woodworking shops
- h. Flower shops
- i. Day care center or home day care
- j. Temporary structure

Section 403. Standards (min requirements)

a. Standards for Main Buildings

Front Yard	50 feet (from center of road)
Side Yard	8 feet
Rear Yard	25 feet
Lot coverage	25%
Lot area	8000 square feet (see Exception Sect. 404)
Lot Width	75 feet (see Exception Sect. 404)
Maximum height may not exceed	2 ½ stories or 35 feet
Off street parking (see Article 9)	
Front yards, building projections, height exceptions (see Article 10)	
Minimum dwelling width shall be	20 feet with permanent foundation

b. Setbacks for Accessory Buildings

Front yard	60 feet to the front lot line
Side yard	5 feet
Rear yard	5 feet
Main building	10 feet
Lot coverage	not to exceed 30% of rear yard
Height	not to exceed 20 feet

Section 404. Exception for Lot of Record

An existing dwelling on a lot of record at the time of adoption of this ordinance which does not meet the minimum lot area and width requirements, may be occupied by a permitted use, provided that yard and other requirements of the ordinance are met, and provided the owner does not own any adjoining land at the time of passage or amendment of this ordinance.

Section 405. Fences and Hedges

- a. All boundary line fences shall be entirely located upon the private property of the persons, firm, or corporation constructing or causing the construction of such fence. All fences shall be set back at least (1) foot from all property division lines and those fences exceeding (3) feet in height shall maintain a (3) foot setback from a lot line unless:
 1. mutual agreement can be demonstrated with abutting property owners, and
 2. a maintenance easement agreement can be drafted and agreed to by both affected parties, or
 3. mutual ownership and responsibility agreements can be drafted and responsibility agreements can be drafted and demonstrated to the City Council.
- b. Fences in the Residential District shall not exceed 6 ½ feet in height in the side and rear yards and shall not exceed 3 ½ feet in height in the front yard.
- c. Fences in the Business and Industrial Districts shall not exceed 6 ½ feet in height except security fences, which shall not exceed 8 feet in height including barbed wire toppings.
- d. No fences shall be constructed within utility easements.

Section 406. Signs

- a. Only one sign not more than six (6) square feet in area pertaining to the sale or rental of land or a building on which located.
- b. Only one outdoor bulletin board not more than eight (8) square feet in area for a church or school on the property on which located.
- c. Only one name plate not more than six (6) square feet in area pertaining to a home occupation provided that such sign is free standing or attached to the dwelling and does not emit any flashing, flickering, or glaring light, direct, or reflected. The following placement requirement shall be: 15 ft. from the backside of the curb & 10 ft. from the side properties.

Zoning Permit Pricing Chart

Figures \$1 to \$501				Admin Fee		
1-501		\$ 5.00		\$ 20.00	\$ 25.00	
Figures \$501-\$2001		1st \$500	\$1 for Add'l ea \$100	Admin Fee	Total \$ for Permit	
501-600		\$ 5.00	\$ 1.00	\$ 20.00	\$ 26.00	
601-700		\$ 5.00	\$ 2.00	\$ 20.00	\$ 27.00	
701-800		\$ 5.00	\$ 3.00	\$ 20.00	\$ 28.00	
801-900		\$ 5.00	\$ 4.00	\$ 20.00	\$ 29.00	
901-1000		\$ 5.00	\$ 5.00	\$ 20.00	\$ 30.00	
1001-1100		\$ 5.00	\$ 6.00	\$ 20.00	\$ 31.00	
1101-1200		\$ 5.00	\$ 7.00	\$ 20.00	\$ 32.00	
1201-1300		\$ 5.00	\$ 8.00	\$ 20.00	\$ 33.00	
1301-1400		\$ 5.00	\$ 9.00	\$ 20.00	\$ 34.00	
1401-1500		\$ 5.00	\$ 10.00	\$ 20.00	\$ 35.00	
1501-1600		\$ 5.00	\$ 11.00	\$ 20.00	\$ 36.00	
1601-1700		\$ 5.00	\$ 12.00	\$ 20.00	\$ 37.00	
1701-1800		\$ 5.00	\$ 13.00	\$ 20.00	\$ 38.00	
1801-1900		\$ 5.00	\$ 14.00	\$ 20.00	\$ 39.00	
1901-2000		\$ 5.00	\$ 15.00	\$ 20.00	\$ 40.00	
Figures \$2001 to \$25,001		Actual Figures Inc or fraction or thereof	1st \$2000	\$4 for Add'l \$1000 increments	Admin Fee	Total \$ for Permit
2001-3000	\$ 3,000.00	\$ 20.00	\$ 4.00	\$ 20.00	\$ 44.00	
3001-4000	\$ 4,000.00	\$ 20.00	\$ 8.00	\$ 20.00	\$ 48.00	
4001-5000	\$ 5,000.00	\$ 20.00	\$ 12.00	\$ 20.00	\$ 52.00	
5001-6000	\$ 6,000.00	\$ 20.00	\$ 16.00	\$ 20.00	\$ 56.00	
6001-7000	\$ 7,000.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 60.00	
7001-8000	\$ 8,000.00	\$ 20.00	\$ 24.00	\$ 20.00	\$ 64.00	
8001-9000	\$ 9,000.00	\$ 20.00	\$ 28.00	\$ 20.00	\$ 68.00	
9001-10,000	\$ 10,000.00	\$ 20.00	\$ 32.00	\$ 20.00	\$ 72.00	
10,001-11,000	\$ 11,000.00	\$ 20.00	\$ 36.00	\$ 20.00	\$ 76.00	
11,001-12,000	\$ 12,000.00	\$ 20.00	\$ 40.00	\$ 20.00	\$ 80.00	
12,001-13,000	\$ 13,000.00	\$ 20.00	\$ 44.00	\$ 20.00	\$ 84.00	
13,001-14,000	\$ 14,000.00	\$ 20.00	\$ 48.00	\$ 20.00	\$ 88.00	
14,001-15,000	\$ 15,000.00	\$ 20.00	\$ 52.00	\$ 20.00	\$ 92.00	
15,001-16,000	\$ 16,000.00	\$ 20.00	\$ 56.00	\$ 20.00	\$ 96.00	
16,001 to 17,000	\$ 17,000.00	\$ 20.00	\$ 60.00	\$ 20.00	\$ 100.00	
17,001 to 18,000	\$ 18,000.00	\$ 20.00	\$ 64.00	\$ 20.00	\$ 104.00	
18,001 to 19,000	\$ 19,000.00	\$ 20.00	\$ 68.00	\$ 20.00	\$ 108.00	
19,001 to 20,000	\$ 20,000.00	\$ 20.00	\$ 72.00	\$ 20.00	\$ 112.00	
20,001 to 21,000	\$ 21,000.00	\$ 20.00	\$ 76.00	\$ 20.00	\$ 116.00	
21,001 to 22,000	\$ 22,000.00	\$ 20.00	\$ 80.00	\$ 20.00	\$ 120.00	
22,001 to 23,000	\$ 23,000.00	\$ 20.00	\$ 84.00	\$ 20.00	\$ 124.00	
23,001 to 24,000	\$ 24,000.00	\$ 20.00	\$ 88.00	\$ 20.00	\$ 128.00	
24,001 to 25,000	\$ 25,000.00	\$ 20.00	\$ 92.00	\$ 20.00	\$ 132.00	

Zoning Permit--Pricing sheet

Figures \$25,001 to \$50,000	Actual Figures Inc or fraction or thereof	1st \$25,000	\$3 for Add'l \$1000 increments	Admin Fee	Total \$ for Permit
25,001 to 26,000	\$ 26,000.00	\$ 112.00	\$ 3.00	\$ 20.00	\$ 135.00
26,001 to 27,000	\$ 27,000.00	\$ 112.00	\$ 6.00	\$ 20.00	\$ 138.00
27,001 to 28,000	\$ 28,000.00	\$ 112.00	\$ 9.00	\$ 20.00	\$ 141.00
28,001 to 29,000	\$ 29,000.00	\$ 112.00	\$ 12.00	\$ 20.00	\$ 144.00
29,001 to 30,000	\$ 30,000.00	\$ 112.00	\$ 15.00	\$ 20.00	\$ 147.00
30,001 to 31,000	\$ 31,000.00	\$ 112.00	\$ 18.00	\$ 20.00	\$ 150.00
31,001 to 32,000	\$ 32,000.00	\$ 112.00	\$ 21.00	\$ 20.00	\$ 153.00
32,001 to 33,000	\$ 33,000.00	\$ 112.00	\$ 24.00	\$ 20.00	\$ 156.00
33,001 to 34,000	\$ 34,000.00	\$ 112.00	\$ 27.00	\$ 20.00	\$ 159.00
34,001 to 35,000	\$ 35,000.00	\$ 112.00	\$ 30.00	\$ 20.00	\$ 162.00
35,001 to 36,000	\$ 36,000.00	\$ 112.00	\$ 33.00	\$ 20.00	\$ 165.00
36,001 to 37,000	\$ 37,000.00	\$ 112.00	\$ 36.00	\$ 20.00	\$ 168.00
37,001 to 38,000	\$ 38,000.00	\$ 112.00	\$ 39.00	\$ 20.00	\$ 171.00
38,001 to 39,000	\$ 39,000.00	\$ 112.00	\$ 42.00	\$ 20.00	\$ 174.00
39,001 to 40,000	\$ 40,000.00	\$ 112.00	\$ 45.00	\$ 20.00	\$ 177.00
40,001 to 41,000	\$ 41,000.00	\$ 112.00	\$ 48.00	\$ 20.00	\$ 180.00
41,001 to 42,000	\$ 42,000.00	\$ 112.00	\$ 51.00	\$ 20.00	\$ 183.00
42,001 to 43,000	\$ 43,000.00	\$ 112.00	\$ 54.00	\$ 20.00	\$ 186.00
43,001 to 44,000	\$ 44,000.00	\$ 112.00	\$ 57.00	\$ 20.00	\$ 189.00
44,001 to 45,000	\$ 45,000.00	\$ 112.00	\$ 60.00	\$ 20.00	\$ 192.00
45,001 to 46,000	\$ 46,000.00	\$ 112.00	\$ 63.00	\$ 20.00	\$ 195.00
46,001 to 47,001	\$ 47,000.00	\$ 112.00	\$ 66.00	\$ 20.00	\$ 198.00
47,001 to 48,000	\$ 48,000.00	\$ 112.00	\$ 69.00	\$ 20.00	\$ 201.00
48,001 to 49,000	\$ 49,000.00	\$ 112.00	\$ 72.00	\$ 20.00	\$ 204.00
49,001 to 50,000	\$ 50,000.00	\$ 112.00	\$ 75.00	\$ 20.00	\$ 207.00
Figures \$50,001 to 100,000	Actual Figures Inc or fraction or thereof	1st \$50,000	\$2 for Add'l \$1000 increments	Admin Fee	Total \$ for Permit
50,001 to 51,000	\$ 51,000.00	\$ 187.00	\$ 2.00	\$ 20.00	\$ 209.00
51,001 to 52,000	\$ 52,000.00	\$ 187.00	\$ 4.00	\$ 20.00	\$ 211.00
52,001 to 53,000	\$ 53,000.00	\$ 187.00	\$ 6.00	\$ 20.00	\$ 213.00
53,001 to 54,000	\$ 54,000.00	\$ 187.00	\$ 8.00	\$ 20.00	\$ 215.00
54,001 to 55,000	\$ 55,000.00	\$ 187.00	\$ 10.00	\$ 20.00	\$ 217.00
FILL in Amount to nearest \$1000 up to \$100,000		\$ 187.00	\$ (100.00)	\$ 20.00	\$ 107.00
Figures \$100,001 to \$500,000	Actual Figures Inc or fraction or thereof	1st \$50,000	\$2 for Add'l \$1000 increments	Admin Fee	Total \$ for Permit
FILL in Amount to nearest \$1000 up to \$500,000		\$ 287.00	\$ (150.00)	\$ 20.00	\$ 157.00
Figures \$500,00 & UP	Actual Figures Inc or fraction or thereof	1st \$50,000	\$1 for Add'l \$1000 increments	Admin Fee	Total \$ for Permit
FILL in Amount to nearest \$1000 after \$500,000		\$ 887.00	\$ (500.00)	\$ 20.00	\$ 407.00

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