

# POWESHIEK COUNTY ZONING

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Dear Poweshiek County Realtors:

Do to some perceived misunderstandings, please find below the questions most frequently asked by property owners and realtors. We thought it would be a good idea to make available a letter that you can copy for any or all of your clients who are interested in purchasing land / building sites in the unincorporated area of Poweshiek County.

## TOP 10 ZONING QUESTIONS

### #1 Who do I ask if I have any zoning questions?

(Within city limits – call local city office) +

(Outside city limits – call Poweshiek County Zoning 641-623-3762)

### #2 What is the procedure if I purchase land to build a home?

Upon application completed (from Zoning Office), you must have a meeting with the Zoning Commission, which is held 3<sup>rd</sup> Tuesday of month, at this time. They will make a motion for recommend approval / disapproval to the Board of Supervisors. The Board of Supervisors makes the final discussion to approve / disapprove. Upon approval you will need to buy a building permit., The rule of thumb (at this time) no good quality farmland to be used for anything but agriculture.

### #3 When do I need a building permit?

(A permit is required when land owned (where you are building) is less than 75 acres.)

### #4 Do I need a permit for a shed with skids?

(A permit is not required, however if you attach the shed to a permanent foundation a permit is required.)

### #5 What are minimum acres I need to buy to build?

(Two acres - including road.)

### #6 Do I have to rezone if I want to build a house in the country?

(Yes, land needs to be rezoned from agricultural to residential. Zoning office has applications; you must have a meeting with the Zoning Commission and Board of Supervisors as above.)

**#7 How close can I build to property line?**

(Building at Ponderosa & Holiday lakes – 4 feet at Ponderosa & 5 feet at Holiday + read Lake By-Laws) + building in country - 15 feet from property side yard line + 50 feet from front & 40 feet from back of yard)

**#8 What if I need to build closer to property line?**

(A meeting is needed with Board of Adjustments (applications in zoning office) zoning department will schedule a meeting date)

**#9 Do I need any permits if I want to start a business in country?**

(Most generally yes, there are home operations that are permitted further information contact Zoning administrator)

**#10 Still not sure, contact the zoning office at 641-623-3762**

Respectfully yours,

Carroll Smith, Administrator  
Poweshiek County Zoning