



4385 PECAN STREET  
P.O. BOX 39  
LOGANVILLE, GA 30052  
PHONE 770-466-2633  
FAX 770-554-5556

# **EXISTING RESIDENTIAL INFORMATION PACKET**

## **Existing Residential Permits Required**

*Conditions requiring permit.* No building or other structure shall be erected, moved, added to, or structurally altered to a value of \$50.00 or more without a building permit being issued by the city manager or designee. Any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure including fences, or to erect, install, enlarge, alter, repair remove, convert or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by the construction codes, or to cause any such work to be done, shall first make application to the building official and obtain the required permit for the work. Permit cards must be posted and visible from the street before any inspections. BMP's (Best Management Practices) must remain in place until the landscape is complete. For inspections please call 770-466-2633.

- a. Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing, etc. system before obtaining the necessary permits, shall be subject to a penalty of two times the usual permit fee in addition to the required permit fees.
- b. Application. All applications for building permits shall be accompanied by plans in duplicate, drawn to scale, showing the actual dimensions of the lot and of any existing buildings or structures; the shape, size, height, use, and the location on the lot of the building or structure proposed to be erected or altered; and such other information as may be necessary to provide for the enforcement of the provisions of this chapter. (See attached schedule of fees.)
- c. The following work requires a permit:
  1. Builders and subcontractors must submit copies of their State Contractor, Business & Driver's licenses with their affidavits.
  2. Builder is required to pay all subcontractor fees. Complete affidavits must be submitted before inspections are called in. (NO FAXES ACCEPTED)
  3. Driveways
  4. Re-roof Permit
  5. Electrical Permit, Plumbing & HVAC
  6. Gas
  7. Low Voltage
  8. Accessory Buildings
  9. Fences
  10. Pools (above ground or in ground) All swimming pools with a depth of 24" ( 2 feet) require a building permit from the City of Loganville.
  11. Porch or Deck
  12. Demolition

## **Dumpsters/Garbage Containers**

All solid waste/garbage containers must be obtained through the City of Loganville. Call the City of Loganville Utility Billing Department at 770-466-1165 for route information and to schedule a container.

The city of Loganville offers yard debris pick up by route only. The maximum load for curb side pick-up will be equal to 6' x 6' x 4' per week. Any load that exceeds this limit will be subject to a \$35.00 charge per load. Bulk items such as furniture, appliances, clothing, and computer equip, etc. must be scheduled for pick up. Wood, construction, remodeling materials, batteries, tires and paint cans are prohibited from pickup. This service applies to single family residences only. Please call the City of Loganville Public Works Department at 770-466-0902 for information on routes and scheduled pickups.

## **Sprinkler Meter (Irrigation)**

A separate meter may be purchased from the City of Loganville for lawn irrigation. This meter will calculate water usage only. Minimum fees apply each month and cover the first 2,000 gallons of water used. Additional fees are calculated after the first 2,000 gallons. WQC (Water Quality Control) will deliver and set the meter. The property owner is responsible for connecting the meter to the irrigation system.

## **Procedures for a Swimming Pool**

- a. *Location.* A pool must be located in the side and rear setbacks of a lot only.
- b. *When required.* Permit applications are required for pools with a depth of 24" (2 feet) or above. Swimming pools accessory to residences shall be enclosed by a security fence of a minimum height of five feet with a gate containing a self-closing positive latch device to ensure that the pool is enclosed at all times.
- c. *Setbacks.* The pool must be setback 10 feet from the rear and side property lines and 15 feet from the structure.
- d. *Pools exempt from permit.* Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches deep, do not exceed 5,000 gallons and are installed entirely above ground are exempt from permitting.
- e. *Other swimming pools.* Any constructed or prefabricated pool used other than in conjunction with a private residence requires health department approval. All pools shall be enclosed by a fence of a minimum height of five feet with all gates containing a self-closing latch device to ensure the pool is enclosed at all times.

### **Yard Fencing or walls**

- a. No fence or walls in excess of eight feet in height shall be installed. Fences in subdivisions shall be limited to chain link type or other decorative type. No barbed wire or field fence or electric fences are allowed in a subdivision or in residentially zoned areas.
- b. No fence shall be placed any closer to the street than the front building line setback of any lot. In the case of corner lots fences may be constructed in the yard along the street to the side of a building or dwelling but shall not encroach upon the yard on which the building or dwelling fronts.
- c. Applications for fence permits shall be accompanied by plans showing the dimensions of the lot, location of the house, streets abutting the property and location of proposed fence to be erected. Fence repair or maintenance does not require a permit.

### **Accessory Uses or Structures**

- a. Accessory uses or structures shall be permitted only in side or rear yards, unless otherwise provided in this chapter.
- b. Accessory uses or structures shall be permitted if they meet the following:
- c. Residential lots of one acre or less shall be allowed a swimming pool and one other accessory structure of a different type. Surrounding decks along with any associated equipment room, cabana, pool house, gazebo, pergola, etc., constructed at the same time and under the same permit as the swimming pool are not considered separate structures for the purposes of this section.
- d. Residential lots larger than one acre shall be allowed a swimming pool and one other accessory structure of a different type, and one additional accessory structure for each full acre in excess of one acre.
- e. Accessory structures shall comply with front yard set back and be set back not less than ten feet from side and rear yard.
- f. An accessory structure located on one acre or less shall not be any larger than 18 feet by 24 feet. An accessory garage shall be used solely to house vehicles and other accessory items such as garden tools, lawn mowers, weed eaters, carpenter tools, etc. as related to residential use.
- g. Accessory structures located on property in excess of one acre or more will not be restricted to size, provided the structure meets all city codes and other requirements of this chapter and is clearly subordinate to the principal structure.

- h. Accessory structures in residential districts shall not be used for any type of commercial operation whether permanent, part-time or as part of a home occupation. Accessory buildings in residential districts shall not be used for the storage or warehousing of bulk items, such as food, clothing, furniture, household supplies, automobile parts, building materials, landscaping supplies, and large quantities of items not listed.
- i. No accessory structure shall exceed a height of 15 feet to the top of the ridge board.
- j. Detached accessory structure shall be located at least 15 feet from the principal structure on a lot.
- k. Satellite dish antennas less than one meter in diameter shall be permitted as accessory structures in all districts. Satellite dish antennas larger than one meter but less than two meters in diameter shall be permitted as accessory structures in nonresidential districts.

### **City Ordinances**

All Ordinances for the City of Loganville can be viewed at [www.municode.com](http://www.municode.com) or hard copy can be obtained at the Planning & Development Department for a charge of .25 cents per page.