

R-1/R-2/R-3 Zoning Guidelines for Houses, Garages and Sheds

A DETACHED GARAGE, however, can be 6 FEET from the rear property line.

ALONG THE SIDES OF YOUR LOT, your house and garage generally should be at least 6 FEET from your property line. CORNER LOTS and THROUGH LOTS must meet this guideline on the 2 sides of the lot that are not along the street.

A detached storage shed of 120 square feet or less can be located at least 3 feet from the side and rear property lines and located at least 6 feet from the house. Sheds over 120 square feet can be located at least 6 feet from the side and rear property lines.

Do I have to provide paved parking on my lot?



Yes. If you have a house or duplex built or expanded after 1985, you are required to have a driveway paved with either concrete, asphalt or brick. If you build or expand a house or duplex, you must install a paved driveway when the house or duplex is occupied.

If you build or expand a garage or carport, you must install a paved driveway. Any parking area or pad must be paved.

For a single-family house, you will need enough area to park 2 cars. For a duplex, you will need enough area for 4 cars. This area can be included inside a garage, under a carport, or on an asphalt or concrete driveway. Don't count parking spaces on the street.

***Please note:** It is your responsibility to locate your property lines and to check your abstract for easements and restrictive covenants.*

This guide is not intended to cover every aspect of zoning guidelines for R-1, R-2 and R-3 zoning and should not be considered the final or definitive authority on any of the matters it addresses. It is only a general guide. Questions on specific projects should be addressed to the following:



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Planning Services Department
City Hall—50 W. 13th Street
563-589-4210

www.cityofdubuque.org

Zoning Guidelines for Houses, Garages and Sheds

R-1/R-2/R-3 Zoning Districts



R-1/R-2/R-3 Zoning Guidelines for Houses, Garages and Sheds

Here are some tips that explain the zoning guidelines to help you build a new house, garage, or storage shed; add onto your house with a porch, deck, garage, carport or new room; or add onto your garage or storage shed.

What is zoning?

Zoning is a set of guidelines that tell you what you can use your property for and where you can build on your lot.

Why do we have zoning?

To promote a sound, safe, healthy and desirable community;

To encourage good development and support the conscientious developer;

To protect existing property values and uses while providing for future generations.

How big can I build my house or garage?

Your house—including porches, decks and attached or detached garages—can be up 40% of the size of your lot. First, measure the outside dimensions (length times width) of your house



(include any porch, deck, carport or garage) and any detached buildings not connected to the house. This gives you the area or square footage of your house and garage.



Now, compare it to the size of your lot. For example, you could have up to 2,400 square feet of house and garage on the ground level with a 60 by 100 foot lot ($.40 \times 60 \times 100 = 2,400$).

Any **DETACHED GARAGE** (not connected to the house) must be smaller in square footage than the house and no larger than 1,000 square feet.

How high can my house or garage be?

Your **HOUSE** can be up to 30 FEET high and any **DETACHED GARAGE** can be up to 15 FEET high. Measure from the ground to halfway between the top of the walls and the peak of the roof.

How close to my property lines can I build my house or garage?

First, you'll need to locate your property lines. Property lines may be marked by metal pins, stakes or similar

markers. **FRONT** property lines generally are 10 feet from the back of the street curb. Property lines do **NOT** necessarily follow the sidewalk, curb or fence line. If you cannot find your property lines or are uncertain about their location, you may want to have your property surveyed. You can find licensed surveyors listed in the Yellow Pages of the phone book under "surveyors—land".

ALONG ANY STREET, your house generally should be at least 30 FEET but no more than 60 FEET from the back of the curb. If your **GARAGE** faces the street, it should be 30 FEET from the back of the curb. **CORNER LOTS** and **THROUGH LOTS** (having a street in front and in back) have to meet these guidelines along both streets.

IN THE BACK YARD OR ALONG ANY ALLEY, your house and all attached garages must be set back from your property line a distance of at least 20 feet.

