



**Cities of Altoona, Bondurant  
and Mitchellville  
967-5138 Altoona/Bondurant  
967-2935 Mitchellville**

## **SHEDS**

Ordinance Sections Regulating Sheds are:

City of Altoona – Sections 167.04  
City of Bondurant - Section 177.04  
City of Mitchellville – Chapter 165, Article 4,  
Section 4



### **General Regulations**

1. Only one yard shed is allowed per lot.
2. All yard sheds must be located in a rear yard – see pictures of a “typical lot”.
3. Yard sheds shall not exceed 160 square feet in area. (10’x 16’ – for example). All accessory buildings shall not occupy more than 30% of rear yard.
4. Yard sheds shall not exceed 14 feet in height.
5. Yard sheds shall be at least 6 feet from the principle structure into the rear yard. \*Mitchellville must be 10 feet from principle structure
6. Sheds in Altoona must be at least 3 feet from property lines. \*Sheds in Bondurant must be 5 feet from property lines. \*\*Sheds in Mitchellville must be 3 feet from property line and easement lines. No eave or overhang shall extend closer than 12 inches to a rear/side yard/easement line.

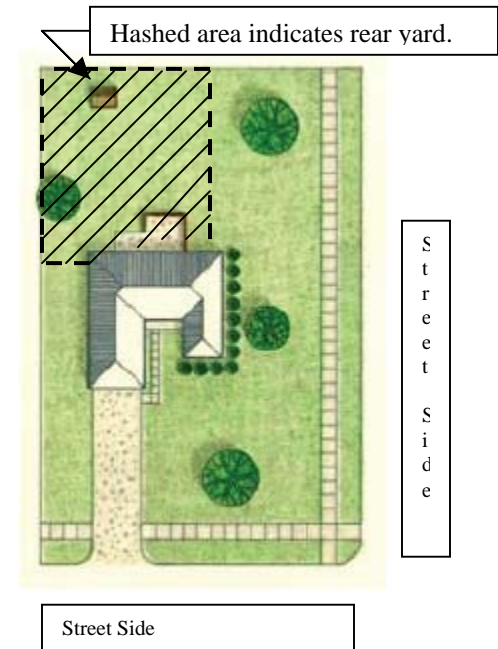
### **\*Location on Lot\***

If your shed is located less than 5 feet from a property line and is over 120 square feet in area then the wall that faces the property line must be fire rated.

A fire rated wall consists of 1 layer of 5/8” sheetrock attached to the inside face of the wall and 1 layer of 5/8” exterior grade sheetrock attached to the exterior face of the wall, beneath the exterior siding.

This office does not verify or locate property lines and/or property pins/markers.

### **TYPICAL CORNER LOT**



## TYPICAL NON CORNER LOT



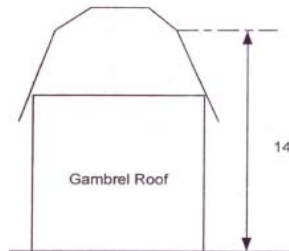
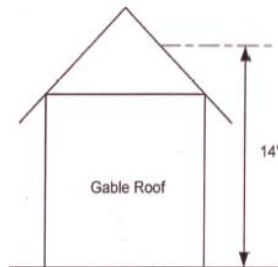
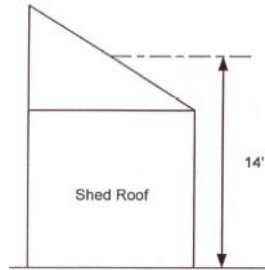
### Through Lots – Altoona Only

Any lot within a subdivision or plat of survey recorded after February 7, 2003 (except corner lots) shall not have any accessory building(s) closer than 18 feet from a major street and/or highway right of way.

**All properties have easements. Please check with this office prior to placement of yard shed, as you may not be aware of the size and location of the easements on your property. You will need to keep structures off of easements.**

## Allowable Heights

Other than a gambrel roof, height is measured from the surrounding adjacent grade to the mean of the roof. (Mean is the mid point distance between the peak of the roof to the top plate of the wall line).



## Before You Construct

1. A building permit is required. The permit fee for a yard shed is \$64.75. In the City of Mitchellville the permit fee varies.
2. A Building Permit is **not** required for any yard shed of 120 square feet or less, however all of the requirements noted herein are still applicable. \*Mitchellville does not require a permit for shed of 60 square feet or less.
3. A building permit can be obtained at 1504 8<sup>th</sup> Street SW in Altoona. If you live in the City of Mitchellville you must apply at 110 2<sup>nd</sup> Street SE in Mitchellville.
4. Before you dig please call 1-800-292-8989 (Iowa One Call) for locates. Typically it takes 24 to 48 hours to be completed. Required by State Law.
5. Required inspections are listed on the permit.