

**POWESHIEK COUNTY
BUILDING PERMIT REQUIREMENTS**

**SANITARIAN/ZONING OFFICE
641-623-3762**

Due to misunderstandings and uncertainties while obtaining building permits, the Sanitarian/Zoning office has comprised the following requirements to assist the taxpayers and contractors in understanding the guidelines and regulations involved in building a new structure. If you have any questions not addressed in this list please be sure to ask before you build.

✓ **For building permit questions call:**

Within city limits- call local city office.

Outside city limits-call Poweshiek County Sanitarian/Zoning office at 641-623-3762

✓ **If purchasing land to build a new home:**

When completing a building permit application from this office it may be determined that the zoning does not allow new construction on a particular parcel. At that point an application for rezoning must be made to the Zoning Commission which meets as necessary. The commission will then make a motion for recommendation only to approve or deny the request to the Board of Supervisors. The Board of Supervisors will then make the final decision regarding that request. Upon approval a building permit will need to be purchased from the Zoning office. The Zoning Commission will consider the quality of the land and usually does not rezone ground that is of higher quality being used for agricultural purposes.

✓ **You will need a building permit when:**

A building permit is required for **any** structure constructed. There will be no charge for structures constructed on agricultural classed property.

✓ **If a shed is on skids:**

A permit is not required when a shed sets on skids, however if the shed is attached to a permanent foundation a permit is required.

✓ **The minimum acres needed to build on:**

The minimum lot size in unincorporated areas required to construct any structure is two acres NET

✓ **Requirements for building to property line:**

When building at Lake Ponderosa the requirements are 4 feet (including overhang) from the side property lines and require that you build 80 feet from the lake when building on lakefront property. Please be sure to read the lake by-laws before beginning to build.

For properties located at Holiday Lake no building shall be erected or maintained on any lot in said subdivision closer than 10 feet from the front lot lines, nor closer than 5 feet from back or side lot lines, except boating facilities; said facilities shall not exceed over 15 feet from the shore line into the water of Holiday Lake. Refer to the “Covenants of Holiday Lake Subdivision.”

When building in unincorporated areas a minimum front yard depth of 50 feet shall be required from the public right of way and from lot line if not on a public right of way. There shall be a side yard on each side of the building, having a combined width of not less than 40 feet, providing that in no case shall either side be less than 15 feet in width. There shall be a rear having a depth of not less than 40 feet.

✓ **If you need to build closer to the property line:**

To build closer to property lines a meeting is needed with the Board of Adjustments, applications are located in the Zoning office and the Zoning department will schedule a meeting date.

✓ **If you are building at Lake Ponderosa lakefront a DNR Floodplain Development Permit is required for any structure below 866.6 NAVD. The Base Flood Elevation at Lake Ponderosa is 859.9. Any dwelling must be 1 ft above the Base Flood Elevation.**

Please feel free to call the Sanitarian/Zoning office with any questions or concerns regarding the above information *before* you begin building.

I fully understand all that has been listed in the above requirements and will abide by the building laws of Poweshiek County as set by the Board of Supervisors.

Signature

Date