

Albia Zoning District Regulations

Zoning District	Minimum Lot Area (Sq Ft)	Minimum lot area per dwelling (sq. ft) multi-family only	Maximum units per building	Minimum Lot Width (ft)	Minimum Front Yard (ft)	Minimum Side Yard (ft)	Minimum Rear Yard (ft)	Maximum Height: The lesser of:
A-1 Agricultural District	1- Acre	1 story= 1150sq ft 2+ stories= 800sq ft		150ft	75ft if on arterial / 50ft all other	25ft	50ft	35ft principle bldg – accs bldg 12ft
R-1 One Family Residence District	7,500 Sq Ft	N.A.	N.A.	66ft	25ft or conforming	8ft Accessory Bldg 3ft	35ft Accessory Bldg 5ft	2.5 Stories or 35ft house / 1 story or 15ft for accessory bldg
R-2 One & two family residences District	1 structure = 6,000 2+ structure= 4,000 per structure	1 structure = 6,000 2+ structure= 4,000 per structure	Varies by Sq Footage	66ft	25ft or conforming	8ft Accessory Bldg 3ft	35ft Accessory Bldg 5ft	2.5 Stories or 35ft house / 1 story or 15ft for accessory bldg
R-3 Multi-Family Residences District	1 story =	1 structure = 5,000 2+ residences= 2,000 per family	Varies by Sq Footage	50	30	6	30	60ft
	2 stories =		Varies by Sq Footage	52	32	8	30	60ft
	3 stories =		Varies by Sq Footage	55	35	10	35	60ft
	4 stories=		Varies by Sq Footage	65	40	12	40	60ft
	5 stories=		Varies by Sq Footage	75	45	14	45	60ft
	Accessory Bldg		Varies by Sq Footage	--	--	3ft	5ft	30ft
B-1 Retail Business/Historic Downtown District	N.A.	N.A.	N.A.	N.A.	None	None, except when adjoining an “R” district, then the same as the least width required in that district	None, except when adjoining an “R” district, then the same as the least width required in that district	3 Stories or 45ft
	Dwelling- same as R-3	Dwelling- same as R-3	Dwelling- same as R-3	Dwelling- same as R-3	Dwelling- same as R-3	Dwelling- same as R-3	Dwelling- same as R-3	3 Stories or 45ft
B-2 General Business District	None	N.A.	N.A.	None	None	None, except when adjoining an “R” district, then the same as the least width required in that district	None, except when adjoining an “R” district, then the same as the least width required in that district	3 Stories or 45ft
I-1 Industrial District	None	N.A.	N.A.	None	None	Same as B-2	Same as B-2	4 stories or 50ft