



City of Central City Application for Building Permit

Phone # 319-213-6354.

Homesieldinspectionsllc@yahoo.com

Date of Application _____

Owner Names _____

Address _____

Phone # _____ - Email _____

Applicant/Contractor _____

Mailing Address _____

Phone # _____ - Email _____

Site Address _____

Legal Description _____

Zoning Classification _____ Flood plain ? Yes____, No____

Lot Dimensions- Width____ft. X Length____ft = Total sq ft _____

Description of work _____ Cost \$ _____

Structure Dimensions- Width____ft x Length____ft = Total sq ft _____

Proposed Setbacks: Front____, Side____, Side____, Rear____, Height____

Water/Sewer Connection, Yes____, No____. City will be contacted for connection

fee and installation of City backflow preventer.

I hereby certify that all information provided is accurate to the best of my knowledge, complying with all State of Iowa and City of Central City codes and ordinances. Taking full responsibility for any and all work related to permit. Building inspector is not responsible for locating or guaranteeing property lines.

Owner or Applicant/Contractor Signature

_____. Date _____

**Drawing of site plan including setbacks are required ,CALL 811 IOWA ONE CALL BEFORE DIGGING.

PERMIT FEE _____

MAKE CHECKS PAYABLE TO: HOMESHIELD INSPECTIONS LLC

SETBACKS REQUIRED PER ZONING CLASSIFICATION

R-1 – Single Family or Two-Family Residential * *Maximum Height – 2-1/2 stories or 35 feet
Minimum Lot Area & Width – Single Family-8,400 sf. & 70 ft.; Two Family-9,600 sf. & 80 ft.

Dwellings:

Front – 25 feet; Rear – 30 feet; Side (one story) – 8 feet; Side (two or more stories) – 10 feet
Street Side Corner Lot – 15 feet

Detached Garage: Rear – 5 feet; must meet all other Dwelling Setbacks

All Other Uses:

Front – 40 feet; Rear – 40 feet; Side – 20 feet; Street Side Corner Lot – 25 feet

NOTE-PER CODE 165.07(3) – Lots originally platted prior to the 1967 Zoning Ordinance that do not meet minimum lot requirements may continue as originally platted & zoned. Lot setbacks may be reduced or adjusted at the reasonable discretion of the City Administrator/Clerk to accommodate the needs of the particular lot and proposed use.

R-1A – Large Lot Residential (only permitted use is Single Family Dwelling)

Minimum Lot Area & Width – 43,560 sf. (one acre) & 150 ft.

Front – 50 feet; Rear – 75 feet; Side – 30 feet; Street Side Corner Lot – 40 feet
Maximum Height – 2-1/2 stories or 40 feet

R-3 – Multi-Family Residential *

Minimum Lot Area & Width – Single Family-7,200 sf. & 60 ft.; Two-Family-8,400 sf. & 70 ft.;
Multi-Family-6,000 sf. plus 1,500 sf. per dwelling over one & 80 ft.

Dwellings:

Front – 25 feet; Rear – 30 feet; Side – 6 feet (one story), 10 feet (two stories), 12 feet (three stories);
Street Side Corner Lot – 15 feet

All Other Permitted Uses:

Front – 40 feet; Rear – 40 feet; Side – 20 feet; Street Side Corner Lot – 25 feet

C-1 – Highway Professional/Highway Commercial *

Minimum Lot Area & Width – none provided setbacks are met

Dwellings:

Front – 25 feet; Rear – 30 feet; Side – 8 feet (one story), 10 feet (two stories), 12 feet (three stories)
Street Side Corner Lot – 15 feet

All Other Permitted Uses:

Front – 15 feet; Rear – 20 feet; Side – 8 feet; Street Side Corner Lot – 15 feet

C-3 – Central Historic Business District

Minimum Lot Area & Width – Multi-Family Dwelling-6,000 sf. plus 1,500 sf for each over one & 80 ft.
Commercial Use-no minimum provided set backs are met

Dwellings:

Front – 25 feet; Rear – 30 feet; Side – 6 feet; Street Side Corner Lot – 15 feet
Maximum Height – 3 stories or 45 feet

A-1 – Agricultural *

Single Family Dwelling: (minimum lot area – 20 acres)

Front – 25 feet; Rear – 30 feet; Side – 10 feet each side plus two feet for each story above one
Street Side Corner Lot – 15 feet

All Other Permitted Uses:

Front – 40 feet; Rear – 40 feet; Side – 20 feet; Street

Side Corner Lot – 25 feet

M-1 – Light Industrial

Minimum Lot Area – 10,000 sf.

Setbacks – Front – 25 feet; Rear – 30 feet; Side – 20 feet
Maximum Height – 4 stories or 55 feet

M-2 Heavy Industrial

Minimum Lot Area – none provided setbacks are met

Setbacks – Front – 25 feet; Rear – 30 feet; Side – 20 feet
Maximum Height – 4 stories or 55 feet

All Zoning Classes – Accessory Building (other than garage):

5' Rear & Sides - Lots over 1 acre 20' setback from all property lines

PERMIT FEES

Zoning Class – A-1, R-1, R-1A, R-3, R-4

- \$0.50 per square foot for new construction and additions
- \$0.25 per square foot for detached garages, decks and storage sheds

Zoning Class – C-1, C-3, M-1, M-2

- \$0.15 per square foot for all types of construction or additions

Driveway Permit - \$20.00 (charged only if installed post construction of structure)

Sidewalk Permit - \$0.00

Building Permit Fee Schedule for the City of Central City



Homeshield Inspections, LLC

319-213-6354

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TYPE OF CONSTRUCTION	SIZE	COST
RESIDENTIAL		
Single Family Residence Permit includes attached garage, porch and/or deck	Up to, but not exceeding 3000 sq ft.	\$425.00
	Each additional 1000 sq ft.	\$200.00
Multi-Family	Per 1000 sq ft.	\$250.00
Mobile Home	Per Unit	\$175.00
Residential Garages, Carports	Under 860 sq ft.	\$125.00
Residential Garages-Oversize 860 sq ft. or larger	Per 1000 sq ft.	\$175.00
Garages-Multi-Family detached Single structure divided into multiple garage units	1000 sq ft. or less Each additional 1000 sq. ft.	\$250.00 \$50.00
Garages-Commercial Storage Includes commercial structures with unfinished interior	Per 1000 sq. ft.	\$250.00
Driveways-repair and replacement		\$25.00
Minor Projects (Deck, porch, gazebo, utility building) Portable utility building under 121 sq. ft. exempt	Up to 250 sq. ft. Over 251 sq. ft.	\$75.00 \$100.00
Fences	Up to 250 lineal feet Over 251 lineal feet	\$50.00 \$60.00
Residential Additions	Up to 600 sq. ft. 601-1800 sq. ft. Over 1800 sq. ft.	\$225.00 \$300.00 \$375.00

Remodeling – The installation and/or removal of materials from the framing, wiring, and/or ventilation elements of a building

Base Remodel Permit Fee

\$100.00

Add for HVAC, Electrical, Plumbing each

\$50.00 each

Commercial, Industrial

Per 1000 sq. ft.

\$275.00

UTILITY CONNECTION FEES – CONTACT THE CITY OF CENTRAL CITY FOR CONNECTION FEE AND FURTHER INSTRUCTIONS 319-438-1713

