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ORDNC ORDINANCE  
Recording Fee: \$ 0.00

Michelle K Skaff Auditor/Recorder Woodbury County Iowa

### Cover Sheet

**Type of Document:** Ordinance \_\_\_\_\_

**Preparer Information:** Daniel J. Priestley, MPA - Zoning Coordinator  
(complete name-address-phone number) Woodbury County Community and Economic Development  
620 Douglas Street, Sixth Floor  
Sioux City, IA 51101

**Return Document to:** \_\_\_\_\_  
(complete name-address) \_\_\_\_\_  
\_\_\_\_\_

**Taxpayer Information:** \_\_\_\_\_  
(complete name-address) \_\_\_\_\_  
\_\_\_\_\_

**Grantor(s):** See Page 2 \_\_\_\_\_  
\_\_\_\_\_

**Grantee(s):** See Page 2 \_\_\_\_\_  
\_\_\_\_\_

**Legal Description:** See Page 2 \_\_\_\_\_  
\_\_\_\_\_

ORDINANCE NO. 84

WOODBURY COUNTY, IOWA

**AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO BRING THE ZONING ORDINANCE INTO COMPLIANCE WITH THE CODE OF IOWA AS IT RELATES TO ACCESSORY SECOND DWELLINGS IN UNINCORPORATED WOODBURY COUNTY.**

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE LANGUAGE AMENDMENTS BE MADE:

**Amendment 1:**

On page 32, in Section 3.03.4, in the Land Use Summary Table of Allowed Uses in each Zoning District, to repeal the line item entitled “Accessory second dwelling for relative or worker on property” and all of its designated uses in each Zoning District column entitled AP Agricultural Preservation, AE Agricultural Estates, NR Non-Agricultural Residential, SR Suburban Residential, GC General Commercial, HC Highway Commercial, LI Limited Industrial, and GI General Industrial, and replace with a new line item entitled “One Accessory Dwelling” and designate the following uses in each Zoning District column as follows by placing: “ok” (Principal allowed use) in the AP Agricultural Preservation column; “ok” (Principal allowed use) in the AE Agricultural Estates column; “ok” (Principal allowed use) in the NR Non-Agricultural Residential column; “ok” (Principal allowed use) in SR Suburban Residential column; “--” (Prohibited use) in the GC General Commercial column; “--” (Prohibited use) in the HC Highway Commercial column; “--” (Prohibited use) in the LI Limited Industrial column; and “--” (Prohibited use) in the GI General Industrial column.

**Amendment 2:**

On page 43, in Section 4.04: Lot Requirements, to repeal “2. Number of Residential Structures. Not more than one principal residential structure shall be constructed, structurally altered or used for residential purposes on any zoning lot except as allowed by conditional use or planned development” and to replace with the following:

"2. Number of Residential Structures. Only one principal residential structure may be constructed, structurally altered, or used for residential purposes on any zoning lot. Additionally, at least one accessory dwelling unit (ADU)—defined as a secondary residential dwelling unit located on the same lot as a single-family residence, either attached to or detached from it—shall be permitted on the same lot as a single-family residence, in accordance with Iowa Code 331.301(27)."



**Sioux City Journal**  
**AFFIDAVIT OF PUBLICATION**

Sioux City Journal  
 2802 Castles Gate Drive  
 Sioux City 51106  
 (712) 293-4250

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

**PUBLICATION DATES:**  
 Aug. 14, 2025

**NOTICE ID:** sPDRleG4A5V4PWOifTjO  
**PUBLISHER ID:** COL-IA-502121  
**NOTICE NAME:** Ordinance 84\_Effective\_Date  
**Publication Fee:** \$79.44

*Anjana Bhadoriya*

(Signed: \_\_\_\_\_)



**VERIFICATION**

State of Florida  
 County of Broward

Subscribed in my presence and sworn to before me on this: 08/19/2025

*S. Smith*

Notary Public  
 Notarized remotely online using communication technology via Proff.

**NOTICE OF ADOPTION AND EFFECTIVE DATE OF ORDINANCE NO. 84, AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO BRING THE ZONING ORDINANCE INTO COMPLIANCE WITH THE CODE OF IOWA AS IT RELATES TO ACCESSORY SECOND DWELLINGS IN UNINCORPORATED WOODBURY COUNTY.**

The Woodbury County Board of Supervisors met three public hearings and readings on the following Ordinance No. 84, as indicated below, on Tuesday, July 22, 2025 at 4:45 PM, Tuesday, July 29, 2025 at 4:45 PM, and Tuesday, August 5, 2025 at 4:45 PM. The said hearings and readings were held at the Woodbury County Courthouse, 823 Douglas Street, Sioux City, Iowa 51101, in the Board of Supervisors' meeting room in the basement of the courthouse. The Woodbury County Board of Supervisors conducted and approved the first reading of Ordinance No. 84 on Tuesday, July 22, 2025, the second reading of Ordinance No. 84 on Tuesday, July 29, 2025, and the third and final reading of Ordinance No. 84 on Tuesday, August 5, 2025. The Woodbury County Board of Supervisors approved and adopted Ordinance No. 84 on Tuesday, August 5, 2025. Ordinance No. 84 becomes effective upon publication on Thursday, August 14, 2025.

**ORDINANCE NO. 84  
 WOODBURY COUNTY, IOWA  
 AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO BRING THE ZONING ORDINANCE INTO COMPLIANCE WITH THE CODE OF IOWA AS IT RELATES TO ACCESSORY SECOND DWELLINGS IN UNINCORPORATED WOODBURY COUNTY.**

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE LANGUAGE AMENDMENTS BE MADE:

**Amendment 1:**  
 On page 32, in Section 3.03.4, in the Land Use Summary Table of Allowed Uses in each Zoning District, to repeal the line item entitled "Accessory second dwelling for relative or worker on property" and all of its designated uses in each Zoning District column entitled AP Agricultural Preservation, AE Agricultural Estates, NR Non-Agricultural Residential, SR Suburban Residential, GC General Commercial, HC Highway Commercial, LI Limited Industrial, and GI General Industrial, and replace with a new line item entitled "One Accessory Dwelling" and designate the following uses in each Zoning District column as follows by placing "ok" (Principal allowed use) in the AP Agricultural Preservation column, "ok" (Principal allowed use) in the AE Agricultural Estates column, "ok" (Principal allowed use) in the NR Non-Agricultural Residential column, "ok" (Principal allowed use) in the SR Suburban Residential column, "--" (Prohibited use) in the GC General Commercial column, "--" (Prohibited use) in the HC Highway Commercial column, "--" (Prohibited use) in the LI Limited Industrial column, and "--" (Prohibited use) in the GI General Industrial column.

**Amendment 2:**  
 On page 43, in Section 4.24, Lot Requirements to repeal "2. Number of Residential Structures. Not more than one principal residential structure shall be constructed, structurally altered, or used for residential purposes on any zoning lot except as allowed by conditional use or planned development" and to replace with the following:  
 "2. Number of Residential Structures. Only one principal residential structure may be constructed, structurally altered, or used for residential purposes on any zoning lot. Additionally, at least one accessory dwelling unit (ADU)—defined as a secondary residential dwelling unit located on the same lot as a single-family residence, either attached to or detached from it—shall be permitted on the same lot as a single-family residence, in accordance with Iowa Code 331.301(27)."

Dated this 8th day of August, 2025.  
 (Not Signed)  
 Daniel Bollinger II, Chairman  
 (Signed)  
 Mark Wilson, Vice-Chairman  
 (Signed)  
 Kent Carter  
 (Signed)

David Dietrich  
(Signed) \_\_\_\_\_  
Matthew Ung  
Attest:  
(Signed) \_\_\_\_\_  
Michele K. Skaff, Woodbury County Auditor  
Adoption Timeline:  
Date of Public Hearing and First Reading 7/22/25  
Date of Public Hearing and Second Reading  
7/29/25  
Date of Public Hearing and Third Reading 8/5/25  
Date of Adoption 8/5/25  
Published/Effective Date 8/14/25  
CCL:IA-502121

AFFIDAVIT OF PUBLICATION

Sioux City Journal  
2802 Castles Gate Drive  
Sioux City 51106  
(712) 293-4250

State of New Jersey, County of Camden, ss:

Rachel Cozart, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

**PUBLICATION DATES:**  
Jul. 17, 2025

**NOTICE ID:** Lolrl5liP0krhtkXdNKU  
**PUBLISHER ID:** COL-IA-502016  
**NOTICE NAME:** BOS\_Accessory\_Dwellings\_PH\_722\_729\_85  
**Publication Fee:** \$44.35

*Rachel Cozart*

(Signed)

**SHARONN E THOMAS-POPE**  
**NOTARY PUBLIC**  
**STATE OF NEW JERSEY**  
My Commission Expires January 23, 2027

**VERIFICATION**

State of New Jersey  
County of Camden

Subscribed in my presence and sworn to before me on this: 07/21/2025

*SM S. R. Poe*

Notary Public  
Notarized remotely online using communication technology via Proof.

**NOTICE REGARDING PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY BOARD OF SUPERVISORS FOR THE CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR ACCESSORY DWELLING UNITS TO COMPLY WITH IOWA SENATE FILE 592**

The Woodbury County Board of Supervisors will hold public hearings on the following item of business, described in detail below, on Tuesday, July 22, 2025, at 4:45 PM, Tuesday, July 29, 2025, at 4:45 PM, and Tuesday, August 5, 2025, at 4:45 PM, or as soon thereafter as the matter may be considered. Pursuant to Iowa Code Section 331.302, the Board of Supervisors may waive the second and third public hearings and readings if deemed appropriate.

Said hearings and readings will be held at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, in the Board of Supervisors' meeting room in the basement. Persons wishing to participate in the public hearings may attend in person to provide comments.

Copies of the proposed amendments are available for review at the Woodbury County Auditor's Office, located at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Written comments may be submitted by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101, or to Daniel Priestley at dpriestley@woodbury-county-iowa.gov. For questions, contact Daniel Priestley at 712-279-6609.

All persons wishing to be heard regarding this matter are encouraged to attend and participate in the aforesaid hearing(s).

**Item One (1): CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR ACCESSORY DWELLING UNITS TO COMPLY WITH IOWA SENATE FILE 592**

The Woodbury County Board of Supervisors will hold the said public hearings to consider Zoning Ordinance Text Amendments to the Woodbury County Zoning Ordinance to ensure compliance with Iowa Senate File 592, signed into law by Governor Kim Reynolds on May 1, 2025. Senate File 592 mandates that counties allow at least one accessory dwelling unit (ADU) on the same lot as a single-family residence, subject to specific conditions, and prohibits certain restrictive regulations. The Board of Supervisors will examine amendments to align the zoning ordinance with these requirements, including but not limited to the Land Use Summary Table of Allowed Uses (Section 3.33.4), Lot Requirements (Section 4.04), Number of Residential Structures (Section 4.04.2), and potentially other applicable sections.

COL-IA-502016

Sioux City Journal  
 2802 Castles Gate Drive  
 Sioux City 51106  
 (712) 293-4250

State of Florida, County of Broward, ss:

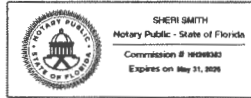
Rachel Cozart, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

**PUBLICATION DATES:**  
 Jun 12, 2025

**NOTICE ID:** TxNstLTD2qW0kCyrF41b  
**PUBLISHER ID:** COL-IA-501906  
**NOTICE NAME:** ZC-6-23-25-NUCLEAR-ADUS  
**Publication Fee:** \$65.54

*Rachel Cozart*

(Signed) \_\_\_\_\_



**VERIFICATION**

State of Florida  
 County of Broward

Subscribed in my presence and sworn to before me on this: 06/13/2025

*S. Smith*

Notary Public  
 Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION REGARDING THE CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS CONCERNING NUCLEAR ENERGY FACILITIES, NUCLEAR WASTE STORAGE, AND RELATED NUCLEAR USES, AND ACCESSORY DWELLING UNITS**

The Woodbury County Zoning Commission will have public hearings on the following items hereafter described in detail on Monday, June 23, 2025 at 8:00 PM or as soon thereafter as the matters may be considered.

Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development (Planning and Zoning) on the 6th floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-424-1133 and enter the Conference ID 638 086 2574 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to: Daniel Priestley at: dpriestley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, June 20, 2025.

**Item One (1):**  
**CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR NUCLEAR ENERGY FACILITIES, NUCLEAR WASTE STORAGE, AND RELATED USES**

The Woodbury County Zoning Commission will hold a public hearing to discuss amending the Woodbury County Zoning Ordinance to address nuclear energy facilities, nuclear waste storage, and related uses. The discussion will include, but is not limited to, permitting nuclear energy generation, modular nuclear energy systems, nuclear waste storage, and related technologies. Proposed amendments may involve updating the Land Use Summary Table of Allowed Uses (Section 3.03.4) to designate these uses as allowed uses or conditional uses in specific zoning districts, such as the General Industrial (GI) Zoning District. The hearing will also address public notification requirements, including appropriate notification distances for nuclear-related meetings and hearings, and may propose adding new sections, updating definitions, renumbering articles, or reorganizing the ordinance. The purpose is to gather public input to prepare a recommendation for the Woodbury County Board of Supervisors.

**Item Two (2):**  
**CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR ACCESSORY DWELLING UNITS TO COMPLY WITH IOWA SENATE FILE 592**

The Woodbury County Zoning Commission will hold a public hearing to discuss Zoning Ordinance Text Amendments to the Woodbury County Zoning Ordinance to ensure compliance with Iowa Senate File 592, signed into law by Governor Kim Reynolds on May 1, 2025. Senate File 592 mandates that counties allow at least one accessory dwelling unit (ADU) on the same lot as a single-family residence, subject to specific conditions, and prohibits certain restrictive regulations. The Zoning Commission will examine how to sign the zoning ordinance with these requirements, including but not limited to the Land Use Summary Table of Allowed Uses (Section 3.03.4), Lot Requirements (Section 4.04), Number of Residential Structures (Section 4.04.2), and potentially other applicable sections. The hearing aims to gather public input to develop appropriate ordinance language and prepare a recommendation for the Woodbury County Board of Supervisors to ensure compliance with Iowa Senate File 592.  
 CCL-IA-501906