

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.

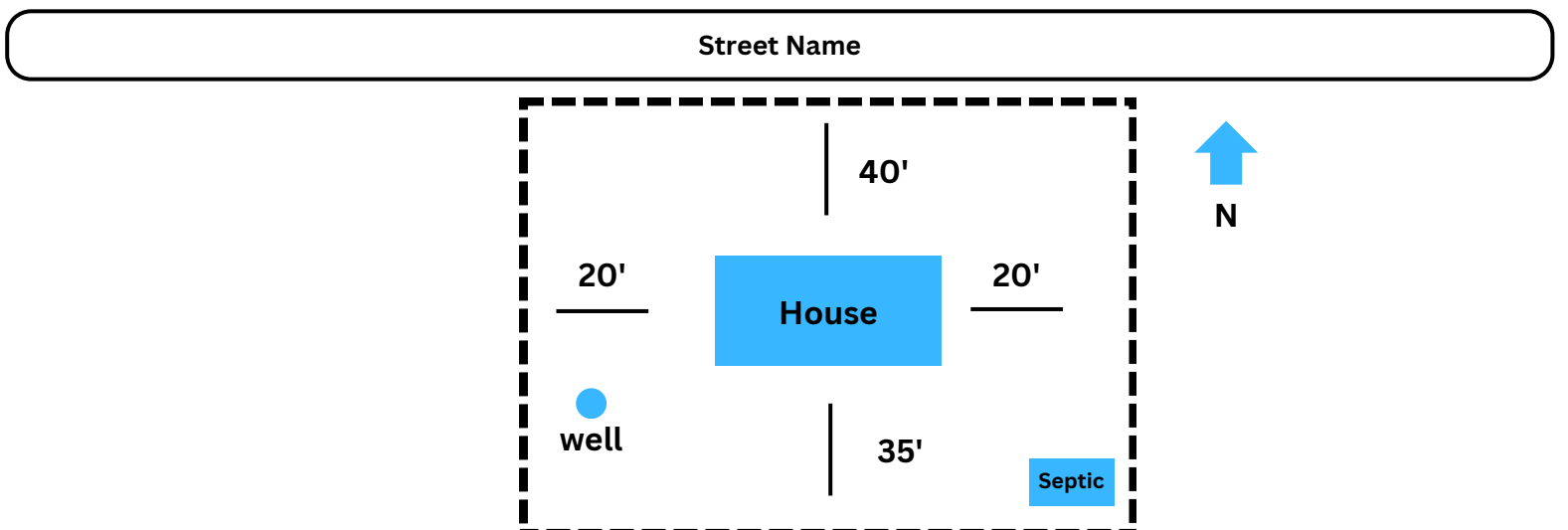
Lot size and yard requirements can be found in the table below:

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:



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



Building Elevation



Floor Plan

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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
Phone: 563-652-4512

VARIANCE QUESTIONNAIRE

1. Describe the existing land, uses, and structures: _____

2. Describe size and type of proposed new uses/structures: _____

3. Demonstrate that the variance request meets all the following Zoning Ordinance criteria for approval:
 - a. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.

 - b. That literal interpretation of Zoning Ordinance would deprive the owner or applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.

 - c. That the special conditions and circumstances do not result from the actions of the owner or applicant.

 - d. That granting the variance requested will not confer on the owner or applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district.

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