

APPLICATION for MANKATO TOWNSHIP CONSTRUCTION PERMIT

OWNER: _____
CURRENT ADDRESS: _____
PHONE # home/cell: _____
PROPERTY ADDRESS: _____
LEGAL DESCRIPTION: _____
ZONING: _____ PARCEL NUMBER _____

PROPERTY BORDERS A River/Stream/Lake/Wetland: YES __ NO ____

CONTRACTOR: _____ LICENSE# _____ (required)
COMPLETION DATE: _____ VALUE OF CONSTRUCTION \$ _____

NOTE: If you are building in a subdivision, be sure if there are Covenants of Restrictions on your Abstract and if they allow the type of Construction you are requesting to do. This is your obligation to know your rights.

IF NEW HOME CONSTRUCTION: House plans and Site plan is required

IF REMODELING: DESCRIBE IMPROVEMENTS: _____

IF OTHER CONSTRUCTION (describe): _____
(site plan is required)

SETBACK FROM PROPERTY LINES: (should be shown on site plan also)
Left Side: _____ feet Right side: _____ feet Front yard: _____ feet Rear yard: _____ feet
Bluff Line setback: _____ (30 feet minimum)

NOTICE: Interior - adding a bedroom, additions, decks, detached structures or carports over 120 square feet, driveways, patios, permanent swimming pools, and farm structures, may require compliance inspection of septic system. Contact Blue Earth County Environmental Services for their review –call: 507-304-4381. **THE COUNTY MUST REVIEW BUILDING PLAN, APPROVE IT FOR THE SEPTIC SYSTEM, AND SIGN OFF ON THIS FORM PRIOR TO RETURNING IT TO MANKATO TOWNSHIP AND THE ISSUANCE OF THIS BUILDING PERMIT.**

COUNTY APPROVAL: _____ DATE _____
Blue Earth County Environmental Services sign off

THIS PERMIT SHALL BE VOID 120 DAYS AFTER THE DATE OF ISSUE UNLESS CONSTRUCTION HAS BEEN STARTED. Application for this PERMIT shall be accompanied by a complete set of plans. Construction Permit Sheet shall be posted conspicuously at the job site during construction. The UNDERSIGNED hereby represents upon all the penalties of law, that all statements herein are true, and that all work herein mentioned will be done in accordance with applicable Township, County, and Minnesota State Ordinances. This permit will be effective for one year from date issue.

NOTE: Any changes to the site plan or building will make this permit null and void. A new site plan must be submitted for approval prior to any construction. This permit does not allow any commercial use or rental of the building(s), except for commercial buildings in Highway Business Zones.

The UNDERSIGNED AGREES with all of the above requirements

BUILDING PERMIT FEE: \$ _____
RETURN COMPLETED FORM WITH SITE PLAN and check payable to: City of Mankato
10 Civic Center Plaza
Mankato, MN 56001

APPLICANT'S SIGNATURE date ZONING COORDINATOR date

MANKATO TOWNSHIP CONSTRUCTION PERMIT FEE SCHEDULE:

NOTICE: Interior –adding a bedroom, additions, decks, detached structures or carports over 120 square feet, driveways, patios, permanent swimming pools, and farm structures, may require compliance inspection of septic system. Contact Blue Earth County Environmental Services for their review even if a construction permit is not required- 507-304-4381.

RESIDENTIAL: This permit does not allow the use of ANY building for any Commercial activity, including rental space for people or personal property.

UNDER \$5,000 VALUE - NO COST FOR PERMIT

Over \$5,000 Value: \$2.00 per thousand dollars valuation - \$50.00 Minimum Fee

COMMERCIAL: UNDER \$5,000 - NO COST FOR PERMIT

Over \$5,000 Value: \$4.00 per thousand dollars valuation - \$100.00 Minimum Fee

IF CONSTRUCTION OF ANY KIND BEGINS BEFORE ISSUANCE OF A PERMIT, BUILDING PERMIT FEEES WILL BE DOUBLED, WITH A MINIMUM FEE OF \$100. FINES MAY ALSO BE LEVIED AS PER THE MANKATO TOWNSHIP LAND USE ORDINANCE.

Copies of the Mankato Township Land Use Ordinance are \$40.00 each. (If mailed out, there is an addition \$6.00 mailing and handling fee.)

Copies of parts of the Ordinance will be billed at 25 cents per page. (If mailed out, there is an additional \$4.00 mailing and handling fee.)

MAILING ADDRESS: **City of Mankato** **10 Civic Center Plaza** MANKATO, MN 56002

QUESTIONS: CALL **City of Mankato Planning and Zoning 507-387-8600 or 311**

Building Permits are only to build private use structures in Conservation, Residential and Agricultural Zones. No commercial use of these structures are allowed – this would include renting out space for personal property storage. Only B-3 Business Zoning and Industrial Zoning allows commercial use.

Form 003 needs to be filled in completely or the permit will not be processed.

NOTICE: Interior remodeling or additions, decks, detached structures or carports over 120 square feet, driveways, patios, permanent swimming pools, and farm structures, may require compliance inspection of septic system. Contact Blue Earth County Environmental Services for their review – call 507-304-4381.

Return **Form 003** with a **site plan** showing **all** the following that is applicable:

Any existing building (s), septic system and/or wells.

The proposed new construction and all measurements or it, and the distances to all property lines and public roads.

Access road/driveway into the property.

Distances from any water (river, stream, wetland or ditch)

Distance from any bluff line (where the grade of the lot exceeds 18% slope) – the required minimum setback is thirty feet, and setback may be increased subject to local conditions.

Required setback in Rural Residential (R-1) Zoned land:

Frontyard setback: not less than 130 feet from the centerline of all Federal, State, County, and County State Aid highways, except divided highway which require 100 feet from the highway right-of-way line. The required setback from township roads is 65 feet from the centerline. If at the corner of two roads, a front yard setback is required from both roads.

Side yard setback: not less than 15 feet.

Rear yard setback: not less than 30 feet

Required setbacks in Agricultural Zoning (A-1 and A-2):

Front yard setback: same as R-1 requirements (see above)

Side yard and rear yard setbacks: not less than 50 feet

Required setbacks in Conservation Zoning (C-1 and C-2)

Front yard setback: same as R-1 requirements (see above)

Side yard and rear yard setbacks: not less than 50 feet

Required setbacks in B-3 Highway Business Zoning:

Front yard setback: not less than 30 feet from any road right-of-way.

Side yard and rear yard setbacks: not less than 15 feet, unless abutting residential zoned property – than the setback is 50 feet.

In an **R-1 Zone** a detached Accessory Building is permitted if less than 12 feet tall in height, occupy not more than thirty percent of any rear yard, and must be at least 10 feet off the side or rear property line.