

February 21, 2022



Council,

Based on discussion of the Planning and Zoning Commission and your request of a follow up conversation the following main issues are the problems we see with allowing a plot to have an accessory structure built with no primary structure:

1. Nuisances: A garage without a primary structure could attract nuisances such as rodents, insects, or vermin. This could be particularly problematic if the garage is used for storage, as it may provide a place for pests to nest.
2. Vandalism: A garage without a primary structure may be more vulnerable to vandalism, particularly if it is left unoccupied or unused for long periods. This could be a particular concern in areas with high rates of property crime.
3. Squatters: An unoccupied garage may attract squatters, particularly if it is located in an area with a high demand for housing. Squatters could potentially use the space for illegal activities or cause damage to the property.
4. Zoning violations: Allowing a garage to be built without a primary structure may also create zoning violations if the garage is later converted into a living space or used for purposes that are not allowed under local regulations.
5. Increased traffic: A new garage may attract more traffic to the area, particularly if it is intended to be used as a workspace or storage facility. This may cause congestion on nearby roads, particularly if the area is already heavily populated.
6. Decreased property values: Depending on the area, a garage without a primary structure may negatively impact property values. This could be particularly true in residential areas where garages without homes might be perceived as less desirable.
7. Aesthetic concerns: A garage without a primary structure may not fit with the overall aesthetic of the neighborhood or community. This could be an issue particularly in areas where there are strict zoning regulations or architectural guidelines.
8. Environmental impact: The construction of a garage without a primary structure may have environmental impacts, such as the loss of green space and natural habitats. Additionally, it may increase runoff, leading to erosion and water pollution.



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9. Appraisal challenges: A garage without a primary structure may be difficult to appraise and could potentially lower the value of the property. This could be particularly true if the garage is not in compliance with local building codes or zoning regulations.

10. Marketability concerns: A property with a garage but no primary structure may be less marketable than other properties in the area. This could be a concern for homeowners who plan to sell their property in the future.

11. Financing challenges: Financing may be more difficult to obtain for a property with a garage but no primary structure, particularly if the garage is not in compliance with local building codes or zoning regulations.

12. Resale value: The resale value of a property with a garage but no primary structure may be lower than other properties in the area. This could be particularly true if the garage is not in compliance with local building codes or zoning regulations.

Based on these issues and discussion points it continues to be our recommendation to uphold our current zoning standards of not allowing building of an accessory building on a plot without first having a listed principal structure or use.

David Kral
-Building Official/Zoning Administrator

