

NOTICE TO APPLICANTS

Prior to returning the application for a building permit please do the following:

- Contact **Siouxland District Health Department** about sewage system and well regulations and permits. They can be reached at 279-6119; 1014 Nebraska St., Sioux City.
- Setbacks and regulations vary from one zoning district to another. To help determine your parcel's zoning designation, please go to the Woodbury County website: **www.woodburycountyiowa.gov**
Next, go to GIS Map, Property Search. You can search by name or parcel number. When you have your parcel up, click map, then County Zoning (scroll down the list on the far left). The zoning will be the two letters listed over the parcel. Please contact us at **Community & Economic Development**, 279-6609 if you need assistance.

LOCATING THE EDGE OF THE ROAD RIGHT-OF-WAY

- Call the **Woodbury County Engineer's Office**, 279-6484, with the legal description to obtain this information. The Community & Economic Development Department cannot advise of right-of-way location.
- Show the width of the right-of-way on the site-plan drawing for building permit. This width, obtained from the County Engineer, is to be from the center of the road toward your property. This area called road right-of-way, is the easement or fee title purchased by the state or the county for roadways, road maintenance, road improvements, and for other reasons. The setbacks required by the Zoning Ordinance are measurements to be added to the right-of-way width and does not include the right-of-way.

Negligence in locating the correct edge of the right-of-way can be extremely costly to the property owner. Please keep in mind -

The right-of-way is NOT the center of the road.

The right-of-way is NOT the edge of the road.

The right-of-way is NOT necessarily the fence line.

Your right-of-way location may NOT be the same as your neighbor's; and it may NOT be the entire width across your entire parcel.

- Call the **Woodbury County Engineer's Office**, 279-6484, for information regarding installation of driveways/entrances.

The property owner is responsible and liable for locating the correct edge of the road right-of-way and all other property lines, and for showing correct measurements on the site-plan for a building permit.

- Only after the site-plan is submitted for approval can the zoning staff advise if your construction will comply with zoning regulations. Please be sure to include dimensions, including building height, on your site plan.
- Verbal information is NOT approval to proceed. You are required to apply, include the applicable fee, and obtain an approved permit prior to beginning any type of construction in Woodbury County.



WOODBURY COUNTY, IOWA

APPLICATION FOR BUILDING PERMIT

For Office Use:**Case No.** _____

Zoning District _____ Date Approved _____ Denied _____ By _____
 Floodplain District _____ Map # _____ Fee _____ Ck/Rct # _____
 GIS # _____ Mail _____ Pick up _____

In accordance with the Woodbury County Zoning Ordinance, the undersigned hereby applies for a building permit:

Landowner's name: _____ Phone: _____

Mailing Address: _____ City: _____ Zip: _____

Structure will be built at (address): _____

Occupied by: _____

Quarter/quarter _____ Section _____ Civil Township _____

or

Subdivision _____ Block _____ Lot(s) _____

Name of Contractor: _____ Phone: _____

Address of Contractor: _____

Anticipated start date of construction: (month/day/year): _____

Type of structure: _____ Will this be used for business purposes? _____

Structure's Value: _____ Size of parcel in acres: _____

Remarks: _____

PLEASE READ CAREFULLY.

I, the undersigned, hereby understand and state that the land and building listed herein SHALL NOT BE OCCUPIED OR USED in whole or in part for any purpose whatsoever until the structure has been completed and reported as such to the County Office of Planning and Zoning; and to do so constitutes a violation of the Woodbury County Zoning Ordinance subject to misdemeanor charges. I further state that I have read the foregoing application and attachments and know the contents therein, and the facts contained are true and accurate.

Signature _____

This _____ day of _____, 20____.

 Notary Public in and for Woodbury County, Iowa

AFTER THE APPLICATION HAS BEEN APPROVED AND THE PERMIT ISSUED, THE PERMIT BECOMES NULL AND VOID IF CONSTRUCTION HAS NOT COMMENCED WITHIN 120 DAYS AND IN ANY EVENT ONE YEAR.

SITE PLAN INSTRUCTIONS

Please do not hesitate to call if you have any questions. The site plan can be drawn on the graph below.

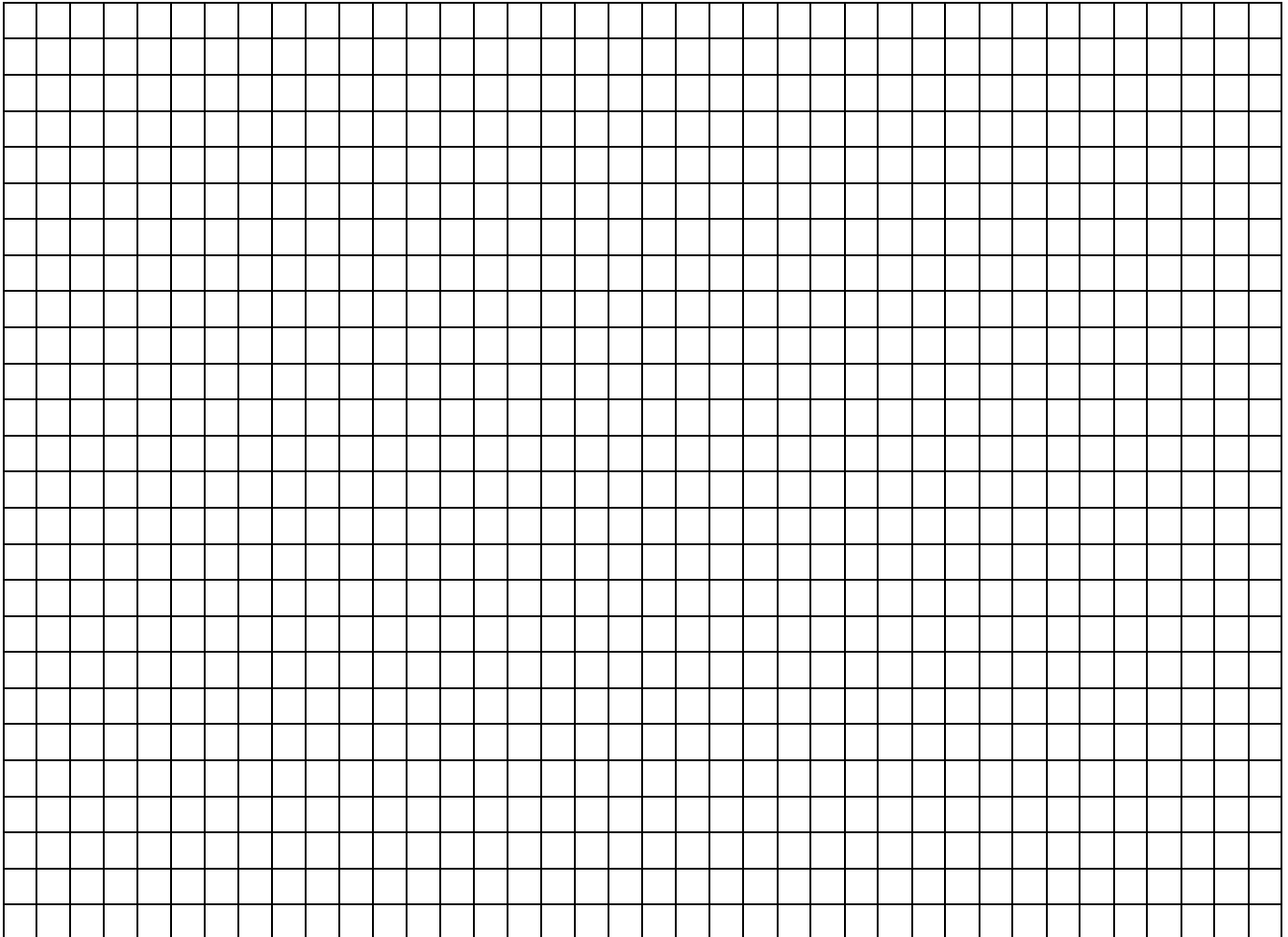
Refer to the setback reference sheet for your zoning district when planning your project.

Following is the list of things we need to see on your site plan, the site plan does not have to be to scale but should include the following:

- Indicate which way is north.
- Show where the road is that goes past the parcel and name it.
- Show the County Right-Of-Way (the distance from the center of the road to the beginning of your lot line. Typically, it is around 33' and ends at your property's fence line.)
- Indicate any field entrances or drives leading into parcel.
- Show any buildings or structures currently on land. Label "Existing" and/or "New"
- Show length, width, and height of new building or addition.
- Indicate septic system and direction leech field flows.
- Show where well is located.
- Indicate with arrowed lines the distance on each side from house to lot line.
- Indicate with arrowed lines the distance on each side from accessory structure to lot line.
- Show there is a minimum of 10' between buildings.

When your Site Plan is complete, please return with completed building permit application and applicable fee. Be sure to sign where indicated before a Notary.

Woodbury County Community & Economic Development
620 Douglas St., 6th Floor
Sioux City, IA 51101



ZONING DISTRICTS

Section 3.04: Zoning District Dimensional Standards

Zoning District	AP	AE	NR	SR	GC	HC	LI	GI	--PD
Minimum Lot Area ⁽¹⁾									
-- Single Family	2 acres ⁽¹⁾	2 acres ⁽¹⁾	2 acres ⁽¹⁾	10,000 sf ⁽¹⁾	--	--	3 acres ⁽¹⁾	3 acres ⁽¹⁾	TBD
-- Two Family				10,000 sf ⁽¹⁾					
-- Multiple Family				6,000 sf/DU ⁽¹⁾					
				4,000 sf/DU ⁽¹⁾					
Minimum Lot Width	200 ft	200 ft	200 ft	80 ft	--	--	60 ft	60 ft	TBD
Front Yard Setback	100 ft	75 ft	75 ft	25 ft	50 ft	50 ft	50 ft	50 ft	TBD
Side Yard Setback	20 ft	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	TBD
-- Accessory Structures	10 ft	10 ft	10 ft	3 ft.					
Corner Side Yard Setback	50 ft	50 ft	50 ft	15 ft	25 ft	25 ft	50 ft	50 ft	TBD
Rear Yard Setback	50 ft	50 ft	50 ft	25 ft	40 ft	10 ft	50 ft	10 ft	TBD
-- Accessory Structures	10 ft	10 ft	10 ft	3 ft					
Maximum Height				45 ft					
-- Accessory Structures	45 ft	45 ft	45 ft	Not more than height of principal structure	45 ft	45 ft	75 ft	--	TBD
Maximum Lot Coverage	--	--	--	30%	--	--			TBD

⁽¹⁾ Minimum lot areas are net of area of rights-of-way.

BUILDING PERMITS

- New Dwelling \$250
- New Dwelling with Attached Garage Over 300 Sq. Ft \$500
- New Dwelling with Attached Garage Under 300 Sq. Ft \$300
- New Dwelling with Detached Garage Over 300 Sq. Ft \$500
- New Dwelling with Detached Garage Under 300 Sq. Ft. \$300
- Accessory Structure Over 300 Sq. Ft
(below or above grade), pool, shed, fence, deck, etc. \$250
- Accessory Structure Under 300 Sq. Ft
(below or above grade), pool, shed, fence, deck, etc. \$50
- Commercial/Industrial Building 0-10,000 Sq. Ft \$500
- Commercial/Industrial Building Over 10,000
((\$50 for each 1,000 Sq. Ft. over the first 10,000) \$500 + _____

**PERMITS WILL NOT BE ISSUED UNTIL ALL NECESSARY DOCUMENTS AND PAYMENT HAS BEEN RECEIVED
FEES WILL BE DOUBLED IF CONSTRUCTION COMMENCES PRIOR TO OBTAINING A BUILDING PERMIT**

SUBDIVISIONS

- Final Plat for Minor Subdivision 4 Lots or Less \$200
- Final Plat for Minor Subdivision More than 4 Lots
((\$5 for each additional lot) \$200 + _____
- Preliminary Plat for Major Subdivision 4 Lots or Less \$250
- Preliminary Plat for Major Subdivision More than 4 Lots
((\$5 for each additional lot) \$250 + _____
- Final Plat for Major Subdivision 4 Lots or Less \$250
- Final Plat for Major Subdivision More than 4 Lots
((\$5 for each additional lot) \$250 + _____

OTHER LAND USE PERMITS

- Conditional Use Permit \$250
- Flood Plain Development Permit \$110
- Grading Permit \$0
- Sign Permit \$50

***PERMITS WILL NOT BE ISSUED UNTIL ALL NECESSARY DOCUMENTS AND PAYMENT HAS BEEN RECEIVED
FEES WILL BE DOUBLED IF ACTIVITY COMMENCES PRIOR TO OBTAINING A PERMIT***

TELECOMMUNICATION TOWERS

- Tower Development Permit \$500

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ADMINISTRATIVE REQUESTS/ACTIONS

- Zoning Amendment (text or map) \$400
- Variance \$300
- Appeal of Administrator's Decision \$300
- Fines (dependent on violation)
- Photocopies (\$0.50 per page)