Frequently Asked Questions: Garages and Accessory Structures

**Detached Garages**

**Q1)** When is a building permit needed for a detached or accessory building?
- Building permit is required when the floor area is 120 square feet or more, any structures less than 120 square feet do not require a building permit, but are still subject to setback requirement.

**Q2)** How close to the property line can a detached garage or accessory building be located?
- May be located in the rear and side yard
- Must be 4 feet off the rear property line or alley line
- Must be at least 4 feet off side property line (unless constructed with a 1-hour rated fire wall adjacent to the side property line, then the structure may be as little as 2 feet off the side property line). Contact the building department (563-326-7745) for more detailed information requiring fire wall construction and specifications.

**Q3)** What are the size restrictions for a detached garage?
- R-1 - Structure can be up to 75% of living area (720 square feet allowed at a minimum)
- R-2 to R6M- 50% of living area (720 square feet allowed at a minimum)
- A-1- No maximum
  (See the Scott County Parcel search page at [https://www.scottcountyiowa.com/parcels](https://www.scottcountyiowa.com/parcels) for the living area of any Davenport Property)

**Q4)** How tall can a detached garage/ accessory building be?
- R-1: Maximum height is 20’
- R-2 to R6M: Maximum height is 15’
- A-1: No Maximum height
  (Height is measured from grade to midpoint between the eaves & peak of the roof)

**Q5)** How close can a detached garage be to my Home?
- Shall not be closer than 6 feet to any other structure (Contact the Building Department at 563-326-7745 for more information)

**Q6)** May I have living quarters above my detached garage?
- No, a detached shall not have living quarters or habitable areas contained anywhere within the structure.

**Q7)** Can I have a second garage on my property?
- Second garages are allowed on lots 20,000 square feet and greater provided that one of the garages is attached to the primary structure.
**Frequently Asked Questions: Garages and Accessory Structures**

**Attached Garages**

Q1) Is a building permit needed for a detached or accessory building?
- Yes, a building permit is required.

Q2) How close to the property line can my attached garage be located?
- **Side yard setbacks:**
  - R-1 to R-3: Side yard setback is (7) feet
  - R-4, R-5, R5M and R6M: Side yard setback is (5) feet
- **Rear yard setback:**
  - (30) feet or 20% of lot depth
- **Front yard setback:**
  - A-1: (50) feet
  - R-1 and R-2: (30) feet
  - All other: (25) feet

Q3) What is the size restriction for an attached garage?

### Single-Family Accessory Uses - Garage and Storage Buildings

<table>
<thead>
<tr>
<th>Zone</th>
<th>Attached Garage</th>
<th>Detached Garage</th>
<th>Accessory Building Area IN TOTAL</th>
<th>Lot Size for 2nd Garage</th>
<th>Max # of Garages Allowed</th>
<th>Max # of Sheds Allowed</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1</td>
<td>40% of Living Area</td>
<td>No Maximum</td>
<td>No Maximum</td>
<td>20,000 sq. ft</td>
<td>2</td>
<td>No Max</td>
</tr>
<tr>
<td>R-1</td>
<td>40% of Living Area*</td>
<td>75% of Living Area*</td>
<td>100% of Living Area*</td>
<td>20,000 sq. ft</td>
<td>2</td>
<td>No Max</td>
</tr>
<tr>
<td>R-2 TO R6M</td>
<td>40% of Living Area*</td>
<td>50% of Living Area*</td>
<td>100% of Living Area*</td>
<td>20,000 sq. ft</td>
<td>2</td>
<td>No Max</td>
</tr>
<tr>
<td>Front Yard Setback</td>
<td>25' (50' in A-1)</td>
<td>Not Allowed in FY per 17.42.080 A.2</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear Yard Setback</td>
<td>Least of: 30' or 20% of lot depth</td>
<td>4'</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Height</td>
<td>35' (R-5M &amp; R-6M See Code)</td>
<td>15' (20' in R-1) (No Max in A-1)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- *720 Sq Ft Allowed at a Minimum
- ◆ 2nd Garage allowed only if 1st is attached to house
- "Shed" is any accessory building not accessible to a vehicle

For more information please contact:
Community Planning and Economic Development at (563)326-7765
Public Works Building Department (563)326-7745
Scott County Website: [https://www.scottcountyiowa.com/parcels](https://www.scottcountyiowa.com/parcels)