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Zoning Permit Requirements

Cases Where Zoning Permits Are Required

Article XX, Section 200, Buffalo County Zoning Ordinance

- 1) Where any building or other structure, except farm structures meeting setback requirements, is erected, moved, or structurally altered so as to change its' use or increase its' floor area.
- 2) Where any land is substantially altered.
- 3) Where 50% or more of the equalized value of the structure is destroyed and is being repaired or altered.
- 4) Where any building or other structure located in the Floodplain or Shoreland District is erected, moved, or structurally altered so as to change its' use or increase its' floor area.
- 5) Where any mobile home is not located in an approved mobile home park.

This includes:

- A) Any time yard space is encroached upon by a structure.
- B) Any time the floor joists, rafters, foundation, sheathing, or walls (bearing or nonbearing) are removed, altered, replaced, etc.
- C) Sheetrock, only when it replaces lath and plaster or other type of wall covering.
- D) Replacing any plywood on a floor, wall or roof.
- E) Any decking, patio, varanda, porch, or other protrusion on the house.
- F) An accessory structure (detached garage, shed, etc) costing \$500.00 or more (labor and materials)
 - i. This also includes a playground structure, treehouse, gazebo, etc.

Cases Where Zoning Permits Are Not Required

Article XX, Section 201, Buffalo County Zoning Ordinance

- 1) Where any accessory building costs \$500.00 or less, provided such building conforms to all the setback, yard, and open space requirements of this ordinance.
- 2) For any improvements or alterations to an existing building in the amount of \$1,500 or less, which shall not affect a structural change in use or encroach upon any yard or open space.
- 3) For any maintenance repairs, regardless of cost.
- 4) For permanent farm building and structures, except farm homes, which are located outside the required setback lines of any public highway.
- 5) For the construction of any fence.

This includes:

- A) The replacement of carpet, linoleum, siding, roofing material (except sheathing).
- B) Painting, texturing.
- C) Replacement of windows or doors, which are the same size the ones being replaced.

In Regard to the 50% rule in the Floodplain and Shoreland Ordinance, the items which are figured into the equation are:

- 1) Any foundational work, including footings, structural support, and other work done to the foundational walls.
- 2) Any work done in regard to floor joists, walls, rafters, sheathing
- 3) All labor

In regard to the 50% rule in the Floodplain and Shoreland Ordinance, the items which are not figured into the equation are:

- 1) Carpet, linoleum, paint, cabinets, fixtures
- 2) Siding, roofing materials.