

C. Uses Prohibited Any use not specifically permitted or permitted on appeal other than those uses contained in Section 7.1 of this Article.

D. Required Lot Area, Width, Etc.

Minimum Lot Area	9,000 square feet
Each Additional Family	2,500 square feet
Minimum Lot Width at Building Line	75 feet
Minimum Depth of Front Yard	30 feet
Minimum Depth of Rear Yard	30 feet
Minimum Width of Each Side Yard	10 feet or 5 feet on side with carport
Minimum Side Yard Abutting Street	30 feet
Maximum Building Area as % of Gross Lot Area	40 %
Maximum Building Height:	
Feet	35
Stories	2
Off-Street Parking Spaces Required Per Family Unit	2
Maximum Density Per Acre	N/A

7.2.5 R-3 Residential Multi-Family

A. Uses Permitted Residential structures containing one or more family units; apartments containing any number of units; lodges and clubs not operated for a profit, offices and hotels.

B. Uses Permitted on Appeal Agriculture, poultry and livestock raising, but not including the operation of chicken brooder houses, and provided no structure, pen, or corral housing animals be located closer than 200 feet to any property line; modular dwelling structures.

C. Uses Prohibited Any use not specifically permitted or permitted on appeal other than those uses contained in Section 7.1 of this Article.

D. Required Lot Area, Width, Etc.

Minimum Lot Area	8,500 square feet
Each Additional Family	2,000 square feet
Minimum Lot Width at Building Line	75 feet
Minimum Depth of Front Yard	30 feet
Minimum Depth of Rear Yard	30 feet

Minimum Width of Each Side Yard	10 feet
Minimum Side Yard Abutting Street	30 feet
Maximum Building Area as % of Gross Lot Area	40 %
Maximum Building Height:	
Feet	35
Stories	2
Off-Street Parking Spaces Required Per Family Unit	2
Maximum Density Per Acre	N/A

7.2.6 GPH-1 Residential Garden Patio Homes

- A. Uses Permitted Garden patio home single family dwellings that meet all requirements contained in Article VIII, Section 8.4.
- B. Uses Permitted on Appeal Single family dwellings excepting townhouses; agriculture, poultry and livestock raising, but not including the operation of chicken brooder houses, and provided no structure, pen, or corral housing animals be located closer than 200 feet to any property line.
- C. Uses Prohibited Any use not specifically permitted or permitted on appeal other than those uses contained in Section 7.1 of this Article.

D. Required Lot Area, Width, Etc.

Minimum Lot Area	4,000 square feet
Minimum Lot Width at Building Line	40 feet
Minimum Depth of Front Yard	20 feet
Minimum Depth of Rear Yard	15 feet
Minimum Width of Each Side Yard	10 feet (Only one Required)
Minimum Side Yard Abutting Street	10 feet
Maximum Building Area as % of Gross Lot Area	100 %
Maximum Building Height:	
Feet	35
Stories	2 ½
Off-Street Parking Spaces Required Per Family Unit	2
Maximum Density Per Acre	N/A

**REQUIREMENTS TO OBTAIN BUILDING PERMITS
TOWN OF SHORTER, ALABAMA**

GENERAL REQUIREMENTS

1. Complete set of Construction Documents to include: Floor Plan, Foundation Plan, Framing Plan, Exterior Elevations, Electrical Plan, Plumbing Plan and HVAC Plan.

The Code of Alabama 34-2-32(b) and (c) requires that all buildings constructed or altered have the services of an architect, unless the building type, owner, or size is excepted. An architect is not required on any building less than 2,500 square feet unless it contains either assembly or education spaces. An architect is not required by law for any single-family residence.

2. A Plot Plan: A survey showing the location of the building on the property, the access driveway and locations of the septic system and water well (if they will be constructed).

3. A permit to install a septic system from the Health Department.

4. Permits are needed for:

- A. Building
- B. Electrical
- C. Plumbing
- D. Heating and Air Conditioning
- E. Any remodeling, renovation or repair work

5. All building contractors shall be state licensed by the appropriate authority: the Home Builders Licensure Board or the General Contractor Licensure Board.

- A. From the State of Alabama Licensing Board For General Contractors:
Alabama Law and Rules and Regulations:

Code 34-8-1. "General Contractor Defined:

- 1) For the purpose of this chapter, a 'general contractor' is defined to be one who, for a fixed price, commission, fee or wage, undertakes to construct or superintend or engage in the construction, alteration, maintenance, repair, rehabilitation, remediation, reclamation, or demolition of any building, highway, sewer, structure, site work, grading, paving or project or any improvement in the State of Alabama where the cost of the undertaking is

fifty thousand dollars (\$50,000) or more, shall be deemed and held to have engaged in the business of general contracting in the state of Alabama.”

B. Plumbers, HVAC and Electrical subcontractors shall be licensed by the State of Alabama through their appropriate licensure boards, and must supervise their portion of the work.

6. All contractors and subcontractors shall have a business license from the Town of Shorter.
7. Pay all required fees.

RESIDENTIAL

1. Must be a State Licensed Home Builder if the contract amount is \$10,000.00 or more, as well as licensed with the Town of Shorter, if you are not the property owner. Proof of license is required.
2. New Homes:
 - a. Complete set of construction plans which includes Exterior Elevations, Floor Plan(s), Site Plan drawn to scale showing the property lines and location of houses on the property.
 - b. Legal description of the property.
 - c. Some subdivisions have an architectural control committee approving the design of the house; their approval letter must be submitted when the permit is picked up.
 - d. Must be a State Licensed Home Builder if you are building for someone other than your self.
3. Additions:
 - a. Site Plan which shows addition location in relation to the existing home, showing dimensions and distance off property lines. Also required are Floor Plan(s) and Exterior Elevations.
 - b. Survey of property, if available.
 - c. Some subdivisions have architectural control committees, letters of approval are required.

4. Accessory Structures:

- a. Detached garages, carports, storage buildings, green houses, gazebos are required to be permitted.
- b. Metal kit-type storage buildings are required to be permitted, even if they are portable and not on permanent foundations.

BUILDING PERMIT

Jurisdiction of Shorter

Applicant to complete numbered spaces only.

JOB ADDRESS
OWNER

JOB ADDRESS				
1	LEGAL DESCR.	LOT NUMBER	BLK	TRACT (<input type="checkbox"/> SEE ATTACHED SHEET)
2	OWNER	MAIL ADDRESS	ZIP	PHONE
3	CONTRACTOR	MAIL ADDRESS	PHONE	REGISTRATION NO.
4	ARCHITECT OR DESIGNER	MAIL ADDRESS	PHONE	REGISTRATION NO.
5	ENGINEER	MAIL ADDRESS	PHONE	REGISTRATION NO.
6	LENDER	MAIL ADDRESS	BRANCH	
7	USE OF BUILDING			
8	Class of work: <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/> REMOVE			
9	Describe work:			

10 Valuation of work: \$	PLAN CHECK FEE	PERMIT FEE				
SPECIAL CONDITIONS:	Type of Const.	Occupancy Group	Division			
	Size of Bldg. (Total) Sq. Ft.	No. of Stories	Max. Occ. Load			
	Fire Zone	Use Zone	Fire Sprinklers Required <input type="checkbox"/> Yes <input type="checkbox"/> No			
APPLICATION ACCEPTED BY:	PLANS CHECKED BY:	APPROVED FOR ISSUANCE BY:	No. of Dwelling Units	OFFSTREET PARKING SPACES Covered Uncovered		
<p style="text-align: center;">NOTICE</p> <p>SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR CONDITIONING. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.</p> <p>I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.</p>			Special Approvals	Required	Received	Not Required
			ZONING			
			HEALTH DEPT.			
			FIRE DEPT.			
			SOIL REPORT			
			OTHER (Specify)			
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT			(DATE)			
SIGNATURE OF OWNER (IF OWNER BUILDER)			(DATE)			

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

TOWN OF SHORTER, ALABAMA

PLUMBING PERMIT

2

Applicant to complete numbered spaces only.

JOB ADDRESS				
1	LEGAL DESCR.	LOT NUMBER	BLK	TRACT (<input type="checkbox"/> SEE ATTACHED SHEET)
2	OWNER	MAIL ADDRESS		ZIP PHONE
3	CONTRACTOR	MAIL ADDRESS		PHONE LICENSE NO.
4	ARCHITECT OR DESIGNER	MAIL ADDRESS		PHONE REGISTRATION NO.
5	ENGINEER	MAIL ADDRESS		PHONE REGISTRATION NO.
6	USE OF BUILDING			
7	Class of work: <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR			
8	Describe work			
9				

OWNER

JOB ADDRESS

APPROVED BY: _____

SPECIAL CONDITIONS:

APPLICATION ACCEPTED BY: _____ PLANS CHECKED BY: _____ APPROVED FOR ISSUANCE BY: _____

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT _____ (DATE) _____

SIGNATURE OF OWNER (IF OWNER BUILDER) _____ (DATE) _____

PERMIT FEES		
No.	Type of Fixture or Item	Fee
	WATER CLOSET (TOILET)	\$
	BATHTUB	
	LAVATORY (WASH BASIN)	
	SHOWER	
	KITCHEN SINK AND DISP.	
	DISHWASHER	
	LAUNDRY TRAY	
	CLOTHES WASHER	
	WATER HEATER	
	URINAL	
	DRINKING FOUNTAIN	
	FLOOR SINK OR DRAIN	
	SLOP SINK	
	GAS SYSTEMS: NO. OUTLETS	
	WATER PIPING AND TREATING EQUIP.	
	WASTE INTERCEPTOR	
	VACUUM BREAKERS	
	LAWN SPINKLER SYSTEM	
	SEWER	
	CESSPOOL	
	SEPTIC TANK & PIT	
	PERMIT	\$
	TOTAL FEE	\$

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

PLAN CHECK VALIDATION CK. M.O. CASH PERMIT VALIDATION CK. M.O. CASH

ELECTRICAL PERMIT

Jurisdiction of Shorter

JOB ADDRESS
OWNER

Applicant to complete numbered spaces only.

JOB ADDRESS				
1	LEGAL DESCR.	LOT NUMBER	BLK	TRACT (<input type="checkbox"/> SEE ATTACHED SHEET)
2	OWNER	MAIL ADDRESS		ZIP PHONE
3	CONTRACTOR	MAIL ADDRESS		PHONE REGISTRATION NO.
4	ARCHITECT OR DESIGNER	MAIL ADDRESS		PHONE REGISTRATION NO.
5	ENGINEER	MAIL ADDRESS		PHONE REGISTRATION NO.
6	LENDER	MAIL ADDRESS		BRANCH
7	USE OF BUILDING			
8	Class of work: <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR			
9	Describe work:			

SPECIAL CONDITIONS:

APPLICATION ACCEPTED BY: PLANS CHECKED BY: APPROVED FOR ISSUANCE BY:

PERMIT FEES				
		No.	Each	Fee
RECEPTACLE	Total Outlets			
LIGHT				
SWITCH				
LIGHTING FIXTURES	Total Fixtures			
RANGES CLO. DRYER WTR. HTR.				
GABAGE DISP. STA. COOK TOP				
DISH WASH. CLOTHES WASH.				
SPACE HTR. STA. APPL. 1/2 H.P. MAX.				
MOTORS:	H.P.			
SIGNS	NO. TRANS.			
	NO. LAMPS			
TEMP POWER <input type="checkbox"/> POLE <input type="checkbox"/> UNDGD.				
SEVICE	0-200A			
	201-400A			
<input type="checkbox"/> NEW	401-600A			
<input type="checkbox"/> CHANGE	OVER 600A			
PERMIT ISSUING FEE			\$	
TOTAL FEE				\$

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT DATE:

SIGNATURE OF OWNER OR OWNER BUILDER DATE:

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT

PLAN CHECK VALIDATION CK. M.O. CASH PERMIT VALIDATION CK. M.O. CASH

MECHANICAL PERMIT

Jurisdiction of Shorter

Applicant to complete numbered spaces only.

OWNER
JOB ADDRESS

JOB ADDRESS				
1	LEGAL DESCR.	LOT NUMBER	BLK	TRACT <input type="checkbox"/> SEE ATTACHED SHEET
2	OWNER	MAIL ADDRESS	ZIP	PHONE
3	CONTRACTOR	MAIL ADDRESS	PHONE	REGISTRATION NO.
4	ARCHITECT OR DESIGNER	MAIL ADDRESS	PHONE	REGISTRATION NO.
5	ENGINEER	MAIL ADDRESS	PHONE	REGISTRATION NO.
6	LENDER	MAIL ADDRESS	BRANCH	
7	USE OF BUILDING			
8	Class of work: <input type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> REPAIR			
9	Describe work:			

SPECIAL CONDITIONS:		
APPLICATION ACCEPTED BY:	PLANS CHECKED BY:	APPROVED FOR ISSUANCE BY:
NOTICE		
<p>THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS COMMENCED.</p> <p>I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.</p>		
SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT		(DATE)
SIGNATURE OF OWNER (IF OWNER BUILDER)		(DATE)

Type of Fuel: Oil <input type="checkbox"/> Nat. Gas <input type="checkbox"/> L.P.G. <input type="checkbox"/>		
PERMIT FEES		
No.	Type of Fixture or Item	Fee
	Air Cond. Units—H.P. Ea.	S
	Refrigeration Units—H.P. Ea.	
	Boilers—H.P. Ea.	
	Gas Fired A.C. Units—Tonnage Ea.	
	Forced Air Systems—B.T.U.	M Ea.
	Gravily Systems—B.T.U.	M Ea.
	Floor Furnaces—B.T.U.	M
	Wall Heaters—B.T.U.	M
	Unit Heaters—B.T.U.	M
	Evaporative Coolers	
	Clothes Dryers	
	Ventilation Fan	
	Range Hood	
	Air Handling Unit—	C.F.M.
	Incinerator	
	PERMIT	S
	TOTAL FEE	S

WHEN PROPERLY VALIDATED (IN THIS SPACE) THIS IS YOUR PERMIT