

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 jczoning@jacksoncounty.iowa.gov.

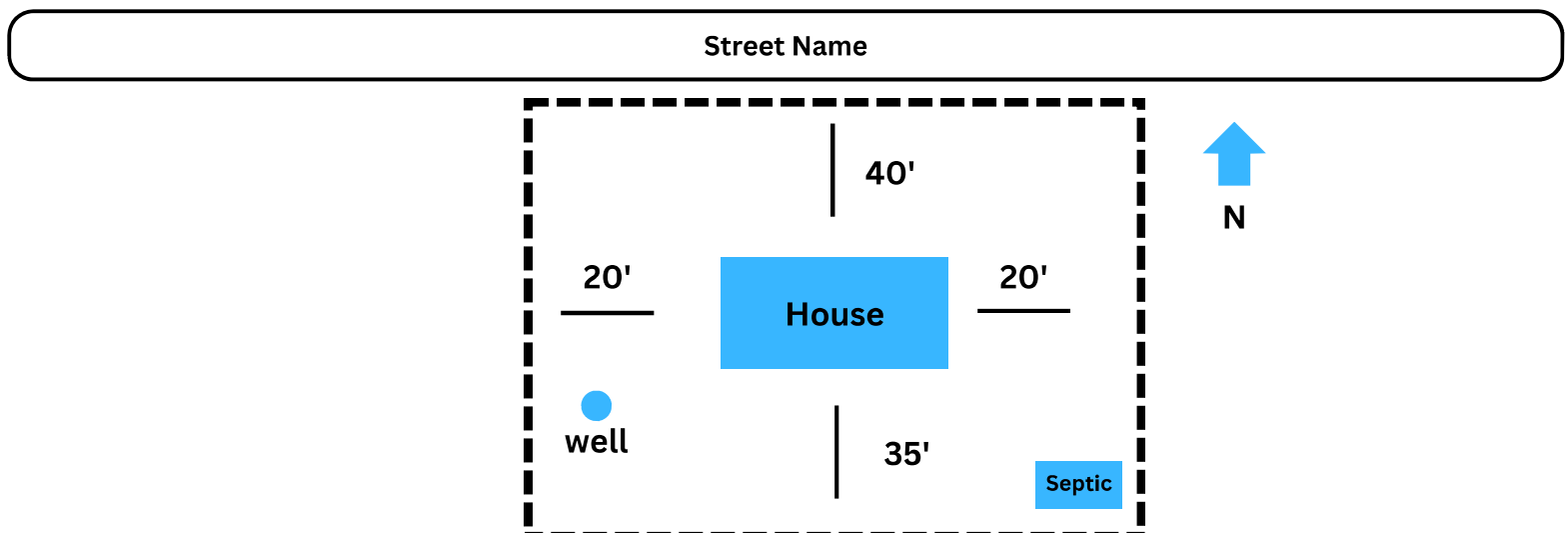
Lot size and yard requirements can be found in the table below:

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 each 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): _____

- I understand that building/structure setbacks are measured from the **closest part** of the structure to the property line. _____ *Initial Here*
 - I understand that setbacks are measured at the property line or at the Right-of-Way, when there is one. _____ *Initial Here*
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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:

Becca Pflughaupt, Zoning Administrator
Jackson County Zoning Department
201 W Platt St, Maquoketa, IA
jczoning@jacksoncounty.iowa.gov
Phone: 563-652-4512