

Town of St. John Building Cheat Sheet

No building or structure permitted within 5 feet of any property line

Building Permit Required for:

All new construction

Moving or adding interior/exterior wall

Additions

Roofing, new or reroof

Storage buildings more than 12x16

Accessory structures shall not exceed a 4/12 pitch roof as measured from the finished grade. The eaves of any accessory structure shall not exceed twelve (12) feet in height when measured from the finished grade. Any structure over 24 feet in width will require a special variance to be approved by the City Council.

Set Backs

Corner Lot

The outermost side edge of any structure placed on said lot shall be at least **20 feet from the right-of-way line of a main street and 20 feet from a side street.**

Water meters: meters shall be placed at the outside edge of the sidewalk or if there is no sidewalk on the property the water meter shall be placed on the line between the private property and the right of way of the city street.

Sidewalk: inside edge of the sidewalk is on the line between the private property and the right of way of the city street and shall be five (5) feet with a one-inch slope towards the street; if a curb is installed it shall be immediately adjacent to the sidewalk on the street side.

Curb only: no sidewalk is installed it shall be placed on the property owner's side of the line between the private property and the right of way of the city street.

Structure: outermost front edge of any structure placed on a private lot shall be at least twenty (20) feet from the line of the right of way of the city street. The outermost edge of any structure built on a private lot shall be at least five (5) feet from the property line or from the right of way of any city alley.