



THRIVE. EVERY DAY.

TO BUILD AN ACCESSORY BUILDING IN THE CITY OF JOHNSTON, PERMITS AND INSPECTIONS ARE REQUIRED.

- Building Permit Application from the website or City Hall
- 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 and 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.
- Submit the Building Permit information to the city by email at : [buildingdepartment@cityofjohnston.com](mailto:buildingdepartment@cityofjohnston.com)
- Permit Application Review can take up to five (5) working days.
- As projects vary, inspections needed will also vary, these should be determined during review.
- The City does not locate property lines or pins, the property owner is responsible for locating. Property pins shall be visible at the time of inspection.

### Inspections

- Inspections can be scheduled by calling (515) 727-7778.



# Accessory Building Requirements



### GENERAL GUIDELINES

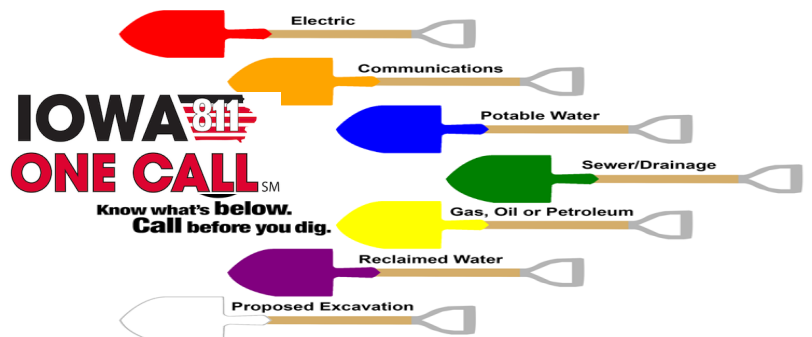
- No accessory structure shall be constructed upon a lot until the construction of the principal structure has been commenced.
- No accessory structure shall be used if the principal structure has been unused for a period of six (6) months or longer.
- Accessory structures housing non-domestic animals or fowl shall not be attached to the principal structure.
- Structures which contain common amenities, including clubhouses, within a residential development or complex shall be considered principal structures.

### Accessory Structure Building Materials

- Structures that are accessory to single-unit or two-unit dwellings shall be constructed of common residential exterior materials provided the color scheme of the accessory structure is consistent with the principal structure.
- Structures that are accessory to residential uses with three (3) or more units or non-residential uses shall be constructed with building materials meeting the architectural requirements listed in Chapter 185 Architectural Standards.



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**Table 177.1 Detached Accessory Structure Dimensions**

Lot Size	Maximum Total Area (sq. ft.)	Maximum Sidewall Height (ft.)
Less than 1 acre	1,600	12
1 acre to less than 3 acres	2,400	14
3 acres to less than 5 acres	3,000	14
5 acres to less than 10 acres	3,600	16
10 acres or more	4,500	16

**Setbacks**

- Detached accessory structures shall be located no closer to the front property line than the front building line of the principal structure. In cases of a corner lot, this requirement shall apply to both lot lines abutting a public street.
- Structures accessory to residential uses with three (3) or more units which are required to provide parking spaces listed in Chapter 180 Off-Street Parking, Loading, and Circulation shall be located a minimum of 15 feet from any property line.
- The required side yard setback for detached accessory structures shall be as follows:
- Accessory structures less than 120 square feet shall have a minimum side yard setback of three (3) feet.
- Accessory structures exceeding 120 square feet shall have a minimum side yard setback equal to the principal structure side yard setback for the zoning districts in which they are located.

**The required rear yard setback for detached accessory structures shall be as follows.**

- Accessory structures less than 120 square feet shall have a minimum rear yard setback of three (3) feet.
- Accessory structures between 120 square feet and 440 square feet shall have a minimum rear yard setback equal to the principal structure side yard setback required for the zoning districts in which they are located.
- Accessory structures between 440 square feet and 720 square feet shall have a minimum rear yard setback equal to half the distance between the required side and rear yard setbacks for principal structures for the zoning districts in which they are located. Refer to Chapter 177.03 for details.
- Accessory structures larger than 720 square feet shall meet the principal structure rear yard setback required for the zoning districts in which they are located.
- Accessory structures shall meet fire code requirements for building separation.



- Accessory structures shall meet fire code requirements for building separation.
- The cumulative area of all detached accessory structures on a lot shall not exceed the most restrictive of the following standards, unless a special exception is granted as provided for in Subsection 177.03.5.
- The cumulative area of all detached accessory structures shall not exceed 30 percent of the rear yard.
- The cumulative area of all detached accessory structures shall not exceed 10 percent of the total lot area.
- The cumulative area of all detached accessory structures shall not exceed the total area listed in Table 177.1.

**177.01 ACCESSORY DWELLING UNIT (ADU)**

1. Only one (1) ADU may be created per property.
2. There shall be no more than two (2) occupants per bedroom.
3. The property owner shall comply with Chapter 153 Residential Rental Code.
4. An ADU shall be between 300 and 900 square feet in size.
5. Off-street parking spaces must be available for use by the owner-occupant(s) and tenant(s) with at least two (2) spaces available for the principal residence and two (2) spaces available for the accessory dwelling unit. All parking spaces shall be located within a structure or on a paved dustless surface.
6. An ADU in a detached accessory structure must also meet the following requirements:
  - A. The square footage of the detached ADU shall be counted toward to the total allowable detached accessory structure area on a lot as listed in Table 177.1 of Section 177.03 Accessory Structure.
  - B. The accessory structure containing the ADU shall follow the setback standards for an accessory structure as identified in Section 177.03. An existing accessory structure may not be converted into an accessory dwelling unit if required setbacks are not met.
  - C. The accessory structure containing the ADU shall be located at least five (5) feet from any other structure.
  - D. The accessory structure containing the ADU must meet zoning district height restrictions for an accessory structure, unless a special exception is granted.
  - E. A deed restriction shall be created and recorded with Polk County restricting the independent sale of an ADU and requiring adherence to size limitations and