

ALL ACCESSORY BUILDINGS & GARAGES MUST BE CONSTRUCTED FROM THE SAME MATERIAL AS THE HOUSE LOCATED ON THE LOT.

- 1. Property owner shall call Iowa One Call 1-800-292-8989 before any work is started. Property owner is responsible to check for any limitations of neighborhood covenants. Property Owner is responsible to identify and locate all property pins. Property owner is responsible to show the location of all easements underground utility systems (electric, water, sewer, telephone, and cable TV) located on the lot of the proposed alterations, additions, or accessory buildings. Property owner shall be on notice any plantings or items placed in utility easements may be removed by utility companies or City of Durant with the replacement and relocation costs, at the owner's expense. (See specifically Durant Municipal Electric Resolution 2009-02 attached).**
- 2. Proposed building plan shall include the following and be submitted in duplicate:**
 - Plan must be drawn to scale. Scale must not be less than 1" = 20 feet
 - Draw lot and show all dimensions.
 - Show north direction by utilization of an arrow.
 - Draw all streets and alleys adjacent to the property in question.
 - Draw existing buildings and/or trees on the lot noting distances from lot lines (include any roof overhang)
 - Draw proposed buildings and or additions, indicating the size and height.
 - Show distances on all exposed sides from the lot lines to the foundation.
 - Give the current and the proposed overhang dimensions if any.
 - Show all easements on the property.
- 3. Inspections require a minimum 48 hours prior notice to the City of Durant.**
- 4. All construction projects will require applicable staking, footing, plumbing, framing, electrical, mechanical, and final inspections.**
- 5. Certificates of Occupancy are available upon passage of final inspection.**
- 6. All building permits are valid for a period of one (1) year from the date issuance.**
- 7. The applicant warrants that he/she is familiar with, understands, and will abide by the provisions of the code of ordinances of the City of Durant, Iowa:**
 - sanitary sewer connections and related matters.
 - water connections and related matters.
 - electrical wiring and related matters.
 - building codes and related matters.
 - Excavation
- 8. The applicant must identify the electrician and plumber who will construct the electrical and plumbing systems, including their respective Iowa license numbers.**
- 9. The applicant must contact the appropriate electrical utility for an inspection of all exterior electrical systems owned by the applicant.**
- 10. Submit application for review and approval:**

Durant City Hall
402 6th Street P.O. Box 818
Durant, IA 52747
(563) 785-4451

TAKEN FROM CITY OF DURANT PLANNING AND ZONING ORDINANCE:

SECTION 403. ACCESSORY BUILDING. No accessory building shall be erected in any required yard other than a rear yard, except as provided hereinafter. Accessory buildings in rear yards shall be at least twenty (20) feet from any alley if the main accessory or garage door fronts on an alley and shall be at least (8) feet from the alley if the main accessory or garage door fronts on the side yard. All measurements shall be made from the foundation of the accessory building.

No accessory building shall be constructed in any required front or side yard. Accessory buildings may be erected as a part of the principal building, or may be connected thereto by a breeze-way similar structure, provided all yard requirements for a principal building are complied with.

An accessory building which is not a part of the main building shall not occupy more than thirty (30) percent of the rear yard, shall have substantially the same roof pitch as the dwelling or building of principal use and shall not exceed sixteen (16) feet in height; however, this regulation shall not be interpreted to prohibit the construction of a garage on a minimum rear yard, provided that such garage does not exceed four hundred forty (440) square feet.

No accessory building shall be constructed upon a lot until the construction of the main building has been actually commenced, and no accessory building shall be used unless the main building on the lot is also being used. All accessory buildings shall require the issuance of a building permit and shall comply with all set-back and yard requirements.

All accessory buildings shall be constructed with materials substantially the same as used in the dwelling or building of principal use. All siding used for accessory buildings must be substantially the same material as the siding of the dwelling or building of principal use. The roof pitch of all accessory buildings shall be substantially the same as the pitch of the roof of the dwelling or building of principal use.

A building or structure intended for temporary storage shall not be termed an accessory building or accessory structure. No building or structure designed for temporary storage or seasonal use shall be allowed.

SECTION 602. BULK REGULATIONS. The following minimum requirements shall be observed subject to the modifications contained in Article XVI.

- a. Lot Area: Single family dwelling- 7000 square feet.
- b. Lot Width: Single family dwelling-60 feet.
- c. Front Yard: 25 feet.
- d. Side Yards: 1 and 1 ½ stories; total side yard- 16 feet, minimum on one side-8 feet.
2 and 3 stories; total side yard- 20 feet, minimum on one side-10 feet. Churches and schools- 35 feet on each side.
- e. Rear Yard: 35 feet.
- f. Maximum Height: Principal building- 35 feet
Accessory building- 12 feet
- g. Maximum No Of stories: Principal building-3 stories
Accessory building- 1 story