

2-24-04

NOTICE TO APPLICANTS

Prior to returning the application for a zoning permit, contact:

- Siouxland District Health Department with regard to sewage system and well regulations and permits. They are at 279-6119; 1014 Nebraska St., Sioux City.

Attached is a schedule of current zoning permit fees. Setbacks and regulations vary from one zoning district to another. Furnish the Zoning Office with the legal description for specifics. Tel: 279-6557 at 5th Floor Court House, Sioux City.

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 Zoning Department cannot advise of right-of-way location.

Show the width of the right-of-way on the site-plan drawing for zoning permit. This width that you obtain from the 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.

CAUTION:

- 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; and it may NOT be the same width across your entire parcel.

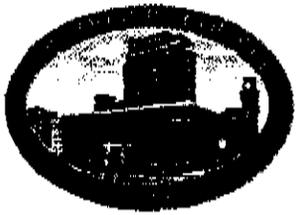
Call the Woodbury County Engineer's Office, 279-6484, for information regarding installation of entrances.

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 zoning permit.

Only after the site-plan is submitted for approval can the zoning staff advise if your construction will comply with zoning regulations. Verbal information is NOT approval to proceed.

YOU ARE REQUIRED TO OBTAIN AN APPROVED PERMIT PRIOR TO BEGINNING ANY TYPE OF CONSTRUCTION IN WOODBURY COUNTY.

Zoning Department for the Unincorporated
Areas of Woodbury County



OFFICE OF
Woodbury County Planning & Zoning Administrator

SEVENTH AND DOUGLAS STREETS - SIOUX CITY, IA 51101

John Pylelo - Planning & Zoning Administrator • jpylelo@sioux-city.org
 Faye Hill - Secretary • fhill@sioux-city.org
 Telephone (712) 279-6557
 Fax (712) 279-6468

Fee Schedule
Woodbury County Iowa
Department of Planning Zoning
Effective August 1, 2003

Zoning Permit for any New Dwelling; any addition 300 Sq.ft. or more	\$250.00
Zoning Permit for any accessory structure; any deck; any addition 300 sq ft or less	\$50.00
Zoning Permit for all other structures	
0 - 10,000 sq ft	\$500.00
for each additional 1,000 square feet over the first 10,000	\$50.00
Mobile Home Parks, Recreational	
Vehicle Parks	\$250.00
Zoning Amendment; text or map	\$400.00
Planned Unit Development Review	\$150.00
Conditional Use Permit	\$250.00
Zoning Variance	\$300.00
Appeal of Administrator's Decision	\$300.00
Sketch Plat Review	no charge
Preliminary Plat - Subdivision 4 lots or less	\$200.00
Preliminary Plat - Subdivision more than 4 lots	\$250.00 plus \$5.00 per lot
Final Plat - Subdivision 4 lots or less	\$200.00
Final Plat - Subdivision more than 4 lots	\$250.00 plus \$5.00 per lot
Subdivision Variance	\$300.00
Tower Development Permit	\$500.00
Floodplain Development Permit	\$110.00
Floodplain Development Variance	\$300.00
Rural Address	\$25.00
Comprehensive Plan, Zoning and Subdivision Ordinances	\$100.00
Zoning and Subdivision Ordinance	\$60.00
Zoning Ordinance Only	\$45.00
Subdivision Ordinance Only	\$15.00
Photocopy (per page)	\$0.50
Research	\$40.00 per hour (minimum charge 2 hours)
The Zoning Administrator may reserve the right to waive permit fees for other political subdivisions or governmental bodies.	
Fees will be doubled if construction commences prior to obtaining a permit.	

WOODBURY COUNTY, IOWA

APPLICATION FOR BUILDING PERMIT

For Office Use:					
Zoning District	Date	Fee	No.		
Floodplain District	Approved				
Application: Approved	Denied	Date			
A	H	S	C	Apl	BP

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

Land owners name _____ Tel: _____

Mailing Address _____

Occupied by _____ Address _____

Quarter _____ Section _____ Civil Township _____

Or
Subdivision _____ Block _____ Lot _____

Name of Contractor _____ Tel: _____

Address of Contractor _____

Anticipated start date of construction _____

Request permit to build or place (type of structure) _____

Value of Structure \$ _____ Size of land area in acres _____

Remarks _____

PLEASE READ CAREFULLY AND COMPLETE ALL PAGES OF THIS FORM IN THEIR ENTIRETY.

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 a Certificate of Zoning Compliance is received; 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 I verily believe.

Signature _____

Sworn to before me and subscribed in my presence

This _____ day of _____, 20_____.

Notary Public in and for Woodbury County, Iowa

THIS APPLICATION IS NOT A PERMIT TO OCCUPY

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

The following information shall be shown on this form:

1. Indicate north point and all abutting roads.
2. Show location of all structures and driveways; indicate if new or existing.
3. Show dimensions of proposed structures and other development, expressed in feet.
4. Show off-street parking and loading areas with dimensions. A single dwelling requires a minimum of 12' wide and 20' long. Contact office for businesses. All parking areas required shall be uncovered; and shall be paved if driveway is off a paved road AND if the construction is in a subdivision or unincorporated town. Otherwise, the parking area may be gravel.
5. Show location of well and septic including size of tank and drain field. All parts must be at least 30' from road right-of-ways.
6. There are designated setbacks which vary from one zoning district to another. The property owner is responsible and liable for exact measurements from all lot lines and road right-of-way lines. Check with the Zoning Office for setbacks in the district in which you are improving. ***See attached notice. Verbal information received shall not be construed as approval to proceed. Permit must be approved and issued first.**
7. Designated flood areas require a floodplain development permit which include restrictions.
8. Application and drawing must be completed in its entirety and returned with the filing fee before it will be processed and approved.

