



**Community Development Department
Development & Code Enforcement**

101 Emmons Street
Hiawatha, IA 52233

ZONING REQUIRED SETBACKS

A setback is defined by the Unified Development Code as **"the minimum horizontal distance between a lot line and a building or structure located upon such lot required by the provisions of this ordinance."** In order to know the distances from the proposed structure or addition to the lot lines, you need to know where your property lines are located. If your property has been surveyed or is a platted lot, survey pins should be located at the corners of your property. If there are no property pins, or you are unsure of their location, please see the attached "Tips for Locating Your Property Lines." You may also have easements located on your property. Please keep in mind that an easement must be unobstructed. Make sure to check your abstract for any possible easements on your property.

Summary Table of Zoning Districts

Zoning District														
	A	R-1	R-3	R-5	R-7	R-MH	C-ORS	C-2	C-3	C-4	C-R	C-WH	I-1	I-2
Minimum Lot Area (Sq. Ft.)														
Residential Use	1 acre	10,000	7,500	6,000	6,000	6,000		1,800	800	400	N/A			
Commercial Use	N/A	N/A	N/A	N/A	N/A	N/A								
Minimum Lot Width (Ft.)														
Residential Use	150	70	60	50	60	60								
Commercial Use		N/A	N/A	N/A	N/A	N/A								
Minimum Setbacks for Principal Structures (Ft.)														
Front Yard	35	30	25	25	25	25	25	25	25	0	25	25	35	35
Side Yard	15	8	5	5	5	5		0	0	0	15	15	15	15
Corner Side Yard	25	20	20	20	25	25	25	15	15	0	25	25	25	25
Rear Yard	35	30	25	25	25	25	25	0	15	0	25	25	25	25
Maximum Height for Principal Structures Except Ag Buildings, Utilities and Towers (Ft.)														
	35	35	35	35	45	45	35	35	100		100	100	150	150