

## 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 usually 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.

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

ALONG ANY STREET, your house generally should be at least 20 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 back) have to meet these guidelines along both streets.



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IN THE BACK YARD OR ALONG AN ALLEY, your house and all attached garages must be set back from your property line a distance of at least 10 feet. 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 3 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 a 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 3 feet from the side and 6 feet from the rear property lines.

*This guide is not intended to cover every aspect of City zoning regulations, and should not be considered the final or definitive authority on any of the matters it addresses. It is only a guide.*

*If you have questions about the City's zoning requirements, contact the Planning Services Department, 50 W. 13th Street, Dubuque, Iowa 52001-4864—(563) 589-4210' fax: 589-4221; e-mail: [planning@cityofdubuque.org](mailto:planning@cityofdubuque.org).*



# R-2A ZONING GUIDELINES FOR HOUSES, GARAGES & SHEDS

Here are some tips and a diagram 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.

## What is R-2A Zoning?

R-2A zoning is a special one- and two-family residential zoning district designed for the unique development pattern of some of the City's older neighborhoods.

## Why do we have Zoning?



We have zoning to promote a sound, safe, healthy & desirable community; to encourage good development and support the conscientious developer; to protect existing property values and uses while providing for future generations.

## 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 big can my house or garage be?

Your house—including porches, decks, and attached or detached garages—can be up to 50% of the size of your lot. First, measure the outside dimensions (length times width) of your house (including 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 2,500 square feet of house and garage on the ground level with a 50' x 100' lot (.50 x 50 x 100 = 2,500).

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.

## Do I have to pave my driveway or parking area (pad)?

Yes. If you have a house or duplex built or expanded after 1985, you are required to have a driveway paved with either concrete or asphalt. 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 provide a concrete or asphalt driveway. Any parking area or pad also must be paved.



## Do I have to provide parking on my lot?

Yes. For a single-family house, you will need enough area to park two cars. For a duplex, you will need enough area for four 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.