



Building Permit

Revised 11-11-19

Phone Number 903-989-2237
 Fax Number 903-989-2315

City of Trenton
 216 Hamilton St
 Trenton TX 75490

Name of Owner: _____ **Building Permit Number:** _____

Project Address: _____ **Valuation:** _____

Residential **Commercial** **Square Footage:** _____

Project Description: _____ **Estimate Permit fee \$** _____

New **Addition** **Remodel** **Finish out** **Demolition**

Sign **Plumbing** **Mechanical** **Electrical**

Complete additional information on reverse side

Type of Construction: _____

Describe in detail _____

Type of Use _____ **Business Hours:** _____

Engineer	Contact Person	Phone Number	Email
Architect	Contact Person	Phone Number	Email
General Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Mechanical Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Electrical Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>
Plumbing Contractor	Contact Person	Phone Number	Contractor License Number <input type="checkbox"/>

A permit becomes null and void if work or construction authorized is not commenced within 180 days, of permit issue date, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All permits require final inspection.

A certificate of occupancy must be issued before any building is occupied.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specific or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other other state or local law regulating construction or the performance of construction.



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FIRST:

CALL FOR DIG TEST (811) AND CITY HALL (903-989-2237) TO HAVE ALL LINES MARKED

CHECK LIST:

Apply for site plan approval through Planning and Zoning Board

- Building Construction plans
- Submit 2 sets of building construction documents.
- Construction documents must be drawn to scale and include sufficient clarity and detail to indicate the nature and character of the work. A Texas Registered Architect is required to stamp all constructions sheets where the laws of the State of Texas require an Architect's seal for the construction activity described in the application. All the drawings and specifications must bear the name, address, phone number, and fax number of the person responsible for the design.
- A Texas registered professional engineer must prepare and stamp the structural, electrical mechanical, and HVAC.
- Plans for a back flow prevention device installed
- ((Do we need a place for the engineer to sign off on?))
- Copy of bond or proof of insurance

- Street address
- Property Owner
- Description of project
- Total square feet
- General Contractor
- Surrounding land uses and zoning of adjacent property
- height of the building
- Identify the use of each room
- Current Survey
- Current Zoning
- Total building size
- Total area of landscaping
- Elevation plan
- Plans for plumbing
- Plans for HVAC
- Rendering
- Plans for electrical

Site Plan

- Location of set back line
- Dimensions of the building
- Location of the driveways, dimension, culvert size
- Location of water and sewer lines
- Number of street parking
- Surrounding structures
- Total land usage
- Grading plan (if applicable)

Signature of Owner

Date

OFFICE USE ONLY

Approved _____ 20 _____

Denied _____ 20 _____

Official Plan Reviewed

P&Z pending review

Date

Conditions:

Residential District	Min. Lot Area Square Feet	Min. Lot Width Linear Feet	Min. Lot Depth Linear Feet	Front Setback Linear Feet	Side Interior Linear Feet	Side Street Linear Feet	Rear Setback Linear Feet	Height Limit Linear Feet
A	2 Acre	none	100	25	10	10	10	35
R-E	32,670	75	100	25	10	10	10	35
R-1	7,500	75	110	25	10	10	10	35
R-2	8,000	60	100	25	15	10	10	35
MF	8,000	60	100	25	15	10	10	35
MH	6000	50	120	25	10	10	10	35
B-1	5000	50	80	25	10	10	10	35
B-2	5000	50	80	25	10	10	10	35
I	5000	50	80	25	10	10	10	45

Residential District	Ground Coverage % of lot area
A	25
R-E	25
R-1	50
R-2	55
MF	55
MH	50
B-1	none
B-2	none
I	none

- A) A one story wing or extension may be built to within five feet of the rear lot line.
- B) No lot containing multifamily units shall contain less than 11,000 sq. feet plus 1,000 sq feet dwelling unit in excess of two units
- C) No minimum front or side yard required in designated Central Business District, and no minimum lot width.
- D) A side yard of not less than 25 feet in width shall be provided on the side of a lot adjoining a residential district unless an approved or artificial barrier is present.
- E) A 25 foot front yard is required except that a front yard of not less than 50 feet shall be provided upon that portion of a lot abutting across a street or alley from a residential or commercial district.
- F) Side yard requirements shall be the same as for the I-1 district except that a side yard if not less than fifty feet in width shall be on the side of the lot adjoining or across the street from a residential or commercial district.
- G) No rear yard is required except that a rear yard of not less than 50 feet in depth shall be provided upon that portion of a lot or across a street or alley from a residential district except that such rear yard requirement shall be 25 feet in depth where the property in the residential district backs up to the rear street.