

# BUILDING PERMIT APPLICATION

For Utility Locates - Call SD One Call at 1-800-781-7474 or Dial 811

PROPERTY INFORMATION	Size of Structure	Type of Use
Owner or Business Name	Length _____	Agriculture _____
Address of Construction	Width _____	Residential _____
Complete Legal Description - Including Lot, Block and Addition	Height _____	Commercial _____
	Area -Sq Ft _____	Industrial _____
	Lot Dimensions	Type of Lot
	Front _____	Corner _____
	Side _____	Interior _____
	Rear _____	Other _____

**TYPE OF IMPROVEMENT - Mark all that apply**

Residential \_\_\_ Site Built \_\_\_ Modular \_\_\_ Panelized \_\_\_  
 Commercial \_\_\_ Industrial \_\_\_  
 Move or Relocate on Same Lot \_\_\_ Addition \_\_\_  
 Shed \_\_\_ Other- Specify \_\_\_\_\_

*Manufactured/Mobile Homes not allowed outside Mobile Home Parks*

**Is the property located in a Flood Plain?**  
 Yes \_\_\_ No \_\_\_

**Do any easements apply to your property?**  
 Yes \_\_\_ No \_\_\_

**APPLICANT**

Name \_\_\_\_\_

Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone Number \_\_\_\_\_

**Contractors or Designers**

General \_\_\_\_\_

Plumbing \_\_\_\_\_ Sewer \_\_\_\_\_

Architect \_\_\_\_\_

**CITY OF CANTON BUILDING PERMIT #** \_\_\_\_\_

**THIS IS YOUR PERMIT AND RECEIPT**

**Description of Work and Use:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**For Office Use Only**

CALCULATIONS	Cost of Work
	Bldg Permit Fee
	Cash
	Check

I, the undersigned, do hereby affirm the above statements are true and correct and I agree to comply with the rules and regulations of the City of Canton. The proposed work is authorized by the owner and approval to enter the property for inspection purposes is granted to agents of the City.

I hereby agree that all required sidewalks shall be installed within 120 days after this permit is issued and before the structure is approved for occupation. I hereby agree that if the structure is completed in the winter, the sidewalks shall be installed by May 31st of the following year.

Issued by Authorized Official \_\_\_\_\_

Signature: \_\_\_\_\_

Date Issued: \_\_\_\_\_

Amended Date \_\_\_\_\_

Building Inspector: \_\_\_\_\_

Signature \_\_\_\_\_

\_\_\_\_ Owner \_\_\_\_ Owner's Representative \_\_\_\_ Contractor

Variance \_\_\_ Conditional Use \_\_\_

P & Z Hearing Date: \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_

# Information for the Applicant (Read & Initial Each Item)

Canton Building Permit # \_\_\_\_\_

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Name \_\_\_\_\_ Address \_\_\_\_\_

The application is not acceptable unless ALL required information is provided.

\_\_\_\_\_ The Applicant is responsible for contacting the Building Inspector for inspections. The Building Inspector requires 24 hours notice for each; footings, framing, and finish.  
Eric Eneboe - 605-321-4783

\_\_\_\_\_ All work must be done according to:

1. City Ordinances - www.cantonsd.org
2. City Engineering Design Standards - www.cantonsd.org
3. State Plumbing Codes - Search On-line: State Plumbing Code - State of South Dakota: free
4. IBC Building Codes - Google - International Building Code - 2015

\_\_\_\_\_ Additional Permits Required - (Applicant -please initial those that apply)

\_\_\_\_\_ Curb and Gutter or Approach  
\_\_\_\_\_ Sidewalks

\_\_\_\_\_ Work on Water Service.  
\_\_\_\_\_ New Water Service

\_\_\_\_\_ Work on Sewer Service.  
\_\_\_\_\_ New Sewer Service

\_\_\_\_\_ New or updated plumbing (Might Require State Permit)

\_\_\_\_\_ Drains in garages - need a Sand & Grease Trap

\_\_\_\_\_ **Site Plan required for Water and Sewer Construction**

*Showing Size & Type of Pipe.*

*The required 10' Separation of Pipes.*

*Site Plan approval needed prior to issuing building permit involving water and sewer work.*

\_\_\_\_\_ **Water service lines 2 inches in diameter and smaller: shall be U.S. Govt. Type K soft copper tubing. SDR17 Certa-Lok Yeomine Restrained Joint PVC pipe may be used for services 2 inches and smaller when the service is located outside of the City Right of Way or easement.**

\_\_\_\_\_ **Permit becomes invalid if** work is not started within six months or if work stops for six months. Can be renewed for an additional six months if requested while it is still valid. Only one extension allowed. Fees will apply if permit needs to be re-submittted.

Initials and Signature Required

Signature \_\_\_\_\_

# SITE PLAN

Canton Building Permit # \_\_\_\_\_

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Name \_\_\_\_\_ Address \_\_\_\_\_

## Your Property Area:

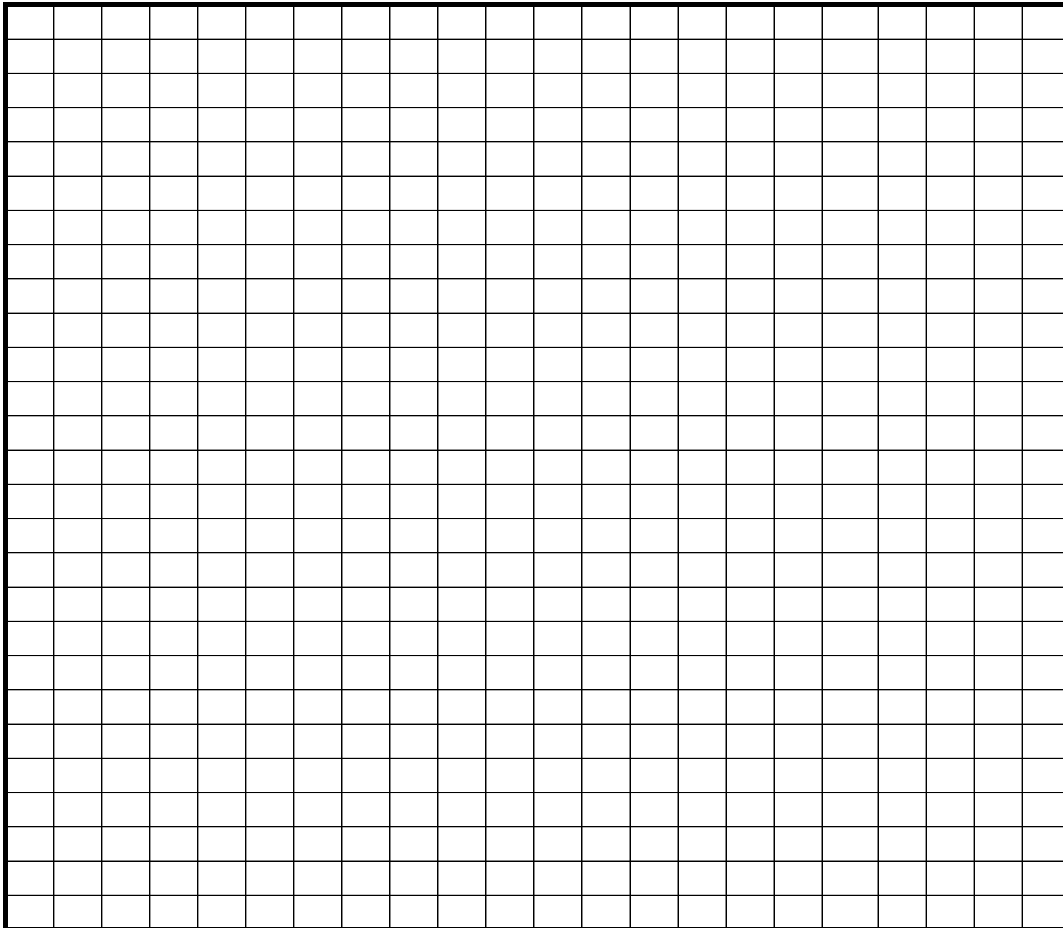
Show the following information: as close to scale as possible.

1. Measurements and locations of all existing building and fences.
2. Location and dimensions of proposed building or alterations.

Measurements are from the lot lines to any building, existing or proposed, in all four directions

LOT

See Attached Site Plan \_\_\_\_\_



# Location on the Block

Canton Building Permit # \_\_\_\_\_

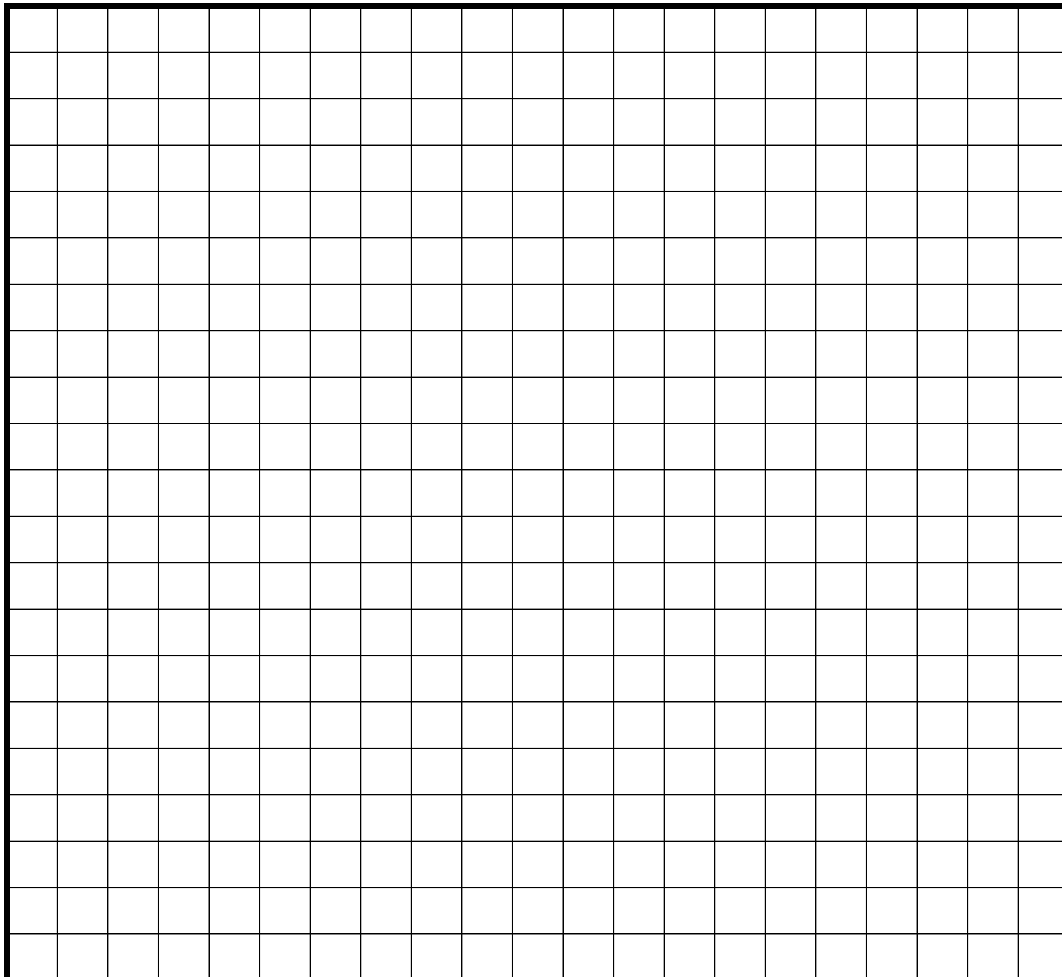
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Name \_\_\_\_\_ Address \_\_\_\_\_

**Location on the block - 1 square = 15 square feet**  
**General Area - Show the following information to scale.**

1. Label all four street names around your block.
2. Location of your lot lines in relation to the City Block, including alleys, if present.
3. The location of any structure on any ***adjoining property*** within 10 ft. of your lot lines and label the distances.

**Block** \_\_\_\_\_ **St.** \_\_\_\_\_



St. \_\_\_\_\_

If you are unable to complete this lot location on the block, office staff can help.

# REGULATIONS - SITE PLAN - CORNER LOT

Canton Building Permit # \_\_\_\_\_

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Name \_\_\_\_\_ Address \_\_\_\_\_

*See Sample Site Plan Drawing*

**Must include all existing structures and proposed structures**

**Property line is just inside the city right of way. Usually the inside of the sidewalk.**

**Main Structure** (Dwelling and attached garage)

Set Backs:

Both Fronts - 20 feet back from property line.

Side and Rear - 7 feet from the property line.

**Accessory Buildings** - sheds, detached garages and any structures

Allowed in rear yards only

Cannot cover more than 30% of the rear yard

20 foot setback from front property line

7 foot setback from side/rear

**All Garage Setbacks - From garage door**

20 foot from street right of way

15 foot from alley access

**Maximum coverage** of the full property is 50%; all structures.

**Measurements:**

Start from the footprint of the structure to the property line, not the curb.

**Fences:**

May be located on the lot line.

\*Except when along the public right of way, the fence must be 1 foot away from the property line

(Even if sidewalk is not there.)

Can be up to 8 foot tall in rear yards

Cannot be more than 4 foot in front yards

Must be 50 % open fencing in front yards.

**City right of way** along the street is usually 13 foot. 8 foot boulevard and 5 foot side sidewalks

\* Some streets have 60 ft right of ways, 80 ft right of ways and some have 66 ft right of ways.

You must know where your property lines are.

**Buildings should be 10 foot apart.**

If closer than 10 ft, the structures are considered as one. This could make a difference on setbacks.

# SAMPLE SITE MAP FOR A CORNER LOT

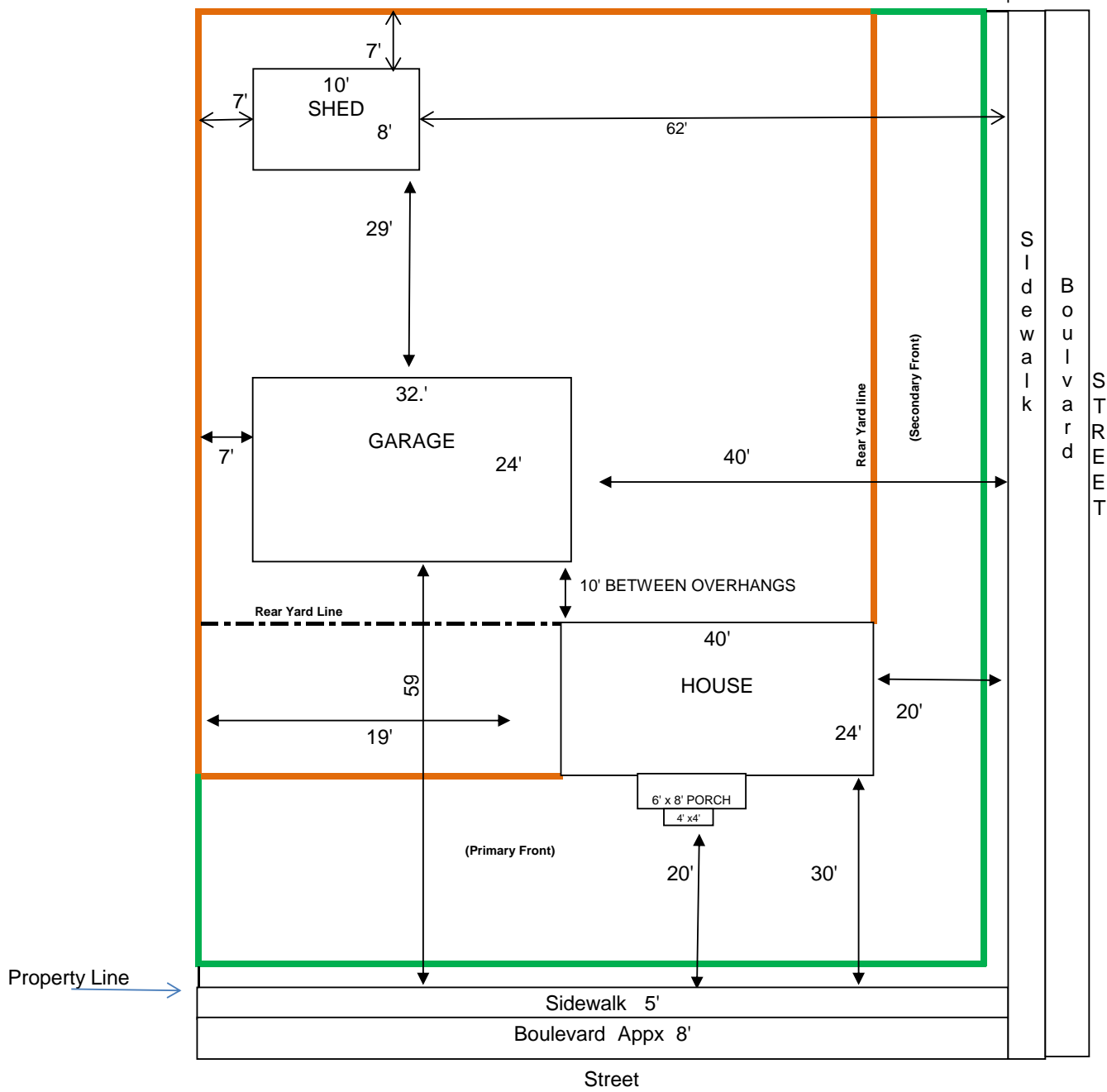
PROPERTY AREA: LOCATION OF ALL STRUCTURES  
AND PROPOSED STRUCTURES

Orange Line - Fence can be up to 8 ft tall.

Green Line - Fence can be up to 4 ft tall with 50% open fencing.

79' x 132' LOT

Property Line



# REGULATIONS - SITE PLAN - INTERIOR LOT

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Name \_\_\_\_\_ Address \_\_\_\_\_

**Must include all existing structures and proposed structures.**

**Property line is just inside the city right of way. Usually the inside of the sidewalk.**

**Main Structure** (Dwelling and attached garage)

Set Backs:

Front - 20 feet back from property line.

Side - 7 feet from the property line.

Rear - 15 feet

**Accessory Buildings** - sheds, detached garages and any structures

Allowed in rear yards only

Cannot cover more than 30% of the rear yard

20 foot setback from front property line

7 foot setback from side/rear

**All Garage Setbacks -From garage door**

20 foot from street right of way

15 foot from alley access

**Maximum coverage** of the full property is 50%; all structures.

**Measurements:**

Start from the footprint of the structure to the property line, not the curb.

**Fences:**

May be located on the lot line.

\*Except when along the public right of way, the fence must be 1 foot away from the property line  
(Even if sidewalk is not there.)

Can be up to 8 foot tall in rear yards

Cannot be more than 4 foot in front yards

Must be 50 % open fencing in front yards.

**City right of way** along the street is usually 13 foot. 8 foot boulevard and 5 foot side sidewalks

\* Some streets have 60 ft right of ways and some have 66 ft right of ways. You must know where your propewrty lines are.

**Buildings should be 10 foot apart.**

If closer than 10 ft the structures are considered as one. This could make a difference on setbacks.

**PROPERTY AREA: LOCATION OF ALL STRUCTURES  
AND PROPOSED STRUCTURES**

**Green Line** - Fence in front yard can be 4 ft tall and must be 50% open fencing.

**Orange Line** - Fence can be up to 8 ft tall in side and rear yards.

69' x 132' LOT

