

Pocahontas County Compliance & Zoning Fees

Zoning/Compliance Permits

R1-AG Residential, R2- Residential, & R3- Planned Unit Development

New Home Construction

Includes new houses, replacing houses, moving a manufactured house onto site, moving a modular house onto a site, etc. Square footage is the footprint of the house.

Less than 1500 sq. ft	\$50
1500 to 2499 sq. ft	\$80
2500 sq. ft or more	\$100

Alterations & Accessory Buildings

Includes garages, sheds, additions, etc. Free standing or attached to house. Value is market value, not construction costs.

Less than \$500 in value	no charge
More than \$500 in value	\$20

Agricultural (A-1)

New Construction of Main Buildings

Includes new houses, replacing houses, moving a manufactured/modular house onto site, etc. CSR is the average Corn Suitability Rating per acres as assessed.

\$100

Alterations & Accessory Structures

Includes garages, sheds, additions, etc. Free standing or attached to house. Value is market value, not construction costs.

Less than \$500 in value	no charge
More than \$500 in value	\$20

Commercial (C-1) & Industrial (I-1)

All buildings and structures

Value is market value, not construction costs.

\$2 for each \$1000 of value (max \$500)

Any Zoning District

Signs

Includes changing the use of any land or building that does not involve construction. Ex., converting a house to a restaurant, converting a storefront to a residential duplex, starting a camping area out of farmed land.

\$20

Other

Applying for a Zoning/Building Permit After Construction Has Begun

“Starting” includes beginning construction of a building or structure other than normal grading of soil. Starting also includes using changing how the land or building is used. Ex., applying for a permit after constructing the foundation on a 2000sq ft. house in a R-1 district will results in a \$240 fee.

Fee is tripled

Land Under Government Ownership is Exempt from All Fees

Temporary Permits are \$50.

Board of Adjustment & Planning & Zoning Fees

Board of Adjustment Fees	
Special Exception Use Permit Application:	\$100
Board of Adjustment Appeal Fee:	\$100
Variance Application Fee:	\$100

Planning & Zoning Fees	
Change in Zoning District Boundaries Application:	\$150
Amendment to the Zoning Ordinance:	no charge

Miscellaneous Fees	
Copy of Zoning Ordinance:	\$5
Copy of Land Use Plan:	\$5

Board of Adjustments and Planning and Zoning Board fees are in addition to newspaper fees