

Accessory Building Requirements

IN ORDER TO BUILD A ACCESSORY BUILDING IN THE CITY OF JOHNSTON, YOU MUST OBTAIN A PERMIT, PASS AN INSPECTION, AND LOCATE PROPERTY LINES.

OBTAINING A PERMIT

To obtain a permit, you will need the following information:

- Building Permit Application - pick up at our office.
- Site Plan showing location of house, decks, all accessory buildings, septic & laterals, easements, & measurements from new accessory building to house, to rear & to side yard(s) to lot lines.
- Wall section/brochure
- If larger than 120 sq. ft., check with the Building Department for footing information.
- **After submitting the Building Permit to the city, the Permit Application Review takes a maximum of five (5) working days.**

PROPERTY LINES

- The City of Johnston does not locate property lines.
- The Building Department can provide you with a plat map showing a property's dimensions.

INSPECTIONS

- An inspection is required for footings and once the structure is complete.
- Inspections can typically be scheduled the same day as requested. To schedule, call the Building Permit Technician at (515) 727-7778.



GENERAL GUIDELINES

1. A permit and a fee is required for all accessory buildings.
2. Accessory buildings are allowed to be erected in rear and side yards only.
3. A detached structure of less than 120 square feet in floor area may be placed within 3 feet of the property line if located in a side or rear yard. A minimum of 5' clearance is required between the accessory building and the principal structure or any other accessory building unless the public utility easements or overland easements are present.
4. The midway point of the roof may be no higher than 15 feet. The roof may overhang into the setback no more than 24 inches.
5. 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.
6. Accessory buildings should be constructed of materials similar to the principal structure and in character with the surrounding building environment as determined by the Community Development Director.
7. 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.
8. If Restrictive Covenants for the property are on file with the applicable County Recorder, the more restrictive requirements apply.
9. No accessory structure shall be erected before the construction of the principal structure.

Johnston

City of Johnston
Building Department
6221 Merle Hay Road
PO Box 410
Johnston, IA 50131-0410
Ph: (515) 727-7778
Fax (515) 278-2033

www.cityofjohnston.com
buildingdepartment@ci.johnston.ia.us



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

Notification service for locating underground

Minimum Lot Areas and Building Setbacks

Zoning	Use	Lot Area (sq. feet)	Lot Width (feet)	Front Yard Setback	Side Yard Setback, Least Width on any One Site (feet)	Sum of Both Side Yard Setbacks	Rear Yard Depth
A-1	All Uses	40,000	150	40	12	30	50
E	All Uses	130,680	225	50	15	35	50
R-1	R-1 (60)	7500	60	30	7	15	35
	R-1 (75)	9500	75	35	8	17	35
	R-1 (90)	12,500	87	35	9	19	35
	R-1 (100)	15,000	100	40	10	25	40
	Two Family Dwellings	20,000	100	35	8	17	35
	Uses in sec. 17.10.030.4 & .5	80,000	175	50	50	100	50
R-1A	Dwelling	15,000	100	40	10	22	40
	Uses in sec. 17.10.040.4	80,000	175	50	50	100	50
R-2	Single Family	7500	60	30	7	15	35
	Two Family	12,500	100	30	10	20	35
	Special Uses	80,000	200	50	50	100	50
R-3	Two Family	12,500	100	30	10	20	35
	Day Care Center	40,000	150	50	25	50	50
	Multiple Family	80,000	200	50	25	50	50
R-4	Day Care Center	40,000	150	50	25	50	50
	Multiple Family	80,000	200	50	25	50	50
	Assisted Living	80,000	200	50	25	50	50
	Special Uses	80,000	200	50	25	50	50
R-5	Mobile Home Parks	200,000*	300*	*	*	*	*
	Special Uses	80,000	200	50	25	50	50
CO	All Uses	20,000	100	30	10	20	35
C-1	All uses	20,000	100	30	10*	20*	35
C-2	All uses	20,000	100	30	10*	20*	35
C-3	All uses	20,000	100	30	10*	20*	35
PC	All uses	40,000	200	50*	20	40*	50
IC	All uses	40,000	200	50*	20	40*	35
M-1	All uses	20,000	100	50	10*	20	50
M-2	All uses	20,000	100	50	10*	20	50
PUD	**	**	**	**	**	**	**

Notes:

* See Zoning Ordinance for additional details & requirements

** Requirements vary for each PUD. Contact City of Johnston Community Development Department for more information.

Lot Width the lot width measured at the front building setback line.

Front Yard area between the front lot lines (those property lines abutting a public street) and the building line

Rear Yard area from the rear property line to the building line; on a corner lot, the rear property line is the lot line opposite the shortest front lot line

Side Yard Any yard not considered a front or rear yard

Minimum Setback**

Zoning	A-1	E	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	30	30	15	17	25	30
Rear Yard	12	15	7	8	10	12

Minimum Setback (If used to house animals or fowl)

Zoning	A-1	E	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

Maximum Accessory Building Height

Zoning	A-1	E	R-1	R-1A
Measured at mid-point of ridge and soffit	16	16	15	16

Maximum Accessory Building Area (square feet)***

Lot Size (acres)	A-1	E	R-1	R-1A
Less than 1	1600	n/a	1600	n/a
1 to less than 2	2000	n/a	2000	2000
2 to less than 3	2400	n/a	2400	2400
3 to less than 5	3000	3000	3000	3000
5 to less than 10	3600	3600	3600	3600
10 to less than 15	4200	4200	4200	4200
15 or greater	4500	4500	4500	4500

Notes

*Accessory buildings, except buildings housing animals and fowl, may be erected as part of the principal structure provided they adhere to the setback requirements of the principal structure. This provision would apply to an accessory building connected by a breezeway or similar structure.

** A detached structure of less than 120 square feet in floor area may be placed within 3 feet of the property line if located in a side or rear yard.

*** 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 table above, whichever is most restrictive.