

TITLE 6-BUILDINGS
Chapter 6.01 – Buildings
Chapter 6.02 – Building Permits

CHAPTER 6.01 – BUILDINGS

- 6.0101 Use of Temporary Residence. It shall be unlawful for any person or persons to park and occupy any motor home, camper, or other temporary living quarters within the limits of the City of Timber Lake for a period exceeding fifteen (15) days unless connected to City utility services and an account is established at the finance office. A temporary residence shall be defined as a motor vehicle or trailer designed to provide temporary living quarters and that is built on a motor chassis as an integral part of or permanent attachment to the chassis and contains independent living systems that are permanently installed.
- 6.0102 Business District. Any building erected or moved upon any lot in the West Half of Block 3; the East Half of Block 3; all of Blocks 9, 10, 11, 16, and 17; the East Half of Block 24; and the West Half of Block 25 (commonly referred to as the Business District), shall be placed upon a foundation of stone, concrete, brick or tile and shall be of substantial and permanent construction.
- 6.0103 Encroachment. It shall be unlawful for any person or persons to affix any building, structure, or landscape to City property for personal use. This shall include, but not be limited to: sheds, garages, trees, planted grass, bushes, fences, and other personal structures.
- 6.0104 Building in Street. No person, firm or corporation shall erect or maintain any building in such position that the same shall stand in whole, or in part, upon any public street, road, alley, right-of-way, or sidewalk in the City of Timber Lake, or so constructed that any part of the building shall project into or over such street, road or alley, right-of-way or sidewalk.

CHAPTER 6.02 – BUILDING PERMITS

- 6.0201 Permit Required. No property owner shall acquire any vested right to construct, alter, or remove any building or structure by virtue of money spent or work done prior to obtaining a Building and Use Permit required by the terms of this ordinance and shall not acquire any vested right to use any building, structure, or land for any purpose where such use is begun without first obtaining a Building and Use permit required by the terms of this Ordinance.
- 6.0202 Permit Required for Expansion. A Building and Use Permit is required for any

expansion that changes the footprint on property, including the following

1. Erection of new building
2. Addition to, or structural alteration of, existing building
3. Moving in or installing a prebuilt building.
4. Moving out or removing a structure.

6.0203 Permit Not Required. A Building and Use Permit is not required for the following reasons.

1. Interior remodel.
2. Siding and/or Roofing.
3. Window and/or Door Replacement.
4. Any normal and routine property maintenance.

6.0204 Application. Application for a Building and Use Permit shall be made to the Finance Officer on forms prescribed and furnished by the Finance Officer. Application must also include:

1. Plans and specifications sufficient to inform the Board of the size and general character and construction of such building or structure or property alteration or improvement.
2. The kind of material to be used therein.
3. A survey, completed by a licensed surveyor, of property showing property boundaries and placement of building or structure on property. Survey is the property-owner's responsibility and expense.

6.0205 Process. All applications for a Building or Use Permit under this Ordinance shall be referred by the Finance Officer to the City Board. After examination of the plans and specifications, the site of the proposed building or structure, expansion, alteration or use and the effect that the same will have on the surrounding property and residents, the Board will decide whether the Permit applied for shall be granted or denied. Such decision of the Board is to be majority vote of the members present and documented in the meeting minutes.

6.0206 Penalty. The City of Timber Lake hereby has the authority to assess any combination of the following penalty charges for failure to file a proper Building and Use Permit application.

1. A three-hundred (\$300) dollar fine shall be enforced upon the property owner for failing to file and receive an approved Building and Use Permit prior to beginning construction.
2. A one-hundred (\$100) dollar fine, per day pending compliance, and/or removal of the offending structure shall be enforced upon the property owner for constructing a structure in a location obstructing or encroaching upon the City

property.

3. A one-hundred (\$100) dollar fine may be enforced upon the contractor for the failure to ensure the proper Building and Use Permit(s) has been filed and approved prior to any construction commencing.