
WEBSTER COUNTY IS ZONED AND PERMITS ARE REQUIRED FOR NEW BUILDINGS, ADDITIONS, STRUCTURES, SIGNS, HOME OCCUPATIONS, AND LAND USE CHANGES.

The Webster County Zoning Ordinance divides the unincorporated portion of Webster County into districts and regulates the size, location, and use of property, buildings, and structures in each district. Simply, zoning says how you can use your property, which depends on the district it is located in. Webster County first enacted zoning in 1971. There are many reasons why the County has zoning. Among them are to preserve agriculture land and encourage sensible development with a view to conserve property values. Just as traffic laws regulate, for everyone's safety, how you can use your car; zoning laws regulate how you can use your land for you and your neighbor's protection.

There are five zoning districts in the County. The uses allowed in the Residential, Commercial, and Industrial zoning districts are typical. The rest of the county is zoned as Agricultural A-1 and A-2. Land in these areas is set aside for agricultural uses. For this reason, to construct a non-farm single family dwelling in an A-1 district you must either have forty (40) acres or be building on the site of an existing or abandoned farmstead and have at least two (2) acres. To construct a non-farm single family dwelling in an A-2 district you must either have two (2) acres or have a minimum of one (1) acre and the parcel's total acreage shall average a Corn Suitability Rating of less than sixty-five (65).

It is to you or your client's benefit to check into a property's zoning status before buying, selling, or building on property. You check zoning by giving the Zoning Administrator a call. The Zoning/Building Permit is how the County assures the property is following the zoning ordinance. If the property owner does not get a Zoning/Building Permit, a person could unknowing get into a (expensive) situation where they may not be allowed to do what they wanted.