

PROCEDURES FOR REZONING PROPERTY IN CEDAR COUNTY

1. An application to petition for a change of a zoning district must be filed with a fee of \$100.00 (+ \$10.00 for each acre over 6 acres), in the office of the Cedar County Zoning Administrator, Cedar County Courthouse, Tipton, Iowa, 52772.

All fees shall be payable to the Treasurer of Cedar County, Iowa. No part of the fee may be refunded after the hearing date of the Commission, nor shall failure to approve the requested change be deemed cause to refund the fee.

2. Chapter 18, Section 18.2 of the Cedar County Zoning Ordinance (1996), Change of Zoning District Boundaries, Application And Procedures:

A request for rezoning by anyone other than the Zoning Commission or the Board of Supervisors requires a signed petition by the owner (title holder), or by the owners of the area if more than one property owner, contract buyers and signee's, of all the real estate included within the boundaries of said tract to be rezoned.

18.2(1):

- a. The legal description and local address of the property.
 - b. The present zoning classification and the zoning classification requested for the property.
 - c. The existing use and proposed use of the property, if the proposed use is known.
 - d. The names and addresses of the owners of all property within five hundred (500) feet of the property for which the change is requested.
 - e. A soils inventory and evaluation from the Natural Resource Conservation Service which will be prepared by the Zoning Administrator's Office.
 - f. An informal plat approved by the Zoning Administrator drawn to scale showing the actual locations, dimensions and use of the property proposed for rezoning and all property within five hundred (500) feet thereof, including streets, alleys, railroads and other physical features which relate to zoning. This informal plat need not be prepared by a land surveyor and need not be recorded in the real estate records of the County Recorder or Auditor. If a formal survey plat of the tract proposed for rezoning has been prepared and recorded in the real estate records, such formal survey plat may be submitted to the Zoning Administrator in lieu of the informal plat, provided that the uses and pertinent physical features of surrounding property within five hundred (500) feet has been shown on the original plat or informally added to such plat.
 - g. A statement of reasons why the applicant feels the present zoning classification is no longer desirable.
3. A letter from the area fire chief stating that they have reviewed the location and access and will be able to provide emergency service.
 4. Approval from the county road department of the proposed or existing driveway access for the change in land use.
 5. The Zoning Commission conducts their public hearings on the third Wednesday of each month at 6:30 p.m.
 6. All petitions for rezoning must be filed with the Zoning Administrator by Noon on the first Friday of each month prior to the meeting date of the Zoning Commission.