



ZONING ORDINANCE

**FOR
LOUISA COUNTY, IOWA**

EFFECTIVE JANUARY 1, 2006

Amended September 26, 2006
And November 12, 2008

Louisa County Zoning Ordinance

Effective May 24, 1971, by resolution of the Board of Supervisors of Louisa County:

An ordinance to regulate and restrict in the unincorporated areas of the County, the height, number of structures, size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, the location of buildings, structures and land for trade, industry, residence and other purposes; to regulate, restrict and prohibit the use of tents, trailers and portable or potentially portable structures for residential purposes; to define certain words and phrases for the purpose of this ordinance; to divide the County, or any area, or areas within the County, into districts and establish, by reference to maps, the boundaries of such districts for said purposes; to fix the status of nonconforming uses; to provide for off street parking, loading and unloading; to provide for the interpretation of this ordinance; to provide for its amendment; to provide for a Board of Adjustment and define its powers and duties; to authorize upon appeal, in specific cases, under appropriate safeguards, variance from the terms of this ordinance; to require zoning permits; to provide for the enforcement of this ordinance and prescribe penalties for its violation; to provide that if any clause, sentence, section, paragraph or part of this ordinance shall be invalid by a court of competent jurisdiction, such decision shall not invalidate the remainder; and to provide for the repeal of all ordinances, orders, or resolutions in conflict with the provisions of this ordinance.

Whereas, Chapter 335, *Code of Iowa*, as amended, provides for the zoning of land and property, and a procedure whereby the use of land and improvements or repair of property may be regulated and restricted in the unincorporated areas of any County within the State; prescribes the rights, duties and authority of certain County officials in relation thereto; prescribes a procedure of enforcing the rules, regulations and orders of the various Boards in order to effectuate the provisions of said Chapter; and prescribes penalties for the violations of the provisions thereof; and

Whereas, the Board of Supervisors of Louisa County, Iowa, in compliance with said Chapter, has appointed a County Zoning Commission to recommend the boundaries of the various original districts and appropriate regulations and restrictions to be enforced therein; and

Whereas the Louisa County Zoning Commission, thus appointed, after careful study and with due diligence, has prepared its preliminary report and held public hearings thereon, and has prepared and submitted its final report to the Board of Supervisors of Louisa County, Iowa; and

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

Whereas, the passage, adoption and enforcement of the provisions hereinafter contained are deemed necessary to lessen congestion in the street or highway, to secure safety from fire, panic and other danger; to protect health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to conserve the value of land and buildings; and to encourage the most appropriate use of land throughout the County; all in accordance with the comprehensive plan.

Furthermore, be it ordained by the Board of Supervisors of Louisa County, Iowa that the Louisa County Zoning Ordinance is revised as follows and effective as shown on page 3 of this document.

ACKNOWLEDGEMENTS

LOUISA COUNTY SUPERVISORS

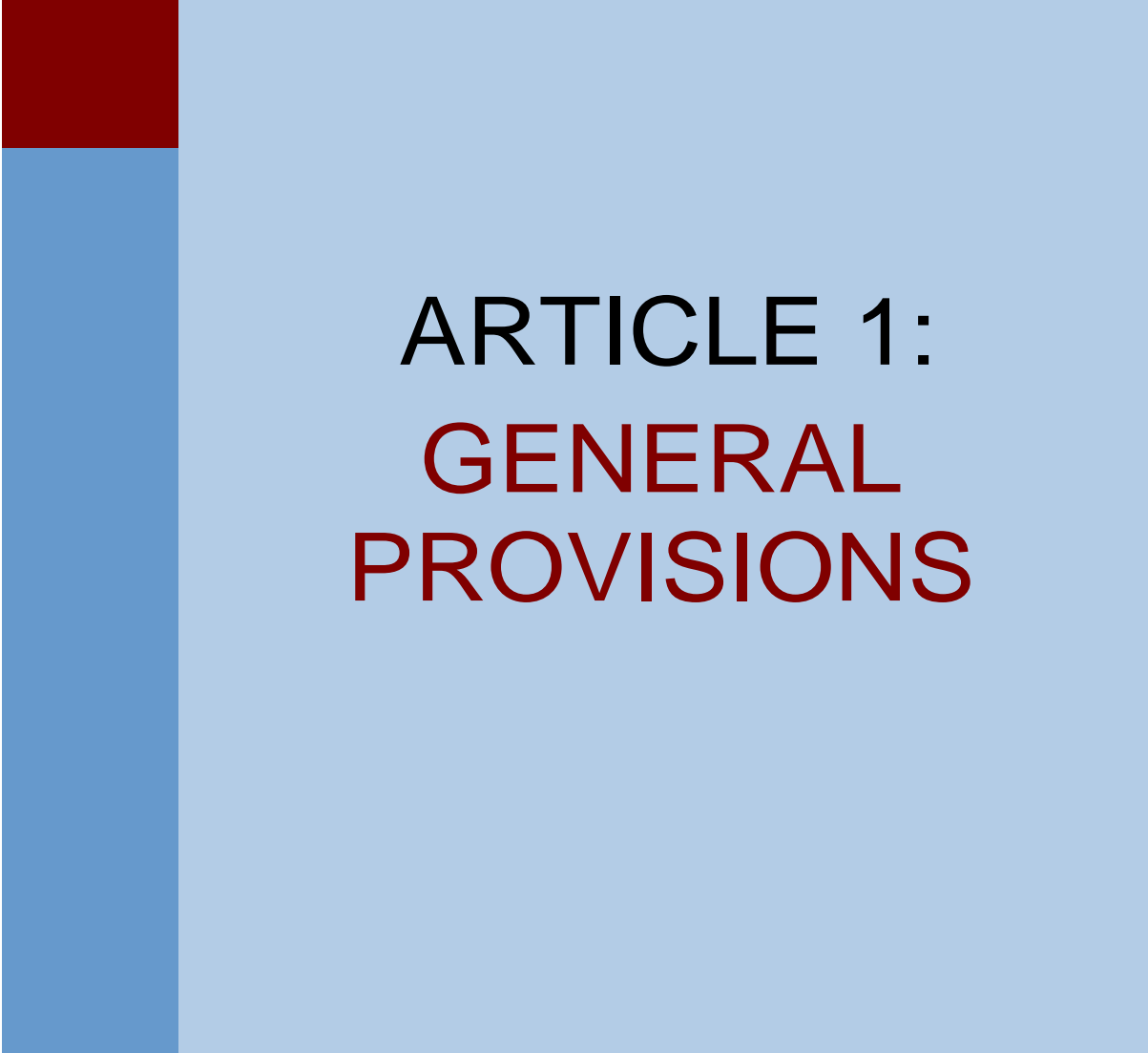
LOUISA COUNTY PLANNING AND ZONING COMMISSION

LOUISA COUNTY BOARD OF ADJUSTMENT

SOUTHEAST IOWA REGIONAL PLANNING COMMISSION

TABLE OF CONTENTS


ZONING ORDINANCE	PAGE
ARTICLE 1: GENERAL PROVISIONS	
Division 10: General Provisions	1
Division 20: Definitions	4
ARTICLE 2: ESTABLISHMENT OF DISTRICTS AND BOUNDARIES	
Division 30: Districts and Map	20
ARTICLE 3: ZONING DISTRICT REGULATIONS	
Division 40: "F-1" Flood Plain Districts	23
Division 50: "C-1" Conservation Districts	25
Division 60: "A-1" Agricultural Districts	27
Division 70: "R-1" One & Two-Family Districts	32
Division 80: "B-1" Business Residence Districts	35
Division 90: "I-1" Industrial Districts	38
ARTICLE 4: REGULATIONS APPLYING TO ALL DISTRICTS	
Division 100: Nonconforming Uses and Structure	45
Division 110: Additional Requirements, Exceptions & Modifications	47
Division 120: Planned Developments	56
Division 130: Off-Street Parking & Loading Spaces	60
ARTICLE 5: ADMINISTRATION AND ENFORCEMENT	
Division 140: Administration, Enforcement, & Legal Status Provision	65
Division 150: Board of Adjustment	68
Division 160: Planning & Zoning Commission	73
Division 170: Amendments	77
APPENDIX	79



ARTICLE 1:
GENERAL
PROVISIONS



ARTICLE 2:
**ESTABLISHMENT
OF DISTRICTS &
BOUNDARIES**



ARTICLE 3:
ZONING
DISTRICTS &
REGULATIONS



ARTICLE 4:
**REGULATIONS
APPLYING TO
ALL DISTRICTS**



ARTICLE 5:
ADMINISTRATION
&
ENFORCEMENT



APPENDIX