

**PLANNING & ZONING COMMISSION MEETING OF AUGUST 11, 2014**

**NOTICE OF MEETING AND PROPOSED AGENDA  
OSKALOOSA PLANNING AND ZONING COMMISSION  
AUGUST 11, 2014  
REGULAR MEETING 4:30 P.M.  
CITY COUNCIL CHAMBERS, CITY HALL  
220 SOUTH MARKET STREET**

1. CALL TO ORDER/ROLL CALL:  
Chair: Booy\_\_\_; Members: Barnhart\_\_\_; Campbell \_\_\_; Comfort \_\_\_; Keep \_\_\_;
2. APPROVAL OF THE MINUTES FOR THE JULY 14, 2014 MEETING.
3. CITIZENS TO BE HEARD (With reference to non agenda items):
4. PRELIMINARY PLATS: None
5. FINAL PLATS: None
6. STREET AND ALLEY VACATIONS:
  - A. Item 6-A: Consider vacation and sale of 120' X 16.5' of the North-South alley and 56.5' X 16.5' of the East-West alley adjacent to 701 High Avenue West.
  - B. Item 6-B: Consider vacation and sale of 60' X 16.5' of the East-West alley adjacent to 701 2<sup>nd</sup> Avenue East.
7. ORDINANCES: None
8. REQUESTS FOR REZONING: None
9. SITE PLANS:
  - A. Item 9-A: Consider revisions to a site plan for the property referred to as Tuscan Village located at 1510 Edmundson Drive.
10. PUBLIC HEARING: None
11. MISCELLANEOUS BUSINESS: None
  - A. Item 11-A: Review the Oskaloosa Municipal Code to update the accessory building guidelines.
12. ADJOURNMENT: \_\_\_:\_\_\_ P.M.

**NOTICE: IF YOU REQUIRE SPECIAL ACCOMMODATIONS, PLEASE CONTACT THE CITY MANAGER'S OFFICE AT LEAST 24 HOURS PRIOR TO THE MEETING AT 673-9431.**

CITY OF OSKALOOSA  
PLANNING & ZONING COMMISSION  
REGULAR MEETING MINUTES  
July 14, 2014

A regularly-scheduled meeting of the Planning and Zoning (P&Z) Commission for the City of Oskaloosa was called to order at 4:30 p.m. on Monday, July 14, 2014, by Chairman Brian Booy, at 220 South Market Street, Oskaloosa, Iowa.

COMMISSION MEMBERS PRESENT: Chairman Brian Booy, Holden Barnhart, R. D. Keep and Wyatt Russell, (Wyndell Campbell, Charlie Comfort and Michelle Purdum arrived at 4:32 p.m.).

COMMISSION MEMBERS ABSENT: None. CITY STAFF PRESENT: Akhilesh Pal and Marilyn Johannes.

OTHERS PRESENT: Vicki Wolfswinkel, Gary Fisher, Minesh Patel, Daryl Fisher, Tom Walling and Ken Allsup (Oskey News).

Minutes from the June 9, 2014 Planning and Zoning Commission meeting.

It was moved by Barnhart, seconded by Russell to approve the June 9, 2014 Planning and Zoning Commission minutes. The vote was: YES – Barnhart, Booy, Campbell, Comfort, Keep, and Russell. No – none. Abstain: Purdum (She was not at the meeting.) Motion carried.

Consider vacation and sale of 120' X 16.5' of the north-south alley adjacent to 211 North J Street.

Vicki Wolfswinkel, owner of 211 North J Street, addressed the commission regarding the request. Wolfswinkel indicated they paved the alley when the chiropractic clinic was constructed, and they bought the property west of the alley at 1112 B Avenue West for a parking lot because the business needs additional parking for the Wolfswinkel Chiropractic Clinic in part because veterinary clinic customers use the parking lot south of their clinic. Wolfswinkel said they want to buy the alley to prevent customers from having to cross the alley to get to and from the clinic if they park in the new parking lot.

It was moved by Comfort, seconded by Keep to approve the vacation and sale of the north-south alley adjacent to 211 North J Street with retainage of easement rights. Gary Fisher, owner of the Quality Car Wash, asked to address the commission. Fisher said he does not want the alley vacated and sold because he wants to expand his business to add an automatic wash bay on the west side of his business and if he adds the bay customers will need to use the north-south alley to exit the wash bay. Barnhart said he understood why the Wolfswinkels want to purchase the alley, but he did not want to interfere with business expansion. After further discussion, Booy asked for roll call and the vote was: YES – Booy, Campbell, Comfort, Keep, Purdum and Russell. No – Barnhart. Motion carried.

Consider vacation and sale of 237.50' X 16' of the north-south alley adjacent to 1210 A Avenue East.

Minesh Patel, owner of 1210 A Avenue East, addressed the commission. Patel indicated he did not know he didn't own the property facing High Avenue East (southwest of Budget Inn). Patel said he has no plans for the property. Campbell asked if a storage building was in the alley and Pal said he did not believe the building was in the alley but it needs to be verified and staked by a surveyor. Pal said the owner of CB Liquor was concerned about access for emergency vehicles if needed if the alley is vacated and sold. Pal said he contacted Fire Chief Neff and Neff said he had no concerns if the north side of the alley is sold and said the department did not need the north side of the alley for

access. Patel said he was ok with only the north side of the alley. However, he agreed to give easement rights to the other property owner of CB Liquor if he owns the entire north-south alley.

It was moved by Campbell to approve the vacation and sale of the entire north-south alley adjacent to 1210 A Avenue East with retainage of easement rights. Comfort seconded. The vote was: YES – Barnhart, Booy, Campbell, Comfort, Keep, Purdum and Russell. No – None. Motion carried.

Consider a site plan for the property at 1107 A Avenue West.

Daryl Fisher, owner of 1107 A Avenue West, addressed the commission regarding his plans for the property. Fisher indicated the property was in poor condition and needed to be improved. Fisher said that Great Expectations would remain and the rest of the building would be torn down and replaced with the new building. Pal said the improvements include sidewalks, a handicap parking space and better setback. Pal said plans require IDOT approval and the City Council would need to approve on-street angle parking. Pal said it isn't required, but plans include putting concrete in the alley. Pal said besides IDOT approval, and City Council approval of the on-street angle parking, he has two stipulations: (1) Need landscaping plan and (2) Great Expectations door needs to be the same level as entrance to comply with ADA regulations. Campbell asked why City Council has to approve angle parking spaces. Pal said the Oskaloosa Municipal Code requires City Council approval of on-street parking if angle parking spaces.

It was moved by Barnhart, seconded by Purdum to approve the site plan for the property at 1107 A Avenue West with contingencies. The vote was: YES – Barnhart, Booy, Campbell, Comfort, Keep, Purdum and Russell. No – None. Motion carried.

Pal told the commission he was presenting an item at the next meeting regarding accessory structures because of problems created with meeting and understanding existing requirements and currently there is no limit on the number of accessory structures and he believes there should be a limit. He said staff is checking with other cities to see what they require in regard to accessory structures.

Campbell and Barnhart questioned why the City Council denied the P & Z recommendation regarding an alley vacate and sale. Pal said that the property owner opposing the alley vacate was not present at the Planning & Zoning meeting, but was present at the City Council meeting. This presented a discussion among property owners to allow the Council to decide on the alley vacate. Pal also said the circumstances changed when the property owner who was causing the problems in regard to the alley moved.

Michelle Purdum told the commission this was her last meeting because she is submitting her resignation from the commission because of other matters taking up her time.

Chairman Booy adjourned the meeting at 5:20 p.m.

Minutes by Marilyn Johannes

PLANNING & ZONING COMMISSION MEETING OF AUGUST 11, 2014

**AGENDA ITEM # 6-A**

**TO:** Planning and Zoning Commission

**FROM:** Akhilesh Pal, Public Works Director

**SUBJECT:** Consider vacation and sale of 120' X 16.5' of the North-South alley and 56.5' X 16.5' of the East-West alley adjacent to 701 High Avenue West.

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**PROJECT DESCRIPTION:**

Robert Wersen, owner of 701 High Avenue West, has requested that the portion of the North-South and East-West alley adjacent to his property be vacated. The owner wants to combine all these parcels for use as a single commercial land use.

The city conducted a survey of households with direct access to this alley. Of the residents that responded (3 total), 3 of them wanted the alley to be vacated. This alley also contains Oskaloosa Water and Century Link utility infrastructure. Therefore, easement rights will need to be retained for access to the above mentioned utilities.

**STAFF RECOMMENDATION:**

Staff recommends the Planning and Zoning Commission APPROVE this request with the stipulation of utility easement, for vacation and sale of 120' X 16.5' of the North-South alley and 56.5' X 16.5' of the East-West alley adjacent to 701 High Avenue West.

**BUDGET CONSIDERATION:**

\$100.00 for application fees, and if the alley vacate is approved, there will be revenue of \$2,912.25 (120' X 16.5' X \$1.00/SF)+(56.5' X 16.5' X \$1.00/SF). Alley vacates result in revenue received by the city. The city sells commercial alleys for \$1.00 per square foot.

**ATTACHMENTS:**

Alley Vacate Application, Location Map, Responses from owners and utility companies.

ALLEY VACATION REQUEST  
City of Oskaloosa, Iowa

Policy for sale of alleys:

Policy Adopted: 2/18/2003

1. The property owner requesting the vacation of the alley will pay the \$100.00 application fee and the purchase price of one-half of the alley at the time of the request. If the alley vacation and sale is not approved, the amount of the purchase will be refunded. Other property owners adjacent to the alley that wish to purchase their half will have 30 days after the third reading of the ordinance to purchase their portion. After the 30 days it could be sold to other adjoining property owners.
2. Alleys sold within a residentially zoned area will be sold at the residential rate (\$.50/SF), and alleys located in commercially or industrially zoned areas will be sold at commercial rates (\$1.00/SF).

Date of Request: 7/21/14

Property Owner Name: Sundance, Inc. - Rick Eccles

Address: 7915 Kensington Court

Brighton, MI 48116

Phone: 248-446-0100 x 223

Description of alley requested for vacation: A portion of alley located between parcel  
1013378002, 1013378007, 1013378008. The alley connects South G Street and High Avenue West.

Reason for requesting alley vacation: The proposed development will be combining 5 parcels  
adjacent to the alley. The alley is not needed for access to the site and vacating the alley  
provides more area necessary for the site layout.

Signature Rick Eccles

Robert D. Jensen

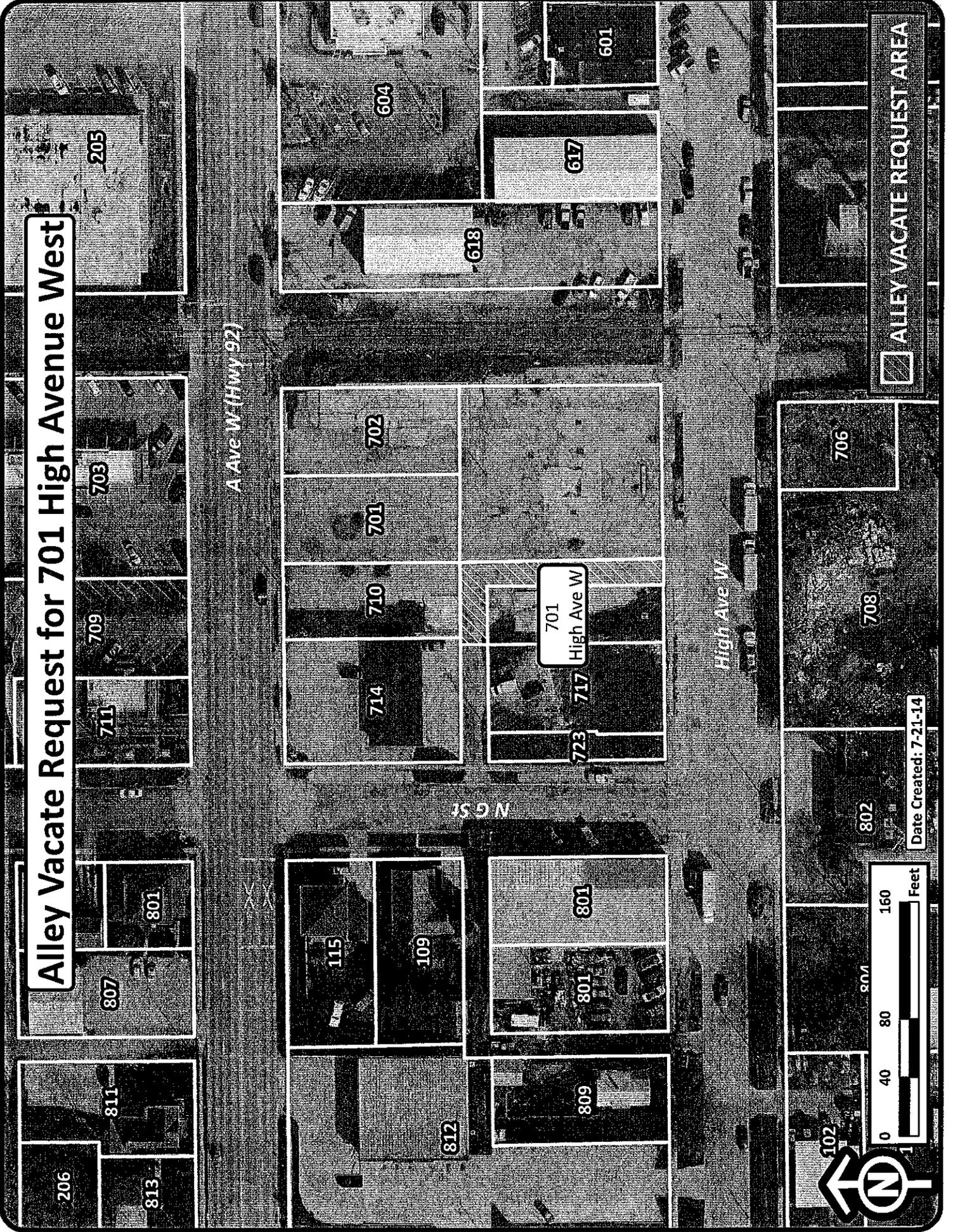
OFFICE USE:

Application Fee Paid \$100.<sup>00</sup>

Amount Paid For 1/2 of Alley: \$ 457.65 (56.5 x 16.5 x \$ 1.00 /SF) (120 x 16.5 x \$ 1.00 /SF)

Vacation Approved \_\_\_\_\_ Denied \_\_\_\_\_ Refund Payment \_\_\_\_\_

# Alley Vacate Request for 701 High Avenue West



A Ave W (Hwy 92)

High Ave W

N 5th St

ALLEY VACATE REQUEST AREA

Date Created: 7-21-14



206

811

813

807

801

711

709

703

205

115

109

812

809

801

801

714

710

701

702

723

717

701 High Ave W

618

617

604

601

102

804

802

708

706

**ALLEY VACATION RES 701 High Avenue West**

ADDRESS	NAME	RESPONSE	COMMENTS
714 A Avenue West	Marjorie Blom	Yes, approve the proposed alley vacation	At this time I believe I'm very interested in purchasing property as proposed for \$42.50 whis is adjacent to my property.
701 High Avenue West	Robert Wersen	Yes, approve the proposed alley vacation	
717 High Avenue West	Kopy Shop	Yes, approve the proposed alley vacation	
723 High Avenue West	Kenneth & Julie Seeman	no response	

**UTILITY COMPANY RESPONSE**

MCG	No Major Utility Infrastructure
WATER DEPT.	Yes Major Utility Infrastructure
CENTURY LINK	Yes Major Utility Infrastructure
MIDAMERICAN	No Major Utility Infrastructure
ENERGY	No Major Utility Infrastructure
CITY SANITARY	No Major Utility Infrastructure
SEWER	No Major Utility Infrastructure

PLANNING & ZONING COMMISSION MEETING OF AUGUST 11, 2014

**AGENDA ITEM # 6-B**

**TO:** Planning and Zoning Commission

**FROM:** Akhilesh Pal, Public Works Director

**SUBJECT:** Consider vacation and sale of 60' X 16.5' of the East-West alley adjacent to 701 2<sup>nd</sup> Avenue East.

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**PROJECT DESCRIPTION:**

Frank Glandon, owner of 701 2<sup>nd</sup> Avenue East, has requested that the portion of the East-West alley adjacent to his property be vacated. The applicant intends to store a small utility trailer in the alley.

The city conducted a survey of households with direct access to this alley. Of the residents that responded (4 total), 2 of them wanted the alley to be vacated and 2 do not want the alley vacated. The property owners of 707 & 709 2<sup>nd</sup> Avenue East, opposed the alley vacate stating concerns with parking, traffic flow obstruction, and depreciation of property values (please see the attached survey responses).

This alley also contains Oskaloosa sanitary sewer, Century Link, MCG, and MidAmerican Energy utility infrastructure. The Oskaloosa Water Dept. has not yet responded. Therefore, easement rights will need to be retained for access to the above mentioned utilities.

**STAFF RECOMMENDATION:**

Staff recommends the Commission DENY the sale of the East-West alley.

**BUDGET CONSIDERATION:**

\$100.00 for application fees, and if the alley vacate is approved, there will be revenue of \$495.00 (60 X 16.5' X \$0.50/SF). Alley vacates result in revenue received by the city. The city sells residential alleys for \$0.50 per square foot.

**ATTACHMENTS:**

Alley Vacate Application, Location Map, Responses from owners and utility companies.

ALLEY VACATION REQUEST  
City of Oskaloosa, Iowa

Policy for sale of alleys:

Policy Adopted: 2/18/2003

1. The property owner requesting the vacation of the alley will pay the \$100.00 application fee and the purchase price of one-half of the alley at the time of the request. If the alley vacation and sale is not approved, the amount of the purchase will be refunded. Other property owners adjacent to the alley that wish to purchase their half will have 30 days after the third reading of the ordinance to purchase their portion. After the 30 days it could be sold to other adjoining property owners.
2. Alleys sold within a residentially zoned area will be sold at the residential rate (\$.50/SF), and alleys located in commercially or industrially zoned areas will be sold at commercial rates (\$1.00/SF).

Date of Request: 7-23-14

Property Owner Name: FRANK GLANDON

Address: 701 2 AVE EAST  
OSKALOOSA IA. 52577

Phone: 641-660-7645

Description of alley requested for vacation: EAST WEST ALLEY which  
BORDERS THE NORTH SIDE OF MY PROPERTY AT  
701 2 AVE EAST

Reason for requesting alley vacation: USED TO STORE MY SMALL  
UTILITY TRAILER. Driveway Easements provided to  
702 and Avenue East. we have maintained the alley since  
1973.

Signature Frank Glandon

OFFICE USE:

Application Fee Paid \$100.00

Amount Paid For 1/2 of Alley: \$ 247.50 (160 X 16.5 X \$ .50/SF)

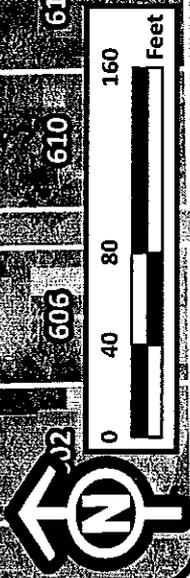
Vacation Approved \_\_\_\_\_ Denied \_\_\_\_\_ Refund Payment \_\_\_\_\_

# Alley Vacate Request for 701 2nd Avenue East



ALLEY VACATE REQUEST AREA

Date Created: 7-23-14



**EXHIBIT A**

**ALLEY VACATION RESPONSE : 701 2nd Avenue East**

ADDRESS	NAME	RESPONSE	COMMENTS
701 1st Avenue East	Michael Christensen		
708 1st Avenue East	Jerry Jefferies % Lake Crookham	No response	
710 1st Avenue East	William & Ariann Blake	Yes, approve the proposed alley vacation	
714 1st Avenue East	Vohoska, Lisa A	No response	
701 2nd Avenue East	Francis & Linda Glandon	Yes, approve the proposed alley vacation	
707 2nd Avenue East	Perdue, Charles Oliver% Ginny Foster	No, do not approve the proposed alley vacation	Please see attached survey response- <b>EXHIBIT B</b> (Concerns include: Parking, Obstruct traffic flow, & depreciation of
709 2nd Avenue East	Perdue, Charles Oliver% Ginny Foster	No, do not approve the proposed alley vacation	Please see attached survey response (Concerns include: Parking, Obstruct traffic flow, & depreciation of
215 South 7th Street	Ann Johnson	No response	

**UTILITY COMPANY RESPONSE**

MCG	Yes, Utility Infrastructure
WATER DEPT.	No response
CENTURY LINK	Yes, Utility Infrastructure
MIDAMERICAN	Yes, Utility Infrastructure
ENERGY	Yes, Utility Infrastructure
CITY SANITARY SEWER	Yes, Utility Infrastructure

## EXHIBIT B

707 & 709 2<sup>nd</sup> Avenue East survey response from Charles O. Perdue, representing Estate of Charles E. Perdue

The C. E. Perdue estates own the rentals at 707 and 709, 7 altogether. Blocking the west end of the e/w alley would impede ingress-egress for our tenants and workmen and set precedence for blocking the east end. Any future or present driveways for 707 and 709 would have to come off this alley. There is no room to bring them in from 2<sup>nd</sup> Ave. I asked Frank Glandon his reason(s) for wanting to block off the alley, he stated that he wanted to park his utility trailer there and stop traffic thru the alley. We have always allowed him to park his trailer at 709, which he has been doing for years. Thus, he has that option to park his trailer rather than block off a well used alley. Parking is an issue in the area: Blocking off the alley makes it worse. 707-709 have been apartments for decades. They have literally provided 100's of families' excellent housing. We take pride in being able to provide this kind of housing to Oskaloosa. Please do not allow the alley to be blocked off.

Survey response from Ginny Foster, representing Estate of Charles E. Perdue

1. Traffic flow/safety of residents/children- better to go forward
2. Sets precedent for other end of alley to be closed. This would be very difficult for access-utility trucks/fire.
3. Depreciation value of property not having good traffic flow.
4. Concern about vehicles hitting barn/house/fences – structures that are currently in place- difficult to make east turn.
5. Many neighboring blocks have maintained at least one through alleyway.

PLANNING & ZONING COMMISSION MEETING OF AUGUST 11, 2014

**AGENDA ITEM # 9-A**

**TO:** Planning and Zoning Commission

**FROM:** Akhilesh Pal, Public Works Director

**SUBJECT:** Consider revisions to a site plan for the property referred to as Tuscany Village located at 1510 Edmundson Drive.

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**PROJECT DESCRIPTION:**

Brian Booy with 4-Booys Joint Venture, LLC has submitted a revised site plan for the property referred to as Tuscany Village and located at 1510 Edmundson Drive. The site in consideration is 2.21 acres in area and the present zoning of this property is Urban Residential (R-2) District.

The City Council approved on the September 19, 2011 meeting approved this site plan. The builder has made amendments to the site plan that will need council approval.

1. The location of the northernmost building
2. The sidewalks to the storage units extends to property line to connect with park
3. The storage units lighting plan
4. The driveway culvert material is now high density polyethylene instead of concrete

The City Council, at their meeting on March 3, 2014, denied Mr. Booy's request to waive the stipulation for sidewalks along the public street frontage of 1510 Edmundson Drive. The sidewalks will need to be installed before September 3, 2014.

**STAFF RECOMMENDATION:**

Staff recommends the Planning and Zoning Commission APPROVE the site plan for the property referred to as Tuscany Village located at 1510 Edmundson Drive with the above mentioned changes.

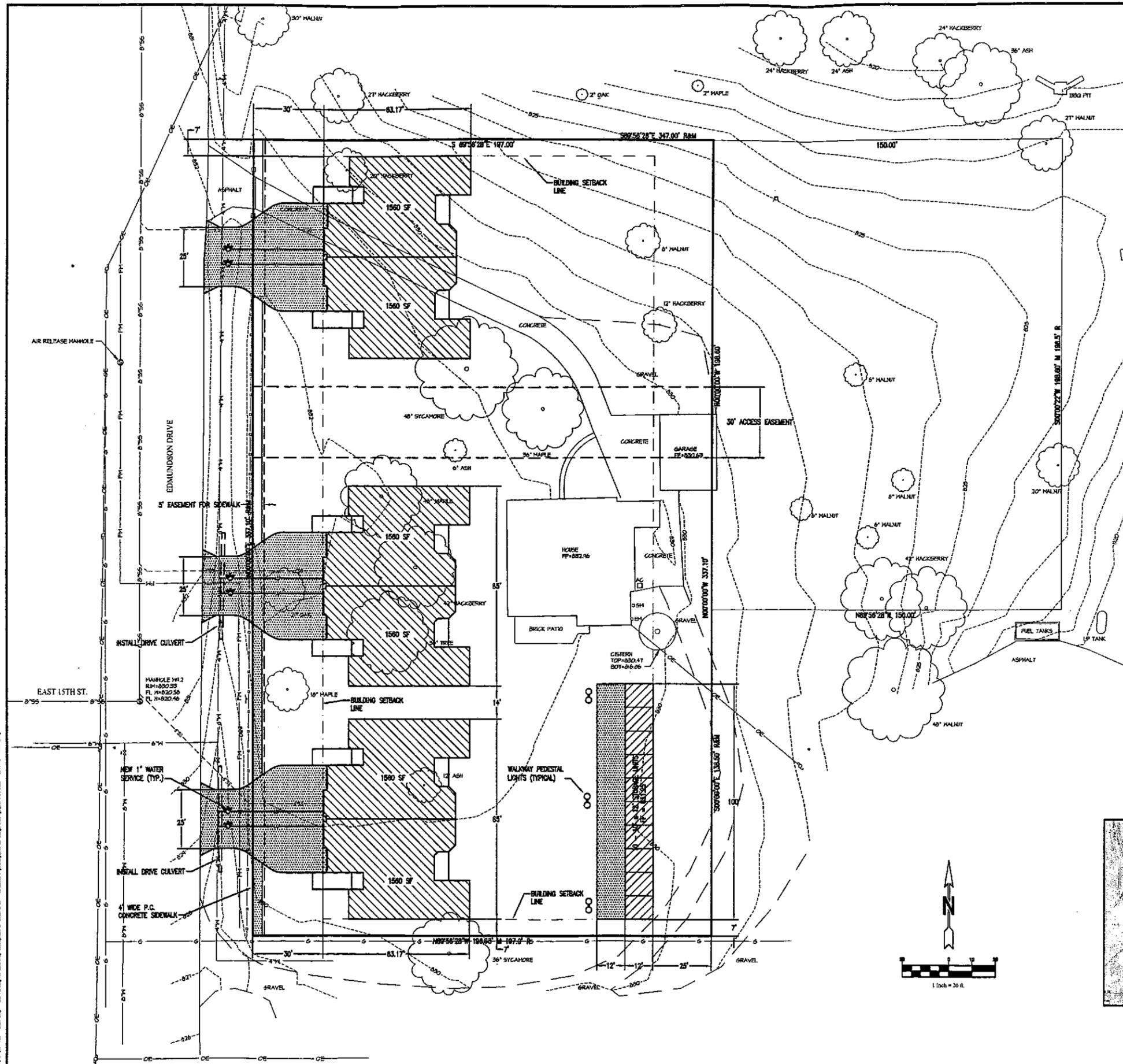
**BUDGET CONSIDERATION:**

None

**ATTACHMENTS:**

Amended Site Plan (dated August 4, 2014) and Approved Site Plan (dated October 6, 2011)





**MISCELLANEOUS INFORMATION**

OWNER AND DEVELOPER:  
4 - BOOYS JOINT VENTURE, LLC  
1103 SOUTH 10<sup>TH</sup> STREET  
OSKALOOSA, IOWA 52577

ENGINEER AND SURVEYOR:  
GARDEN & ASSOCIATES, LTD.  
P.O. BOX 451  
OSKALOOSA, IOWA 52577

LEGAL DESCRIPTION:  
LOT A OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 75 NORTH, RANGE 16 WEST OF THE 5TH P.M. IN THE CITY OF OSKALOOSA, MAHASKA COUNTY, IOWA EXCEPT THAT PART AS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 33 FEET EAST OF THE SOUTHWEST CORNER OF SAID NW 1/4 - SW 1/4; THENCE NORTH 60 FEET; THENCE EAST 197 FEET; THENCE NORTH 337.1 FEET; THENCE EAST 150 FEET TO THE EAST LINE OF SAID LOT A; THENCE SOUTH 337.1 FEET TO THE SOUTHEAST CORNER OF SAID LOT A; THENCE WEST 347 FEET TO THE POINT OF BEGINNING.

AREA OF DEVELOPMENT:  
2.21 ACRES

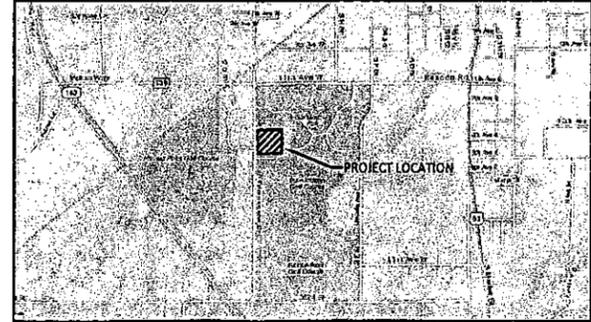
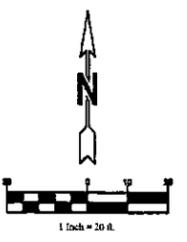
CURRENT ZONING:  
R2 - URBAN FAMILY RESIDENTIAL

PROPOSED LAND USE:  
MEDIUM DENSITY RESIDENTIAL DEVELOPMENT

GARBAGE DISPOSAL:  
INDIVIDUAL UNIT PICK-UP

**GENERAL SYMBOLS LEGEND**

•	PROPERTY CORNER PILING	UD	UTILITY POLE
▲	SECTION CORNER PILING	○	GUY WIRE
—000—	EXISTING GROUND CONTOUR LINE	○	LUMBER
— —	EXISTING WATER LINE (SIZE Varies)	○	SIGN
—X—	EXISTING FIRE HYDRANT	○	MILKBOX
—V—	EXISTING WATER VALVE	○	FLAGPOLE
—W—	EXISTING WATER SERVICE SHUTOFF	○	TREE OR SHRUB
—S—	EXISTING STORM SEWER LINE (SIZE Varies)	○	STUMP
—ST—	EXISTING STORM SEWER ACCESS	○	FIELD FENCELINE
—SA—	EXISTING SANITARY SEWER ACCESS	○	CHAIN LINK FENCELINE
—SS—	EXISTING SANITARY SEWER MAIN (SIZE Varies)	○	WOOD FENCELINE
—OE—	OVERHEAD ELECTRIC LINE	○	BILT FENCE
—UE—	UNDERGROUND ELECTRIC LINE	○	BENCHMARK OR ELEVATION MARKER
—EM—	ELECTRIC METER	○	PROPERTY CORNER SET
—FO—	FIBEROPTIC LINE	○	PROPOSED SANITARY SEWER MANHOLE
—FPED—	TELEPHONE PEDestal	○	PROPOSED SANITARY SEWER MAIN
—TV—	TELEVISION PEDestal	○	PROPOSED GROUND CONTOUR LINE
—GSM—	GAS METER	○	SCREENING PERIMETER
—GSMV—	GAS VALVE	○	CONCRETE SURFACING REPLACEMENT
—GL—	EXISTING GAS LINE	○	FLOW DIRECTION ARROW
		○	FINISH GRADE ELEVATION MARKER
		○	PROPOSED WATER VALVE
		○	PROPOSED WATER MAIN



**GARDEN & ASSOCIATES, LTD.**  
**ENGINEERS & SURVEYORS**  
500 E. Taylor, Suite C  
P.O. Box 451  
OskaLoosa, Iowa 52577  
641.792.2526 Phone  
641.792.2091 Fax  
641.792.2118 Fax  
email@gardenassociates.net

**TUSCANY VILLAGE**  
**4 - BOOYS JOINT VENTURE, LLC**  
**OSKALOOSA, IOWA**  
© COPYRIGHT 2011 GARDEN & ASSOCIATES, LTD.

SHEET TITLE  
**SITE PLAN**

SCALE:  
1" = 20'

FIELD BOOK:  
NA

DRAWN BY:  
TH/BN

APPROVED:  
BN

REVISIONS:

DATE:  
OCT. 06, 2011

PROJECT NO.:  
9011182

SHEET NO.:  
1 of 1



Wyatt Russell  
Building Official  
Wyatt.Russell@oskaloosaiowa.org  
City of Oskaloosa, Iowa  
Phone: 641.673.7472 Fax: 641.673.3733

DATE: August 8, 2014  
TO: Planning and Zoning Commission  
FROM: Public Works Department  
RE: Accessory Structures

Akhilesh,

Because of all the problems we're having with the height and size of accessory structures I'm recommending the following changes be made to the Zoning Ordinance.

#### CHAPTER 17.04 DEFINITIONS

##### 17.04.030 Definitions

"Height" means the vertical distance from the established grade to the highest point of the coping of a flat roof, the deck line of a mansard roof, or to the average height between eaves and the ridge for gable, hip, shed or gambrel roofs. For other cases, height shall be measured as the vertical distance from the established grade to the highest point of a structure as herein defined. Where a building or structure is located on a slope, height shall be measured from the average grade level adjacent to the building or structure.

##### 17.24.030 Setback Adjustments

- 6.
- e. **Height.** In residential districts, the maximum height ~~for a detached garage~~ shall be ~~12~~ **18** feet. **For any other** accessory building ~~the maximum height shall be 12 feet.~~ Maximum height for a detached garage and/or other accessory building in an RR district shall be twenty feet.
  - g. **Maximum Size.** An accessory building which is not part of the main building ~~A detached garage~~ shall not ~~exceed 750 square feet,~~ occupy more than thirty percent of the rear yard and shall not exceed ~~twelve~~ **eighteen** feet in height; however, this regulation shall not be interpreted to prohibit the construction of a five hundred fifty square foot garage on a minimum rear yard. ~~Other accessory structures shall not exceed 200 square feet in area and twelve feet in height.~~

**g1. Number of Accessory Structures. Each property in a residential district shall be allowed one detached garage and one additional accessory structure.**

Respectfully,  
Public Works Department

Accessory Building Survey

City	Population	Max. Height	Max. size
Burlington	25,600	18'	6 car max.
Ottumwa	25,000	18'	1,200 sq.ft.
Muscatine	22,800	None	1,400 sq. ft. not to exceed 40% of the back yard area.
Clive	15,400	12'	3% of rear yard.
Altoona	14,500	14'	1000 sq. ft.
Waukee	13,800	14'	30% of rear yard
Boone	12,400	16'	None Listed
Spencer	11,300	None	800 sq. ft.
Fort Madison	11,000	15'	No max.
Keokuk	10,700	18'	Max. lot coverage
Pella	10,400	15'	40% of lot width X required rear yard.
Fairfield	9,400	15'	25% of rear yard
Mt. Pleasant	8,600	12'	No max.
Knoxville	7,300	12'	No max.