

## OTHER INFORMATION

### TREES

- For residential development, trees need to be planted at a ratio of one large tree for each 40' street frontage or one small tree for each 30' of a lot frontage. A list of recommended trees and planting specifications is available from the Building and Planning Department. Overall, each residential lot must contain one tree for every 3000 sq ft of lot size.
- An application to plant trees in the R-O-W can be obtained from the Building and Planning Department.

### HOME OCCUPATIONS

- Home occupations are defined as a business, occupation, or profession carried on within a residential dwelling by a resident thereof and are allowed only when they meet the following criteria:
  - No external evidence of the occupation. One small sign is allowed.
  - No emission of smoke, dust, odor, fumes, flare, noise, vibration, electrical or electronic disturbance detectable at the lot line.
  - No general stock of goods and no display of samples on site.
  - No continual visits by the general public.

### NUISANCES

- The Building and Planning Department handles the city's nuisances including tall grass, junk vehicles, safety issues, and accumulations of garbage. Nuisances are a city wide concern. The city has vested interest in cleaning up these problems and in making every effort to keep our city as clean and beautiful as possible.
- When you see a property that contains this type of nuisance, we appreciate your help. To report your concerns, call the Building and Planning Department at 641-236-2600. A city representative will inspect the property and take all actions appropriate.

#### **NOTE:**

The information contained in this brochure is general in nature and should be used as a guide only. For specific information or to discuss any project, please contact the Building and Planning Department of the City of Grinnell located on 520 4<sup>th</sup> Avenue or call 641-236-2600.

# A Quick Guide To Building Regulations



For the  
City of Grinnell



## RESIDENTIAL ZONING

### PRINCIPAL BUILDINGS

- This data is for regular, interior lots only.
- Corner and unusual lots have special rules.
  - For more information check Chapter (165.13) of the Grinnell City Code.
- **Setbacks:**
  - Front yard: 25'
  - Rear yard: 35'
  - Side yard: 8' for a one-story  
10' for a two-story  
12' for a three-story  
14' for a four-story
- **Building Height:**
  - R-1 zone is a maximum of 35'
  - R-2 zone is a maximum of 35'
  - R-3 zone is a maximum of 50'
- **Building Width:**
  - Minimum of 24' in all residential zones

### ACCESSORY BUILDINGS

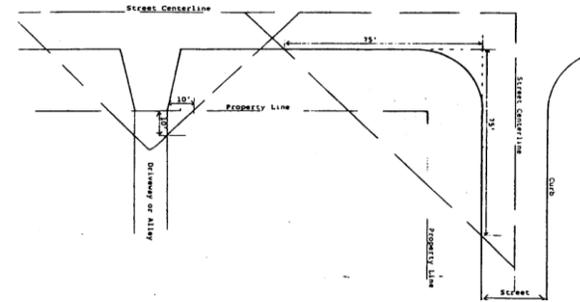
- **Setbacks:**
  - Side yard: Same as principal building Ex: 8', 10', etc.
  - Rear yard: Minimum of 2' from an alley, and 3' from any adjoining property line (for an 8' wall). For each additional foot of wall height the setback increases by 1' to a maximum of 10'.
- **Lot Area:** Accessory buildings can occupy no more than 30% of the rear yard.
- **Building Height:** Maximum height of any accessory building cannot exceed the height of the principal building or 25' (**whichever is less**).

### FENCES:

- All Fences must meet our visibility requirements shown on the diagram at the top of the next page and the better appearing side must face your neighbor's property.
  - All 6' tall fences must have posts embedded in concrete at least 42" deep.
- **Height:**
  - Front Yard: 4'
  - Rear and Side yards: 6'
- **Location:** Fences must be placed on your property such that it can be maintained without trespassing.

## VISIBILITY REQUIREMENTS

- Fences, trees, signs and other plantings cannot obstruct view between 2' and 10' about the ground in the triangles as shown in the diagram below. This helps to insure pedestrian and vehicle safety at driveways and intersections.



## BUILDING CODE

- The City of Grinnell has adopted the following:
  - 2018 International Mechanical & Uniform Plumbing Codes
  - 2017 National Electric Code
  - 2015 International Building, Residential, Existing Building, Fire, and Property Maintenance Codes
  - 2012 International Energy Conservation Code
  - 2010 ADA Standards

## PERMITS

- Permits shall be obtained from the Building and Planning Department before performing any work which is regulated by the provisions of the codes adopted in this section.
- Those items that do not require building permits include: non-structural alterations not exceeding \$500, replacing of what is currently existing as long as it's of equal size, paneling, cabinet replacements, door & window replacements, storm windows, screens, railings, repairs of porches and ordinary maintenance work.
- If you have any permit questions, please contact the Building & Planning Department at 641-236-2600.

## FEES

- Permit fees are based on the valuation of the work performed, including both materials and labor, as well as flat rate items. Permit fees include all normal reviews and inspections.
- Permits must be obtained from the Building and Planning Department located at 520 4<sup>th</sup> Avenue (**prior to starting work**).