



SIoux COUNTY
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A NEW HOME IN THE COUNTRY

An updated Sioux County Zoning Ordinance was adopted by the County Board of Supervisors in August of 2008. All construction in Sioux County is required to adhere to the regulations set forth in this Ordinance.

One of the primary goals of the Sioux County Zoning Ordinance is to preserve land best suited for agricultural use from the encroachment of incompatible urban land uses. To facilitate this goal, the Zoning Ordinance requires a 35-acre minimum lot size for new, approved, single family dwellings. ***However, there are three exceptions outlined below.***

New construction of a Single Family Dwelling may only occur on a lot less than 35-Acres for the following reasons:

1. Replacement of a legal, conforming, existing Single Family Dwelling.
Exception: A dwelling that was not in existence prior to 2008, and is not considered an existing residential acreage, and/or does not have a valid Zoning Permit, may not be altered, expanded, or re-modeled.
2. An 'Abandoned Farmstead', any portion of one which is not, or has not been, under row crop production, and is within the bounds of a grove or farmstead boundary fence established or constructed prior to the adoption of the Sioux County Zoning Ordinance.
Clarification: Farmstead Boundary fences shall not be interpreted to include livestock feed yards, which can be converted to row crop production, but shall be interpreted to include the boundary of the normal farm yard and customary farm buildings.
3. A special conditional use permit may be issued, subject to procedure outlined in the Zoning Ordinance, by the Board of Adjustment, for a non-farm single family dwelling provided that
 - a. the site be either; an irregularly shaped lot that because of its area, size or shape has limited potential for row crop production OR
 - b. at least seventy- five (75) percent of the site contains soils unsuitable for intensive agriculture (row crop) operations OR
 - c. seventy-five (75) percent of the site contains slopes greater than nine (9) percent slope.

In any instance within the agricultural district, single family non-farm residential dwellings shall not exceed a density of one (1) principal residential dwelling per every ¼ section, as defined by the U.S. Geological Survey. This requirement shall not apply to agricultural support housing associated with the principal residential dwelling unit on a parcel or lot.

Single family residential uses shall be limited to one (1) principal dwelling per lot, parcel or tract of land when the use is non-agricultural in nature. When the owner of the dwelling is the owner or renter of a farm or associated with agricultural production on the property where the house is located, a maximum of one (1) principal single family residential dwelling and one (1) support housing dwelling per agricultural property is allowed subject to additional criteria outlined within the Ordinance. This requirement does not apply to sites determined to be an 'abandoned farmstead', or to housing approved under the conditional use permitting process as defined by the Ordinance.