

**YOU WANT TO BUILD A HOUSE IN THE COUNTRY?
HERE'S WHAT YOU NEED FROM JACKSON COUNTY GOVERNMENT!**

AN ENTRANCE PERMIT TO ACCESS THE PUBLIC ROAD

Rural roads are maintained either by the state (Highways 52/67, 61, 62, and 64) or the county. Both jurisdictions control the location and design of new driveways onto their roads by means of a permit process, and there are places where it is not safe enough to build a driveway. If you wish to use an existing driveway not currently serving a residence, you'll still need the permit on county roads, and should still contact the state for state roads. Contact the County Engineer at 563-652-4782, or the Iowa DOT Dyersville Maintenance Office at 319-875-2375, for details. And if you plan to share a driveway with other landowners, contact the zoning administrator.

A RESIDENTIAL ADDRESS (911 NUMBER)

Your rural address number is assigned as part of the county driveway permit process, but if you're on a state highway, or if you'll be sharing a driveway with others, you'll need to make a separate application for an address. Again, contact the County Engineer at 563-652-4782.

WELL AND WASTEWATER PERMITS

The Jackson County Health Department requires permits for all new wells and for all onsite wastewater treatment systems (septic systems). Contact them at 563-652-5658 or ffriberg@co.jackson.ia.us.

A ZONING PERMIT (BUILDING PERMIT)

All non-farm houses will need a zoning permit certifying that the project as represented in the application will comply with the zoning ordinance; the application fee for the permit is \$150. The most basic requirement is to have a buildable parcel. Nearly all undeveloped land in rural Jackson County outside of platted subdivisions is zoned A-1 Agricultural. Houses are permitted in this zone, without rezoning, on parcels of 2 acres or more with widths of at least 200 feet as measured at the front of the house. If your parcel isn't square or rectangular, contact the zoning administrator for details on parcel configuration. If the land is owned to the center of the road, the area of the road right-of-way may be included within the two acres.

If the land you're developing is being divided from a larger tract, the seller will usually have to have the land surveyed to create a legal description. Surveying is done by licensed private survey contractors. Getting land surveyed and ownership transferred into your name usually takes several months, so plan accordingly. Occasionally the creation of even a single additional lot will create the need for a minor subdivision plat. The zoning administrator will be able to tell you if a subdivision plat will be required and if so, what that entails.

If your building site is in a platted residential subdivision, the lots have already been surveyed. If the subdivision has been platted since 1976, each individual lot is buildable. For developments older than 1976, check with the Zoning Administrator to see if your lot or group of lots is a buildable parcel.

In addition to the land size and width requirements discussed above, a house in the A-1 zone will be subject to yard (setback) minimums of 40 feet front, 30 feet rear, 15 feet side, and 30 feet on the street side of a corner lot. The setbacks are measured from the property boundaries to the house wall, except that where your property fronts a road, setback is measured from the edge of the road's right-of-way. The right-of-way includes not only the road but also the ditches, if any, and it is all of the land that the public owns or has an easement over for the purpose of maintaining its road. If it is unclear to you where the edge of the right-of-way is, contact the County Engineer for county roads or Iowa DOT at 652-2885. Porches and decks should be discussed with the zoning administrator. There is also a maximum height of 2.5 stories.

Zoning requirements are the same for factory-built housing as for site-built structures, but mobile and manufactured homes have special foundation requirements.

IF YOU ARE REPLACING AN EXISTING RESIDENCE USING THE SAME DRIVEWAY, it will already be on a buildable parcel, have an approved residential road entrance, and have an official address. A building permit and Health Department approval of the wastewater system will still be required.

IF YOU CONSIDER THAT YOUR BUILDING SITE IS A FARM, check with the zoning administrator to discuss a potential exemption from the need for a building permit. The other requirements will pertain regardless.

THE TIME FOR APPLYING FOR A BUILDING PERMIT is generally after you have acquired title to the land, have a definite house plan, a definite house site, and have made application to the Health Department for well and septic permits, if needed. Permits are issued within a week of the time you have a completed application filed indicating compliance with the zoning ordinance and the application has been approved by the Health Administrator.

For forms and information, contact the zoning administrator at 563-652-4512 or jczoning@co.jackson.ia.us.