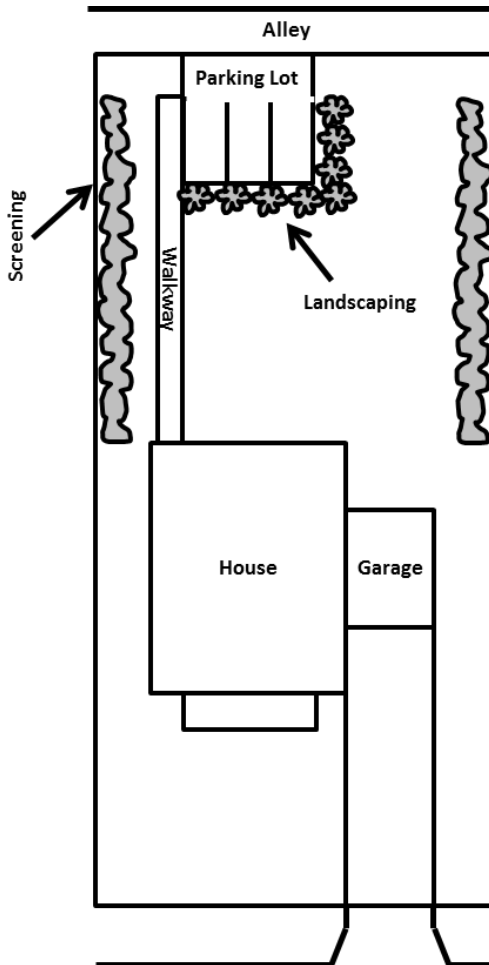


**Screening:** A 6ft high screen [fence, wall, or plants] along the property lines.

**Landscaping:** Provide shrubbery or similar plantings at least 3ft high around the parking lot.

**Walkway:** A hard surface connection from the parking lot to the entrance of the building is important.



**New, replacement, expansion, or conversions of a parking lot require a Land Use Permit.** The application can be found at City Hall or on the city's website ([www.cedarfalls.com/planning](http://www.cedarfalls.com/planning)).

For a complete description of the residential parking lot provisions see Section 29-177 of the City's Zoning Ordinance.

**Any work in public right of way will need a separate right of way permit**

Go to the Black Hawk County Assessor's website for help finding your lot's dimensions: <http://www2.co.black-hawk.ia.us/website/bhmap/viewer.htm>

## Residential Parking Lot Overview



### PLANNING & COMMUNITY SERVICES DIVISION

City of Cedar Falls  
220 Clay Street  
Cedar Falls, Iowa 50613  
Phone: 319-273-8606  
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**PLANNING & COMMUNITY SERVICES DIVISION**



**This publication will highlight portions of Section 29-177 on residential parking lots.**

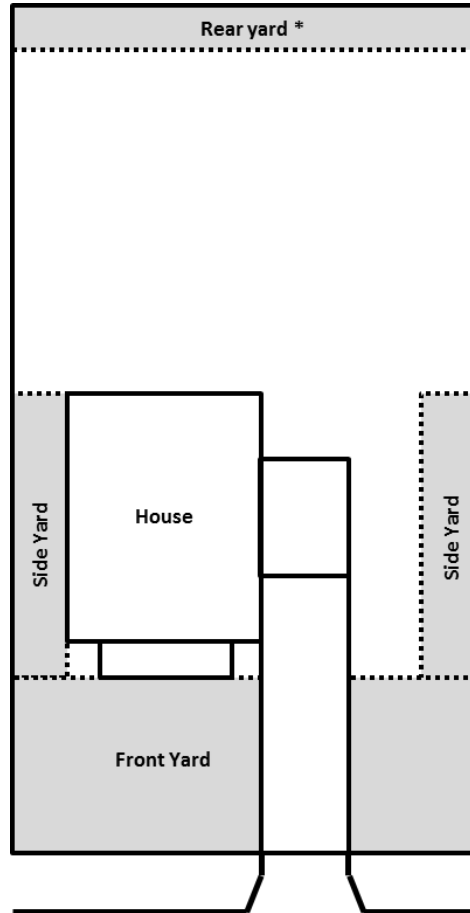
A **parking lot** is defined as 3 or more parking stalls.

All parking lots need to meet current code when changes are proposed. The areas to address include:

- Locating outside of the required setbacks\*
- Identifying the size\*
- Providing a hard surface
- Having a two way connecting driveway (see ‘Residential driveway and Paving Overview’)
- Addressing storm water when 5,000 square feet or more
- Providing continuous curbing or wheel blocks for each parking space
- Marking the locations of parking spaces and driveway aisles
- Connecting the parking lot to an entrance with a walkway
- Screening and landscaping\*

All items with an asterisk (\*) are explained in greater detail in this publication.

**Setbacks:** A parking lot must be located outside of the shaded sections below.



\*Rear setback:

- 3 ft along any alley
- 5 ft along any street right-of-way line
- 5 ft along any adjacent property line

**Limits on size of parking:** Depending on the zoning and the number of units, the parking area can vary. The chart describes the percentage of a rear yard that is allowed to be paved.

Zoning District	Number of Units	Maximum Coverage
R-1, R-2, RP, MU*	1	30%
R-3, R-4*	1	50%
R-2, R-3, R-4, RP, MU*	2 or more	50%

\*For lots with single-family and two-family dwellings

To calculate how much of your yard can be paved, multiply the square footage of your rear yard (lot width x rear yard) by the appropriate percentage.

