$100 min

City of Bedford

Building Permit

(Municipal Zoning Code) Fee ($0.25 X Sq Ft): $_____

Application Date: _____

Applicant: _____

Address: _____

Phone #: _____

Building Address: _____

Type of Building requested: Residential or Commercial

Use of Structure:_____ Measurement of structure:_____

Distance from other structures and property lines: _____

Before any construction or digging, you must:

Discuss with the City of Bedford about building/set back requirements and regulations for gas/water meter access.

Complete Building permit application, **attach diagram of building location and other structures on site.**

Pay the permit fee.

Get permit approved.

Call Iowa One Call (811).

Applicant Signature: _____

PERMIT APPROVED: _____ **PERMIT DENIED:** _____

City Official Signature: _____

CITY OF BEDFORD

Building Permits

Chapter 155 CODE OF ORDIANANCES BEDFORD IA

Building Permits

155.02 Building Permit Required. No building or other structure shall be erected, reconstructed, altered, or added to within the City without first securing from the Council a permit therefor.

SCHEDULE OF FEES

- **BUILDING PERMIT FEES (Primary Structures)**

$ .25 per Square Foot of exterior 1st & 2nd Floor Area. ($ 100.00 minimum fee)

(The building permit fee covers zoning and plan review)

- **ACCESSORY BUILDING PERMIT**

$.10 per Square Foot of Floor Area ($ 25.00 minimum fee)

- **SIGN PERMIT**

$ 0.50 per Sq. Ft. of Total Display Area ($ 5.00 minimum fee)

- **FENCE PERMIT**	$ 25.00
- **FARM ANIMAL PERMIT**	$ 25.00 (non-refundable)
- **VARIANCE REQUEST**	$ 25.00 (non-refundable)
- **CONDITIONAL USE PERMIT**	$100.00 (non-refundable)
- **SUBDIVISION PLAT REVIEW**	$100.00 (non-refundable)

Chapter 2 CODE OF ORDINANCES

DWELLING UNIT. Any building or portion thereof which contains living facilities, including provisions for sleeping, eating and sanitation, required by this code, for not more than one family, or congregate residence for six or persons.

1. Floor area of not less than seven hundred seventy square feet (770 s.f.) and minimum width for any building elevation of not less than twenty-four feet (24') 24X33
2. Roofed in a gable or hip style and shall include an overhang of at least twelve inches (12")
3. Must be placed on permanent frost-free foundation
4. Must have separate building sewers.

ACCESSORY BUILDING. An incidental subordinate building customarily incidental to and located on the same lot occupied by the main use or building, such as detached garage or shed. It shall not exceed 36X24 feet or be in excess of 16 feet high. 10 feet separation from main building.

CHAPTER 8

FENCE PERMITS. Fence and retaining wall heights in required yard shall not exceed: Font Yards 3.5 ft Rear 6 ft Side Lot Side 6 ft Street side 3.5 Can be on property line.

CHAPTER 5
RESIDENTIAL ZONES

SECTION 501 - RESIDENTIAL ZONES DEFINED

501.1 Residential Zones. Allowable residential (R) zone uses shall be:

Division 1. Single Family (R-1 Zone) The following uses are permitted in an R, Division1 zone:

Single family dwellings (detached, condominiums, town houses, zero lot line, planned group and cluster type - owner occupied housing), bed and breakfast homes, family day-care (six or less children), family homes (135C, Code of Iowa), publicly owned and operated parks, churches, public recreation centers, swimming pools and playgrounds, police and fire department stations, public and governmental services, public libraries, public schools and colleges (excluding colleges or trade schools operated for profit), public parking lots, park and ride facilities, buildings accessory to the above permitted uses (including private garages and accessory living quarters), and temporary buildings, and other open space.

Bed and breakfast inns and public utility stations may be located in this zone if approved by a conditional use permit.

Division 2. Two-Family (R-2 Zone) The following uses are permitted in a R, Division 2 zone:

Any use permitted in R, Division 1 zones and two-family dwellings, congregate residences, convalescent centers, group care (nursing, residential care, assisted living) and nurseries or group day-care (six or more individuals), religious, cultural, fraternal, clubs and lodge facilities, and mortuaries and funeral homes.

Division 3. Multi-Family (R-3 Zone) The following uses are permitted in a R, Division 3 zone:

All uses permitted in R, Division 2 zones, multiple-unit dwellings (three and more units), apartment houses, boarding and lodging houses, clinics, dispensaries and professional office buildings.

Charitable, philanthropic and eleemosynary use or institutions may be located in this zone if approved by a conditional use permit.

Division 4. Mobile Home Parks (R-4 Zone) The following uses are permitted in an R, Division 4 zone:

All uses specifically designed to be used exclusively by mobile homes parks, including two or more mobile homes, manufactured homes, or modular homes, or a combination of any of these homes, or other compatible uses as defined in Section 202, are placed on developed spaces and operated as a for-profit enterprise with water, sewer or septic, and electrical services available.

The entrance road connecting the mobile home park streets to the public street system and any interior park streets shall have a minimum thirty-five foot (35') right-of-way, and shall be surfaced with asphalt concrete or PCC pavement in accordance with the provisions of the city subdivision ordinance standards.

SECTION 502 - BULK REGULATIONS

502.1 General. The minimum area, setbacks, density and maximum height shall be as described in Table 502.1.

TABLE 502.1
RESIDENTIAL (R) ZONE BULK REGULATIONS
(in feet, unless noted otherwise)

ZONE DIVISION	MINIMUM LOT AREA (square feet)	MAXIMUM DENSITY (dwelling unit/acre)	LOT DIMENSIONS		SETBACK REQUIREMENTS			MAXIMUM BUILDING HEIGHT (a)
			Minimum lot width	Minimum lot depth	Minimum front yard	Minimum side yard	Minimum rear yard	
R-1	6,000	7	60	100	30	5 (15 feet corner lot)	15	35
R-2	6,000	7	60	100	25	5 (15 feet corner lot)	7	35
R-3	12,000	15	50	115	25	7 (15 feet corner lot)	7	35
R-4	2 acres	11	250	250	75	35	35	35
R – 4 Individual Lots	4,000	11	40	100	15	5 (15 feet corner lot)	10	35
R - 5	6,000	7	60	100	30	5 (15 feet corner lot)	15	35

1 acre = 43,560 square feet.

a. Accessory towers, satellite dishes and similar structures shall be permitted to exceed the maximum height when approved by the code official.

b. Accessory buildings shall be set back from the lot line a minimum of 5 feet in rear yards, and in accordance with the set back provisions of the primary structure for front and side yards.

COMMERCIAL CENTER, REGIONAL. A completely planned and designed commercial development providing for the sale of general merchandise and/or convenience goods and services. A regional center shall provide for the sale of general merchandise, apparel, furniture, home furnishings, and other retail sales and services, in full depth and variety.

COMMERCIAL RETAIL SALES AND SERVICES. Establishments that engage in the sale of general retail goods and accessory services. Businesses within this definition include those that conduct sales and storage entirely within an enclosed structure (with the exception of occasional outdoor "sidewalk" promotions); businesses specializing in the sale of either general merchandise or convenience goods.

COMPREHENSIVE PLAN. The declaration of purposes, policies and programs for the development of the jurisdiction.

CONDITIONAL USE. A use that would become harmonious or compatible with neighboring uses through the application and maintenance of qualifying conditions.

CONDOMINIUM. A single-dwelling unit in a multiunit dwelling or structure, that is separately owned and may be combined with an undivided interest in the common areas and facilities of the property.

CONGREGATE RESIDENCE. Any building or portion thereof that contains facilities for living, sleeping and sanitation as required by this code, and may include facilities for eating and cooking for occupancy by other than a family. A congregate residence shall be permitted to be a shelter, convent, monastery, dormitory, fraternity or sorority house, but does not include jails, hospitals, nursing homes, hotels or lodging houses.

COURT. A space, open and unobstructed to the sky, located at or above grade level on a lot and bounded on three or more sides by walls of a building.

DAY CARE, FAMILY. The keeping for part-time care and/or instruction, whether or not for compensation, of six or less children at any one time within a dwelling, not including members of the family residing on the premises.

DAY CARE, GROUP. An establishment for the care and/or instruction, whether or not for compensation, of seven or more persons at any one time. Child nurseries, preschools and adult care facilities are included in this definition.

DENSITY. The number of dwelling units that are allowed on an area of land, which area of land shall be permitted to include dedicated streets contained within the development.

DRIVEWAY. A private access road, the use of that is limited to persons residing, employed, or otherwise using or visiting the parcel in which it is located.

DWELLING UNIT. Any building or portion thereof which contains living facilities, including provisions for sleeping, eating and sanitation, as required by this code, for not more than one family, or congregate residence for six or less persons.

All single family dwellings structures located in Bedford, Iowa shall be subject to the following standards:

CHAPTER 6
COMMERCIAL ZONES

SECTION 601 - COMMERCIAL ZONES DEFINED

601.1 Commercial Zones. Allowable commercial (C) zone uses shall be:

Division 1. General Commercial (C-1 Zone) The following uses are permitted in a C, Division 1 zone:

Any use permitted in an R, Divisions 1, 2 and 3 zones, and minor automotive repair, automotive motor fuel dispensing facilities, automotive self-service motor fuel dispensing facilities, business or financial services, convenience and neighborhood commercial centers (excluding wholesale sales), family and group day care facilities, libraries, mortuary and funeral homes, public and governmental services, police and fire department stations, places of religious worship, public utility stations, restaurants, light commercial (excluding wholesale sales), group care facilities, physical fitness centers, religious, cultural and fraternal activities, rehabilitation centers, and schools and colleges operated for profit (including commercial, vocational and trade schools), cultural institutions (such as museums and art galleries), health and medical institutions (such as hospitals), hotels and motels, commercial printing and publishing, taverns and cocktail lounges, and indoor theaters.

Division 2. Highway Commercial (C-2 Zone) The following uses are permitted in a C, Division 3 zone:

Any use permitted in an C, Division 1 zone, with the exception of dwellings, and major automotive repair, commercial bakeries, regional commercial centers (including wholesale and retail sales), plastic products design, molding and assembly, small metal products design, casting, fabricating, and processing, manufacture and finishing, storage yards, self-storage warehouses or units, wood products manufacture and finishing, amusement centers (including bowling alleys, golf driving ranges, miniature golf courses, ice rinks, pool and billiard halls, and similar recreational uses), automotive sales, building material supply sales (wholesale and retail), community commercial centers (including wholesale and retail sales),.

SECTION 602 - BULK REGULATIONS

602.1 General. The minimum area, setbacks, density and maximum height shall be as described in Table 602.1.

TABLE 602.1
COMMERCIAL (C) ZONES BULK REGULATIONS
(in feet, unless noted otherwise)

ZONE DIVISION	MINIMUM LOT AREA (square feet)	MAXIMUM DENSITY (units/acre)	LOT DIMENSIONS		SETBACK REQUIREMENTS			MAXIMUM BUILDING HEIGHT (a)
			Minimum lot width	Minimum lot depth	Minimum front yard	Minimum side yard	Minimum rear yard	
C-1	None	None	None	None	None	None	None	35
C-2	10,000	None	75	200	25	None	None	75

N/A – Not Applicable

1 acre = 43,560 square feet.

a. Accessory towers, satellite disks and similar structures shall be permitted to exceed the listed heights when approved by the code official.

CHAPTER 7
INDUSTRIAL ZONES

SECTION 701 - INDUSTRIAL ZONES DEFINED

701.1 Industrial Zones. Allowable industrial (I) zone uses shall be:

Division 1. Light Industry (I-1 Zone) The following uses are permitted in an I, Division 1 zone:

Any light-manufacturing or industrial use, such as warehouses, research or testing laboratories, product distribution centers, woodworking shops, auto body shops, furniture assembly, dry cleaning plants, places of religious worship, public and governmental services, machine shops, and boat building storage yards.

Division 2. Heavy Industry (I-2 Zone) The following uses are permitted in an I, Division 2 zone:

Any use permitted in the I, Division 1 zone and stadiums and arenas, indoor swap meets, breweries, liquid fertilizer manufacturing, carpet manufacturing, monument works, and a regional recycling center.

Auto-dismantling yards, alcohol manufacturing, cotton gins, paper manufacturing, quarries, salt works, petroleum refining, and other similar uses may be located in this zone if approved by a conditional use permit.

SECTION 702 - BULK REGULATIONS

702.1 General. The minimum area, setbacks, density and maximum height shall be as prescribed in Table 702.1.

TABLE 702.1
INDUSTRIAL (I) ZONE BULK REGULATIONS
(in feet, unless noted otherwise)

ZONE DIVISION	MINIMUM LOT AREA (square feet)	MAXIMUM DENSITY (units/acre)	LOT DIMENSIONS		SETBACK REQUIREMENTS			MAXIMUM BUILDING HEIGHT (a)
			Minimum lot width	Minimum lot depth	Minimum front yard	Minimum side yard	Minimum rear yard	
I-1	N/A	N/A	50	75	0	0	0	60
I-2	N/A	N/A	100	150	0	0	0	80

N/A – Not Applicable

1 acre = 43,560 square feet.

a. Accessory towers, satellite dishes and similar structures shall be permitted to exceed the maximum height when approved by the code official.

TABLE 802.1
MAXIMUM FENCE HEIGHTS

YARDS		HEIGHT (feet)
Front		3.5
Rear		6.0
Side	Lot Side	6.0
	Street Side	3.5

fence on lot line

807.2.2 Protection of adjacent property. Adjacent properties shall be protected from damage caused by to grading operations. No person shall excavate on land sufficiently close to the property line to endanger any adjoining public street, sidewalk, alley, or other public or private property, without supporting and protecting such property from any damage that might result.

807.2.3 Inspection notice. The code official shall be notified at least 24 hours prior to the start of work.

807.2.4 Temporary erosion control. Precautionary measures necessary to protect adjacent watercourses and public or private property from damage by water erosion, flooding or deposition of mud or debris originating from the site shall be put in effect. Precautionary measures shall include provisions of properly designed sediment control facilities so that downstream properties are not affected by upstream erosion.

807.2.5 Traffic control and protection of streets. Flaggers, signs, barricades and other safety devices to ensure adequate safety when working in or near public streets shall be provided.

807.2.6 Hazard from existing grading. Whenever any existing excavation, embankment or fill has become a hazard to life or limb, endangers structures, or adversely affects the safety, use stability of a public way or drainage channel, such excavation, embankment or fill shall be eliminated.

807.2.7 Tracking of dirt onto public streets. Adequate cleaning of equipment to prevent the tracking of dirt and debris onto public streets shall be provided.

807.2.8 Maintenance of waterway and irrigation canals. Precautionary measures to protect and maintain the flow of waterways and irrigation canals shall be taken.

807.2.9 Re-vegetation. The loss of trees, ground cover, and topsoil shall be minimized on any grading project. In addition to mechanical methods of erosion control, graded areas shall be protected to the extent practical from damage by erosion by planting grass or ground cover plants and/or trees. Such plantings shall provide for rapid, short-term coverage of the slopes as well as long-term permanent coverage. A plan by a registered design professional shall be provided where required by the code official.