



Marengo, Iowa Building Permit Information Guide

An Explanation of Your Zoning Rights

The City Administrator/Clerk is also the “Zoning Administrator.” The Zoning Administrator reviews the zoning ordinance, and if your project falls within the guidelines of the zoning ordinance, the applicant can proceed with their project after purchasing a zoning permit for \$20.00. However, if the project does not meet all of the guidelines of the zoning ordinance, the Zoning Administrator must reject the application. The building plans can then be altered to conform to the zoning ordinance or plans can be appealed to the Board of Adjustment.

Everyone has the right to request a meeting with the Board of Adjustment or the Planning and Zoning Board. These meetings are public hearings, so a minimum one-week advance notification is required to get the meeting scheduled.

How to Determine Your Lot Line From the Street

Standard lot sizes for lots in Marengo average 75’ x 150’. This is not always the case. By getting on the Iowa County real estate search website (iowa.iowaassessors.com/search.php), you can get information on your actual lot dimensions.

If there is a sidewalk:

Your property starts on the inside of the sidewalk.

If there is not a sidewalk:

Most street right-of-ways in Marengo are 60 feet wide. Washington, Marengo, Main, and Court have 80 foot right-of-ways. Therefore, from the middle of the street, measure 30 (or 40) feet to your property. This is the point where your lot line is. Measuring the rest of your lot would start from this spot.

Residential Building Requirements

According to the Marengo Zoning Code, residentially (R-1) zoned properties are subject to the following restrictions, amongst others:

Minimum Lot Areas and Width				
	Minimum Lot Area		Minimum Lot Width	
One-family dwelling	8,000 sq. ft.		70 feet	
Two-family dwelling	10,000 sq. ft.		80 ft.	
Minimum Yard Requirements				
	Front Yard	Interior Side Yard	Minimum Side Yard	Rear Yard
One-family dwelling	25 feet	15 feet	5 feet	35 feet
Two-family dwelling	25 feet	20 feet	10 feet	35 feet

All decks and patios must meet all setback requirements.

Requirements for Garages, Storage Sheds, Etc.

- The structure must be no closer than 5 feet from the neighboring lots.
- The structure must be no closer than 5 feet from the alleys.
- The structure must be no closer than 25 feet from the street right-of-way.
- The structure can be no larger than 30% of available rear yard – however a 400 square foot structure will be allowed.

Fence and Hedge Restrictions

The fence must be entirely on your own lot.

Fence setback requirements:

- Three (3) feet from lot line
- Three (3) feet from alley right-of-way
- Five (5) feet from street right-of-way

Height restrictions are as follows:

Front yard: Four (4) foot above the ground level.

Side Yard: Six (6) foot above the ground level.

Rear Yard: Six (6) foot above the ground level.

If a lot line is adjacent to nonresidential-zoned property and located on a side or rear yard, there shall be a seven (7) foot limit on the height of a fence.

If on a corner lot, the fence cannot block vision of traffic.