

How long will it take to get my permit?

A zoning compliance permit that does not require a variance will take 3 to 5 working days to process. This allows our utility personnel to determine that your project will not conflict with existing service lines or meters.

If a variance is required, the process takes longer and paperwork and fees must be submitted in a timely manner. The Board of Adjustment only meets on the 2nd Tuesday of the month. Applications must be submitted a minimum of ten working days in advance of this meeting to allow for processing and required publication.

This brochure includes a summary of the regulations regarding accessory buildings. Please refer to Volume II of the Estherville City Code for additional regulations.

Building related forms are available online. Visit our website at www.cityofestherville.org and click on the Housing/Building Information link.



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Guide to Building a Shed



A zoning compliance permit is required to construct or replace a shed that is larger than 100 square feet.

A residential lot must have a permitted principle structure (house) to allow a shed to be constructed.

A shed may not be located in a front yard. Keep in mind that corner and through lots have two front yards.

Shed may not exceed a height of 20' or the height of the existing house whichever is less, as measured from the grade of the house.

Detached accessory structures in a residential district over 120 square feet shall be constructed with the same or similar materials utilized on the principal building. Prohibited materials include: panels made of ribbed metal, fiberglass, vinyl resin, or plastic; tarps made of plastic, canvas, or vinyl; unpainted corrugated metal panels; and, non-exterior grade plywood, OSB or similar products. Metal roofs are allowed provided they are constructed with metal roofing material with a baked enamel finish. The board of adjustment is not authorized to grant exceptions from the provisions of this subsection.

Accessory buildings measuring 120 square feet or less may be constructed of metal siding with a baked enamel finish, or plastic that has been approved by the building official for structural integrity and durability. Accessory buildings less than 100 square feet are exempt from obtaining a permit but must still meet setback requirements. Buildings of this size are limited to 10 feet in height at the peak.

Temporary membrane storage structures are not permitted on any residential properties.

If the shed is located entirely in the rear yard, the required setbacks are 5 feet from the side lot line and 5 feet from the rear lot line.

If the shed is located in the side yard, the setback from the side property line is increased to 6 feet.

If you have utility easements on your property the required setback will be determined by the width of the easement if greater than the required setback.

Residential lots are allowed to have a cumulative total of 900 **square** feet of accessory buildings. If the addition of a shed causes your total accessory building square footage to exceed this amount, application for a zoning variance will be necessary.

A variance request will also be required if you cannot meet the required setbacks. **A current survey of your property is required prior to construction if a variance is granted on a side or rear setback requirement.**

