

Lyon County Zoning Compliance Permit

Phone 712-472-8550

Fax 712-472-8551

Lyon County Assessor's Office

205 S 2nd Avenue

8:00 am – 4:30 pm M-F

Pam Tille, Zoning Administrator – 712-472-8527 email – ptille@co.lyon.ia.us

Marilee Schleusner – Assessor – 712-472-8525 Colette Nath - Appraiser – 712-472-8526

County Engineer's Office – Septic – E911 Addresses – 712-472-8230

Application is made by:

Name: _____ owner/developer/agent
(Please Circle One)

If Applicant is not the owner, please list Owner's Name and Address: _____

E911 Street Address: _____

City, State, Zip: _____

Phone and/or Contact Number: _____

Building Contractor: _____ Phone Number: _____

Location of Proposed Improvement:

Office Use Only - Card Number: _____

Parcel/Lot _____ Qtr _____ Section _____ Township _____ Range _____

Township Name/Subdivision _____ Parcel ID Number _____

Lot or Parcel Information

Zoning District: A1 _____ A2 _____ A3 _____ R1 _____ R2 _____ R3 _____ C1 _____ C2 _____ I1 _____ I2 _____

Is this property considered to be farmland, farm house, or other buildings/structures used for agriculture purposes _____ YES _____ No *If YES, The following regulation information can be requested but not required*

Size of Lot _____ X _____ Front Width _____ Rear Width _____

Structure will be set back _____ feet from the street, road or highway right of way

Structure will be set back _____ feet from front lot line

Structure will be set back _____ feet from rear lot line

Structure will be set back _____ feet from both side lot lines

Structure will be set back _____ feet from the nearest structure

Building or Structure Information

Is this permit for? *(Please circle one)* New Construction : Alteration : Repairs/Modification : Move/Relocate

Type of Proposed Building: _____

Please describe the proposed activities for this permit *(e.g. build new house, garage addition, etc)*

Size and/or total square feet of the proposed structure or building: _____

Height of proposed structure or Building: Peak: _____ Sidewall: _____

(Peak - Measured from the ground level to the highest point)

Valuation of proposed structure or building - Including Labor: \$ _____

Anticipated Start Date: _____ Anticipated Finish Date: _____

Is this structure located in the 100 year Flood Zone: Yes _____ No _____

Additional Ag Building info: Frame: Steel /Wood/Other _____ Type of Exterior Finish: _____

Cement Floor? _____ Inside Dimension _____ Outside Dimension _____

Lined? _____ Insulated? _____ Electricity? _____ Interior Office? _____ Exterior Office? _____

Plumbing: _____ Fixtures: _____ Type of Heat: _____

and Size of Manual Overhead Doors: _____ # and Size of Motor Driven Overhead Doors: _____

Pit Size and Depth: _____

Please provide a basic set of Plans (Sketches) and Site Plan.

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Lyon County Zoning Ordinance - Section 20.3. SITE PLAN.

One (1) copy of the site plan shall be presented to the county and clearly illustrate the following:

1. Property boundary lines, dimensions and total area.
2. If substantial topographic change is proposed, contour lines at intervals of not more than one foot (1') may be requested by the zoning administrator.
3. The availability and location of existing utilities.
4. The proposed location, size, shape and type of all buildings or structures.
5. The total square feet of all proposed buildings, both individually and collectively.
6. The number of dwelling units or building units (if multiple units are involved)
7. Parking areas, number of parking spaces proposed, number of parking spaces required by this ordinance, type of surfacing to be used, etc.
8. Walkways, driveways, outside lighting, walls, fences, signs, monuments, statues and other man-made features to be used in the landscape.

FARM: A parcel or tract of land thirty-five (35) acres or greater in size including abandoned or existing farmsteads and primarily adapted for agricultural purposes (See AGRICULTURE) is considered a farm. Furthermore, a parcel or tract of land less than thirty-five (35) acres in size including abandoned or existing farmsteads; land used for crop production; crop or agricultural storage, processing or handling; and farm dwellings claimed as exempt from zoning regulations as being primarily adapted for agricultural purposes shall be reviewed by the zoning administrator. The zoning administrator shall make the determination on whether the level of existing or proposed agricultural activity on the property can be considered "primarily adapted for agricultural purposes" and therefore exempt from zoning regulations. Iowa Code, Section 335.2 Farm Exempt: I certify that the information and exhibits submitted are true and correct to the best of my knowledge. Pursuant to said authority, I hereby permit County officials to enter upon the property for the purpose of inspection, and if necessary, for posting a public notice on the property. I acknowledge that the zoning exemption granted by the code of Iowa applies to "land, farm houses, farm outbuildings, or other buildings or structures, which are primarily adapted, by reason of nature or area, for the use for agricultural purposes while so used". I further acknowledge that should the use of the land or buildings change, or be determined, so as to not qualify under the zoning exemption, such use shall be subject to zoning regulations.

The applicant also acknowledges understanding and agreement of: *That this permit is valid ONLY for the project as presented to and approved by Lyon County; AND that any changes made to either the site plan submitted or the construction/improvement/usage authorized by this permit must be reviewed by Lyon County for compliance and authorization prior to commencement of construction; AND that it is the intent of the applicant to build the structure(s) noted on this form in accordance with the plan(s) submitted for the usage(s) indicated; AND that ANY unauthorized changes to the approved plan, usage noted, or to the parcel /land/site plan as presented renders this permit null and void.*

The Zoning Compliance Permit does not relieve the responsibility of party/landowner/contractor to verify and conform to the State and Federal Regulations, Laws and Codes. It is the sole responsibility of the applicant to ensure that the design and construction is accurate and complete

Approval of a Zoning Compliance Permit shall be valid for a period no longer than 1 year if substantial beginning has not been made on the construction of the use applied for, unless an extension has been obtained from the Zoning Administrator.

Applicant / Owner / Developer Signature (or Authorized Representative)

Date

Zoning Compliance Fees – Payable to "Lyon County Zoning"

\$ 25,000 or less.....\$ 25.00

\$25,001 to \$100,000.....\$100.00

\$100,001 and over - \$1 per \$1,000.....\$1,000 max

Calculation: _____

Lyon County Zoning Office Use:

This application and corresponding site plan have been reviewed for compliance with the Lyon County Zoning Ordinance and is determined to be in compliance with the regulations.

Historic Overlay: Yes ___ No ___ Wellhead Protection Area: Yes ___ No ___ RR Airport: Yes ___ No ___

Septic Permit Number _____ Driveway Permit Number _____ (Obtained at the Engineer's Office)

Approved _____ Denied _____ Date _____

Signed _____ Title _____

Copy to Assessor on: _____ Copy to Applicant on: _____

Zoning Fee Waived because: _____

Zoning Fee Paid: _____ Receipt # _____