

## JACKSON COUNTY ZONING APPLICATION INFORMATION

1. **Fill out the Jackson County Zoning Application.** If you need help finding information to complete your application, you can find property information on the Beacon website for Jackson County, IA or contact the Zoning office at: 563-652-4512 or [Iroling@jacksoncounty.iowa.gov](mailto:Iroling@jacksoncounty.iowa.gov).

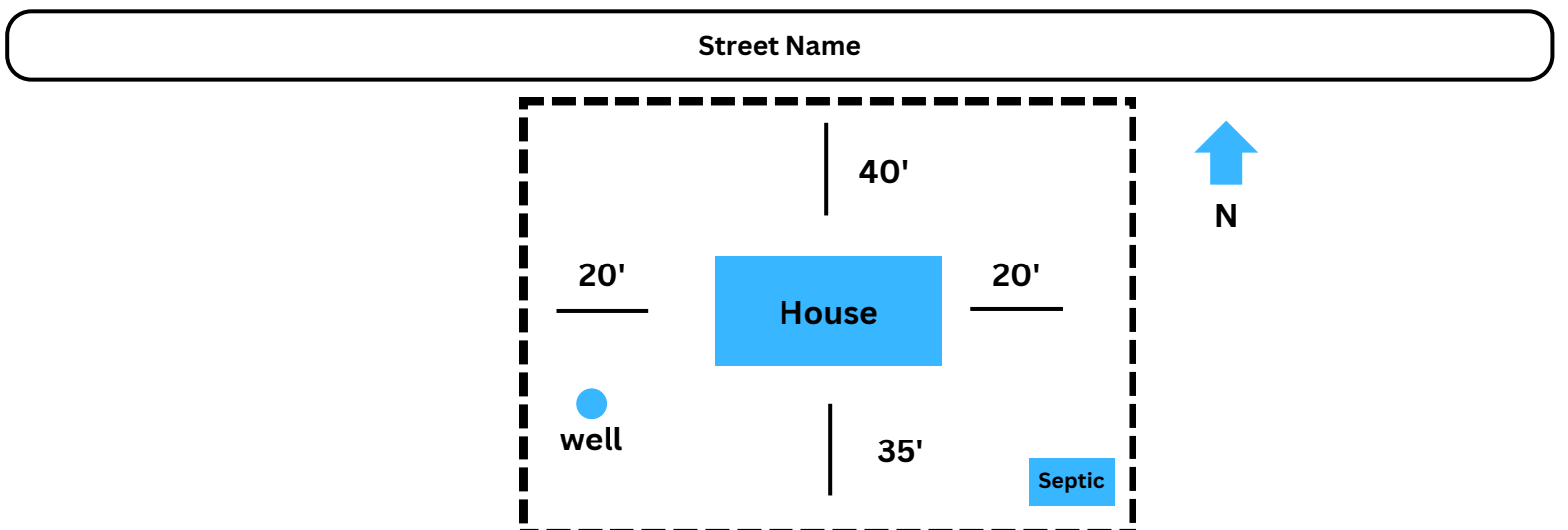
Lot size and yard requirements can be found in the table below:

Jackson County Zoning District Lot Size Regulations								
Zoning District		Minimum Lot Size	Frontage	Setbacks				Height
				Front	Side	Side Street for Corner Lot	Rear	
Agricultural	A-1	2 acres	200'	40'	15'	30'	30'	2.5 stories or 35'
Residential	R-1	20,000 sq. ft	100'	30'	10'	25'	35'	2.5 stories or 35'
Highway Commercial	C-1	As required by Health Dept. to provide proper sewage treatment		30'	20'	30'	25'	2.5 stories or 35'
Limited Industrial	M-1	As required by Health Dept. to provide proper sewage treatment		30'	20'	25'	25'	4 stories or 50'
General Industrial	M-2	As required by Health Dept. to provide proper sewage treatment		30'	20'	25'	25'	4 stories or 50'

\* Detached accessory structures have a required rear setback of 5', all other required setbacks remain the same

2. **Submit a to scale site plan** that includes:
  - a. Property line boundaries
  - b. Existing structures (labeled)
  - c. Proposed structures (labeled)
  - d. Dimensions of proposed structures
  - e. Distance from the proposed structure to the property line
  - f. A north arrow
  - g. The nearest street or road used to access the site

### Example of site plan:



# JACKSON COUNTY ZONING APPLICATION INFORMATION

3. If applicable, submit a building plan, example:



Building Elevation



Floor Plan

## JACKSON COUNTY ZONING APPLICATION INFORMATION

**4. Application fee payable by cash or check.** Checks should be made payable to: Jackson County Zoning. Fees are listed below.

Regular Zoning Permits	Fees
Principal Use Structure	\$150
Addition to Principal Use Structure	\$75
Accessory Use Structure	\$75
Addition to an Accessory Use Structure	\$75
Flood Plain Management Permits	Fees
Principal Use Structure	\$150
Accessory Use Structure	\$75
Board of Adjustment Cases	\$250
Zoning Commission Cases	\$250
Subdivision Plat Submittal	Fees
Minor subdivision plats	\$150
Major subdivision plats - preliminary	\$350
Major subdivision plats - final	\$350 + \$20 per lot + inspection fees
Any redrawn, resubmitted plats of Major and Minor Subdivisions	\$50
Any Communication Tower	\$400
Home/Farm Occupation or Industry	\$75

**ALL APPLICATION FEES ARE DOUBLED IF THE PROJECT WAS STARTED BEFORE THE APPLICATION WAS APPLIED FOR OR ISSUED.**

\*Fees adjusted December 1, 2023 by Resolution #997-10-30-2-23

# JACKSON COUNTY ZONING

## FOR ZONING OFFICE USE ONLY – APPLICATION SUBMITTAL CHECKLIST

Fee: \_\_\_\_\_ Site Plan \_\_\_\_\_ Date: \_\_\_\_\_ BOA Docket #: \_\_\_\_\_ ZC Case #: \_\_\_\_\_ Permit #: \_\_\_\_\_

### Indicate Permit Application:

#### ZONING ADMINISTRATOR

- Zoning Permit: Primary Structure/Use
- Zoning Permit: Accessory Structure/Use
- Zoning Permit: Addition to Primary Use
- Zoning Permit: Change in Use/New Use
- Zoning Permit: Communication Tower
- Home Occupation
- Temporary Use Permit
- Farm Exemption
- Construction Compliance Certificate
- Occupancy Compliance Certificate

#### ZONING COMMISSION

- Rezoning
- Text Amendment
- PUD Preliminary
- PUD Final

#### SUBDIVISIONS

- Preliminary Plat
- Major Final Plat
- Minor Final Plat

#### BOARD OF ADJUSTMENT

- Special Exception
- Variance
- Appeal

#### WILL PROJECT HAVE:

- Additional Plumbing
- Water or Sewer Hookup

Project was started before permit was applied for and/or granted.

### Please type or print legibly in ink

Property owner(s): \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Cell #: \_\_\_\_\_ E-mail: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Cell #: \_\_\_\_\_ E-mail: \_\_\_\_\_

Site location/address: \_\_\_\_\_ Existing zoning: \_\_\_\_\_

Brief Legal Description: \_\_\_\_\_

Parcel ID Number(s): \_\_\_\_\_ Estimated Project Cost: \_\_\_\_\_

Existing use(s): \_\_\_\_\_ Proposed Use(s): \_\_\_\_\_

Describe proposed project (attach a letter of explanation, if needed): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

---

**Site Dimensions (see sample):** Lot Width (feet): \_\_\_\_\_ Lot Depth (feet): \_\_\_\_\_

Total Area (square feet or acres): \_\_\_\_\_ Lot Street Frontage (feet): \_\_\_\_\_

**See Required Setbacks for Zoning District:**

Primary Use: Setbacks (feet): Front \_\_\_\_\_ Side 1 \_\_\_\_\_ Side 2 \_\_\_\_\_ Rear \_\_\_\_\_ Height (feet): \_\_\_\_\_

Accessory Use: Setbacks (feet): Front \_\_\_\_\_ Side 1 \_\_\_\_\_ Side 2 \_\_\_\_\_ Rear \_\_\_\_\_ Height (feet): \_\_\_\_\_

---

**CERTIFICATION:** I/we, the undersigned, with respect to the above information provided in this application, do hereby certify/acknowledge that:

1. It is the property owner's responsibility to locate property lines and review the abstract for easements and restrictive covenants;
2. It is the property owner's responsibility to apply to County Engineering for an E911 address and driveway entrance permit;
3. It is the property owner's responsibility to apply to County Health for well and septic system permits;
4. The information submitted is true and correct to the best of my/our knowledge and upon submittal becomes public record; and
5. Fees are not refundable and payment does not guarantee approval.

Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_ Date: \_\_\_\_\_

---

**Return completed application with fee and any other required materials to:**

Lori Roling, Zoning Administrator  
Jackson County Zoning Department  
201 W Platt St, Maquoketa, IA  
[lroling@jacksoncounty.iowa.gov](mailto:lroling@jacksoncounty.iowa.gov)  
Phone: 563-652-4512

# JACKSON COUNTY SPECIAL EXCEPTION QUESTIONNAIRE

## Home Occupation/Home Industry and Change in Use :

1. Describe existing uses/structures: \_\_\_\_\_
2. Describe proposed new uses/structures: \_\_\_\_\_
3. Describe the following site characteristics and proposed changes (if applicable):
  - a. How property is accessed from the public road: \_\_\_\_\_
  - b. Parking, loading and service areas: \_\_\_\_\_
  - c. Potential impacts on nearby properties (noise, odor, dust, traffic, drainage, etc.) from proposed uses:  
\_\_\_\_\_
  - d. Existing and proposed utilities (types, locations, adequacy): \_\_\_\_\_  
\_\_\_\_\_
  - e. Existing and proposed hedges, fences, buffers: \_\_\_\_\_
  - f. Existing and proposed signs: \_\_\_\_\_
  - g. Type, location, direction of exterior lighting: \_\_\_\_\_
  - h. Compatibility with surrounding properties: \_\_\_\_\_

## Setbacks :

1. Describe existing uses/structures: \_\_\_\_\_
2. Describe proposed new uses/structures: \_\_\_\_\_
3. Describe the following site characteristics and proposed changes (if applicable):
  - a. How property is accessed from the public road: \_\_\_\_\_
  - b. Parking, loading and service areas: \_\_\_\_\_
  - c. Existing and proposed utilities (types, locations, adequacy): \_\_\_\_\_  
\_\_\_\_\_
  - d. What setbacks are being requested and why: \_\_\_\_\_

**CERTIFICATION:** I/we, the undersigned, with respect to the above information provided in this questionnaire, do hereby certify/acknowledge that the information submitted is true and correct to the best of my/our knowledge and upon submittal becomes public record.

Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Property Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant/Agent: \_\_\_\_\_ Date: \_\_\_\_\_

## Return completed questionnaire with Zoning Application, fee, and other required materials to:

Lori Roling, Zoning Administrator  
Jackson County Zoning Department  
201 W Platt St, Maquoketa, IA  
Email: [lroling@jacksoncounty.iowa.gov](mailto:lroling@jacksoncounty.iowa.gov)  
Phone: 563-652-4512