

City of Chinook

Zoning FAQ

City of Chinook Zoning Help Sheet

- Zoning permits required for :
 - New building construction and modular home placement (\$100)
 - Addition or alteration to an existing building (\$100)
 - Demolition of building (\$21)
 - Fence (\$15)
 - Sign (\$15)
 - Sidewalk (\$10)
- Permits can be obtained at city hall or from city zoning officer
- Most city lots are 30' wide and 140' deep
- Most homes in Chinook have 2 lots, there are some homes with 1 ½ or 1 lot
- Make sure to confirm how many lots you actually have before starting any construction
- Exterior side yard property lines and Front yard property lines are located 30' from center of street(s) or approximately 11' from curb line. These property lines represent your lot property line outside of the city right of way. Exception is Indiana St. measure in 40' from center of street.

How to locate approximate property lines outside of city right-of-way

- Measure in 30' from the center of the street (If a corner lot measure in 30' from the center of the side street as well) this will give you approximate property lines. The 30' measurement will be your property line outside of the city right of way.
- **No zoning permit shall be issued for use proposed in any street right-of-way**
- If you have an interior lot you can approximate the front property line by measuring in from the center of the street 30'. You then have to measure over from the closest corner lot however many lots (30' increments) until you get to your property line.
- In the case of **INDIANA** Street you will need to measure in 40' from center of street to determine property line outside of right-of-way
- Once side property line is determined you measure back 140' to find your back property line and then over 30' to find side property line for rear yard.
- Remember the city alley ways have a 20' right of way
- This will give you only approximate property lines. An official survey is always recommended.

What to remember when constructing or placing new building on lot

- The front of the house must line up with the other houses on the block
- House requires at least 6' setback from both side property lines
- All attached buildings (buildings connected to home) require at least a 6' setback from side property lines.
- All unattached or auxiliary buildings must have at least a 3' setback from the side property lines
- All buildings require at least a 6' setback off of the alley property line
- No building or structure in the residential district shall be erected or structurally altered to exceed 25' in height

- Setbacks allow for the movement of fire/rescue personnel and public utilities.
- **Getting a professional survey done prior to construction will settle any property line disputes before building is placed/erected**

What to know before constructing fence or landscaping

- Fences, walls and hedges erected and to be located within interior side yards and rear yards may not exceed eight feet in height
- All fences, walls and hedges erected and to be located within front yard or the area between the front yard and sidewalks may not exceed four feet in height
- All fences, walls and hedges erected and to be located within the triangular area formed by the intersecting street lines and a straight line joining such street lines at points which are 30' distant from the point of the intersection measured along said street lines shall not exceed 2' in height. However, the exception that chain link fences with no visual obstructions may be erected in said triangle area, but may not exceed 4' in height.
- All fences, walls and hedges erected and to be located between the exterior side yard and the sidewalk may not exceed 4' in height. However, all fences, walls and hedges located within the triangular area formed by the intersection of the street line and the alley line require a 12' setback or are limited to 2'. Chain link fences that create no visual obstruction may be erected in said area but may not exceed 4' in height.
- All fences walls and hedges located within the exterior side yard may not exceed 6' in height. (This applies to corner lots)
- ***See attached Diagram for visual reference***

Sidewalks

- It shall be the duty of the owner of any premises or lots within the city limits to keep the sidewalk in front of and adjoining the premises or lots in safe and substantial condition. Owner shall see that all breaks or unsoundness resulting from natural deterioration or from any cause whatsoever is repaired.
- All sidewalks should be constructed to a standard width of 5'
- Existing sidewalks within city limits cannot be removed, only repaired/replaced.