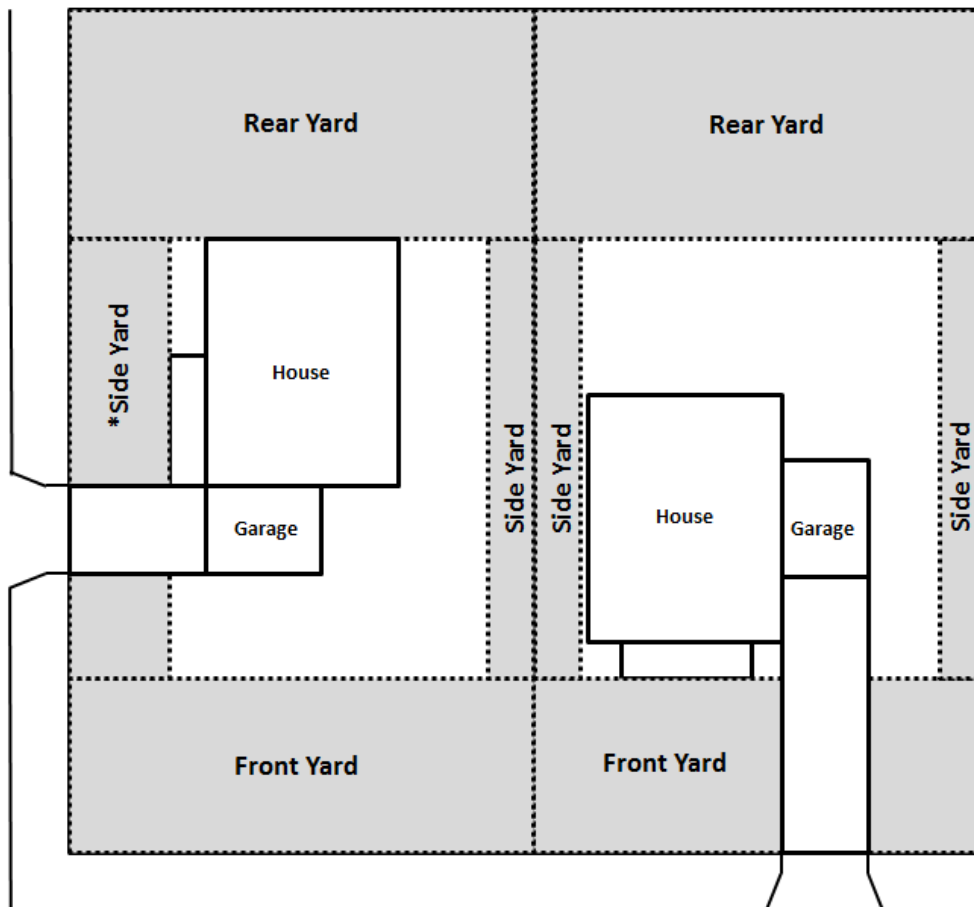




City of Cedar Falls
220 Clay Street
Cedar Falls, Iowa 50613
Phone: 319-273-8600
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www.planning@cedarfalls.com

Garage Addition

Section 26-136 – Addition or expansion of attached garage



Notes:

1. General setbacks for the zoning district must be met (see back of page).
2. All additions must be located outside platted easements: utility, drainage, etc.
3. Addition cannot exceed the total base floor area of the existing residential structure (excluding porches, deck areas, and the existing attached garage floor area).
4. The addition shall not exceed the existing height of the principal residential structure.
5. Exterior materials of the structure must match the house.
6. Garage must establish similar roof pitch with similar or same roof materials.

A Land Use permit and Building permit are required prior to construction. If you have questions contact the Planning & Community Services Division at 319.273.8600.

To find the lot dimensions and zoning of your property go to the City of Cedar Falls GIS Website: <https://gis.cedarfalls.com/h5/?viewer=public> or call Planning & Community Services at 319.273.8600.

General Required Setbacks by Zoning District:			
Zoning	Front	Rear	Side
R-1	30ft	30ft	10% lot width
R-2	25ft	30ft	10% lot width
R-3	25ft	30ft	10% lot width
R-4	20ft	30ft	10% lot width
MU and RP	Reference your Deed of Dedication		

- * **On corner lots** the side yard shall apply to the longer street side of the lot.
- For lots platted prior to April 3, 1970, said side yard area shall be one half the required front yard setback requirement of the district.
 - For lots platted after April 3, 1970, the front and side yard setbacks along both street frontages shall be equal to the front yard setback requirement of the district.