

City of Twin Valley Building Requirements Per Zone

In accordance with City Ordinance—No person shall erect, alter or replace any structure within the city unless the structure complies with the applicable requirements of this code and the person has obtained a land use permit from the City Clerk certifying compliance with all of the applicable requirements of this code. (150.06)

All new Building Permit requests will be presented to the City Council for approval at the next regular monthly meeting. To avoid any penalties or fines building permits must be approved before the start of construction.

Zone	Lot Area	Set Backs				Outbuilding	Building Requirements	Outbuilding Requirements
		Front	Side	Back				
R-1 Single Family – Residential	10,000 Square feet (100x100). Minimum width of 75 ft.	Not less than 30 feet.	Not less than 5 feet (25 for corner lots).	Not less than 30 feet.	No less than 5 feet from rear property line, and 4 feet from side property line.	Shall not exceed two (2) stories or 35 feet in height, whichever is less.	Shall not exceed 12 feet in height and be less than 500 square feet.	
R-2 Multiple Family – Residential	10,000 square feet for one and two family dwellings/3,000 square feet per dwelling unit for multiple family dwellings. Minimum lot width of 75 feet for one and two family dwellings/100 feet for multiple family dwellings.	Not less than 30 feet.	Not less than 5 feet. (25 feet for corner lots).	Not less than 30 feet.	No less than 5 feet from rear property line, and 4 feet from side property line.	Shall not exceed two (2) stories or 35 feet in height, whichever is less.	Shall not exceed 12 feet in height and be less than 500 square feet.	
Manufactured Home Parks	Not less than 5000 square feet. Each individual home site shall have a lot width at least 50 feet.	Not less than 15 feet.	Not less than 5 feet.	Not less than 8 feet.	Not less than 5 feet from the rear lot line and 4 feet from the side yard lines.			
Commercial	N/A	N/A	N/A	Not less than 15 feet.		Shall not exceed 3 (three) stories or 45 feet high.		
Industrial	N/A	Not less than 35 feet from local and neighborhood collector streets, 50 feet from railroad lines and major collector roadways.	Not less than 70 feet from residential, 30 feet from commercial and 20 feet from other industrial lots.	Not less than 70 feet from residential, 30 feet from commercial and 20 feet from other industrial lots.		Shall not exceed 3 (three) stories or 45 feet high.		
Rural Residential/Agriculture	Minimum 2.5 acres. 200 ft. width, 300 ft. depth.	Not less than 40 feet.	Not less than 10 feet. (30 for corner lots)	Not less than 30 feet.	Not less than 5 feet from rear yard line, 4 feet from side yard line.			

Residential Fences—All fences more than 30 inches in height require a building permit. Side/Rear fences shall not exceed 6 feet in height. All fences may be located no less than 2 feet from a property line and cannot encroach on any public right of way.