

Appendix
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Appendix A

AMENDMENT TO THE LOUISA COUNTY ZONING ORDINANCE
September 26, 2006
ARTICLE 1, DIVISION 20.3, PARAGRAPH 38: ESSENTIAL SERVICES

WHEREAS, the Board of Supervisors of Louisa County and their administrative officials have held public hearings on the amendment for Article 1, Division 20.3, Paragraph 38, Essential Services, they do herein adopt this amendment by striking the last four words and replacing them with: Essential Services shall include all buildings and/or structures owned or operated by the governments of the United States, the State of Iowa, or Louisa County.

THEREFORE, by the Board of Supervisors of Louisa County, Iowa the amendment is made as follows:

That the Zoning Ordinance of Louisa County, Iowa is hereby amended as follows:

Article 1, Division 20.3, paragraph 38:

ESSENTIAL SERVICES: The erection, construction, alteration, or maintenance, by public utilities or municipal or other governmental agencies, of underground or overhead gas, electrical, steam, or water transmission or distribution systems, collection, communication, supply of disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith; reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or general welfare, ~~but not including buildings~~. Essential Services shall include all buildings and/or structures owned or operated by the governments of the United States, the State of Iowa, or Louisa County, Iowa.

The above amendment is hereby listed and in chronological order and placed within the text of the Louisa County Zoning Ordinance.

ITS first consideration read on the 26th of September, 2006.

ITS second and third reading and consideration waived on the 26th of September, 2006.

Final reading and consideration and adoption on the 26th of September, 2006.

This amendment will become effective with the publication in the official newspapers of Louisa County on October 4th, October 5th, 2006.

Passed and adopted by the Louisa County Board of Supervisors, Louisa County, Iowa, and this 26th day of September, 2006.

AYES: David Wilson, Chairman
Forrest Bartenhagen
Ken Purdy

ATTEST: Sylvia Belzer
Louisa County Auditor

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Appendix B

AMENDMENTS TO ZONING ORDINANCE OF LOUISA COUNTY, IOWA
Adopted November 12, 2008

WHEREAS, the Board of Supervisors of Louisa County, Iowa heretofore adopted the “Zoning Ordinance of Louisa County, Iowa” and

WHEREAS, the Board of Supervisors of Louisa County, Iowa and their Administrative Official have determined that the Zoning Ordinance should be changed to define, update or make said ordinance better for the general welfare and,

WHEREAS, Chapter 358A Code of Iowa as amended, provides the procedure for county zoning and for changes and amendments to zoning ordinances; and,

WHEREAS, the Board of Supervisors has held its public hearing on said final report having published notice of time and place of such public hearing as required by Chapter 358A; and,

WHEREAS, the passage, adoption and enforcement of the provisions hereinafter contained are deemed necessary for the general welfare and other public requirements,

THEREFORE BE IT HEREBY RESOLVED BY THE BOARD OF SUPERVISORS OF LOUISA COUNTY, IOWA AS FOLLOWS:

That the Zoning Ordinance of Louisa County, Iowa be and the same hereby amended as follows:

Page 5, in ARTICLE 1: GENERAL PROVISIONS, Division 20: Definitions, Section 20.3 *insert the following*: AGGREGATE SITE ASSESSMENT (ASA): The Aggregate Site Assessment (ASA) is a quantitative land use and development suitability analysis used to determine what land areas are appropriate to be further developed for residential uses.

Page 8, also in Section 20.3 Definitions, 34. DWELLING *strike ‘or portion thereof’*: Any building ~~or portion thereof~~ occupied or intended to be occupied exclusively for residential purposes, but not including a tent.

Page 24, in ARTICLE 3: DISTRICTS AND REGULATIONS, Division 40: “F-1” Flood Plain Districts, Section 40.6 Bulk Regulations for Dwellings and Accessory Buildings, *in the second paragraph strike five (5) and replace with two (2) as shown*: Each lot shall be owned and not leased and shall contain a minimum area of ~~five (5)~~ two (2) net acres exclusive of easement for public roadway purposes, and subject to...

Page 31, also in ARTICLE 3, Division 60: “A-1” Agricultural Districts, Section 60.6 Bulk Regulations for Dwellings and Accessory Buildings, *in the first paragraph strike five (5) and replace with two (2) as shown*: Each lot shall be owned and not leased and shall contain a minimum area of ~~five (5)~~ two (2) net acres exclusive of easement for public roadway purposes, and subject to the following requirements: 60.6.1 1-2 ½ Stories. Minimum Lot Width *strike “300 feet”* ~~300 feet~~ 225 feet.

Page 31, in Section 60.7 Temporary Permit, *in the last sentence strike five (5) and replace with two (2) as shown*:

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No application shall be approved on any tract of land less than ~~five (5)~~ two (2) acres in size.

Page 48, in ARTICLE 4: REGULATIONS APPLYING TO ALL DISTRICTS, Division 110: Additional Requirements, Exceptions, & Modifications, Section 110.6 Conversion of Dwellings, Subsection 110.6.1, *strike 800 and replace with 900 as shown:* A one-story dwelling shall contain not less than ~~800~~ 900 square feet of usable ground floor area....

Page 48, Subsection 110.6.3, *strike 575 and replace with 720 as shown:* A manufactured home or a mobile home converted to a real estate shall contain not less than ~~575~~ 720 square feet of usable ground floor area...

Page 50, Section 110.10 Essential Services, Subsection 110.10.6, *strike the following words as shown:* Mobile Homes may be used as summer cottages and when so used are subject to the same ~~square feet of ground floor area as provided in subsection 110.6.3 and to the same lot area,~~ frontage and yard requirements as provided in Article 3, Division 50.

Page 53, also in ARTICLE 4, Division 110, *following Section 110.16, add Section 110.17 to zoning ordinance, as shown:*

110.17 RURAL RESIDENCE CLASSIFICATION

The Louisa County Zoning Administrator may issue zoning permits to establish rural residences on 2 acre parcels in F-1, C-1, and A-1 Districts. The intent of this provision is to allow, under certain circumstances, construction of single-family detached dwellings in rural Louisa County. The goal is to minimize conflict with existing and future farm uses, while allowing development of property. To assist in making this determination, the Zoning Administrator shall use an Aggregate Site Assessment (ASA) consisting of the following factors:

110.17.1 CSR rating of the land: Louisa County's rich soil is an asset to be valued and protected, while being utilized to its greatest potential. Applications, for which the proposed property has a Corn Suitability Rating of 65 or higher as calculated by weighted average of the entire parcel, should generally, not be granted. This factor is of high importance.

110.17.2 Proximity to Existing Agricultural Operations: Livestock Operations have a significant impact on their neighbors, and have a higher potential of conflict with rural residences. Applications where the proposed property has a Confined Animal Feeding Operation (CAFO) located within certain distances should be discouraged. Other factors produced by active agricultural uses create potential for conflict. Those include sound, dust, odor, visual appearance and other externalities of active farm operations. Adequate separation distances should be met between the proposed rural residence and neighboring feedlots, CAFO's, and grain drying complexes. This factor is of high importance

110.17.3 Proximity to other rural residences: High density and concentration of rural residences should be discouraged, as increasing the potential for conflict with agricultural uses. A separation distance should be met between the proposed rural residences and existing neighboring residences. If an area is particularly

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suiting for residential use, its rezoning should be considered. This factor is of moderate importance.

- 110.17.4 Proximity to city limits: Residential development is more efficient when it occurs near already existing infrastructure and services (within a 1 mile radius). This factor is of moderate importance.
- 110.17.5 Other factors: Other factors that will be considered in the application for rural residences will include, but not be limited to, the location of flood plains, unimproved roads, timber, and rolling pasture. Each of these factors will carry considerable weight in the assessment process.
- 110.17.6 The quantitative analysis of the Aggregate Site Assessment (ASA) will give guidance in determining the highest and best use for a specific tract of land.
- 110.17.7 The Aggregate Site Assessment (ASA) worksheet shall be established by resolution of the Louisa County Board of Supervisors. The worksheet may be reviewed on an annual basis by the Planning and Zoning Commission with recommended revisions requiring the adoption of a new resolution. Copies of any resolution establishing current point values and weights shall be on file in the zoning office.
- 110.17.8 Exceptions to the Aggregate Site Assessment: The following are not subject to the use of the Aggregate Site Assessment, but must meet all of the other bulk regulations in the "F-1" Flood Plain District, "C-1" Conservation District, and the "A-1" Agricultural Districts.
- A. A land owner may split a tract of land if there is a dwelling located on the tract to be split.
 - B. The owner of an existing and legally described tract of land may construct or place a dwelling on the tract without a plat of survey.
 - C. The owner of a tract of land may split and transfer ownership of a smaller tract to his/her child as long as the land is used for agricultural purposes as set forth in Chapter 335.2 of the Code of Iowa.
- 110.17.9 This ordinance will be used by the Louisa County Zoning Administrator in conjunction with the Louisa County Comprehensive Plan to aid in the development of residential housing in C-1, F-1, and A-1 Districts.
- 110.17.10 Rural Residential uses permitted under this section shall be subject to the Louisa County Zoning Ordinance, including the Louisa County Comprehensive

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Plan, and are subject to reasonable conditions imposed by the Louisa County Zoning Office.

This document to repeal sections of the ordinance changed herein.

This ordinance shall be in effect immediately after its final passage and publication as provided by law.

Passed and approved this 12th day of November, 2008

Louisa County Board of Supervisors

Frank Jamison, Chairman

Ken Purdy

David Wilson

ATTEST:

Sylvia Belzer, County Auditor

First Reading: 11-12-2008

Second and Third Reading: waived 11-12-08

Approved: 11-12-2008 Published: Columbus Gazette 11-19-2008

Wapello Republican 11-20-2008

2016/4

RESOLUTION

WHEREAS, the Board of Supervisors of Louisa County, Iowa, heretofore adopted the "Zoning Ordinance of Louisa County, Iowa", and

WHEREAS, the Board of Supervisors of Louisa County, Iowa, and the Zoning Commission have determined that the Zoning Ordinance should be changed, and

WHEREAS, Chapter 335 of the Code of Iowa and this Ordinance provide the procedure for County Zoning and for changes and amendments to Zoning Ordinances, and

WHEREAS, a public hearing has been held and notice of its time and place having been published as required by Chapter 335, and

WHEREAS, the passage, adoption and enforcement of the provisions hereinafter contained are deemed necessary for the general welfare and other public requirements.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Supervisors of Louisa County, Iowa, as follows:

That the Zoning Ordinance of Louisa County, Iowa, be and the same is hereby amended as follows: Page 28 in Article 3, Division 60.2, numbered Paragraph 4, the following language is to be added after the only existing sentence in that paragraph: "**Private directional signs, not over 150 square feet in area, set back 20 feet from any highway, street or road, may be erected along a state or federal highway**".


This Ordinance shall be in effect immediately after its final passage and publication as provided by law.

Passed and approved this 1 day of March, 2016.


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LOUISA COUNTY BOARD OF SUPERVISORS,
PAULA BUCKMAN, CHRIS BALL, RANDY
GRIFFIN

By:


Chairman

Attest:


Louisa County Auditor