

Accessory Building Requirements



TO BUILD AN ACCESSORY BUILDING IN THE CITY OF JOHNSTON YOU WILL NEED THE FOLLOWING,

- Building Permit Application
- Site Plan showing location of house, decks, all accessory buildings, septic & laterals, easements, & measurements from the proposed accessory building to house, to rear & to side lot lines.
- Construction drawings showing the type of construction materials used as well as the finish color scheme. A brochure if pre-manufactured will also be acceptable.
- Color scheme of the primary residential building must also be submitted.
- If larger than 120 sq. ft., check with the Building Department for footing information.
- **After submitting the Building Permit information to the city, the Permit Application Review can take up to five (5) working days.**

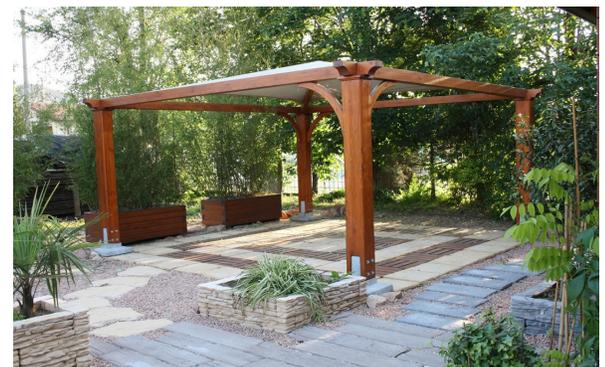


GENERAL GUIDELINES

1. A permit and a fee is required for all accessory buildings.
2. A detached structure of less than 120 square feet in floor area shall have a minimum setback of 3 feet of the property line if located in a side or rear yard.
3. The mid-point of the roof may be no higher than 15 feet.
4. An accessory building may not be constructed in such a way as to impede drainage ways or interfere with overland flowage easements and may not be located within any public easements.
5. Accessory buildings must be constructed of common residential exterior materials with a color scheme consistent with the principal structure.
6. The cumulative area of all accessory buildings shall not exceed 30 percent of the rear yard, 10 percent of the lot area, or the maximum building area shown in the Maximum Accessory Building Area Table (page 3), whichever is more restrictive.
7. No accessory structure shall be permitted before the construction of the principal structure as commenced. Typically after the framing has started.

INSPECTIONS

- Inspections can typically be scheduled the same day as requested. To schedule call (515) 727-7778.



City of Johnston
Building Department
6221 Merle Hay Road
Johnston, IA 50131-0410
Ph: (515) 727-7778 Fax (515) 278-2033
www.cityofjohnston.com
buildingdepartment@cityofjohnston.com



Call Before You Dig!
1-800-292-8989

Notification service for locating underground

Minimum Setback (If used to house animals or fowl)

Zoning	A-1	RE	R-1	R-1A
From Residence	n/a	50	n/a	50
Front Yard	n/a	150	n/a	150
Side Yard	n/a	50	n/a	50
Rear Yard	n/a	50	n/a	50

Minimum Building Setback

Zoning	A-1	RE	R-1			R-1A
			60	75	100	
Front Yard	40	50	30	35	40	40
Side Yard	12	15	7	8	10	12
Sum of Side Yards	30	30	15	17	25	30
Rear Yard	12	15	7	8	10	12

- A. In districts R-1, R-1A, R-E and R-2, no detached accessory structures shall be located between the front lot line and the principal structure’s front building line. In cases of a corner lot, the above provision shall apply to both lot lines abutting a public street.
- B. A detached structure of less than 120 square feet in floor area shall have a minimum setback of 3 feet off the property line if located in the side or rear yard.
- C. Any accessory building that exceeds 720 square feet in area shall comply with all setback requirements for the principal structure. This provision shall not apply to the repair, remodel or replacement of structures permitted prior to the adoption of Ordinance 915 which are not in conformance with this requirement, provided however no such structure can be expanded or enlarged without complying with this provision.

Maximum Accessory Building Height

Zoning	A-1	RE	R-1	R-1A
Measured at mid-point of roof and soffit to grade	16	16	15	16

Materials:

In accordance to Chapter 166.23(3) Accessory Structure Building Materials. Accessory building must be constructed of common residential exterior materials, provided the color scheme of the accessory structure is consistent with the primary residential structure. In addition, accessory buildings over 720 square feet shall be constructed with the same or comparable building materials as the primary residential dwelling. The provisions applicable to buildings over 720 square feet shall not apply to the repair, remodel or replacement of structures permitted prior to the adoption of Ordinance 915 which are not in conformance with this requirement, provided however no such structure can be expanded or enlarged without complying with this provision.