

EUREKA TOWNSHIP

BUILDING PERMIT & LAND USE AND ZONING REQUIREMENTS

WHAT REQUIRES A PERMIT?

Eureka Township Ordinance 3, Chapter 4, Section 5 states that "No person or persons, firm, or corporation shall construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure; erect, install, enlarge, alter, repair, remove, convert or replace any gas, mechanical, electrical, plumbing system or other equipment, the installation of which is regulated by the Minnesota State Building Code; or cause any such work to be done, before first making application for and obtaining all required permits. (Resolution 59, 8-13-2007)

Permits are required for the following:

New home construction, manufactured home, deck, garage, shed, pole shed, septic system, driveway or approach, parking lot, remodel, swimming pool, moving a building into/within the Township, signs, ground-mounted solar arrays 40 kw or less, aircraft hangar, private dog kennel, church or religious building, government building or facility, public utility structure, communication tower, energy windmill, plumbing installation, furnace or air conditioning installation, fireplace, siding, re-roofing and windows.

Permits or Town Board approval are required for the following land use and zoning requests:

- Conditional Use Permit (CUP)
- Interim Use Permit (IUP)
- Variances
- Rezoning
- Lot splits
- Housing Right Transfers
- Nonconforming Use expansion or alterations
- Lot of Record verifications (including CUP or IUP amendments)

The following do not require building permits but must adhere to State Building Code requirements:

- One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 sq. ft.
- Construction, reconstruction or alteration of a building not used for commercial or industrial purposes, where the cost of such work does not exceed five hundred (\$500) dollars.
- Painting, papering, tiling, carpeting, cabinets, countertops and similar finish work.
- Ordinary repairs that do not involve structural changes to a building or structure. The repairs shall not include the cutting away of any wall, partition or portion of a wall or partition; the removal or cutting of any structural beam or load-bearing support; the removal or change of any required means of egress, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring or mechanical or other work affecting public health or general safety.