

12-05-16

NOTICE TO APPLICANTS

Prior to returning the application for a building 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 building 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 6th 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 building 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's;
- 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 building 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

Please do not hesitate to call if you have any questions. Following is the list of things we need to see on your site plan:

Site plan does not have to be to scale but should:

- 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 dimensions of new building or addition.
- Indicate septic system and direction leech field flows.
- Show where well is.
- 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.

Make sure front of application is filled out completely. Sign where indicated before a Notary and mail or bring in to:

Woodbury County Courthouse
Office of Planning and Zoning
620 Douglas St. 6th Floor
Sioux City, IA 51101