

# *CITY OF WEST POINT*

## GENERAL RESIDENTIAL BUILDING REQUIREMENTS

The following are some general residential building requirements for the City of West Point, IA and are intended only as a summary of current regulations.

1. Minimum yard requirements:
  - a) Front yard – 25 feet (both street sides for a corner lot)
  - b) Rear yard – 30 feet
  - c) Side yard – 8 feet each side (the eaves need to be included in maintaining the 8 feet)
2. Minimum lot width is 70 feet, unless it is a lot which was platted prior to implementation of zoning regulations. If the lot width is less than 60 feet, the side yard requirements may be reduced to a width not less than 10% of the width of the lot, but in no instance shall it be less than 5 feet.
3. Minimum lot area is 7200 square feet for a single family dwelling.
4. Every part of a required yard shall be open to the sky, unobstructed by any structure, except for the projection of sills, belt courses, cornices, ornaments, and features which are not to exceed 12 inches.
5. An open unenclosed porch or paved terrace may project into a front yard for a distance not exceeding 10 feet. An unenclosed vestibule containing not more than 40 square feet may project into a front yard for a distance not to exceed 4 feet.
6. Terraces, uncovered porches, platforms and ornamental features which do not extend more than 3 feet above the floor level of the ground story may project into a required yard, provided these projections are distant at least 2 feet from the adjacent side lot line.
7. The required side yard on the street side of a corner lot shall be the same as the required front yard on such street, except that the building width shall not be reduced to less than 32 feet and no accessory building shall project beyond the required front yard on either street.

Please contact City Hall in the event that more detailed regulations are required and for the necessary building and sewer permits.

