

Current zoning: accessory structure buildable is 1500 square feet average parcel size .13 to .17 acres.

Lot size to Oelwein land parcel by design of .25 would be 52 feet by 207.8 feet

Average parcel size to city of Oelwein: 50 feet by 120 feet or 6000 square feet equal to average .13 acres or 50 feet by 150 or 7500 square feet equal to average .17 acres.

Average newer addition parcel size to city of Oelwein: 75 feet by 140 feet or 10500 square feet equal to average .25 acres.

Zoned Residential with non-residence accessory buildings only

Less than 50 feet by 120 feet or 6000 square feet, 1000 square feet accessory buildings

This is the amount of square feet prior August 2017 change to 1500 square feet.

Greater than 6000 square feet or (.13) 1500 square feet and less than (.18) acres

Greater than 7500 square feet or (.18) 2000 square feet and less than (.25) acres

Greater than 10500 square feet or (.25) 2500 square feet and less than (.50) acres

(Example) Maximum accessory buildings per lot size: 30 x 50 or 1500 sq. ft. of buildings less than .18 acres and 50 x 50 buildings or 2500 sq. ft. at .25 acres and less than .5 acres.

Larger than 2500 square feet with no primary residence structure accessory buildings recommended for commercial zone

Zoned Residential with no Residential Structures

Structure with no primary residential building, owner occupied for personal usage and storage

Rental structures and multi-divided within rental Structure having no primary residence building, permitted by request for variance adjustment process of solo property or recommended to commercial zone. (Keeps peace with neighboring property owners)

Buildings and grounds maintenance with non-residence accessory buildings to be maintained to current zoning requirements. Steel, wood, or plastic temporary structures 10' x 16' or less dimension size must be base weighted or anchor secured or placed within a 6' fence not less than 2 feet from any known easement and property line. All vehicles or trailers on a secondary surface drive located near the rear area of property, secondary drive can be length of property located near property line/ not passed.

Note: 10' x 16 county taxable, 10' x 10' or less not taxed per county Assessor office.

Construction of *non-residence* Structures Zoned Residential

Distance from street with non-residence accessory buildings, 35', (standard dimension) @ base of building and side distance 8' from eve, not @ base.

Distance from alley 25' (standard dimension), side distance 8' from eve, not @ base from alley.

Non-residence accessory buildings main entrance, primary drive hard surface from street and secondary surface from alley.

Construction of Structure to be of a permanent manner with proper concrete piers base or footings when larger than twenty-eight feet by twenty-eight feet dimensions on a floating slab is permissible. Entry doors, siding, and windows to meet current permanent building construction standards, corrugated or grooved steel panel siding placed on structures larger than 10' X 16' should be discouraged or out of noticeable sight from front and side lot lines.

Residential corner location with adjacent side to street or alley

- 1) Postal address used as primary frontage
- 2) When owner requests a special exemption to add an accessory building under these conditions, approval is allowed by City Zoning Enforcement personnel, however all zoning dimensions and guide lines should be applied where achievable.
- 3) Standard zoning statement for the above is: **when the zoning dimensions are unachievable, minor adjustments are within the discretions and moderations of the City Zoning Enforcement personnel.**

Zoned Residential Maintenance

Current accessory buildings in need of repair or removal with or without primary residence structure.

- 1)) Constructing clear and crucial simplified standards to address repair or removal of decrepit accessory buildings and land maintenance, (Storm debris, lack of building & lawn care)
- 2) Clarify and simplify Residential zoned neighboring lands and public property when encroachment structures are decrepit.

Buffer zones

- 1) Residential buffer zones are an area between plotted parcels with residential structure or business and one without residential structures.