

Highlights of Town of Niagara Zoning Ordinance

(This is not all inclusive)

Sanitary Permit/ Zoning Permit

A Marinette County Sanitary Permit for sewerage system or privy must be obtained before a building permit can be issued for a dwelling. Contact Ryan Parchim or Robert Champeau(715-732-7535).

Building Size

Minimum size of dwelling shall be:

R1--1000 sq ft per ground level floor(footprint), excluding garage/porches/deck- 20 ft min cont. width

R2—720 sq ft per ground level floor(footprint), excluding garage/porches/deck-14 ft min cont width

B1—500 sq ft per ground level floor(footprint), excluding garage/porches/deck

A1—500 sq ft per ground level floor(footprint), excluding garage/porches/deck

F1—500 sq ft per ground level floor(footprint), excluding garage/porches/deck

Lot Size Min

R1—2 acres; R2—2 acres; B1—2 acres; A1—5 acres; F1—10 acres. If not sure what zone you are in, contact me or look on Town website under zoning map.

30 ft min width road frontage. 200 ft min width at front line of structure/building being built.

Parcels on or near water must comply with Marinette County Shoreline Zoning. Contact me for more information.

Building Setbacks

Front Yard- 20 ft. minimum from right of way, Side Yard- 20 ft. minimum, Rear Yard- 20 ft minimum.

Accessory structure is 20 ft minimum on all sides. For State Trunk Highways and Federal Highways-110 ft minimum from the center line or 50 feet outside the nearer right-of-way, whichever is more restrictive. Town Roads 63ft from centerline of road, 30 ft from right of way, whichever is greater then add setback distance. County Highways- 75 ft. center line, 42 ft. right away, whichever is more restrictive.

Permanent Foundation

Every building intended for human habitation or occupancy shall be on a permanent foundation. (Concrete slab, concrete foundation wall, etc.)

What you need to obtain a building permit:

1. Copy of tax form or other showing your tax parcel # and your legal description.
2. Permit Application Sheet **Form A**
3. Map of building in relation to property lines and roads or lakes/rivers if applicable.
4. \$50.00 Building permit fee. Make check out to the Town of Niagara.
5. \$55.00 Fire number fee if one is needed. Each parcel with a structure must have one.
6. \$5.00 Driveway permit fee, if needed. See me for more information and application form.

A new dwelling of any kind will need to get a Town Permit and State UDC Permit. See me for more information.

7. Any new commercial/retail businesses must obtain State permits and send a copy to me before I can issue a town permit. Contact me for more information.

8. County Permit/Wetland/DHS Sheet **Form B----** Copy of Sanitary Permit and/or Zoning Permit from Ryan Parchim or Robert Champeau(715-732-7535) Contact him in regards to either permit you will need. Even if you have no plumbing or septic going in, you still need to contact him. **Failure to obtain one may render major fines/citations by County!**

The above information is a summary. For more detailed information please contact me.

I will also be out at some time to check on the progress of the which the permit was issued for.

*****Building permits expire six(6) months after date of issue if work hasn't started*****

******Building permits expire 2 years after date of issue******

Bob Grandaw

Town of Niagara Zoning Administrator

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