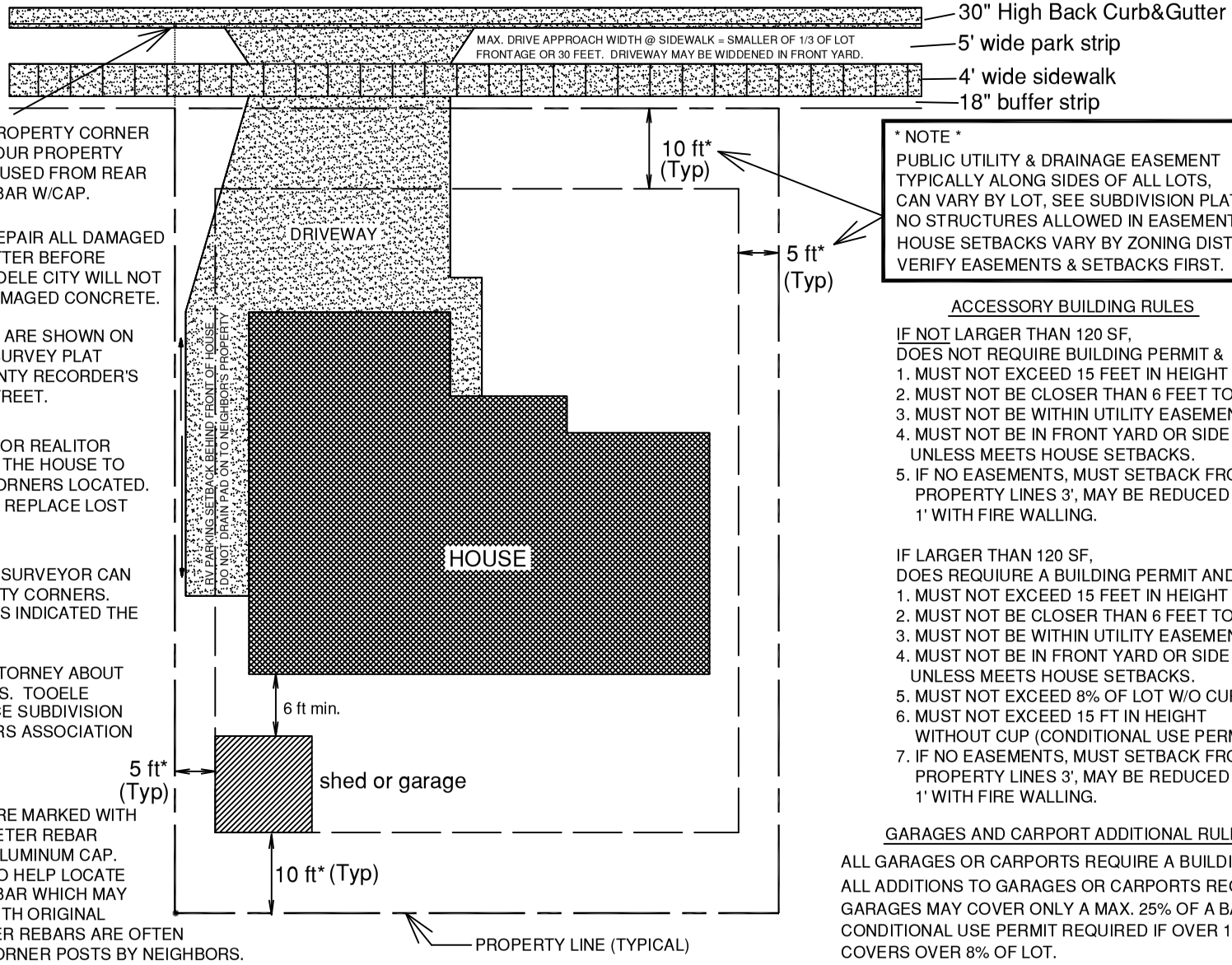
RESIDENTIAL PROPERTY RULES

EXAMPLE OF TYPICAL NEWER LOT WITH HOME



MARK IN CURB IS NOT PROPERTY CORNER MARK IS IN LINE WITH YOUR PROPERTY LINE WHEN A STRING IS USED FROM REAR PROPERTY CORNER REBAR W/CAP.

REQUIRE BUILDER TO REPAIR ALL DAMAGED SIDEWALK & CURB - GUTTER BEFORE CLOSING ON HOME. TOOELE CITY WILL NOT REPAIR OR REPLACE DAMAGED CONCRETE.

PROPERTY DIMENSIONS ARE SHOWN ON OFFICIAL SUBDIVISION SURVEY PLAT RECORDED IN THE COUNTY RECORDER'S OFFICE AT 47 S. MAIN STREET.

CONTACT YOU BUILDER OR REALITOR BEFORE YOU CLOSE ON THE HOUSE TO HAVE THE PROPERTY CORNERS LOCATED. TOOELE CITY DOES NOT REPLACE LOST PROPERTY CORNERS.

ONLY A LICENSED LAND SURVEYOR CAN REPLACE LOST PROPERTY CORNERS. FENCES DO NOT ALWAYS INDICATED THE TRUE PROPERTY LINE.

CONSULT A PRIVATE ATTORNEY ABOUT YOUR PROPERTY RIGHTS. TOOELE CITY DOES NOT ENFORCE SUBDIVISION CC&Rs OR HOME OWNERS ASSOCIATION RULES.

PROPERTY CORNERS ARE MARKED WITH 24 INCH LONG 1/2" DIAMETER REBAR WITH PLASTIC CAP OR ALUMINUM CAP. WOOD STAKE IS ONLY TO HELP LOCATE PROPERTY CORNER REBAR WHICH MAY BE BURIED OR FLUSH WITH ORIGINAL GROUND LEVEL. CORNER REBARS ARE OFTEN REPLACED BY FENCE CORNER POSTS BY NEIGHBORS.

* NOTE *
PUBLIC UTILITY & DRAINAGE EASEMENT TYPICALLY ALONG SIDES OF ALL LOTS, CAN VARY BY LOT, SEE SUBDIVISION PLAT. NO STRUCTURES ALLOWED IN EASEMENT. HOUSE SETBACKS VARY BY ZONING DISTRICT. VERIFY EASEMENTS & SETBACKS FIRST.

ACCESSORY BUILDING RULES

IF NOT LARGER THAN 120 SF,
DOES NOT REQUIRE BUILDING PERMIT &
1. MUST NOT EXCEED 15 FEET IN HEIGHT
2. MUST NOT BE CLOSER THAN 6 FEET TO HOUSE
3. MUST NOT BE WITHIN UTILITY EASEMENT
4. MUST NOT BE IN FRONT YARD OR SIDE YARD UNLESS MEETS HOUSE SETBACKS.
5. IF NO EASEMENTS, MUST SETBACK FROM PROPERTY LINES 3', MAY BE REDUCED TO 1' WITH FIRE WALLING.

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4. MUST NOT BE IN FRONT YARD OR SIDE YARD UNLESS MEETS HOUSE SETBACKS.
5. MUST NOT EXCEED 8% OF LOT W/O CUP
6. MUST NOT EXCEED 15 FT IN HEIGHT WITHOUT CUP (CONDITIONAL USE PERMIT).
7. IF NO EASEMENTS, MUST SETBACK FROM PROPERTY LINES 3', MAY BE REDUCED TO 1' WITH FIRE WALLING.

GARAGES AND CARPORT ADDITIONAL RULES

ALL GARAGES OR CARPORTS REQUIRE A BUILDING PERMIT
ALL ADDITIONS TO GARAGES OR CARPORTS REQUIRE PERMITS
GARAGES MAY COVER ONLY A MAX. 25% OF A BACK YARD
CONDITIONAL USE PERMIT REQUIRED IF OVER 15' HIGH OR COVERS OVER 8% OF LOT.

Revised 4-5-08