

Smithfield Zoning Clearance

Purpose: prior to The Cache County Building Department issuing a building permit in Smithfield. Building permit applicants must receive zoning clearance from the City of Smithfield. Zoning clearing includes the following:

Residential:

- 1) Storm Water permit, including site plan with all building setbacks, public utilities, water meter placement, and sewer cleanouts. Cost of the permit is \$150.
- 2) Contractor deposit of \$2500, this is refundable after the completion of the project and clearance by the engineering department.
- 3) Payment of all impact fees to include: water, sewer and parks.
- 4) Payment of all connections fees to include: water and sewer.

Residential Addition/ Accessory:

- 1) Storm water permit maybe required
- 2) Site plan to include setbacks

Commercial:

- 1) Storm Water Permit, including site plan with all building setbacks, public utilities, water meter placement, fire line, and sewer cleanouts. Cost of a permit is \$150.
- 2) Site plan: to include all landscaping meeting city requirements, must also show the placement and number of parking stalls. (Plan review fee is \$100)
- 3) Contractor Improvement deposit of \$2500, this is refundable after the completion of the project and clearance by the engineering department.
- 4) Payment of all impact fees to include: water and sewer.
- 5) Payment of all connection fees to include: water and sewer.

Commercial Addition:

- 1) Site plan: to include: building setbacks, public utilities, water meter placement, fire line, and sewer cleanouts.
- 2) Storm water permit maybe required.

Sign Permits:

- 1) Sign dimensions
- 2) Site plan show sign location and set-backs (\$50.00)

Once the applicant has paid all associated fees, received a storm water permit, and the site plan has been approved, the city will issue a zoning clearance to the applicant. Zoning clearance MUST be attached to the building permit application and given to Cache County Building Department.