



# Accessory Building Requirements

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A permit and fee is required for all accessory buildings over 120 sq. ft.

If Restrictive Covenants for the property are on file with the applicable county, the more restrictive requirements apply.

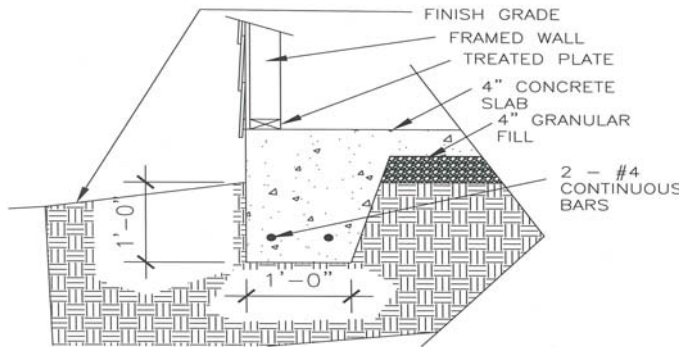
## Accessory Building:

A building subordinate to the principal use of a building on a lot and serving a purpose customarily incidental to the use of the principal building. Among other things, the following are considered to be an accessory building: shed, gazebo, detached garage.



1. Accessory buildings are allowed to be erected in rear yards only.
2. The minimum setback for an accessory building on most lots is 5 feet from the rear property line and 5 feet from the side property line. On corner lots, accessory buildings less than 120 s.f. may be placed in the secondary front yard; any building over 120 s.f. shall not be located in the primary or secondary front yards.
3. A minimum of 10 feet clearance is required between an accessory building and the principal structure or any other accessory building.
4. The midway point of the roof may be no higher than 12 feet. The roof may overhang into the setback no more than 36 inches.
5. An accessory building may not be constructed in such a way to impede drainage- ways or interfere with overland flowage easements and may not be located within any public easements.
6. Accessory buildings should be constructed of materials similar to the principal structure and in character with the surrounding built environment.
7. All accessory buildings and structures located on a property are allowed to total no more than 30% of the rear yard area.
8. Protection from decay shall be provided on all wood siding, sheathing, and wall framing less than 8 inches from the exposed ground.

- ### INSPECTIONS
- Inspections are required for footings, framing, and once the structure is complete on all permitted buildings.
  - Inspections must be scheduled at least 24 hours in advance.



Example of 12" x 12" reinforced (thickened) edge footing

- ### Accessory Building Slabs
- Buildings 400 s.f. and under may be supported on a 4" slab.
  - Slabs 401 s.f. to 600 s.f. must have a 12" x 12" reinforced edge footing completely around the perimeter below the 4" slab (see example to the left). Vegetation shall be stripped and a minimum of 4" compacted aggregate shall go under the floor.
  - Slabs 601 s.f. and over shall have 42" deep frost footings.



Call Before You Dig!  
**1.800.292.8989**  
 Call the toll-free number at least  
**48 hours**  
 prior to ALL excavations in Iowa.