

# Setback Regulations

Before you begin a project, it is very important that you become familiar with the City of Ankeny building and zoning regulations which apply. Please remember that the regulations exist for your protection and that the Community Planning & Building Department is operated for your benefit. Please allow 5 working days for processing of a permit application. Following review of the application and payment of fees, a permit will be issued and work may begin. Inspections should be scheduled 24 hours in advance and may be made by calling 963-3533.

## RESIDENTIAL DWELLING SETBACKS

	Front Yard Setback	Rear Yard Setback	Min. Side Yard	Total Side Yard
<b>R-1 District</b>				
1 Story	35'	35'	8'	18'
More than 1 Story	35'	35'	10'	20'
<b>R-2 District</b>				
1 Story	30'	35'	7'	15'
More than 1 Story	30'	35'	8'	17'
<b>R-3 District</b>				
<b>SF &amp; Duplex</b>				
1 Story	30'	35'	7'	15'
More than 1 Story	30'	35'*	8'	17'
<b>Multi-family</b>				
1 Story	30'	35'	8'	20'
More than 1 Story but Less than 3 Stories	30'	35'*	9'	22'
3 Stories to 45' hgt.	30'	35'*	10'	24'
Above 45'	30'***	35'*	10'***	24'***
<b>PUD Districts</b>	Varies – check with the Planning & Building Dept			

\* the rear yard increases by one foot for each foot of building height over 35'

\*\*the front and side yard increases by one foot for each foot of building height over 45'

**RESTRICTIVE COVENANTS.** Even if you do not have an active homeowners association, there may be restrictive covenants recorded against your property which regulate structures. A copy of any restrictive covenants should have been given to you during your closing. If not, check your title report for a reference to them. Covenants are recorded against the land; once you have the document number from your title report, you can obtain a recorded copy from the County Recorder.

**IOWA ONE CALL 1-800-292-8989 or 811** provides contractors, homeowners, and others who may be excavating, digging or trenching with a single toll-free number to call for locating and marking underground facilities. Iowa law states that if you are excavating, including digging, you must call Iowa One Call at least 48 hours in advance (of your digging) in order to minimize the risk of damaging any type of underground facilities (electric, gas, telecommunications, cable television, water and sewer). The service is free, and so is the phone call. **Call 1-800-292-8989 or 811 for FREE utility location service.**