

FREQUENTLY ASKED QUESTIONS

Do I need to apply for a permit?

Yes. If you plan on doing any constructing, reconstructing, enlarging, altering, or moving of a building or structure (including sheds, decks, fences, and signs), on any property outside of city limits you must apply for a permit.

How many acres are required to build?

In an A-1 Agricultural District it requires 10 acres to build. An A-2 Agricultural/ Rural Residential District require 2.5 acres to build. R-1 Residential District the minimum lot size must be at least ½ acre. All districts that are C-1, C-2, I-1 and I-2 no minimum lot size is required.

How is the determination made as to whether my property is agriculturally exempt from building permits?

An Ag Exempt application must be applied for. All applications are submitted to the Wapello County Zoning Administrator for review a site viewing will be made. The property must currently be used for producing crops and/or raising livestock. Livestock are defined in the Wapello County Zoning ordinance as cattle, horses, sheep, swine and poultry, and other animals or fowl which are being produced primarily for use as food or food products for human consumption.

How much are Building permits?

Fees for building permits are based on the square footage of the structure. Applications are made to the Wapello County Planning and Zoning Department. Applicants are informed of the required permits fee after the permit application has been reviewed and approved. All fees are due prior to the issuance of permit.

How do I find out what my property is zoned?

Inquiries on how property is zoned may be made by contacting the Planning and Zoning Department at 641-684-5425. Please have the legal description (from your tax bill or property abstract) or address for the property you are inquiring about ready when you call.

What are the setbacks for my property?

Different setback requirements apply in each zoning district. After the zoning classification of your property has been determined, you may find information on permitted uses and property setbacks for that classification in the Zoning Ordinance or by asking the Planning and Zoning Department.

What if I have questions?

The Planning and Zoning Department is available to answer your questions from 7:00 a.m. - 3:30 p.m., Monday through Friday, by calling 641-684-5425.