

# Lyon County Zoning Compliance Permit

Phone 712-472-8550

Fax 712-472-2829

Lyon County Assessor's Office

205 S 2<sup>nd</sup> Avenue

8:00 am – 4:30 pm M-F

Pam Tille, Zoning Administrator – 712-472-8550 email – ptille@co.lyon.ia.us

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.**

**CONTINUE ON THE BACK PAGE**

**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 # \_\_\_\_\_