



123 W. MARKET ST. (P.O. BOX 247), SEYMOUR, MO 65746 • PHONE: 417-935-4401

Permit Number	
Amount Paid	
Date Paid	

Application for Building Permit				Date:	
Location of Project					
Address				Zoning	
Lot No.	Block	Tract/Sub			
Acreage	Section	Township	Range		
Property Owner			General Contractor		
Name			Name		
Address			Address		
Phone			Phone		
Class of Work					
Residential ☐ Single Family ☐ Multifamily ☐ Addition ☐ Porch/Deck ☐ Remodel ☐ Attached Garage/Carport ☐ Accessory Building ☐ Permanent ☐ Temporary			Commercial ☐ New Build ☐ Addition ☐ Porch/Deck ☐ Remodel ☐ Attached Garage/Carport ☐ Accessory Building ☐ Permanent ☐ Temporary		
Structure Characteristics					
Frame Type ☐ Masonry ☐ Wood ☐ Structural ☐ Reinforced ☐ Other	Heating Fuel ☐ Gas ☐ Electric ☐ Propane ☐ Wood	☐ Central Air	Sewer ☐ Public ☐ Private-explain: _____ _____	Water ☐ Public ☐ Private-explain: _____ _____	
Driveway/Culvert Information					
Driveway ☐ Existing ☐ New ☐ Extension ☐ Circle	Culvert Needed ☐ Yes* ☐ No ☐ Unsure *Width of Culvert: _____	Width of Driveway: _____ Surface Material Type: _____ Installation: ☐ Contractor ☐ City			



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Residential		Commercial		Accessory	
\$0.25 (____) ft ²		\$0.25 (____) ft ²		\$0.25 (____) ft ²	
Remodel (\$25.00)		Remodel (\$25.00)			
Inspections	\$150.00	Inspections	\$250.00	Inspections	\$50.00
Subtotal		Subtotal			
☐ Water Tap ¾"	\$900.00	☐ Water Tap			
☐ Sewer Tap	\$550.00	☐ Sewer Tap			
☐ 200 Amp Disconnect*	\$500.00	☐ 200 Amp Disconnect			
☐ Culvert					
Total		Total			
*Person responsible for temporary electric billing: _____ Application on file: ☐ Yes ☐ No					
Brief Description of work performed and proposed use: _____ _____					
Total valuation of proposed work: \$ _____					
SIGNATURE: _____ DATE: _____					

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INSPECTION SCHEDULE

RESIDENTIAL	COMMERCIAL	ACCESSORY
1. Site Evaluation Review & On-Site Inspection <i>Must be done before any excavation starts.</i> <i>Location must be staked out.</i>	Same	Same
2. Footing Inspection <i>Formed footings require the forms erected and required reinforcing steel in place prior to the placement of concrete.</i>	Same	Pole holes must be excavated
3. Foundation Inspection <i>Once foundation has been poured, before any framing can begin.</i>	Same	Same
4. Rough-Ins for framing, electrical, plumbing, mechanical Inspection <i>Must be done BEFORE insulation or sheet rock installation.</i>	Same	Same
5. Plumbing Inspection <i>All drain pipe and clean outs in place prior to covering.</i>	Same	Same
6. Final Inspection <i>Building, yard grading and all phases of construction complete.</i> <i>Inspection must be performed before occupancy or any items moved in.</i>	Same	Same

I understand it is my responsibility to call for inspections at such times as stated above and that failure to do so may result in some or all work in question having to be removed and done again as to allow the inspection as required.

I also understand special rules apply if not using city sewer. The rules governing on-site sewage disposal are available at City Hall.



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- _____ 1. SITE EVALUATION REVIEW AND ON-SITE INSPECTION. This review and on-site inspection must be done BEFORE any excavation is started.
- _____ 2. FOOTING INSPECTION (before pouring concrete) ALL PROPERTY PINS MUST BE VISIBLE AT TIME OF INSPECTION. ***Compaction Test may be required to pass footing inspection if fill dirt has been used***
- _____ 3. IN-GROUND PLUMBING (plumbing, electrical & mechanical in any concrete floors (before pouring concrete))
- _____ 4. ELECTRIC METER
- _____ 5. ROUGH-INS FOR FRAMING, ELECTRICAL, PLUMBING, MECHANICAL (BEFORE insulation and sheetrock are installed.)
- _____ 6. ONSITE WASTEWATER TREATMENT SYSTEM & LATERAL LINES (before covering)
- _____ 7. *SEWER CONNECT (BEFORE work is covered)
- _____ 8. IMPORTANT: ALL concrete pours for driveways and/or sidewalks and County Right of ways must be approved
- _____ 9. FINAL INSPECTION. (BEFORE occupancy or placement of articles in the structure).

****** IMPORTANT NOTES, PLEASE READ ******

- _____ 1. Permit number must remain clearly posted at site address until construction is complete. Failure to do so could result in inspection(s) not being conducted.
- _____ 2. House number must be posted on residential structure.
- _____ 3. No Final Occupancy will be scheduled for any permit until all required inspections and documents have been completed and approved.
- _____ 4. THIS PERMIT WILL EXPIRE SIX (6) MONTHS FROM DATE OF ISSUANCE IF WORK HAS NOT COMMENCED. PERMIT WILL EXPIRE IF INSPECTION FOR COMPLETED WORK IS NOT CONDUCTED AT LEAST EVERY SIX (6) MONTHS.

INSPECTOR CHECKLIST

Signature

Date

Site Evaluation		
On-Site Inspection		
Footings		
In-ground Inspection		
Foundation		
Rough-Ins		
Final		

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Site Plan

Rear Setback _____'

Left Side Setback
_____'

Right Side Setback
_____'

Front Setback _____'

Structure
Dimensions
_____'X_____'

Right of Way

Street Name _____

***FOR RESIDENTIAL NEW CONSTRUCTION SHOW THE FOLLOWING INFORMATION ON THE SITE PLAN:

1. Location of driveway
2. Location of drainage facilities on site
3. Utility easements-above or below ground
4. Setbacks
5. Adjacent property owners

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- Plans and application will be submitted for approval.
 - Lot size and location of building on lot.
 - Front yards will be a minimum of 25 feet in depth.
 - Back yards will be a minimum of 25 feet in depth.
 - Side yards will be a minimum of 8 feet in width.
 - The minimum lot area in this "R-1" Single-Family District shall be six thousand (6,000) square feet for one-family dwelling structures. The minimum living area of a housing unit shall be nine hundred (900) square feet or seven hundred fifty (750) square feet with Board of Aldermen approval.
 - Location of property pins.
 - It is the responsibility of the person applying for the permit to know where the property pins are located and to point them out to the Building Inspector at the time of the first inspection.
 - Location of utilities.
 - It is the responsibility of the person applying for the permit to determine the availability of all utilities. These should be clearly indicated on the 'site plan' sheet along with the layout of the buildings to be constructed.
 - If an on-site sewage disposal system is constructed on a lot of three (3) acres or more, the discharge end of any lateral lines shall be at least one hundred (100) feet from the nearest adjoining property line.
- Building Inspector will review the plans and application.

Inspection schedule is as follows:

- When site has been readied for pouring of concrete, but before actual pouring of concrete has been done. This includes footings, stem walls, basement walls, garage floors, or any slabs that are structural in nature.
- On completion of framing but before said framing is covered, either on the interior or exterior, of the building being inspected.
- On completion of plumbing rough-in, while still easily visible. This will be before insulation, or any other type of covering is applied that would hinder said visibility.
- On completion of electrical rough-in, while still easily visible. This will be before insulation, or any other type of covering is applied that would hinder said visibility.
- On completion of HVAC rough-in, while still easily visible. This will be before insulation, or any other type of covering is applied that would hinder said visibility.

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"R-1" Single-Family Residence District.

[Code 1999 §405.090; CC 1979 §§300.310—300.313; Ord. No. 471 §§300.310—300.313, 5-11-1995; Ord. No. 764, 12-13-2018]

A. Permitted Uses. Permitted uses in an "R-1" Single-Family Residence District are:

- 1.** Single-family dwelling structures.
- 2.** Churches.
- 3.** Public schools, elementary and high, as approved by the Planning and Zoning Commission.
- 4.** Museums, libraries, parks, playgrounds or community centers owned and operated by a public agency, as approved by the Planning and Zoning Commission.
- 5.** Golf courses.
- 6.** Accessory buildings, including private garages when located not less than sixty (60) feet from the front lot line or a private garage constructed as part of the main building. All such garages or subordinate buildings shall be erected and maintained only as accessory to the dwelling situated on the same lot or grounds and shall not involve the conduct of a business or contain kitchen facilities.
- 7.** Uses customarily incident to any of the above uses and including home occupations, such as the office of a musician, artist, millinery, dressmaking, or other like home occupations conducted by persons residing on the premises. Any of the above uses may be conducted in the main building provided such use shall not occupy a floor area greater than one-half (½) the floor area of the first (1st) story of the building. There shall be no commercial display visible from the street and no advertising.
- 8.** Temporary buildings and uses for construction purposes for a period not to exceed one hundred twenty (120) days.
- 9.** One (1) sign on each lot not to exceed twelve (12) square feet in area appertaining to the lease or sale of the building or premises on which the sign is located. Signs for any other purpose not specifically permitted in this Section are prohibited.
- 10.** Utility uses.

B. Height And Area Regulations. The height of buildings, minimum dimensions of yards, and the minimum lot area shall be as follows:

- 1.** Height. No building erected or structurally altered after May 10, 1979, shall exceed three (3) stories or forty-five (45) feet, except public or semi-public buildings, hospitals or schools may be erected to a height not exceeding seventy-five (75) feet when each of its front, side and rear yards are increased an additional foot for each foot such buildings exceed forty-five (45) feet in height.

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2. Front yard. There shall be a front yard having a depth of not less than twenty-five (25) feet to the front line of the building and not less than fifteen (15) feet to the front line of an open porch or paved terrace. Provided however, that:

Where lots comprising forty percent (40%) or more of the frontage are developed with buildings having front yards varying in depth by not more than six (6) feet, no building erected or structurally altered after May 10, 1979, shall project beyond the average front yard line so established; provided, further, that this regulation shall not be so interpreted as to require a front yard of more than fifty (50) feet.

3. Rear yard. There shall be a rear yard having a depth of not less than twenty-five (25) feet, provided, however, that for lots of less than one hundred twenty-five (125) feet in depth and of record on or before May 10, 1979, the rear yard requirements shall be reduced to twenty percent (20%) of the depth of such lot. One-half (½) of the width of an alley abutting and adjacent to a rear yard may be assumed to be a portion of the rear yard. An accessory building or structure may not exceed twelve (12) feet in height and may not occupy more than thirty percent (30%) of a required rear yard.

4. Side yard. There shall be a side yard on each side of a building of not less than ten percent (10%) of the width of the lot at the front line of the main structure; provided, however, that such side yard need not exceed eight (8) feet in width.

The above regulation shall apply to all lots, including corner lots. In the case of reversed corner lots which face an intersecting street, the side yard on the street side of such corner lot shall be not less than fifty percent (50%) of the front yard required on the lots in the rear of such corner lot. No accessory buildings on such reversed corner lot shall project beyond the front yard line of the lots in the rear.

5. Minimum lot and living area per family. The minimum lot area in this "R-1" Single-Family District shall be six thousand (6,000) square feet for single-family dwelling structures. The minimum living area of a housing unit shall be seven hundred fifty (750) square feet with the recommendation of the Planning and Zoning Board and Board of Aldermen approval. Nothing in this Subsection shall be interpreted to prohibit convents within a subdivision from requiring larger lot sizes and/or living areas.

C. Required Off-Street Parking. Required Off -Street Parking. The following off-street parking spaces shall be provided and satisfactorily maintained by the owner of the property of each dwelling.

1. Residential units. For each dwelling unit there shall be two (2) permanently maintained parking spaces on the same lot or parcel for each dwelling unit. Each parking space shall be of a size not less than twenty (20) feet in length by eight (8) feet in width.

2. General. All off-street parking facilities shall be maintained on the same lot with the building or within three hundred (300) feet thereof. Any off-street parking in existence at the time of the



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effective date of this Section, May 10, 1979, or hereinafter established to comply with the provisions of the Section shall be maintained so long as building or structure remains, unless the owner provides and maintains in another location an equivalent number of required spaces.