



ZONING VARIANCE APPLICATION

MILLS COUNTY, IOWA
BUILDING & ZONING DEPARTMENT
 403 RAILROAD AVENUE
 GLENWOOD, IA 51534
 Phone: 712-527-4347
 Fax: 712-527-4439
 Website: www.millscoia.us

Application Fee: \$200.00		Township:	Application #:
Receipt #:			
SITE ADDRESS:		PARCEL NUMBER:	
LEGAL DESCRIPTION: <input type="checkbox"/> Attachment			ACREAGE:
CURRENT ZONING DISTRICT : <input type="checkbox"/> AG (Agricultural) <input type="checkbox"/> AR (Agricultural-Residential) <input type="checkbox"/> LH (Loess Hills Conservation Develop.) <input type="checkbox"/> V (Village) <input type="checkbox"/> C-1 (Convenience Commercial) <input type="checkbox"/> C-2 (Highway Oriented Commercial) <input type="checkbox"/> I (Industrial) <input type="checkbox"/> OS (Open Space)			
PROPERTY OWNER NAME:		PHONE NUMBER:	
PROPERTY OWNERS MAILING ADDRESS:		STATE:	ZIP CODE:
EMAIL ADDRESS:		DATE OF PREVIOUS APPLICATION SUBMITTED, IF ANY:	
CURRENT USE OF PROPERTY:			
REASON(S) FOR REQUESTED AND INTENDED VARIANCE:			

REQUESTED VARIANCE IN:	Code Minimum	Proposed	Proposed Difference
Height			
Lot Coverage			
Lot Size			
Lot Width			
Setbacks	Code Minimum	Proposed	Proposed Difference
• Front Yard			
• Street side yard			
• Rear yard			
• Interior side yard			
Sign(s)			
Nonconforming Residential/Commercial Use	Code Minimum	Proposed	Proposed Difference
• Alteration			
• Enlargement			
• Expansion			
Other: _____			

PROVIDE: Seven (07) copies of a Site/Plot plan is **REQUIRED** to be attached to this application, showing size of lot, dimensions, & locations of principal building(s) on lot, dimensions & locations of any new structures to be built on lot, location of well & septic systems. And all setbacks of any new structures to property lines, drainage (if applicable) and road Right-of-Way R-O-W easement(s) for site access purposes. Also, provide Seven (07) copies of all additional plans, written materials and/or project documents accompanying this application.

PROVIDE ATTACHMENT OF: Names and addresses of all other persons, firms, etc; having a legal connection to the property to be considered for variance.

I HEREBY CERTIFY THAT ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN A NY PAPERS OR PLANS SUBMITTED HEREWITH ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.	
OWNERS SIGNATURE _____	DATE _____
PRINT OWNERS NAME _____	

INCOMPLETE FORMS WILL NOT BE ACCEPTED

Mills County Building and Zoning Use Only		
Zoning District :	Filing Date:	Received By:
ZBA Action:	Date:	
Mail Action to Applicant Date:		
Effective/Approval Date:		

***Please make be certain that you want to proceed with this project when you submit your application.
The fees that you submit are not refundable once the application is submitted.***

TABLE 4.02: DEVELOPMENT CRITERIA FOR ZONING DISTRICTS

(Mills County Code of Ordinances – Chapter 27)

SITE AREA PER UNIT	OS	AG	AR	LH	V	C-1	C-2	I
Minimum site area per housing unit	¼-¼ section	2 acres*	2 acres	3 acres			25,000 sq.ft.	¼-¼ section
Minimum lot size <i>(conventional residential develop.)</i>	¼-¼ section	2 acres*	2 acres	3 acres	1 acre w/o sewer 10,000sq.ft. w/sewer		2 acres	¼-¼ section
Minimum lot size <i>(conservation residential develop.)</i>				1 acre				
Minimum lot size <i>(non-residential)</i>	¼-¼ section	5 acres	2 acres	3 acres	2 acre w/o sewer 10,000sq.ft. w/sewer	2 acres	2 acres	2 acres
Minimum front yard	100 feet	75 feet	75 feet	75 feet		25 feet	25 feet	25 feet
Minimum front yard - Major residential subdivision <i>(w/public water & sewer)</i>	25 feet	25 feet	25 feet	25 feet				
Minimum side yard	10 feet	10 feet	10 feet	10 feet		10 feet	10 feet	10 feet
Minimum rear yard	25 feet	25 feet	25 feet	25 feet		50 feet	50 feet	50 feet
Maximum building height	25 feet	35 feet	35 feet	35 feet	35 feet	50 feet	50 feet	50 feet
Maximum building coverage	1%	5%**	15%**	5%**		40%	40%	50%
Maximum impervious coverage <i>(excluding structures)</i>	5%	10%**	10%**	10%**		70%	70%	80%
Grading Permit Standards <i>(Code Section 7)</i>	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Conservation Development <i>(Code Section 5)</i>	No	No	No	Yes	No	No	No	No
Landscape Requirement <i>(Code Section 27.6.3)</i>	No	No	For Special Permit Uses	For Special Permit Uses	No	Yes	Yes	Yes
Bufferyard Requirement <i>(Code Section 27.6.5)</i>	No	No	For Special Permit Uses	Yes	No	Yes	Yes	Yes

Notes:

- Density, front yard setback, building coverage, impervious coverage and height requirements may be varied within Planned Unit Developments as set forth in Section 20.7(4).
- In Loess Hills Conservation Development, the development criteria and grading permit standards may be the same as in the Agriculture/Residential District; if the land has crop land history as proven by Farm Service Agency (FSA) maps.

* Maximum of three (3) housing units per ¼-¼ section.

** Not applicable to existing non-conforming lots as approved by the County Zoning Official/Officer.