



STAFF REPORT

DATE: 11 April 2023

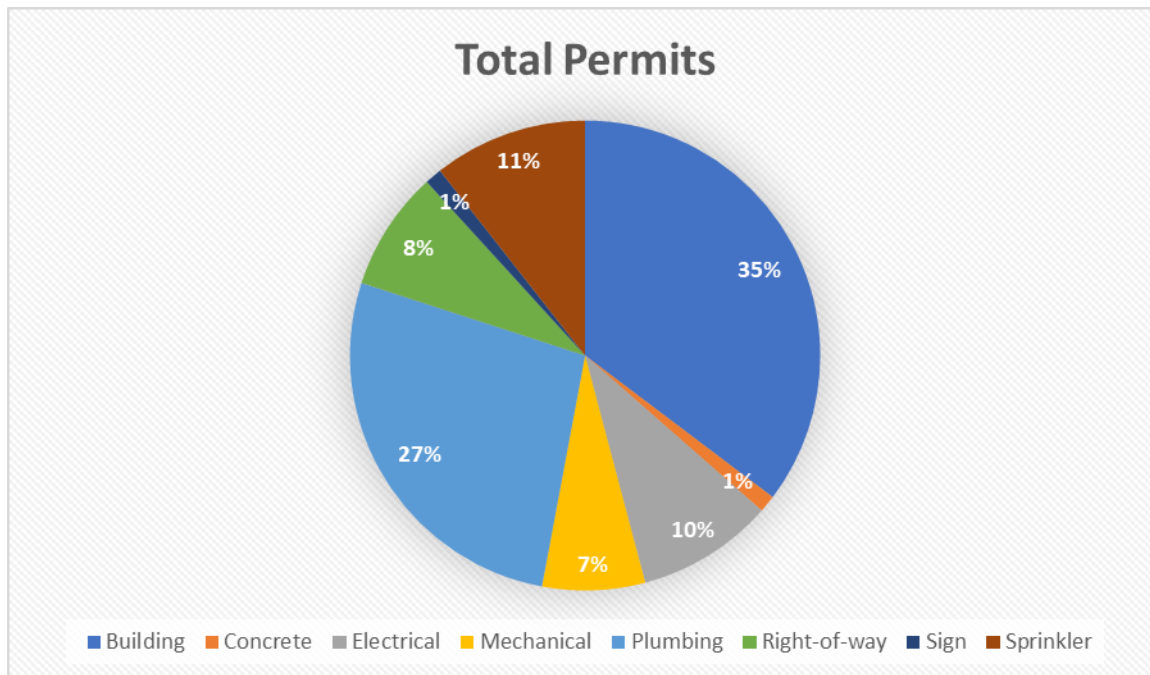
TO: Ty Lasher, City Council

FROM: Department of Planning and Community Development

RE: March 2023 Monthly Report

Permits:

In the month of March, 85 permits were applied for in the total of \$138,005.75. The breakdown of those permits are as follows:



Building permits include new construction, alterations, repairs (foundation, roof, deck, etc.) additions, solar panel installation, among others.

Concrete permits are primarily pulled when work is being done to the approach (or cutting into the curb for a driveway). These are usually on existing structures that have damage to the approach.

Electrical permits are required on solar panel installations, swimming pools, electrical panel changeouts, generator installations, adding or altering existing circuits, pumps for wells, among other work. Separate electrical permits are also required on commercial buildings. Residential building permits include all electrical inspections and therefore do not require an additional permit.

Mechanical permits are required for changing out HVAC systems (both furnaces or A/C units). Separate mechanical permits are also required for all commercial buildings.

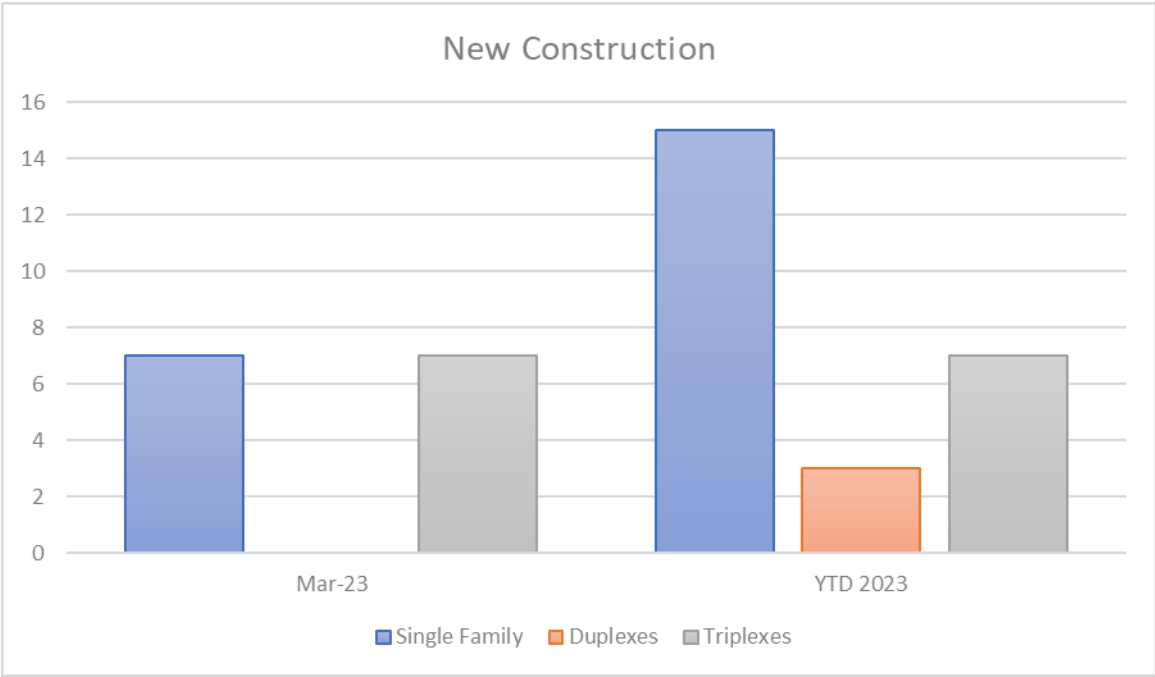
Plumbing permits are required for all new construction water and sewer taps, existing building changes from private sewage systems to city sewer taps, water heater replacements, water or gas line repairs, and addition of gas lines for generators. Separate plumbing permits are also required on new commercial buildings and alterations to existing commercial buildings.

Right-of-way permits are pulled by utility companies to upgrade, repair, or install services to residences. These utilities include gas lines, fiber internet, cable internet/television, and utility poles.

Sign permits are generally pulled for the addition of signs for businesses or temporary signs.

Sprinkler permits are required for sprinkler system installation, backflow prevention device replacement, and significant repairs to existing systems.

New Construction Permits for March



The Villas at Prestwick have pulled 7 more permits for the triplexes that are going into the development. The single-family permits pulled in the month of March are in the Rock Spring 3rd Addition.

Projects and Code Enforcement

Sidewalks from the 2022 Sidewalk Repair Program are near completion. A report will be provided once the work is fully completed and discussion can be had regarding the 2023 Sidewalk Repair plans.

The sidewalk from Central Park Ave to Isley School on Woodlawn was started in March and is near completion.

An emergency sidewalk repair was completed on Prestwick Ave between the Villa Pl entrances.



Several calls were taken questioning the City’s definition of Single-Family and if certain homeowners were in violation of having dormitories, or “multi-family” homes in single family residential zones. City code defines family as the following:

Section 18.2.3 Definitions

Family—An individual or two or more persons related by blood, adoption, or marriage, or a group of not more than five persons (excluding household employees) not related by blood or marriage, living together in a single dwelling unit. This definition may be modified on a case-by-case basis so as to meet the intent to retain single family zoning areas for families in all their variations and cause larger groups of unrelated individuals, more than five, to seek housing in properties developed to support unrelated individuals such as rooming houses, boarding houses, dormitories, motels, hotels, etc...

Jay Cook
Director of Planning and Community Development