

# **CEDAR COUNTY ZONING DEPARTMENT**

## **Building Construction Handout**

### **Is a Permit Required?**

Some construction does not require a building permit. While exempt from a permit, these projects must still meet Cedar County Zoning Ordinance requirements. In all cases, you must contact the Zoning Department to determine what regulations apply to your property. The following do not require a permit at this time:

1. One-story detached accessory buildings used as storage sheds, play houses and similar uses as long as the square footage does not exceed 80 square feet
2. Platforms, open decks, sidewalks and driveways
3. Residing, shingling, window replacement, painting and other similar finish work
4. Fences not over 6 feet in height
5. Structures for agricultural use and agriculturally used properties over 35 acres

The following shall require a permit:

#### **Building**

1. All constructions in the Flood Plain
2. Enclosed porches and decks
3. Garages, pole buildings, gazebos or storage sheds over 80 square feet, regardless whether or not the structure is on a permanent foundation
4. Room additions and basements
5. Dwellings
6. Commercial, industrial buildings and structures
7. Swimming pools over 10 feet in diameter

### **How to Obtain a Building Permit**

To obtain a building permit for new construction, reconstruction, remodeling or an addition, several items must be filed and reviewed. This ensures that most of the problems are solved before construction begins. It must be understood that approval of a building permit is required before construction begins. Failure to do so may result in delays and Zoning Ordinance enforcement penalties. It is also important to contact the Cedar County Engineer concerning any proposed driveway access or changes in use on an existing access.

#### **Zoning Requirements**

Before the permit can be issued, the Zoning department will check to ensure that all of the Cedar County Zoning requirements are being met. The permit will not be issued if the proposed construction or use is not allowed in the zoning district,

does not meet the necessary front, side and rear yard setback requirements, or exceeds the allowed percentage of occupancy area. For example, in the R-1 district, the minimum lot size is 1 acre with a minimal width of 150 feet. The minimum setback for a dwelling is 50 feet from the road right-of-way or property line, whichever is closest to the structure for the front yard, 15 feet from either side property line and 50 feet from the rear property line. For a detached accessory building in the R-1 district, the setback requirements are 5 feet from the side property line and 10 feet from the rear property line. Detached accessory buildings within 10 feet of the principle structure must meet the same setback as the principle structure.

### **Permit Application**

A site plan is required on building permit applications. The site plan should include property boundaries, proposed location of the construction, location of septic systems and locations of existing buildings.

The E911 address of the proposed construction, along with the names, addresses and phone numbers of the owner and contractor are required.

With the permit application, if the structure will be using a private sewage disposal system or water supply, proof of issuance of the well and sewer permits or approved existing facilities is required. A permit can not be issued until this information is provided and approved.

The Zoning Department will review the information and prepare the permit. An on-site inspection may be required before the permit is issued. The permit shall be posted and be available at the construction site during the construction period.