

Residential Children's Playsets Permit Request Form (page 1 of 2)

Request # _____ date of receipt _____ BC/ARC acceptance _____ date _____

-----Above for official use only-----

Requestor: _____ **Owner:** ___ **Occupant:** ___

(indicate requestor status by check mark)

Address of residence: _____ **Lot #**

Description of RCP Unit(s):

Submit info for each RCP unit(s) as defined below: (attach duplicate forms as required to cover all units which need permitting)

Dimensions of RCP unit(s): height _____ width _____ length _____ (as measured at highest point, widest point and longest point, including accessories)

Dimensions of raised platform(s): Height _____ width _____ length _____

Color/finish: **Structural members** _____
Attachments/awnings _____

Materials: **Structural members** _____
Attachment/awnings _____

Type of unit: _____ (commercial unit, in-place assembly of commercial kit, unique design/construction, or other.)

If other describe

type: _____

Requestor must include photos or sketches of RCPs and as part of the permit request package.

Upon completion a color photo of the playset with name and address shall be submitted to the City Secretary.

Residential Children's Playsets Permit Request Form (page 2 of 2)

Request # _____ date of receipt _____ BC/ARC acceptance _____ date _____
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Requestor: _____ (name to be registered)

Address: _____ **Lot #** _____

-Requestor provided sketch drawing below showing proposed location of RCP unit on property:
(show relation to property lines, residence and setbacks and easements, with dimensions to
same indicated)

§ 150.15 DWELLINGS; FENCES; DECKS; TREE HOUSES; PLAYSETS.

(A) (1) A person commits an offense if such person initiates, without an approved permit, any project as defined herein as a project that requires a pre-approved permit. Any person desiring to construct, reconstruct, enlarge, convert or alter a dwelling or other permitted improvement, including but not limited to the addition of fences, swimming pools, spas, hot tubs, arbors, RCP's (residential children's playsets), decks (defined as wooden platforms), or porches in the city shall first submit to the Chairperson of the City Building Committee three sets of plans (one of which, if stamped, is required to be a "red-stamped" original) for the work. The format, quality and completeness of the plan drawings and specification sheets must be acceptable to the Building Committee. All plans will require the signature of the Building Committee Chairman and three or more members of the Building Committee for approval. The signature of the builder is also required on the plans. The applicant shall, within 30 days of approval of the plans, secure from the city a building permit. Failure to secure same within this period shall void the Building Committee approval. A building permit will automatically be terminated six months from the date of issue if construction has not been started. The Building Committee will meet as required to review and approve building plans, approve applications for building permits and will perform a final inspection prior to issuing a certificate of occupancy. The entire project must be completed with a certificate of occupancy issued no later than one year from the issuance of the original building permit. The Building Committee is authorized and empowered to require as many inspections as it deems proper and may also set the inspection schedules.

(2) The Building Committee (or designee) is granted both the authority and responsibility to halt construction activity at a site for occurrences where construction is not being performed per adopted building code(s) and/or construction is not being performed consistent with the construction plans (including updates) previously approved by the Building Committee, or in violation of an ordinance. Execution of the halt directive (in the form of posting a "red tag" at the site) shall be done as soon as practical after the non-conformance is observed. A person commits an offense if such person fails to immediately stop all construction activities after posting of a "red tag" at the site.

(B) (1) It shall be an offense for a person to install a fence, wall, lattice, deck or plant a shrubbery hedge on any lot nearer to the street or streets adjoining such lot than is permitted for placement of the main residence on such lot except for screening of utility outcroppings permitted in § 150.22. It shall be an offense for a person to construct a fence or allow a hedge to exceed six feet in height, except if such fence or hedge borders the golf course, it shall be unlawful for same to exceed four feet in height, extending at the four foot height along the side lot line to the rear twenty-five feet setback line.

(2) Fences shall be constructed such that all posts, poles, and supports are situated on the inside of the fence, where inside is defined with respect to an observer located on property being fenced.

(3) Fence permit requirements shall be as follows.

- (a) Three sets of plans must be submitted with application.
- (b) Plot plan or marked-up form survey drawing shall show the dwelling location with reference to streets and adjacent properties and property lines.
- (c) Location of the fence shall be shown on the plot plan.
- (d) The height as well as the linear footage shall be shown.

(e) A description of the type of material to be used in constructing the fence shall be included.

(4) Permit fees shall be paid for all construction projects defined herein as requiring a permit. The actual fee for the project varies and is defined in the Fee Schedule section of the Meadowlakes Code of Ordinances Appendix.

(C) Residential children's play-sets (herein RCP's) can be an allowed structure as long as they are in compliance with specific standards and restrictions. This restricted class of structure encompasses the general class of children's residential outdoor play-sets including (but not limited to) freestanding swing sets, slides, playscapes and trampolines. Specific standards and detail are further defined in the Meadowlakes Architectural Guidelines Document contained in Code Appendix A (also herein referred to as AG), which when issued and/or updated become an enforceable extension to the standards and requirements contained herein.

1. Existing RCPs can be grandfathered. To be grandfathered, the RCP must have been registered at City Hall within 90 days after August 8, 2004. Grandfathering details and process is listed in the AG document.
2. Currently existing RCPs that were not registered within 90 days after August 8, 2004 shall be considered in violation. Such RCPs shall be required to meet all standards including a permit application and fees as applicable.
3. RCP configuration, maximum size, colors, materials, construction and location are subject to standards and requirements as listed in the AG document.
4. RCP permit requirements and fees are listed in the AG document.
5. All RCP's must be located within all set back and easements and only behind a residence. See AG document for location restriction specifics.
6. Tree houses of any type, enclosed or open, are not permitted in Meadowlakes.
7. Playhouses are not allowed in Meadowlakes. Existing playhouses may be grandfathered per procedures defined in the AG document.
8. Copies of the AG Document can be obtained by contacting Meadowlakes City Hall.
9. *Offense*; A person commits an offense if such person constructs, installs, or continues to have in place a structure (or structures) that violate the above standards and restrictions (C or C1 through C8) or violates the standards and restrictions as listed in the AG document for same.

§ A20 - ARCHITECTURAL GUIDELINES DOCUMENT (AG)

Architectural Guidelines Document (AG)

Introduction and purpose of document:

This document is for the purpose of defining and documenting the detail standards, restrictions and procedures for providing guidance and control of Meadowlakes residential construction and accessories. The City of Meadowlakes Code of Ordinances authorizes the requirements and standards contained herein.

Order of precedence:

In the event of conflict between this document contents and city ordinances, the city ordinances shall take precedence.

Document Content Control:

The contents of this document are formally controlled and maintained by the Meadowlakes Building Committee (herein BC). Proposed changes to this document shall be prepared and reviewed by the BC prior to forwarding to Meadowlakes City Council for adoption. Upon approval by City Council a change/update to this Architectural Guidelines Document shall be issued.

1.0 Residential Children's Playsets standards and restrictions.

1.1 Residential Children's Playset (herein "RCP") is an allowed structure so long as it is in compliance with the following standards and restrictions. This restricted class of structure encompasses the general class of children's residential outdoor playsets including (but not limited to) freestanding swing sets, slides, playscapes, and trampolines. Existing RCPs which do not meet standards and restrictions can be grandfathered by the procedures and standards defined below.

1.1.1 Location restrictions - RCPs shall only be located in the backyard behind the residence. Behind the residence is defined as between the rear line of the residence (normally the back wall) and within all setbacks and easements of the lot on which the residence resides. RCPs or any other children's play apparatus are not allowed on a permanent or semi-permanent basis in the front yard or side yard forward of the rear line of the residence. The only exception allowed is a basketball goal, as long as it is located on the driveway at a location that is no closer to the street than half the distance between the street and residence.

1.1.2 Configuration restrictions - Configuration restrictions are grouped into two classes (class 1 and class 2) based on the height of the RCP. A Class 1 RCP is defined as a unit

with a height of no more than 7' 0". A Class 2 RCP is defined as a unit with a height greater than 7' 0". Configuration restrictions for Class 1 and Class 2 RCP's are defined below.

1.1.2.1 Class 1 Configuration restrictions - RCPs with a height not exceeding 7' 0" do not require a permit as long as all standards and restrictions are met. In addition to the location restrictions stated in paragraph 1.1.1, RCPs have the following additional restrictions.

- a. RCPs must be of open construction with non-solid walls and a non-solid roof. (If equipped with a roof.) Open windows and door cutouts that do not close combined with an open roof can be a substitute for the non-solid wall requirement. (Toddler age children's commercial play equipment less than 4 feet in height is exempt from this requirement.)
- b. The units shall not be used for general storage of household items, landscape maintenance equipment or residential supplies.
- c. The RCPs shall be commercially available units. Custom designs and/or on site-constructed units requires that a permit application be processed and approved by the Building Committee (herein BC).
- d. RCP's surfaces are required to be finished by the commercial manufacturer or painted. Wooden portions of the unit must be sealed with a clear or natural wood stain finish, if not painted.
- e. RCP color is restricted to colors that are common and generally available for commercial units. The BC must approve custom design/on site constructed RCP colors and finish. Approval will be based on the proposed color and finish being very similar to commonly available commercial RCP colors.
- f. RCPs footprints are restricted to a maximum cumulative area of 400 square feet (not including the area for a trampoline, if installed). The area measurement for each RCP is defined, as the product of the single length times single width dimension required to envelope the RCP footprint. In the case of multiple freestanding RCPs, the sum of the areas shall not exceed 400 square feet.
- g. The raised platform (if equipped) area of a Class 1 RCP is limited to 20 square feet, with an additional limitation that a single side not exceeds 5 feet in length. The raised platform area limitation is independent of platform height.
- h. RCP's shall be of high quality materials and workmanship. RCPs shall be made of wood or corrosion resistant materials including fasteners, comparable with the building standards for the residential playset industry.
- i. All RCP installations must meet manufacturer's recommended safe zones and anchorages.
- j. Trampolines are limited to one per residence and are subject to a maximum height restriction of 9' 0". The height of a safety net and structure (if so equipped) is included as part of the height definition of the unit.
- k. RCP units must be maintained in both finish and functionality.
- l. RCPs are not allowed to be powered electrically or have electrical utility provisioning.

1.1.2.2 Class 2 configuration restrictions - In addition to the standards and restrictions defined for Class 1 RCP configurations, the following additional restrictions and modifications apply for Class 2 RCP configurations:

- a. The maximum height of any portion of the Class 2 RCP is limited to 12' 0". In addition any portion of the Class 2 RCP that exceeds 8' 0" in height is limited to a maximum cumulative footprint area of 40 square feet, with an additional constraint that a single side not exceed 8' 0" in length.
- b. The raised platform (if equipped) cumulative area of a Class 2 RCP is limited to 40 square feet with an additional constraint that a single side not exceed 8' 0" in length. This maximum platform area restriction is independent of the platform height.
- c. All Class 2 RCP ground levels sections (including the play platform portion of the unit, if so equipped) shall be of completely open construction except for necessary support and bracing required to structurally stabilize the unit. An upper bay can be partially enclosed so long as a non-solid wall and non-solid roof construction is utilized.
- d. All Class 2 units require a BC approved permit.

1.1.3 Permit process, data requirements and fees - All Class 2 configurations (and certain Class 1 configurations as defined above) require a permit prior to installation or initiation of construction. The following defines the process and data requirements for the permit process.

- a. The requestor shall provide a site plan or drawing showing location on the lot, including the structure(s) footprint and drip lines, distances from the edge of the lot and residence, as well as compliance with the required setbacks and easements. An upfront fee as referenced in Appendix A, Fee Schedule, PlayScape, is required as part of the permit application.
- b. Detailed design plan, (or factory brochure if pre-manufactured off site) which includes a specific description, including dimensions, materials, finish and colors. Samples of materials must be submitted upon request.
- c. Information on manufactures recommended safety zones and anchorages.
- d. After approval by the BC, the requestor is clear to begin construction/installation of the RCP.
- e. After installation/construction is completed, the BC will inspect the as-built/as installed RCP vs. the approved permit design and implementation.

1.1.4 Grandfathering of existing RCP's - Existing RCPs can be grandfathered in-place, subject to the following process and limitations: (Grandfathering of existing playhouses shall follow same restrictions, requirements and process as RCPs, except as noted in item 1.1.4 e)

- a. RCPs must have been installed and operational prior to August 8, 2004, in order to be grandfathered.
- b. All Class 1 and Class 2 existing RCPs must have been registered with the Meadowlakes City Secretary within 90 days on or after August 8, 2004. Any RCPs not so registered shall be required to meet all standards and restrictions.
- c. The grandfather status is a lifetime exemption that is limited to the initial occupant of the specific residence when the unit was grandfathered. Registration is non-transferable to a different person or residence.
- d. The grandfather status will terminate upon the following conditions being met:
 1. Residence is sold or transferred to heirs (other than surviving spouse).
 2. Change of renter or lessee of the residence.
 3. Modification or replacement of the RCP. Acceptable modification is limited to reconfiguration of accessories, and is further constrained as to not expand the 3-D envelope of the original unit. Replacement of the basic structure will terminate the grandfather status of the entire RCP.
 4. RCP degrades to a condition of being non-functional (not maintained in working order) and/or appearance/finish not maintained.
- e. Meeting any of the above conditions (d1 through d4) shall require that a permit be obtained, implementing necessary steps to bring the RCP into compliance. If a permit application is not submitted or permit approval not granted, the RCP shall be removed from the property within 21 days. Permits for playhouses will not be approved. Penalty, see § 10.99

(Ord. 86-8-23, passed 8-23-86; Am. Ord. 87-3-14, passed 3-14-87; Am. Ord. 96-4-13, passed 4-13-96; Am. Ord. 96-6-8B, passed 6-8-96; Am. Ord. 98-7-11, passed 7-11-98; Am. Ord. 00-01, passed 4-4-00; Am. Ord. 00-04, passed 7-5-00; Am. Ord. 04-01, passed 8-2-04; Am. Ord. 2006-27, passed 11-7-06, Am. Ord. 2006-29, passed 11-7-06; Am. Ord. 2006-33, passed 1-8-07)