



DEPARTMENT OF COMMUNITY DEVELOPMENT
LAND USE INFORMATION

City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613

General Information: Applications for developing a property, either by new construction or additions, within the City of Cedar Falls will be considered when all required documents and fees are submitted. Land Use approvals for smaller projects - see examples below- typically take a few days. Projects of this size must complete the Land Use Application. Applications are reviewed by city staff.

Examples of smaller projects (this list is not all inclusive):

- New construction
- New deck to the back of a home
- Expansion of a house or attached garage
- New driveway, expansion of existing driveway, or paving parking
- Construction of a shed, detached garage, or any detached structure
- Addition of a fence on the property
- Construction of a swimming pool
- Placing an antenna on an existing building /tower

Note: In addition to a Land Use Permit, a **SWPPP (prior to new home construction) and Building Permit are also required** before a property can be developed. Contact the City's Building and Engineering Department for more information at City Hall or call (319) 268-5161. **All Contractors must be registered with INRCOG and in the city's system.**

Deadline: A Land Use Application can be submitted at any time.

Checklist for a Complete Submittal:

- Nonrefundable fee of \$25 at time of building permit
- Completed Land Use Property Sketch, see the back of this sheet for an example (clearly label and cross-hatch your proposed construction, including driveway(s) and sidewalk(s), indicating the dimensions and use)
- Floodplain elevation certificate, if applicable
- Sketch showing direction of water flow for any new pavement
- Low water entry point, for walk-out basements and detached garages

For assistance in getting a property's zoning, lot size, legal description, and more contact the Community Development Department or go to the Assessor's website: <http://www2.co.black-hawk.ia.us/website/bhmap/viewer.htm>

Land Use Property Sketch – City of Cedar Falls, Iowa

IF RESIDENTIAL: Owner Occupied New Rental Registered Rental

1. ZONING R-1

2. PRINCIPLE USE Residential

3. LOT AREA 8712 sqft

4. BUILDING HEIGHT Garage 13ft

5. EASMENTS East 5ft

Description of proposed work & use: Addition and detached garage

Address of proposed construction: 1234 5th Street

OWNER NAME John Doe

OWNER ADDRESS 1234 5th Street

OWNER CITY Cedar Falls

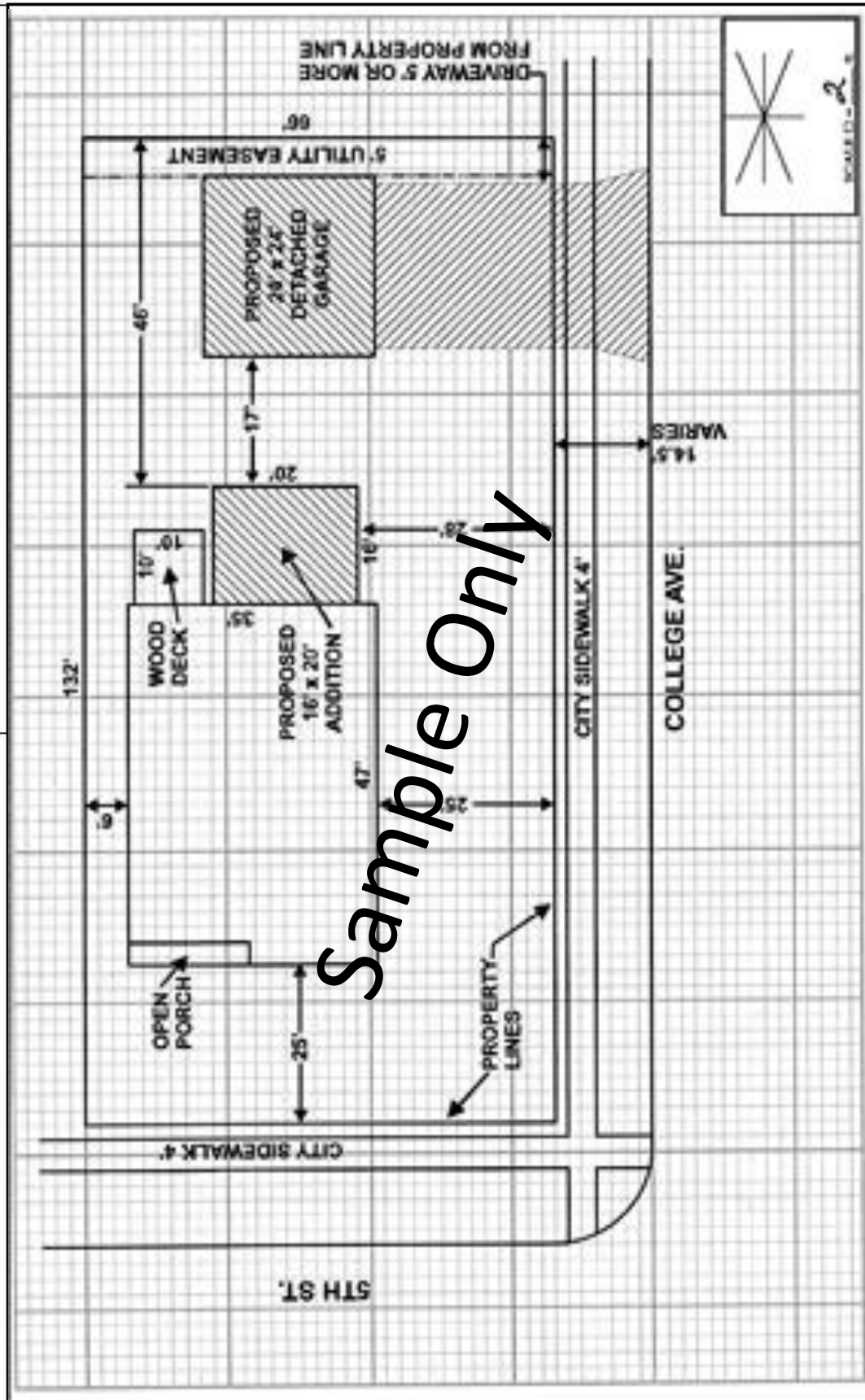
OWNER PHONE 123-4567

CONTRACTOR NAME Same as owner

CONTRACTOR ADDRESS

CONTRACTOR CITY

CONTRACTOR PHONE



Sample Only

Land Use Property Sketch – City of Cedar Falls, Iowa

IF RESIDENTIAL: ___ Owner Occupied ___ New Rental ___ Registered Rental

1. ZONING _____
2. PRINCIPLE USE _____
3. LOT AREA _____
4. BUILDING HEIGHT _____
5. EASMENTS _____

Description of proposed work & use: _____
Address of proposed construction: _____

OWNER		CONTRACTOR	
NAME _____	NAME _____	NAME _____	NAME _____
ADDRESS _____	ADDRESS _____	ADDRESS _____	ADDRESS _____
CITY _____	CITY _____	CITY _____	CITY _____
PHONE _____	PHONE _____	PHONE _____	PHONE _____

