

SHEDS



General Regulations

- A building permit is required for all sheds over 40 square feet in area. While sheds 40 square feet or less do not require permits, they are still required to comply with all Zoning regulations.
- Property owners listed as title holders per the Polk County Assessor are allowed to obtain shed permits. Any other entity obtaining a shed permit must be a contractor currently registered through Iowa Department of Inspections, Appeals, & Licensing. Sheds on rental properties and in mobile home communities require written owner permission if applicant is not the property owner.
- Inspections are required for permitted sheds. Required inspections are listed on the permit. It is the homeowner's duty to call 515-957-5128 for a final inspection when shed installation is complete.
- Any electrical work to the shed requires a separate electrical permit to be obtained by a State-licensed electrical contractor.
- Only one shed is allowed per lot. All accessory buildings shall not occupy more than 30% of rear yard.
- All sheds shall be located in a rear yard. See Yard Diagrams on Page 2.
- Sheds shall not exceed 160 square feet in area. (A 10'x 16', for example, is the most common maximum size shed allowed.) Buildings larger than 160 SF up to 1000 SF are considered detached garages, require permits, and are subject to different construction requirements.
- Sheds shall not exceed 14 feet in height. (See Allowable Height diagrams on Page 2)
- Sheds shall be at least 6 feet from the principal structure into the rear yard.
- Sheds shall be at least 3 feet from property lines. Any easement widths along lot lines supersede this requirement. No eave or overhang shall extend closer than 12 inches to a rear or side lot line.
- It is the responsibility of the property owner to locate property pins. The City of Altoona does not verify or locate property lines/property pins/markers. If you cannot find them, you may need to hire a surveyor.
- Confirming property lines, buried utilities, easements, restrictive covenants, and association requirements are strictly the responsibility of the owner and/or contractor. Prior to the placement of a shed, please check all covenants to verify the size, type, location, and intended materials are acceptable and allowed for your property. The City does not keep restrictive covenants on file; copies of restrictive covenants are available through the Polk County Recorder. Contact recorder@polkcountyiowa.gov or 515-286-3160.
- If your project requires digging, your first step is to contact Iowa One Call. Iowa law requires you to contact Iowa One Call at least 48 hours in advance (not including the day of notice) for the locating of underground facilities (electric, gas, water, sewer, telecommunications, etc). Call 811, 1-800-292-8989, or file your locate requests online at www.iowaonecall.com. This is a free service.

Easements

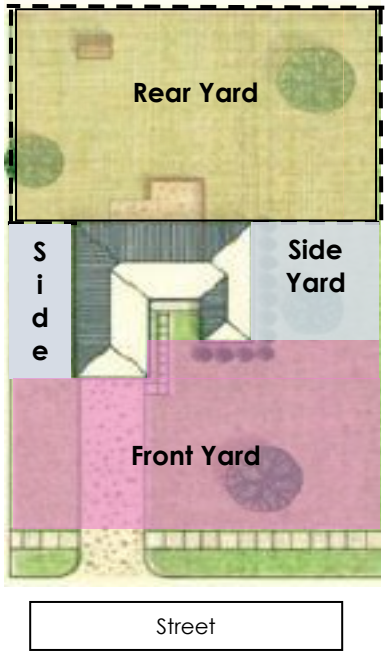
- An *easement* gives another party the legal right to access or utilize a specific portion of your property for a designated purpose. Typical easements include such uses as public utilities, drainage, storm, sanitary, landscaping, gas, access/ingress, and electric. While the easement grants another party rights to access, install, maintain, and perform repair work on the infrastructure within the easement, the property owner still holds fee title to the land and can use it for purposes that do not interfere with the easement. As such, permanent structures are not allowed in easements.
- No shed or overhang may be located in or upon an easement, including roof overhangs, even if the shed is on skids.
- Most properties have one or more easements, which can often be found on the plat and are legally recorded with the Polk County Recorder. You can search for and download them from the Recorder's website. You can also use a tool on the City website to start your search for easements on your property. Visit www.altoona-iowa.com. Click How Do I > Learn About > Easements > Property Information Viewer. Search for your address. Contact our office and we would be happy to assist you with locating easement information for your property.

To Apply

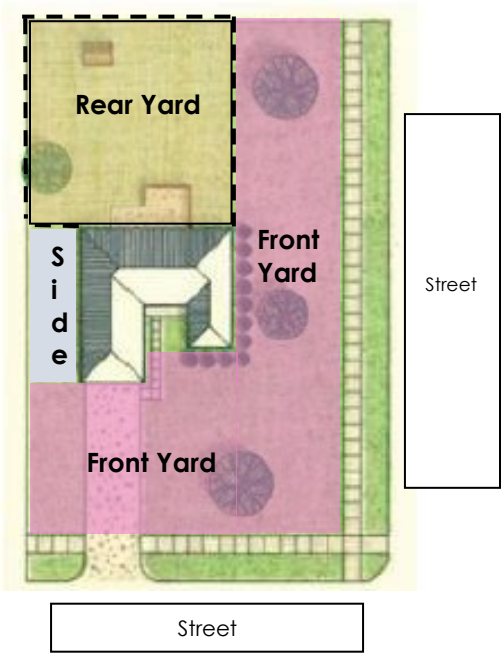
- Shed permits can be obtained on our online portal at www.citizenserve.com/altoona. Under Permits, click Apply for a Permit > Residential Building Permit > Accessory Structure.
- You will need to upload an aerial site plan with the shed location drawn/marked in relation to the property lines. An aerial can be obtained online through the Property Information Viewer referenced above or at Polk County GIS. If your property is new construction not yet reflected on Polk County aerials, please contact our office; we can provide you with the new construction site plan, which will show where the builder intended to place the house on the lot in relation to lot lines and easements.
- The permit fee for a yard shed is based upon the valuation per square foot per the Schedule of Fees adopted by City Council and will cost between $29.00 and $66.00, depending on size.
- Permits can take up to five business days to process.
- Questions? Call the Building Department at 515-957-5128.

Yard Diagrams

TYPICAL **NON-CORNER** LOT



TYPICAL **CORNER** LOT



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.

