

ALTOONA

SHEDS

General Regulations

1. Only one yard shed is allowed per lot.
2. All yard sheds must be located in a rear yard – See enclosed diagrams.
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.
6. Sheds must be at least 3 feet from property lines.*
7. No shed may be located in or upon an easement. No eave or overhang shall extend closer than 12 inches to a rear or side yard line.

*This refers to the location on the lot. If your shed is approved to be located less than 3 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. No openings are allowed in the wall.

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



Before You Construct

A building permit is required. The permit fee for a yard shed is based upon the valuation per square foot based upon the Schedule of Fees adopted by City Council and will cost between \$28.86 and \$65.00, depending on size.

1. A Building Permit is **not** required for any yard shed of 40 square feet or less; however all of the requirements noted herein are still applicable.
2. A building permit can be obtained at 900 Venbury Dr, Ste A in Altoona. Questions? Call 515-957-5128.
3. 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.
4. Required inspections are listed on the permit.
5. Note: Confirming property lines, buried utilities, easements, restrictive covenants or association requirements is strictly the responsibility of the owner and/or contractor. Prior to the placement of a shed, please check all covenants to verify the size, type, and intended materials are acceptable and allowed for your property.

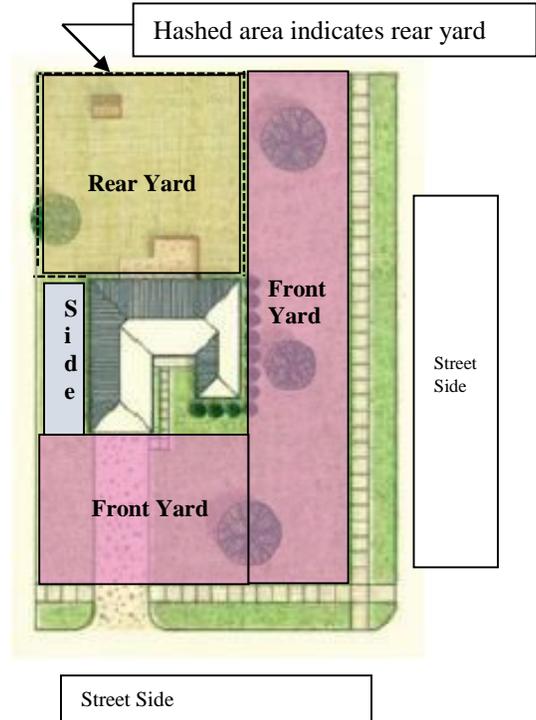
All properties have easements. Please check with this office prior to placement of yard shed, as you may not be aware of the size and location of the easements on your property. You will need to keep structures off of easements.

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TYPICAL NON-CORNER LOT

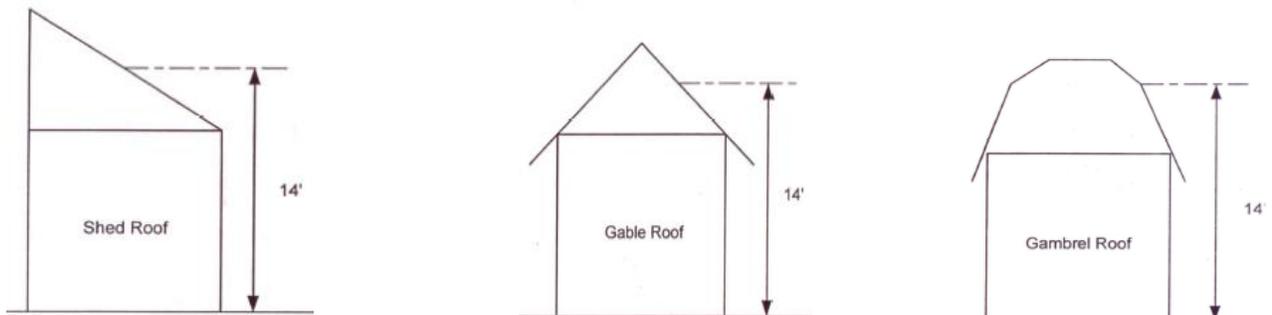


TYPICAL CORNER LOT



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).



Through Lots

Any 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.