Checklist for Building in Unincorporated (Rural) Story County

Before building on property in the rural, unincorporated area, it is important to find out the following:

◊ **Property Boundaries, Easements, Covenants**
Check plat of survey, deed and abstract of title to determine limitations on the use of the property. Determine this before advancing to other steps. If you are unsure as to whether the property is buildable, call the Planning and Development Department at 515.382.7245.

◊ **Zoning and Floodplain Questions**: Call the Planning and Development Department at 515.382.7245.

◊ **Permit for well and septic**: Call the Environmental Health Program at 515.382.7241.
Problems may occur due to soil types and distances from house

◊ **E911 Addressing**: Call the Planning and Development Department at 515.382.7245.
Every rural residence must have an address assigned for mail and emergency service location.

◊ **Driveway**: Call the Engineer's Office at 515.382.7355.
Existing field entrances should be checked for residential use; new driveways must also be permitted.

◊ **School District**: Call the Planning and Development Department at 515.382.7245.
Based on legal description of property, this office can tell you the school district in which the property lies.

◊ **School Bus Service**: call appropriate school district as determined above.

◊ **Homestead and Military Tax Credits**: Call the Story County Assessor's Office at 515.3827320.
Property tax credits are available to qualifying individuals

◊ **Mail, Newspaper, and Package Delivery**: check with appropriate service provider

◊ **Utilities**: call appropriate utility to set up service and billing

Electric _____
Water (if applicable) _____
Internet _____
Telephone _____
Natural or LP Gas _____
Sewer (if applicable) _____
Garbage/Recyclable pickup _____
Cable _____

This checklist is just a start. Try to inform yourself fully of your rights and responsibilities so that you are not surprised by unforeseen problems as you develop your new home.

Helpful hints and questions to ask for use before property is purchased and/or developed!

What is the zoning on the property?
What uses are permitted?
How can it be used?
What are the setbacks?
Do I need a septic permit?
Is your property covered by a subdivision covenant?
Who supplies utilities to the property?
How and where does the stormwater drain on the property?
Are there non-conforming uses on the site?
What is the surrounding property zoned?
What is the flood zone?
Is the existing septic system permitted?
Who maintains the road?
Are there any easements on the property?
Is there rural water?