

<p align="center">City of Columbus Junction Residential Zoning Summary</p>	<p align="center">R-1</p>	<p align="center">R-2</p>	<p align="center">R-3</p>
<p>Permitted residential uses</p>	<p>Single-family</p>	<p>Single-family Two, three and four-family</p>	<p>Single-family Two, three and four-family Multi-family</p>
<p>Permitted accessory structures</p>	<p>Private garages Private swimming pools Private greenhouses Private storage sheds Temporary buildings used in conjunction with construction work</p>	<p>Private garages Private swimming pools Private greenhouses Private storage sheds Temporary buildings used in conjunction with construction work</p>	<p>Private garages Private swimming pools Private greenhouses Private storage sheds Temporary buildings used in conjunction with construction work</p>
<p>Minimum residential lot area and width</p>	<p>Single Family 9,000 square feet 75 feet wide</p>	<p>Single Family 7,200 square feet 60 feet wide Two-Family 8,000 square feet 70 feet wide Multiple-Family 6,500 square feet for the first unit plus 1,500 square feet for each additional unit up to 12, and 750 square feet for each additional unit over 12 80 feet wide</p>	<p>Single Family 7,200 square feet 60 feet wide Two-Family 8,000 square feet 70 feet wide Multiple-Family 6,500 square feet for the first unit plus 1,500 square feet for each additional unit up to 12, and 750 square feet for each additional unit over 12 80 feet wide</p>

Minimum residential yard requirements (setbacks)	Front: 30 feet Rear: 30 feet Side 1 story: 7 feet 2 stories: 8 feet Street side for a corner lot: 20 feet	Front: 30 feet Rear: 30 feet Side 1 story: 7 feet 2 stories: 8 feet Street side for a corner lot: 20 feet	Front: 30 feet Rear: 30 feet Side 1 story: 7 feet 2 stories: 8 feet Street side for a corner lot: 20 feet
Maximum height	2½ stories or 35 feet	2½ stories or 35 feet	2½ stories or 35 feet
Minimum off-street parking	2 spaces	2 spaces per dwelling	2 spaces per dwelling
Accessory buildings	More than 5 feet from the main building. More than 5 feet from rear or side lot lines.		
Minimum standards for all single-family homes	Minimum width of 22 feet exclusive of attached garages, porches or other accessory structures. 900 square feet of floor space Placed on a permanent frost-free foundation. Minimum roof pitch of 3:12		

See City Code for more information