

REQUIREMENTS FOR BUILDING A RESIDENCE IN JOSEPH May 27, 2025

- You must have a sketch plan showing your lot and building size and where your building sits on your property.
- Obtain an online building permit application at:
 - Sevierutah.net
 - Building/Planning/Zoning
 - Services – Building permit (left side of page in green)
 - Obtaining a building permit (left side of page in green)
 - Applicable downloadable forms:
 - Incorporated cities and towns - Municipality Zoning
 - Print and fill out form. Take to your appointment with the Planning and Zoning Committee.
- Lot size is one-third ($\frac{1}{3}$) acre or 14,520 square feet.
- Minimum square footage of any building or structure used for living quarters is 1,200 square feet at ground level, not including a garage.
- Yard requirements from property lines to structure is 12 feet or more on sides and back of property. On a corner lot it is 30 feet or more on both street sides of the property line to structure.
 - Minimum frontage of the lot shall not be less than 85 feet.
 - The highest you can build is two stories or 35 feet including structures with signs. Roofs above the square of the building (chimneys, flagpoles, church towers, and similar structures not used for human occupancy) are excluded in determining height.
 - All utilities must be underground.
 - Utility easements are not less than seven (7) feet wide.
 - Sewage disposal must be in conformity with Utah State Health Department regulations.
 - Multiple family dwellings must be on two-third ($\frac{2}{3}$) acres or 29,040 square feet. Each dwelling will be 1,200 square feet for a total of 2,400 square feet of the building size at ground level, not including garages.
 - Buildings, including all accessory buildings and structures, shall not cover more than 50% of the lot area.
 - Each lot shall have sufficient off-street parking located on the lot itself. Required parking spaces cannot be located within the required front yard.

- No wall, fence, opaque hedge or screening material taller than 48 inches can be constructed within a required front yard and cannot be a sight-distance hazard to vehicular or pedestrian traffic. Corner yards must maintain clear vision distance on all sides of the yard adjacent to public streets.
- **Culinary Water Service:** Contact the Town Administration Office at 435-527-4394 to contact the city worker handling this.
- **Electrical Power:** This service is provided locally by Rocky Mountain Power and is not controlled by the Town. The cost of extending power lines or installing a power transformer are the responsibility of the building permit applicant.

PLANNING COMMISSION AND TOWN COUNCIL: You meet with the Planning Commission first, then for final approval you meet with the Town Council:

- **Planning Commission** meetings are held the last Tuesday of the month at 7:00 pm. To get on the meeting agenda, call the Town Clerk at the Town of Joseph office at 435-527-4394 a minimum of 48 hours prior to the meeting. When you come to the Planning meeting you must provide:
 - A drawing or plot map showing the existing boundary of the property, including all dimensions.
 - Show all utilities, existing or proposed, that will be on this property.
 - Show all existing buildings (with dimensions) currently on the property.
 - Show all setback dimensions on all four sides of the proposed structure.
 - Show all irrigation ditches, canals, or secondary water systems on the property.
 - If your lot is located adjacent to the well which supplies drinking water to the town, the distance from the well-protection zone must also be shown.
 - **Submit multiple copies of the application and drawing to the Planning Commission.** **NOTE:** This drawing does not need to be by a certified engineer or to scale, but must be on an 8x10 or larger paper.
- **Town Council** meetings are held on the first Thursday of every month at 7:00 pm. To get on the meeting agenda, call the Town Clerk at 435-527-4394. The office is located at 25 E 100 North, Joseph, Utah. **You must call 24 hours in advance of the meeting.**
 - Office hours are Monday -Thursday 8:00-2:00.