

**MARION COUNTY**  
**ZONING DEPARTMENT**

Courthouse-214 East Main St. Knoxville, IA 50138

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Melissa Poffenbarger

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A building permit is required for any structure constructed or placed on any land in Marion County-including mobile or manufactured homes. Alterations of existing buildings also require a permit if the alteration will extend the overall structure size.

A building permit is available through the Marion County Zoning Department. It is not necessary to post the building permit in the county. If there is a problem with the permit you will be contacted by Marion County. If you need a copy for any reason please let us know. A 911 address will be assigned to new constructions when the building permit is processed. Marion County will put up a 911 resident marker with your house number on it as soon as the driveway is complete. Upon receiving that address, you may then contact your utility company to obtain service to your property.

**BUILDING PERMITS (the following information is needed to complete the building permit for processing):**

- The owners' name, current address, and phone number.
- A legal description/ and or 911 address of the property the permit is being issued for.
- The general contractors' name, address and phone number.
- When applicable the name, address, and phone number of the septic contractor.
- The type and size of the structure being built.
- The estimated value of just the proposed structure.
- A site plan needs to be attached and include lot dimensions, road access and location of structure(s) with yard (front, rear and side) setbacks. Exact location of the driveway is needed to assign a proper 911 address. 911 addresses are assigned every 100'. To speed up the addressing process if there is an existing addressed property; measure from that property to the middle of the driveway on the subject property to the closest 100'.
- If this form is being done by mail it is the responsibility of the homeowner/contractor to contact the Marion County Zoning Office to receive the setback requirements and zoning regulations of the property.

The fees vary on the type of building; see the top of the building permit application for the fees. **All building permit fees are due with the application. A \$110 fee will apply for the 911 address marker.**

**SEPTIC PERMIT: The construction permit is good for one year. 641-828-2238 x 3846 – 2003 North Lincoln St., Knoxville or from the Marion County website at: [marioncountyiowa.gov](http://marioncountyiowa.gov)**

A septic system construction permit must be obtained and approved before a new residential dwelling permit can be obtained. Marion County Environmental Health Department will review the permit and assist the applicant with a site evaluation at the time the permit is applied for.

**PROPERTY ACCESS:**

Also be advised if an entrance needs to be constructed please contact the Marion County Engineer at (641)828-2225. All existing entrances need to be approved by the engineer.

**NOTE: Building inspections are not required or performed by Marion County. Marion County agents will upon request inform the contractor/owner of the setback requirements and it is the responsibility of the contractor/homeowner to know where the lot lines are and obey the setbacks given to them by Marion County. All proposed buildings are subject to any State codes, requirements or inspections that apply.**

**Construction needs to commence within 180 days of issuance of the permit and be completed within 18 months. If this time limit cannot be met, you need to contact our office for an extension.**

Revision 7-2021

BULK REGULATIONS			
Regulator	A-1	C-A	A-R
Minimum Lots Area <sup>1</sup>	3 acres	No minimum	3 acres
Minimum Lot Width <sup>1</sup>			
Dwellings	150 feet	-	150 feet
Other Permitted Uses	200 feet	150 feet	200 feet
Maximum Density Per 40-acre aliquot tract	4 dwellings or non-farm uses	-	-
Minimum Front Yard <sup>1</sup>			
Dwellings	35 feet	-	35 feet
Other Permitted Uses	35 feet	50 feet	35 feet
Minimum Rear Yard <sup>1</sup>			
Dwellings	25 feet	-	25 feet
Other Permitted Uses	25 feet	50 feet	25 feet
Accessory Structures (Ord. 2018-58 - Aug. 18 Supp.)	4 feet	4 feet	4 feet
Minimum Side Yard <sup>1</sup>			
Dwellings, each side	15 feet	-	15 feet
Other uses, adj to "A", "M"	15 feet	50 feet	15 feet
Other uses, adj to "R", "C"	15 feet	100 feet	15 feet
Accessory Structures (Ord. 2018-58 - Aug. 18 Supp.)	4 feet	4 feet	4 feet
Maximum Height			
Principal Structure	No limitation	40 feet	35 feet
Accessory structure	No limitation	30 feet	25 feet
Maximum Number of Stories			
Principal Structure	No limitation	3 stories	3 stories
Accessory structure	No limitation	2 stories	2 stories

Key: - = not applicable  
**Note:**  
 1. Bulk regulation minimum requirements are based on "net" areas or distances, exclusive of public rights-of-way or private street easements.

BULK REGULATIONS				
Regulator	R-1	R-2	R-3	R-4
Minimum Lots Area <sup>1</sup> (in square feet)				
SF: common water & sewer	10,000	10,000	10,000	-
SF: individual water or sewer	43,560	43,560	43,560	-
2F dwellings: common water & sewer	-	30,000	30,000	-
2F dwellings: individual water or sewer	-	65,340	65,340	-
Multiple Family & Row Houses	-	-	15,000 <sup>2</sup>	-
Other Permitted uses (Ord. 2017-50 - June 17 Supp.)	43,560	43,560	43,560	43,560
Minimum Lot Width <sup>1</sup> (in feet)				
SF: common water & sewer	80	80	80	-
SF: individual water or sewer	100	100	100	-
2F dwellings: common water & sewer	-	120	120	-
2F dwellings: individual water or sewer	-	150	150	-
Multiple Family	-	-	150	-
Row Houses	-	-	120	-
Other Permitted uses	100	100	100	600
Maximum Density (dwellings per acre)			15	8
Minimum Front Yard <sup>1</sup> (in feet)				
SF Dwellings	35	35	35	-
2F Dwellings, Row Houses	-	35	35	-
Multiple-Family	-	-	-	-
Other Permitted Uses	50	50	50	75
Minimum Rear Yard <sup>1</sup> (in feet)				
SF Dwellings	25	25	25	-

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10/30/2019

CHAPTER 55 ZONING REGULATIONS xx

2F dwellings,	-	35	35	-
Multi-family, Row House	-	-	35	-
Other Permitted Uses	50	50	50	75
Accessory Structures (Ord. 2018-58 - Aug. 18 Supp.)	4	4	4	4
Minimum Side Yard <sup>1</sup> (in feet)				
SF: common water & sewer	8	8	8	-
SF: individual water or sewer	12	12	12	-
2F dwellings,	-	12	12	-
Multi-family, Row House	-	-	12	-
Other Permitted uses	12	12	12	75
Accessory Structures (Ord. 2018-58 - Aug. 18 Supp.)	4	4	4	4
Maximum Height (in feet)				
Principal structures	35	35	40	25
Accessory structures (Ord. 2018-58 - Aug. 18 Supp.)	25	25	25	25
Maximum Number of Stories				
Principal building	3	3	3	1
Accessory building	2	1½	2	2

Key: - = not applicable  
**Notes:**  
 1. Bulk regulation minimum requirements are based on "net" areas or distances, exclusive of public rights-of-way or private street easements.  
 2. Plus an additional 2,500 SF per dwelling unit above  
 3. Interior row units shall be 20' wide, exterior row units shall be 30' side (minimums)

For Commercial and Industrial please call Marion County Zoning 641-828-2231 x 7

Marion County

All Unincorporated Areas of Marion County or any town not listed will be done by the

State Inspector Tim Shaw 515-205-8815  
City of Knoxville Inspector 641-828-0550  
City of Pella Inspector 641-628-1601  
City of Pleasantville 515-848-3316

For information or to start permits: [www.iowaelectrical.gov](http://www.iowaelectrical.gov)

Electrical permits are required whenever new electrical equipment or systems are installed. Electrical permits are not required for any electrical installation that meets all four of the following criteria:

1. The installation is to be legally performed by a State of Iowa licensed journeyman or master electrician or by a licensed apprentice electrician under the direct supervision of a licensed journeyman or master electrician.
2. The installation does not involve work within a new or existing switch board or panelboard.
3. The installation does not involve any electrical line-to-ground circuit of more than 30 amperes.
4. The installation does not involve any electrical line-to-ground circuit of more than 277 volts single phase.

Electrical permit is usually done by an electrical contractor performing the installation. There are some exceptions to [Iowa Chapter 103](#) that allow the [Homeowner/Farmer](#) to perform the electrical installation but the other requirements for electrical permits and inspections still apply.

The application for electrical permit is usually done online at [iowaelectrical.gov](http://iowaelectrical.gov) which uses a secured program to accept payment by credit card. This format is available 24 hours a day and the payment and submittal are instantaneous. For those without internet access or who prefer paper forms the [Manual Permit Application](#) can be filled out and submitted by mail with an accompanying check or money order. Naturally, this option is slowed by using the postal service. Contact your area electrical inspector using the Inspector Map and they can assist you with the Manual Permit form.

**MARION COUNTY ZONING DEPARTMENT - BUILDING PERMIT**

214 EAST MAIN ST., SUITE 2 KNOXVILLE, IA 50138

(641)828-2231 X7

[mpoffenbarger@marioncountyiowa.gov](mailto:mpoffenbarger@marioncountyiowa.gov) – online permits are available at: [marioncountyia.org](http://marioncountyia.org)

DATE: \_\_\_\_\_ Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Owner Address: \_\_\_\_\_ Email Address: \_\_\_\_\_

Parcel: \_\_\_\_\_ Legal Description: \_\_\_\_\_

Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_

Use of building \_\_\_\_\_ Value of just the building \_\_\_\_\_

For applicable setbacks contact the Zoning Office.

Front yard setback \_\_\_\_\_ (from property ROW line not the middle of the road) Front yard is the side the drive enters from.

Side yard setback A \_\_\_\_\_ Side yard setback B \_\_\_\_\_ Rear yard setback \_\_\_\_\_

**An aerial drawing and setbacks need to be included for permit to be processed.** Setbacks vary depending on the Zoning District and/or type of building the permit applies to:

\_\_\_\_\_ **Ag Buildings – no charge**

\_\_\_\_\_ **Ag Exempt** - To meet ag exemption requirements the property must be 10 acres or more per 55.03 and/or you must actively be involved in agricultural operations. If questions about ag exemption call Marion County Zoning. **ANY BUILDING TO BE USED FOR RESIDENTIAL USE - INCLUDING FULLY OPERATIONAL CABINS MUST BE CLASSIFIED AS A DWELLING AND MEET MINIMUM REQUIREMENTS.**

Septic Required: \_\_\_\_\_ Marion County Environmental Health 641-828-2238 x 250 **Required for dwelling building permit to be finalized.**

Driveway Required: \_\_\_\_\_ Marion County Engineer 641-828-2225

Does the property need an E911 address? \_\_\_\_\_ **E911 Address- \$110**

**Permit Description: Please read and initial additional requirements listed by applicable building description.**

\$ \_\_\_\_\_ **Total Fees:** \_\_\_\_\_ **Detached Garage - \$25** \_\_\_\_\_ **Accessory Building - \$25** \_\_\_\_\_ **Addtion - \$25**

\_\_\_\_\_ **Residential Home - \$125** \_\_\_\_\_ **Two Family Home - \$125** # of bedrooms \_\_\_\_\_

\_\_\_\_\_ **Dwelling** -any building or portion thereof which is designed or used exclusively for residential purposes shall be designed to placed on, supported by and attached to a continuous perimeter foundation, which shall be permanent and constructed in accordance with applicable regulations for site built homes. All residential dwellings electrical work must be done by a certified electrician per Chapter 103 of the Iowa Code. Approved waste disposal systems are required before the final building permit is issued.

Commercial Building - \$200  Cell Tower -\$200  Commercial Addition - \$200  Site Plan -

**COMMERCIAL PROPERTIES** - I understand commercial properties must meet the minimum zoning requirements and site plan requirements before a building permit will be issued. Principal buildings must meet the continuous perimeter foundation requirements. Commercial properties must meet Chapter 103 of the Iowa Code. Approved waste disposal systems are required before the final building permit is issued.

**Construction needs to commence within 180 days of issuance of the permit and be completed within 18 months. If this time limit cannot be met, you need to contact our office for an extension.**

Corp Easement(ground bordering Lake Red Rock  Yes  No Is the property in the flood plain?  Yes  No

Flood plain and Corp easements should be documented and appropriate setbacks obeyed or a survey should be done before building, this is the responsibility of the property owner.

**\_\_\_\_\_ I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of this permit does not presume to give authority to violate or cancel the provision of any other state or local law regulating construction of the performance of construction.**

**\_\_\_\_\_ Building inspections are NOT performed by Marion County. All proposed structures are subject to any and all inspections required by the State of Iowa or any other governing body requirements. Marion County agents will upon request inform the contractor/owner of the setback requirements and it is the responsibility of the contractor/homeowner to know where the lot lines are and obey the setbacks given to them by Marion County. MARION COUNTY ZONING DEPARTMENT IS NOT RESPONSIBLE FOR ANY INFORMATION PROVIDED BY THE PROPERTY OWNER TO BE CORRECT. THE PROPERTY OWNER IS RESPONSIBLE FOR THE ACCURACY OF THE PERMIT.**

Signature of Owner or Authorized Agent \_\_\_\_\_ Date: \_\_\_\_\_