



October 13, 2022

Council,

Based on discussion of the Planning and Zoning Commission I have the following recommendation for the allowance of square footages for accessory structures on R-1 and R-2 zoned properties in Oelwein.

\*Something to keep in mind is, by our code, an attached garage is considered an accessory structure: \*

Acres	Accessory Structure sq ft allowed
.25	1500 sq ft
.50	2000 sq ft
.75	2500 sq ft
1.0	3000 sq ft
1.5	4000 sq ft
3	5000 sq ft

Our current code is:

**R-1 District**

**Section 202.2(7) (a)** Parcels of less than .5 acres may allow for accessory structure(s) attached or detached of maximum combined size not to exceed 1,500 square feet of combined floor area and height to the peak not to exceed 18 feet.

**Section 202.2(7) (b)** Parcels of less than 3 acres but larger than .5 acre may allow for accessory structure(s) attached or detached of maximum combined size not to exceed 2,000 square feet of combined floor area and height to the peak not to exceed 20 feet.

**Section 202.2(7) (c)** Parcels of 3 acres or larger may allow for accessory structure(s) attached or detached of 5000 square feet of combined floor area and height to the peak not to exceed 35 feet. Section 2.

**R-2 District**

**Section 203.2(7) (a)** Parcels of less than .5 acres may allow for accessory structure(s) attached or detached of maximum combined size not to exceed 1,500 square feet of combined floor area and height to the peak not to exceed 18 feet.

**Section 203.2(7) (b)** Parcels of less than 3 acres but larger than .5 acre may allow for accessory structure(s) attached or detached of maximum combined size not to exceed 2,000 square feet of combined floor area and height to the peak not to exceed 20 feet.

**Section 203.2(7) (c)** Parcels of 3 acres or larger may allow for accessory structure(s) attached or detached of 5000 square feet of combined floor area and height to the peak not to exceed 35 feet.





Using the recommended sizes from Planning and Zoning code should be changed as follows:

### **R-1 District**

**Section 202.2(7) (a)** Parcels of less than .5 acre may allow for accessory structure(s) attached or detached of maximum combined size not to exceed 1,500 square feet of combined floor area and height to the peak not to exceed 18 feet.

**Section 202.2(7) (b)** Parcels of less than .75 acre but larger than .5 acre may allow for accessory structure(s) attached or detached of maximum combined size not to exceed 2,000 square feet of combined floor area and height to the peak not to exceed 20 feet.

**Section 202.2(7) (c)** Parcels of less than 1.0 acre but larger than .75 acre may allow for accessory structure(s) attached or detached of maximum combined size not to exceed 2,500 square feet of combined floor area and height to the peak not to exceed 20 feet.

**Section 202.2(7) (d)** Parcels of less than 1.5 acre but larger than 1.0 acre may allow for accessory structure(s) attached or detached of maximum combined size not to exceed 3000 square feet of combined floor area and height to the peak not to exceed 20 feet.

**Section 202.2(7) (e)** Parcels of less than 3 acre but larger than 1.5 acre may allow for accessory structure(s) attached or detached of maximum combined size not to exceed 4000 square feet of combined floor area and height to the peak not to exceed 20 feet.

**Section 202.2(7) (f)** Parcels of more than 3 acre may allow for accessory structure(s) attached or detached of maximum combined size not to exceed 5000 square feet of combined floor area and height to the peak not to exceed 20 feet.

### **R-2 District**

**Section 202.2(7) (a)** Parcels of less than .5 acre may allow for accessory structure(s) attached or detached of maximum combined size not to exceed 1,500 square feet of combined floor area and height to the peak not to exceed 18 feet.

**Section 202.2(7) (b)** Parcels of less than .75 acre but larger than .5 acre may allow for accessory structure(s) attached or detached of maximum combined size not to exceed 2,000 square feet of combined floor area and height to the peak not to exceed 20 feet.

**Section 202.2(7) (c)** Parcels of less than 1.0 acre but larger than .75 acre may allow for accessory structure(s) attached or detached of maximum combined size not to exceed 2,500 square feet of combined floor area and height to the peak not to exceed 20 feet.

**Section 202.2(7) (d)** Parcels of less than 1.5 acre but larger than 1.0 acre may allow for accessory structure(s) attached or detached of maximum combined size not to exceed 3000 square feet of combined floor area and height to the peak not to exceed 20 feet.

**Section 202.2(7) (e)** Parcels of less than 3 acre but larger than 1.5 acre may allow for accessory structure(s) attached or detached of maximum combined size not to exceed 4000 square feet of combined floor area and height to the peak not to exceed 20 feet.

**Section 202.2(7) (f)** Parcels of more than 3 acre may allow for accessory structure(s) attached or detached of maximum combined size not to exceed 5000 square feet of combined floor area and height to the peak not to exceed 35 feet.





Below are some comparatives of surrounding communities and their related code.

NOTE: some of these codes pertain only to DETACHED accessory structures and attached garages and structures are considered part of the primary building

**Waterloo:**

Detached accessory structures shall not occupy more than 30% of the rear yard and not be greater than 1800 sq ft

**Cedar Falls:**

Less than one acre detached Not to exceed 1,024 sq ft nor 45% of rear yard, whichever is less.

Lot area	Max size of all detached structures
At least 1 acre but not more than 2	1200 sq ft
>2 but <3	1400 sq ft
>3 but <5	1600 sq ft
>5 but <8	3000 sq ft
>8 but <11	4000 sq ft
>11 but <20	5000 sq ft

**Waverly:**

Lot Area	Max size of accessory buildings
Up to 8700 sq ft	720 sq ft not to exceed 30% of rear yard
8700 – 13,333 sq ft	No one building >720sq ft; total of all buildings not to exceed 800 sq ft
13,333 sq ft – 1 acre	1000 sq ft
>1 acre	2000 sq ft

**New Hampton:**

No building or buildings shall occupy more than 30% of rear yard

**Fayette:**

No specific regulations





**Hudson:**

No building or buildings shall occupy more than 30% of rear yard

**Charles City:**

Shall not occupy more than 30% of a required rear yard and it shall not be greater than 1000 sq ft on a plot less than 1 acre. A 440 sq ft garage may be added on top of the 1000 sq ft. Only one garage allowed on single-family dwelling lots.

***-David Kral  
Building Official and Zoning Administrator***



20 2nd Ave. S.W.  
Oelwein, Iowa 50662



buildingadmin@CityofOelwein.org  
www.CityofOelwein.org



Phone: (319) 283-5862  
Fax: (319) 283-4032