

**Marshalltown Residential District Regulations**  
**Zoning Office 641-754-5756**

District	Front Yard Setback (Feet)	Side Yard Setback (Feet)*	Rear Yard Setback**	Lot Area/Dwelling Unit (Sq Ft)			Min. Avg. Lot Width (Feet)	Building Height	
				Single Family	Two-Family & Single Family Attached	Multi-Family		Stories	Feet
A-1	50	15 & 40	50	25 Acres			120	2 1/2	35
R-1	50	10	35 or 20%	30,000			100	2 1/2	35
R-2	30	7 & 16	35 or 20%	10,000			70	2 1/2	35
R-2A	30	7 & 16	35 or 20%	8000	6000		65	2 1/2	35
R-3	30	4 & 15	25 or 20%	5000	5000	5000	50	2 1/2	35
R-4	30	4 & 15	25 or 20%	5000	2500	2500	50	2 1/2	35
R-5	20	4 & 15	25 or 20%	5000	2500	2000	50	3	45

\*All single-family attached dwellings require 8 ft. side yard on one side. For new single family and two-family dwellings, the side yard that is contiguous with the exterior wall of an attached garage shall be a minimum of 10 feet.

\*\*Rear yard setbacks are the number indicated or 20% of lot depth, whichever measurement is less.

Corner lots: The setback from the side street line shall not be less than half (1/2) the front yard depth.

This summary is provided for general information to applicants. It is not intended to address every residential district requirement. Please refer to the zoning ordinance for the complete regulations.