

CITY OF EUFAULA

CONTRACTOR BUILDING / REMODELING PERMIT

5-104: BUILDING PERMIT REQUIRED WITHIN CITY:

- A. All construction of any new structure, or the modification of any existing structure within the city, requiring an expenditure of more than five hundred dollars (\$500.00), other than cosmetic modifications not involving any change in electrical, water, gas, or sanitary sewer, shall require a building permit from the city. (Ord. 80-10-1, 10-6-1980)
- B. The fees for such permit shall be as follows:

1.	Building permit (this permit shall be required for remodeling or all new construction, and shall include all other permits)	\$35.00 minimum
2.	New construction	\$ 0.08 per square foot

(Ord. 80-10-1, 10-6-1980; mad. Ord. 99-2-1, 2-1-1999)

- C. No new construction shall be permitted within the city without the owner or contractor having first obtained a permit for the purposes above set forth.
- D. The building inspector may require every applicant for a building permit to furnish the following information:
 - 1. A plot plan, drawn to scale, showing the exact size, shape, and dimensions of the lot to be built upon, the exact size and location on the lot of all existing buildings and structures, and the exact size and location on the lot of the structure or building proposed to be repaired, altered, erected, or moved, and the size, arrangement, number of parking stalls, movement of vehicles and ingress and egress drives for all off street parking and loading facilities;
 - 2. A declaration of the existing and intended use of each existing and proposed building or structure on the lot and the number of families and housekeeping units which each existing building accommodates and which each existing and proposed building is designed to accommodate;
 - 3. Additional information relating to the proposed improvement needed to determine compliance with these regulations; and
 - 4. A survey prepared by an engineer registered in the state of the boundaries of the lot on which the improvement is proposed to be located.
- E. It is an offense for any property owner or contractor to initiate any construction within the city limits without first having obtained a permit as above set forth and to have same posted on the premises prior to starting construction. Failure to have the permit and to have same properly posted each day shall constitute a separate offense. (Ord. 80-10-1, 10-6-1980)

12-233: AREA REGULATIONS: Residential R-1

- A. All buildings shall be set back from street right-of-way and property lines to comply with the yard requirements in this section.

B. Front yard requirements are as follows:

1. The minimum depth of the front yard shall be twenty five feet (25');
2. If twenty five percent (25%) or more of the lots on one side of the street between two (2) intersecting streets are improved with buildings, all of which have observed an average setback line of greater than twenty five feet (25'), and no building varies more than five feet (5') from this average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the existing buildings, but this regulation shall not require a front yard of greater depth than forty feet (40'); and
3. When a yard has double frontage the front yard requirements shall be provided on both streets.

C. Side yard requirements are as follows:

1. For dwellings of one story located on interior lots there shall be a side yard on each side of the main building of not less than five feet (5') and of not less than eight feet (8') for dwellings of more than one story and for garage apartments, except as hereinafter provided in section [12-291](#) of this chapter. For unattached buildings of accessory use there shall be a side yard of not less than five feet (5'); provided, however, that unattached one story buildings of accessory use shall not be required to set back more than three feet (3') from an interior side lot line when all parts of the accessory building are located not less than sixty feet (60') from the front property line;
2. For dwellings and accessory buildings located on corner lots there shall be a side yard setback from the intersecting street of not less than fifteen feet (15') in case such lot is back-to-back with another corner lot and twenty feet (20') in every other case. The interior side yard shall be the same as for dwellings and accessory buildings as for an interior lot; and
3. Churches and main and accessory buildings, other than dwellings and buildings accessory to dwellings, shall set back from all exterior and interior side lot lines a distance of not less than thirty five feet (35').

D. Rear yard requirements are as follows: For main buildings, other than garage apartments, there shall be a rear yard of not less than twenty feet (20') or twenty percent (20%) of the depth of the lot, whichever is smaller. Garage apartments may be located in the rear yard of a single-family dwelling, but shall not be located closer than ten feet (10') to the rear lot line. Unattached buildings of accessory use may be located in the rear yard of a main building.

E. Lot width requirements are as follows: For single-family dwellings, two-family dwellings or single-family dwellings and garage apartments, there shall be a minimum lot width of fifty feet (50') at the front building line, and the lot shall abut on a street for a distance of not less than thirty five feet (35').

F. Intensity of use:

1. For each dwelling, and buildings accessory thereto, there shall be a lot area of not less than six thousand (6,000) square feet;
2. Where a lot has less area than herein required and all the boundary lines of that lot touch lands under other ownership on the effective date of this chapter that lot may be used for any of the uses, except churches, permitted by this section; and
3. For churches and main and accessory buildings, other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking areas required in [article D of this chapter](#).

2-230: R-2 TWO-FAMILY RESIDENTIAL DISTRICT, GENERAL DESCRIPTION:

This is a residential district to provide for a slightly higher population density but with basic restrictions similar to the R-1 district. The principal use of land is for single-family and two-family dwellings and related recreational, religious and educational facilities normally required to provide a balanced and attractive residential area. These areas are intended to be defined and protected from the encroachment of uses not performing a function necessary to the residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through the consideration of the proper functional and relationship and arrangement of each element. (Ord., 12-1-1971)

12-231: USES PERMITTED:

- A. Property and buildings in an R-2 two-family residential district shall be used only for the following purposes:
 - 1. Any uses permitted in R-1 single-family residential district.
 - 2. Two-family dwelling or a single-family dwelling and a garage apartment. (Ord., 12-1-1971)
 - 3. Accessory buildings which are not part of the main buildings, including a private garage or accessory buildings attached thereto. New or retrofit exterior construction shall be of material similar to adjacent rated structures. Construction of metal clad buildings on major commercial streets/thoroughfares must be covered with a facade similar to or complementary to adjacent structures. Exposure of metal clad structures is prohibited. (Ord. 95-11-1, 11-6-1995)

12-232: USES PERMITTED ON REVIEW:

- A. Any use permitted on review in an R-1 single-family residential district in accordance with the provisions contained in this code. (Ord., 12-1-1971)
- B. Accessory buildings which are not part of the main buildings, including a private garage or accessory buildings attached thereto. New or retrofit exterior construction shall be of material similar to adjacent rated structures. Construction of metal clad buildings on major commercial streets/thoroughfares must be covered with a facade similar to or complementary to adjacent structures. Exposure of metal clad structures is prohibited. (Ord. 95-11-1, 11-6-1995)

12-233: AREA REGULATIONS:

- A. All buildings shall be set back from street right-of-way and property lines to comply with the yard requirements in this section.
- B. Front yard requirements are as follows:
 - 1. The minimum depth of the front yard shall be twenty five feet (25');
 - 2. If twenty five percent (25%) or more of the lots on one side of the street between two (2) intersecting streets are improved with buildings, all of which have observed an average setback line of greater than twenty five feet (25'), and no building varies more than five feet (5') from this average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the existing buildings, but this regulation shall not require a front yard of greater depth than forty feet (40'); and
 - 3. When a yard has double frontage the front yard requirements shall be provided on both streets.
- C. Side yard requirements are as follows:
 - 1. For dwellings of one story located on interior lots there shall be a side yard on each side of the main building of not less than five feet (5') and of not less than eight feet (8') for dwellings of more than one story and for garage

apartments, except as hereinafter provided in section [12-291](#) of this chapter. For unattached buildings of accessory use there shall be a side yard of not less than five feet (5'); provided, however, that unattached one story buildings of accessory use shall not be required to set back more than three feet (3') from an interior side lot line when all parts of the accessory building are located not less than sixty feet (60') from the front property line;

2. For dwellings and accessory buildings located on corner lots there shall be a side yard setback from the intersecting street of not less than fifteen feet (15') in case such lot is back-to-back with another corner lot and twenty feet (20') in every other case. The interior side yard shall be the same as for dwellings and accessory buildings as for an interior lot; and

3. Churches and main and accessory buildings, other than dwellings and buildings accessory to dwellings, shall set back from all exterior and interior side lot lines a distance of not less than thirty five feet (35').

D. Rear yard requirements are as follows: For main buildings, other than garage apartments, there shall be a rear yard of not less than twenty feet (20') or twenty percent (20%) of the depth of the lot, whichever is smaller. Garage apartments may be located in the rear yard of a single-family dwelling, but shall not be located closer than ten feet (10') to the rear lot line. Unattached buildings of accessory use may be located in the rear yard of a main building.

E. Lot width requirements are as follows: For single-family dwellings, two-family dwellings or single-family dwellings and garage apartments, there shall be a minimum lot width of fifty feet (50') at the front building line, and the lot shall abut on a street for a distance of not less than thirty five feet (35').

F. Intensity of use:

1. For each single-family dwelling and accessory buildings there shall be a lot area of not less than six thousand (6,000) square feet;

2. For each two-family dwelling and accessory buildings there shall be a lot area of not less than seven thousand (7,000) square feet. A garage apartment located on the same lot with a single-family dwelling shall have the same area requirements as a two-family dwelling. In all other cases a garage apartment shall be provided with the same lot area required by a single-family dwelling;

3. Where a lot has less area than herein required and all boundary lines of that lot touch lands under other ownership on the effective date of this chapter that lot may be used for any use, except churches, permitted in the R-1 single-family district; and

4. For churches and main and accessory buildings, other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this section and the off-street parking area required in [article D of this chapter](#).

G. Coverage requirements are as follows: Main and accessory buildings shall not cover more than thirty percent (30%) of the lot area. Accessory buildings shall not cover more than twenty percent (20%) of the rear yard. (Ord., 12-1-1971)

12-234: HEIGHT REGULATIONS:

No building shall exceed thirty five feet (35') in height, except as provided in section [12-292](#) of this chapter. (Ord., 12-1-1971)

12-240: R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT, GENERAL DESCRIPTION:

This residential district is intended to provide for multiple-family developments which may have a relatively intense concentration of dwelling units served by large open spaces including common areas and facilities, thereby resulting in low gross densities. The principal use of land may be for one or several dwelling types ranging from single-family to

low-rise multiple-family dwellings, and including garden apartments, condominiums and townhouses. (Ord., 12-1-1971)

12-241: USES PERMITTED:

A. Property and buildings in an R-3 multiple-family district shall be used only for the following purposes:

1. Any use permitted in an R-1 residential district.
2. Townhouse, not exceeding eight (8) units per dwelling.
3. Multiple-family dwellings. (Ord., 12-1-1971)
4. Accessory buildings which are not part of the main buildings, including a private garage or accessory buildings attached thereto. New or retrofit exterior construction shall be of material similar to adjacent rated structures. Construction of metal clad buildings on major commercial streets/thoroughfares must be covered with a facade similar to or complementary to adjacent structures. Exposure of metal clad structures is prohibited. (Ord. 95-11-1, 11-6-1995)

12-242: USES PERMITTED ON REVIEW:

Any use permitted on review in an R-1 single-family district may be permitted on review in accordance with the provisions contained in this code. (Ord., 12-1-1971)

12-243: AREA REGULATIONS:

A. All buildings shall be set back from street right-of-way or property lines to comply with the yard requirements of this section.

B. Front yard requirements are as follows:

1. The minimum depth of the front yard shall be twenty five feet (25');
2. If twenty five percent (25%) or more of the lots on one side of the street between two (2) intersecting streets are improved with buildings, all of which have observed an average setback line of greater than twenty five feet (25'), and no building varies more than five feet (5') from the average setback line, then no building shall be erected closer to the street line than the minimum setback so established by the existing buildings; but this regulation shall not require a front yard of greater depth than forty feet (40'); and
3. When a yard has double frontage the front yard requirements shall be provided on both streets.

C. Side yard requirements are as follows:

1. For detached dwellings and for unattached sides of attached dwellings located on an interior lot, a side yard of not less than five feet (5') shall be provided on the unattached sides of the main dwelling for the first story and an additional three feet (3') of side yard shall be provided for each additional story or part thereof. For detached buildings of accessory use there shall be a side yard of not less than five feet (5'); provided, however, that detached one story buildings of accessory uses shall not be required to set back more than three feet (3') from an interior side lot line when all parts of the accessory building are located not less than sixty feet (60') from the front property line;
2. For dwellings and accessory buildings located on corner lots there shall be a side yard setback from the intersecting street of not less than fifteen feet (15') in case such lot is back-to-back with another corner lot, and twenty feet (20')

in every other case. The interior side yard shall be the same as for dwellings and accessory buildings on an interior lot; and

3. Churches and main and accessory buildings, other than dwellings and buildings accessory to dwellings and trailers, shall set back from all exterior and interior side lot lines a distance of not less than thirty five feet (35').

D. Rear yard requirements are as follows: For main buildings there shall be a rear yard of not less than twenty feet (20') or twenty percent (20%) of the depth of the lot, whichever is smaller.

E. Lot width requirements are as follows:

1. For single-family dwellings there shall be a minimum lot width of fifty feet (50') at the front building line, and the front lot line shall abut a street for a distance of not less than thirty five feet (35');

2. For townhouse dwellings there shall be a minimum lot width of twenty two feet (22') at the front building line, and the front lot line shall abut a street for a distance of not less than twenty two feet (22'); and

3. For multiple-family dwellings there shall be a minimum lot width of sixty feet (60') at the front building line and the width shall be increased by ten feet (10') for each additional dwelling unit exceeding three (3) which is located in the dwelling; however; the lot width at the front building line shall not be required to exceed one hundred fifty feet (150'); and further provided that the front lot line shall abut a street for a distance of not less than fifty feet (50').

F. Intensity of use:

1. For a single-family dwelling there shall be a lot area of not less than six thousand (6,000) square feet;

2. For all dwellings other than single-family there shall be a lot area of not less than five thousand (5,000) square feet per dwelling unit, including private and common area. In determining lot sizes for townhouses and multiple-family dwellings, common area shall be allocated equally per dwelling unit by dividing the total square footage of the common area by the number of dwelling units which it serves; and

3. For churches and main and accessory buildings, other than dwellings and buildings accessory to dwellings, the lot area shall be adequate to provide the yard areas required by this section and the off street parking area required in [article D of this chapter](#).

G. Coverage requirements are as follows: Main and accessory buildings shall not cover more than thirty percent (30%) of lot area. Accessory buildings shall not cover more than thirty percent (30%) of the rear yard. (Ord., 12-1-1971)

12-244: HEIGHT REGULATIONS:

No buildings shall exceed thirty five feet (35') in height, except as provided in section [12-292](#) of this chapter. (Ord., 12-1-1971)

12-262: AREA REGULATIONS: C-1 Commercial

A. Area: The area regulations for dwellings shall be the same as the requirements of the R-3 multiple-family residential district.

B. Front Yard: Front yard requirements are as follows: There shall be a front yard of twenty five feet (25').

C. Side Yard: Side yard requirements are as follows:

1. On interior lot lines there shall be no side yard requirements except on the side of a lot adjoining a dwelling district, in which case there shall be a side yard of not less than five feet (5');

2. On corner lots where a side lot line abuts a public dedicated street or road or private road easement of less than one hundred feet (100') of right of way, there shall be a side yard of not less than fifteen feet (15'), and vehicle parking may be permitted within the side yard setback area; and

3. On corner lots where a side lot line abuts a public dedicated street or road or private easement of one hundred feet (100') or more of right of way there shall be a side yard of not less than twenty five feet (25').

D. Rear Yard: Rear yard requirements are as follows: Where a commercial building is to be serviced from the rear there shall be provided an alleyway, service court, rear yard, or combination thereof of not less than twenty feet (20') in width. In all other cases no rear yard is required.

E. Parking: Buildings shall be provided with a yard area adequate to meet the off-street parking requirements.

F. Coverage: Main and accessory buildings shall not cover more than thirty five percent (35%) of the lot area, and in no case shall the total gross floor area of the main building exceed the area of the lot.

G. Fences; Glare: Whenever any commercial or industrial district or parking lot or parking area is established so as to abut the side or rear line of a lot in a residential district an opaque ornamental fence, wall, or dense evergreen hedge not less than five feet (5') high and not more than six feet (6') high shall be constructed and maintained in good condition along the side or rear lot line up to, but not beyond, the abutting residential setback building line, except where front yard is used for off-street parking, then the provisions of section [12-316](#) of this chapter, pertaining to off-street parking lots, shall apply. In addition, the lighting, including any permitted illuminated sign, shall be arranged so that there will be no annoying glare directed or reflected toward residential buildings in a residential district. (Ord., 12-1-1971)

12-263: HEIGHT REGULATIONS: Commercial C-1

The height regulations for dwellings and accessory buildings for dwellings shall be the same as those of the R-1 residential district. No building or structure shall exceed forty five feet (45') in height, except as otherwise provided in section [12-292](#) of this chapter, unless it is set back from all lot lines an additional one foot (1') for each two feet (2') that the building height exceeds forty five feet (45'). (Ord., 12-1-1971)

12-273: AREA REGULATIONS: Light Industrial I-1

A. There are no specific front or side yard requirements for uses in this district.

B. Where a building is to be serviced from the rear, there shall be provided an alleyway, service court, rear yard or combination thereof of not less than thirty (30) feet in width or of adequate area and width to provide for maneuver of service vehicles, whichever is greater. In all other cases no rear yard is required.

C. Buildings shall be provided with a yard area adequate to meet the off-street parking requirements set forth in Article D.

D. Whenever any industrial district or parking lot or parking area is established so as to abut the side or rear line of a lot in a residential district an opaque ornamental fence, wall or dense evergreen hedge not less than five (5) feet high and not more than six (6) feet high, shall be constructed and maintained in good condition along the side or rear lot line up to, but not beyond, the abutting residential setback building line, except where front yard is used for off-street parking, then the provisions in pertaining to off-street parking lots shall apply. In addition, the lighting, including any permitted illuminated sign, shall be arranged so that there will be no annoying glare directed or reflected toward residential buildings in a residential district. (Ord. December 1, 1971)

12-274: HEIGHT REGULATIONS: Light Industrial I-1

No buildings shall exceed forty-five (45) feet in height, except as hereinafter provided in Article C, Section [12-292](#). (Ord. December 1, 1971)

12-282: AREA REGULATIONS: Heavy Industrial I-2

- A. There is no specific front or side yard requirements for uses in this district.
- B. Rear yard. Where a building is to be serviced from the rear, there shall be provided an alleyway, service court, rear yard, or combination thereof of not less than thirty (30) feet in width or of adequate area and width to provide for maneuver of service vehicles, whichever is the greater. In all other cases no rear yard is required.
- C. Buildings shall be provided with a yard area adequate to meet the off-street parking requirements set forth in Article D.
- D. Whenever any commercial or industrial district or parking lot or parking area is established so as to abut the side or rear line of a lot in a residential district, an opaque, ornamental fence, wall, or dense evergreen hedge not less than five (5) feet high and not more than six (6) feet high shall be constructed and maintained in good condition along the side or rear lot line up to, but not beyond, the abutting residential setback building line, except where front yard is used for off-street parking, then the provisions of Article D pertaining to off-street parking lots shall apply. In addition, the lighting, including any permitted illuminated sign, shall be arranged so that there will be no annoying glare directed or reflected toward residential buildings in a residential district. (Ord. December 1, 1971)

12-283: HEIGHT REGULATIONS: Heavy Industrial I-2

Where a lot adjoins a dwelling district, the building shall not exceed forty-five (45) feet in height, unless it is set back one foot from all front and side yard lines for each foot of additional height above forty-five (45) feet. (Ord. December 1, 1971)

CITY OF EUFAULA LICENSE AND PERMIT Fees and Requirements

Electrical

License (\$35*) Yes____ No____ Permit (\$35) Yes____ No____

Mechanical

License (\$35*) Yes____ No____ Permit (\$35) Yes____ No____

Plumbing

License (\$35*) Yes____ No____ Permit (\$35) Yes____ No____

Roofing

License (\$35*) Yes____ No____ Permit (\$35) Yes____ No____

*State license is required in addition to the local license.

All contractors must have a copy of their state license and driver's license. All phases of work must be inspected by the City of Eufaula Building Inspector.

Please call 48 hours in advance to schedule your inspection.

Additional permits that may be required:

Business Permit (separate application) \$10

Sign Permit \$ 35

City of Eufaula

Building / Remodeling Permit

Description of work: _____

Property Type: ___ Commercial ___ Residential
Construction Type: ___ Remodel ___ New Construction

Prior to any permits being approved the following must be presented. Plans: New Construction or Remodel plans, rendition of the Building, ground work, and plat map. All phases of work must be inspected by the City of Eufaula Inspector. Please call City Hall at 918-689-2534 at least 48 hours in advance. This permit is valid for 12 months from date of issuance provided work is initiated within 6 months.

Property Owner: _____ Phone: _____

Project Address: _____

Contractor: _____ Phone: _____

Contractor Address: _____

Driver license: _____ (copy required) State license: _____ (copy required)

Architect/Engineer: _____ Phone: _____

Plumbing Contractor: _____ Phone: _____

Electrical Contractor: _____ Phone: _____

Mechanical Contractor: _____ Phone: _____

Roofing Contractor: _____ Phone: _____

Number of off-street parking spaces: _____ Number ADA parking spaces: _____

Square footage [new construction/addition] _____

Exterior wall finish type: _____

Fire Suppression System: _____ Yes _____ No

Estimated Project Cost (materials, labor, etc. - data used for economic development): _____

Contractors will conform to all Federal, State and local codes and regulations. Commercial construction will conform to the American Disability Act. A Certificate of Occupancy will be required from the City of Eufaula on all new construction. The City of Eufaula will not release permanent electrical service until final inspection and all other required inspections have been completed.

Name: _____ Signature: _____ Date: _____

(Official Use Only)

Building fee (\$0.08 per square foot of new construction)	\$ _____
Remodel fee	\$ _____
Electrical	
License	\$ _____
Permit	\$ _____
Apprentice	\$ _____
Mechanical	
License	\$ _____
Permit	\$ _____
Plumbing	
License	\$ _____
Permit	\$ _____
Roofing	
License	\$ _____
Permit	\$ _____
Apprentice	\$ _____
Sign permit fee (design plans required)	\$ _____
Total Amount Due to City of Eufaula	\$ _____

A check in the amount of **\$4.00 made payable to the State of Oklahoma-OUBCC** is required pursuant to regulations by the Oklahoma Uniform Building Code Commission. The check must be submitted to the City of Eufaula and it will then be sent to the OUBCC.

Received By: _____ Date: _____

Building Inspector: _____ Date: _____

Permit Number: _____ Effective Date: _____

Required Inspection Check List

___ Footing (prior to pour)	Inspector: _____	Date inspected: _____
___ Slab (underground plumbing, electrical, etc.)	Inspector: _____	Date inspected: _____
___ Electrical rough-in	Inspector: _____	Date inspected: _____
___ Electrical finish	Inspector: _____	Date inspected: _____
___ Mechanical rough-in	Inspector: _____	Date inspected: _____
___ Mechanical finish	Inspector: _____	Date inspected: _____
___ Plumbing rough-in	Inspector: _____	Date inspected: _____
___ Plumbing finish	Inspector: _____	Date inspected: _____
___ Framing	Inspector: _____	Date inspected: _____
___ Roofing	Inspector: _____	Date inspected: _____
___ Temporary Electric Service	Inspector: _____	Date inspected: _____
___ Gas Service Inspection	Inspector: _____	Date inspected: _____
___ Sprinkler/Fire system	Inspector: _____	Date inspected: _____
___ Storm water/Erosion control	Inspector: _____	Date inspected: _____

Other:

Certificate of Occupancy Issued By: _____ Date: _____