

Electrical

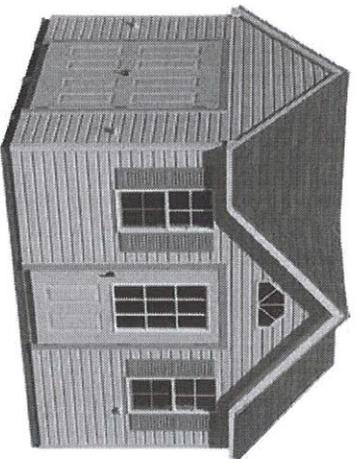


Cities of Altoona and Mitchellville
967-5138 Altoona
967-2935 Mitchellville

SHEDS

Ordinance Sections Regulating Sheds are:

City of Altoona – Sections 167.04
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 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.

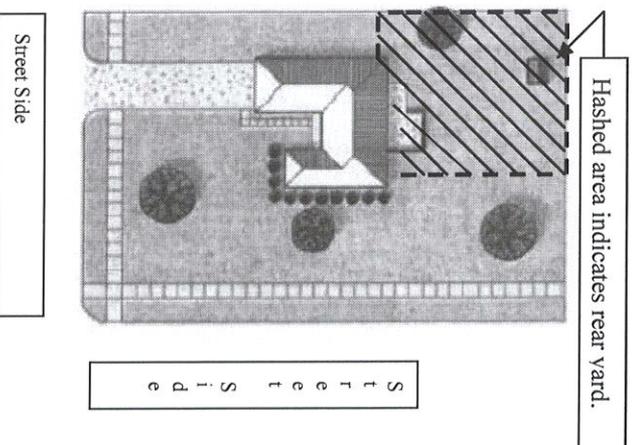
Location on Lot

If your shed is 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.

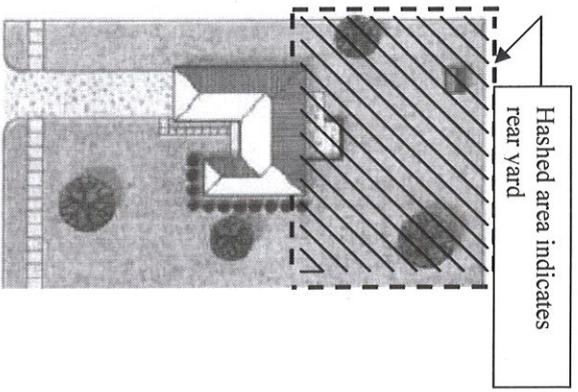
A fire rated wall consists of 1 layer of 5/8” sheetrock attached to the inside face of the wall and 1 layer of 5/8” exterior grade sheetrock attached to the exterior face of the wall, beneath the exterior siding. No openings are allowed in the wall.

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

TYPICAL CORNER LOT



TYPICAL NON CORNER LOT

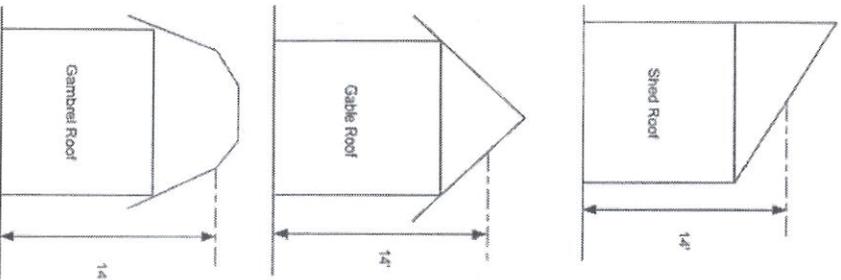


Through Lots – Altoona Only
Any lot within a subdivision or plat of survey recorded after February 7, 2003 (except corner lots) shall not have any accessory building(s) closer than 18 feet from a major street and/or highway right of way.

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

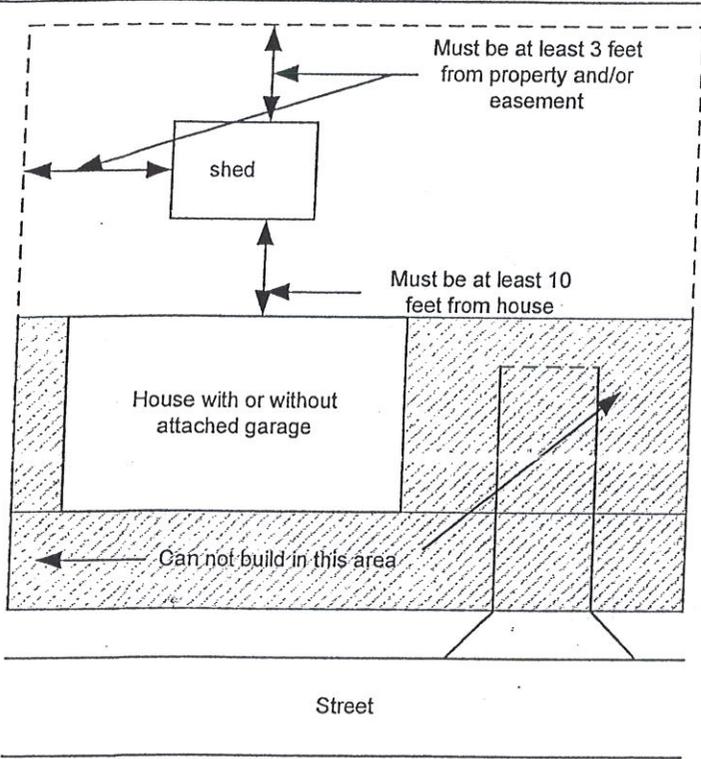
1. A building permit is required. The permit fee for a yard shed is \$66.00. In the City of Mitchellville the permit fee varies.
2. A Building Permit is **not** required for any yard shed of 120 square feet or less, however all of the requirements noted herein are still applicable. *Mitchellville does not require a permit for shed of 60 square feet or less.
3. A building permit can be obtained at 1504 8th Street SW in Altoona. If you live in the City of Mitchellville you must apply at 110 2nd 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.



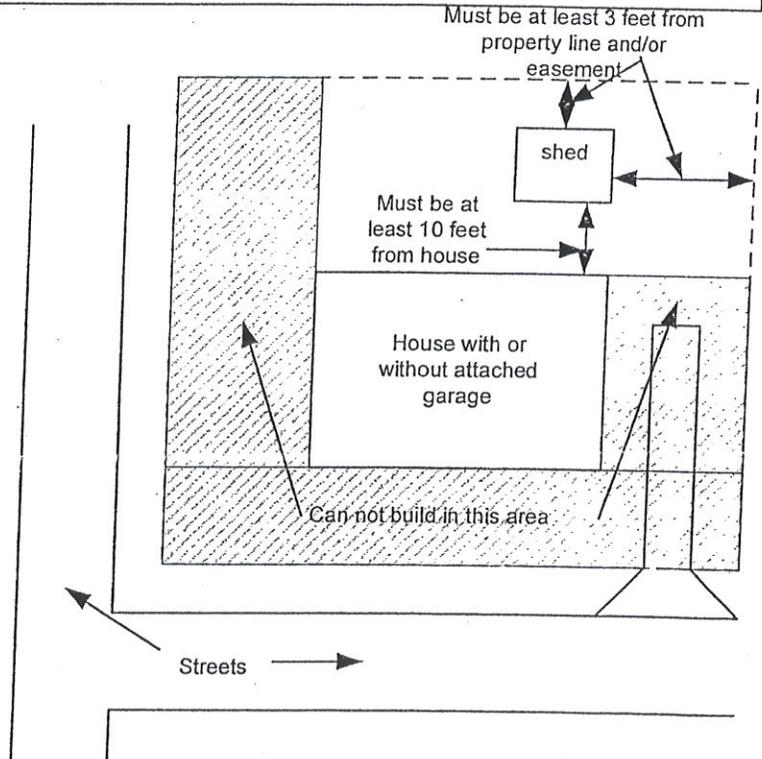
The information provided is taken from Ordinance Section 165 of the City Mitchellville Zoning Code and the 1997 Uniform Building Code. These requirements are for properties zoned residential.

General Requirements

- The maximum size a shed can be is 160 square feet. (Example 10 feet by 16 feet). The accessory structure can not occupy more than 30% of the rear yard space
- Any shed shall be at least 10 feet to the rear of the house. Any structure with a roof attached to the house is considered part of the principle structure.
- Any shed shall be at least 3 feet from any property line and/or easement lines.
- Sheds are not allowed a second story.
- Maximum height for any shed shall be 14 feet from grade level.
- Proper anchorage of any shed shall be in place prior to inspection. This pertains to light gauge metal sheds mostly.
- Only one shed is allowed on the property.
- An inspection is required when finished.
- The permit shall be posted on the job site for any inspection.
- If electricity is provided in the shed please obtain a handout at City Center. (Electrical Requirements for Accessory Buildings).



Typical site plan regular lot



Typical site plan corner lot

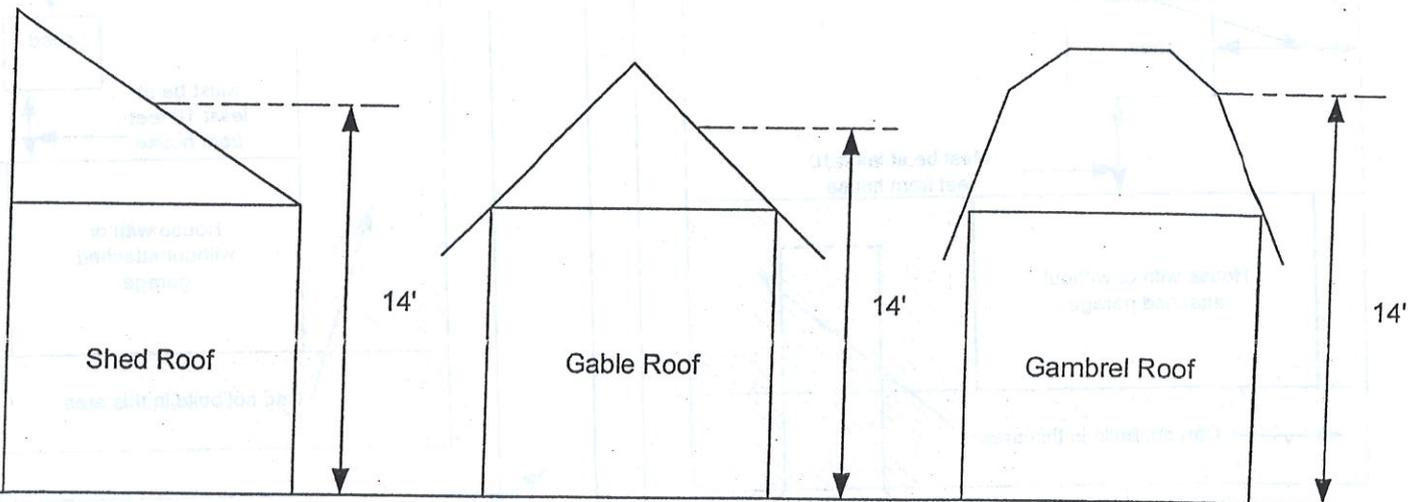
**** Note **** The shed must be to the rear of the principle building.
**** Note **** The hashed out areas are non build-able areas.
 Check with Staff for easements on the property

Anchor system

Sheds may be placed on top of a poured concrete slab, concrete block, or treated lumber. If placing on a concrete slab then the thickness shall be at least 4 inches. An inspection shall be conducted prior to pouring the concrete slab. Metal, vinyl, and sheds of similar material, including any lightweight wood sheds shall have all four corners secured with anchors that twist into the ground a minimum of 12 inches. The top of such individual anchor shall be securely fastened to each corner at the base of the shed. A similar anchor system may be used upon approval.

How to measure height

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)



IMPORTANT PLEASE READ

The zoning ordinance allows a structure up to 3 feet from the property line. The building code allows exterior walls up to three feet from a property line/assumed property line to be non fire rated. Any exterior wall less than 3 feet shall be fire rated.

Per the building code any wall closer than 3 feet shall not have any openings within that wall.

The Zoning ordinance allows the overhang "projections" to be 2 feet maximum but no closer than 12 inches to the property line/assumed property line. The building code however will require any overhang "projection" that extends from the exterior wall closer than 3 feet from the property line to be of one hour fire resistive construction on the underside. If the setback for your garage is three feet from the property line, the overhang will only be allowed to extend a point one-third to the property line or 12 inches, whichever is the most restrictive.