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Recording Fee: \$ 0.00

Michelle K Skaff Auditor/Recorder Woodbury County Iowa



8h
10/14/25

Cover Sheet

Type of Document: Ordinance _____

Preparer Information: ^{Bob} 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. 86

WOODBURY COUNTY, IOWA

AN ORDINANCE AMENDING THE WOODBURY COUNTY ZONING ORDINANCE TO ESTABLISH MAXIMUM DIMENSIONS FOR ACCESSORY DWELLING UNITS (ADUs) AND EXEMPT THIS ORDINANCE FROM IOWA CODE 331.301(27)(a)(1) SO ADUs BUILDING REQUIREMENTS ALIGN WITH PRIMARY DWELLINGS IN A COUNTY WITHOUT ADOPTED BUILDING CODES; TO ADD UTILITY-SCALE SOLAR ENERGY SYSTEMS TO THE PUBLIC NOTIFICATION SUBSECTION AND CORRECT THE REFERENCED SUBSECTION TO TELECOMMUNICATION TOWERS; TO ALIGN TELECOMMUNICATION TOWER APPLICATIONS WITH STATE CODE BY REMOVING COLOCATION REQUIREMENTS; AND TO CORRECT THE ROAD USE AND REPAIR AGREEMENT REFERENCE IN THE UTILITY-SCALE SOLAR SECTION.

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: To add maximum dimensions for accessory dwelling units and to exempt this ordinance from Iowa Code 331.301(27)(a)(1) to place accessory dwellings in alignment of primary dwellings as a county without adopted building codes.

Location: Page 43, Section 4.04: Lot Requirements

Action: Repeal and replace Section 4.04.2 as follows:

Current Text to Repeal:

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).

Replacement Text:

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. An accessory dwelling unit shall not exceed one thousand (1,000) square feet or fifty percent (50%) of the size of the single-family residence, whichever is larger. For the purposes of this ordinance, accessory dwelling units shall be exempt from Iowa Code 331.301(27)(a)(1).

Amendment 2: Addition of Utility-Scale Solar Energy Systems to the public notification subsection and the correction of the referenced subsection for Telecommunication Towers.

Location: Page 8, Section 2.02.1 B(1)(e)

Action: Repeal and replace Section 2.02.1 B(1)(e) as follows:

Current Text to Repeal:

(e) For a Board of Adjustment hearing on a conditional use or special exception, notice shall be mailed to all owners of real property located within 500 feet of the subject property, except that in the case of a conditional use to allow an airport, a sanitary landfill, a nuclear energy facility, a nuclear waste storage facility, or construction of a telecommunication tower as provided in subsection 5.06-3, notices shall be mailed to all owners of real property located within one mile of the subject property for an airport, sanitary landfill, telecommunication tower, and within ten miles of the subject property for a nuclear energy facility or nuclear waste storage facility.

Replacement Text:

(e) For a Board of Adjustment hearing on a conditional use or special exception, notice shall be mailed to all owners of real property located within five hundred (500) feet of the subject property, except that in the case of a conditional use to allow an airport, a sanitary landfill, a nuclear energy facility, a nuclear waste storage facility, construction of a telecommunication tower as provided in **subsection 5.05, or a Utility-Scale Solar Energy System (US-SES) as provided in subsection 5.08**, notices shall be mailed to all owners of real property located within one (1) mile of the subject property for an airport, sanitary landfill, telecommunication tower, **or Utility-Scale Solar Energy System (US-SES)**, and within ten miles of the subject property for a nuclear energy facility or nuclear waste storage facility.

Amendment 3: To align telecommunication policy with the requirements of state code as it pertains to removal of colocation requirements.

Location: Page 77, Section 5.05.5 B

Action: Repeal Section 5.05.5 B and redesignate subsequent subsections.

Current Text to Repeal:

B. An affidavit attesting to the fact that the applicant has made diligent but unsuccessful efforts to obtain permission to install or co-locate the applicant's tele-communications facilities on a tower or useable antenna support; or written

technical evidence from an engineer that the applicant's telecommunications facilities cannot be installed or co-located on another tower or useable antenna support structure.

Redesignations:

- Redesignate **Section 5.05.5 C** as **Section 5.05.5 B**
- Redesignate **Section 5.05.5 D** as **Section 5.05.5 C**
- Redesignate **Section 5.05.5 E** as **Section 5.05.5 D**
- Remove **Section 5.05.5 E**

Amendment 4: Correction of reference to road use and repair agreement in the Utility-Scale Solar section

Location: Page 89, Section 5.08.9 B

Action: Repeal and replace Section 5.08.9 B as follows:

Current Text to Repeal:


B. Existing Road Conditions. Applicants shall conduct a pre-construction survey, in coordination with the impacted local road authorities to determine existing conditions of roads identified pursuant to Section 6.1. The survey shall include photographs or video and written documentation of the condition of the identified road facilities. The applicant is responsible for on-going road maintenance and dust control measures identified by the County Engineer during all phases of construction.

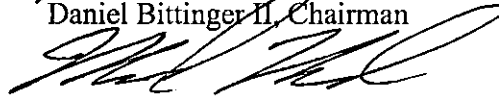
Replacement Text:


B. Existing Road Conditions. Applicants shall conduct a pre-construction survey, in coordination with the impacted local road authorities to determine existing conditions of roads identified pursuant to **Section 5.08.9 A**. The survey shall include photographs or video and written documentation of the condition of the identified road facilities. The applicant is responsible for on-going road maintenance and dust control measures identified by the County Engineer during all phases of construction.

Dated this 14th day of October, 2025.

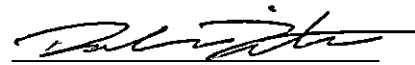
THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS


Daniel Bittinger II, Chairman



Mark Nelson, Vice-Chairman


Kent Carper

Attest:


David Dietrich


Michelle K. Skaff, Woodbury County Auditor


Matthew Ung

Adoption Timeline:

Date of Public Hearing and First Reading 10/7/25

Date of Public Hearing and Second Reading 10/14/25

Date of Public Hearing and Third Reading Waived on 10/14/25

Date of Adoption 10/14/25

Published/Effective Date 10/21/25

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:

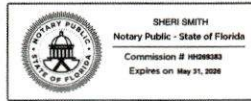
Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit 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:
Oct. 21, 2025

NOTICE ID: VgE4T4EVNnngC68UByVX
PUBLISHER ID: COL-IA-502435
NOTICE NAME: Adoption of Ordinance No. 86
Publication Fee: \$159.54

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 10/27/2025

S. Smith

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF ADOPTION AND EFFECTIVE DATE OF ORDINANCE NO. 86, AN ORDINANCE AMENDING THE WOODBURY COUNTY ZONING ORDINANCE TO ESTABLISH MAXIMUM DIMENSIONS FOR ACCESSORY DWELLING UNITS (ADUs) AND EXEMPT THIS ORDINANCE FROM IOWA CODE 331.301(27)(a)(1) SO ADUs BUILDING REQUIREMENTS ALIGN WITH PRIMARY DWELLINGS IN A COUNTY WITHOUT ADOPTED BUILDING CODES; TO ADD UTILITY-SCALE SOLAR ENERGY SYSTEMS TO THE PUBLIC NOTIFICATION SUBSECTION AND CORRECT THE REFERENCED SUBSECTION TO TELECOMMUNICATION TOWERS; TO ALIGN TELECOMMUNICATION TOWER APPLICATIONS WITH STATE CODE BY REMOVING COLLOCATION REQUIREMENTS; AND TO CORRECT THE ROAD USE AND REPAIR AGREEMENT REFERENCE IN THE UTILITY-SCALE SOLAR SECTION.

The Woodbury County Board of Supervisors held public hearings and readings on the following Ordinance No. 86, as included below, on Tuesday, October 7, 2025 at 4:42 PM and Tuesday, October 14, 2025 at 4:42 PM. The said hearings and readings were held at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa 51101, in the Board of Supervisor meeting room in the basement of the courthouse. The Woodbury County Board of Supervisors conducted and approved the first reading of Ordinance No. 86 on Tuesday, October 7, 2025, the second reading of Ordinance No. 86 on Tuesday, October 14, 2025 and waived the third and final reading on Tuesday, October 14, 2025. The Woodbury County Board of Supervisors approved and adopted Ordinance No. 86 on Tuesday, October 14, 2025. Ordinance No. 86 becomes effective upon publication on Tuesday, October 21, 2025.

ORDINANCE NO. 86
WOODBURY COUNTY, IOWA
AN ORDINANCE AMENDING THE WOODBURY COUNTY ZONING ORDINANCE TO ESTABLISH MAXIMUM DIMENSIONS FOR ACCESSORY DWELLING UNITS (ADUs) AND EXEMPT THIS ORDINANCE FROM IOWA CODE 331.301(27)(a)(1) SO ADUs BUILDING REQUIREMENTS ALIGN WITH PRIMARY DWELLINGS IN A COUNTY WITHOUT ADOPTED BUILDING CODES; TO ADD UTILITY-SCALE SOLAR ENERGY SYSTEMS TO THE PUBLIC NOTIFICATION SUBSECTION AND CORRECT THE REFERENCED SUBSECTION TO TELECOMMUNICATION TOWERS; TO ALIGN TELECOMMUNICATION TOWER APPLICATIONS WITH STATE CODE BY REMOVING COLLOCATION REQUIREMENTS; AND TO CORRECT THE ROAD USE AND REPAIR AGREEMENT REFERENCE IN THE UTILITY-SCALE SOLAR SECTION.

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: To add maximum dimensions for accessory dwelling units and to exempt this ordinance from Iowa Code 331.301(27)(a)(1) to place accessory dwellings in alignment of primary dwellings as a county without adopted building codes.
Location: Page 43, Section 4.04: Lot Requirements.

Action: Repeal and replace Section 4.04.2 as follows:

Current Text to Repeal:

1. 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).

Replacement Text:

1. 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. An accessory dwelling unit shall not exceed one thousand (1,000) square feet or fifty percent (50%) of the size of the single-family residence, whichever is larger. For the purposes of this ordinance, accessory dwelling units shall be exempt from Iowa Code 491.301(2)(a)(1).

Amendment 2: Addition of Utility-Scale Solar Energy Systems to the public notification subsection and the correction of the referenced subsection for Telecommunication Towers.

Location: Page 8, Section 2.02.1 B(1)(e)
Action: Repeat and replace Section 2.02.1 B(1)(e) as follows:

Current Text to Repeat:
(e) For a Board of Adjustment hearing on a conditional use or special exception, notice shall be mailed to all owners of real property located within 500 feet of the subject property, except that in the case of a conditional use to allow an airport, a sanitary landfill, a nuclear energy facility, a nuclear waste storage facility, a nuclear waste storage facility, or construction of a telecommunication tower as provided in subsection 5.05.3, notices shall be mailed to all owners of real property located within one mile of the subject property for an airport, sanitary landfill, telecommunication tower, and within ten miles of the subject property for a nuclear energy facility or nuclear waste storage facility.

Replacement Text:
(e) For a Board of Adjustment hearing on a conditional use or special exception, notice shall be mailed to all owners of real property located within five hundred (500) feet of the subject property, except that in the case of a conditional use to allow an airport, a sanitary landfill, a nuclear energy facility, a nuclear waste storage facility, construction of a telecommunication tower as provided in subsection 5.05, or a Utility-Scale Solar Energy System (US-SES) as provided in subsection 5.05, notices shall be mailed to all owners of real property located within one (1) mile of the subject property for an airport, sanitary landfill, telecommunication tower, or Utility-Scale Solar Energy System (US-SES), and within ten miles of the subject property for a nuclear energy facility or nuclear waste storage facility.

Amendment 3: To align telecommunication policy with the requirements of state code as it pertains to removal of colocation requirements.

Location: Page 77, Section 5.05.5 B
Action: Repeat Section 5.05.5 B and redesignate subsequent subsections.

Current Text to Repeat:
1. An affidavit attesting to the fact that the applicant has made diligent but unsuccessful efforts to obtain permission to install or re-locate the applicant's tele-communications facilities on a tower or useable antenna support; or written technical evidence from an engineer that the applicant's tele-communications facilities cannot be installed or re-located on another tower or useable antenna support structure.

- Redesignations:**
- Redesignate Section 5.05.5 C as Section 5.05.5 B
 - Redesignate Section 5.05.5 D as Section 5.05.5 C
 - Redesignate Section 5.05.5 E as Section 5.05.5 D
 - Remove Section 5.05.5 E

Amendment 4: Correction of reference to road use and repair agreement in the Utility-Scale Solar section

Location: Page 89, Section 5.08.9 B
Action: Repeat and replace Section 5.08.9 B as follows:

Current Text to Repeat:
1. Existing Road Conditions. Applicants shall conduct a pre-construction survey, in coordination with the impacted local road authorities to determine existing conditions of roads identified pursuant to Section 6.1. The survey shall include photographs or video and written documentation of the condition of the identified road facilities. The applicant is responsible for on-going road maintenance and dust control measures identified by the County Engineer during all phases of construction.

Replacement Text:
1. Existing Road Conditions. Applicants shall conduct a pre-construction survey, in coordination with the impacted local road authorities to determine existing conditions of roads identified pursuant to Section 5.08.9 A. The survey shall include photographs or video and written documentation of the condition of the identified road facilities. The applicant is responsible for on-going road maintenance and dust control measures identified by the County Engineer during all phases of construction.

Dated this 14th day of October, 2023.
THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

(Signed) _____
Dustin Bittinger II, Chairman
(Signed) _____
Mark Nelson, Vice-Chairman

(Signed) _____
Kent Casper
(Signed) _____
David Diehrich
(Signed) _____
Matthew Ung
Attest:
(Signed) _____
Michelle K. Skiff, Woodbury County Auditor
Adoption Timesheet
Date of Public Hearing and First Reading 10/7/25
Date of Public Hearing and Second Reading 10/14/25
Date of Public Hearing and Third Reading Waived on 10/14/25
Date of Adoption 10/14/25
Published/Effective Date 10/21/25

GOL-IA-502435

Sioux City Journal
AFFIDAVIT OF PUBLICATION

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

State of Florida, County of Orange, ss:

Edmar Corachia, 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:
 Oct. 2, 2025

NOTICE ID: 0he7DYnSEMeGA5APXBoV
PUBLISHER ID: COL-IA-502336
NOTICE NAME: BoS_Ordinance_Amendments_PH_4:42
Publication Fee: \$71.50

Edmar Corachia

(Signed) _____

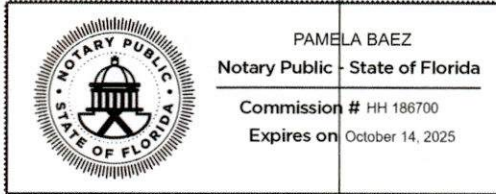
VERIFICATION

State of Florida
 County of Orange

Subscribed in my presence and sworn to before me on this: 10/02/2025

[Signature]

Notary Public
 Notarized remotely online using communication technology via Proof.



NOTICE REGARDING PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY BOARD OF SUPERVISORS FOR ZONING ORDINANCE TEXT AMENDMENTS
 The Woodbury County Board of Supervisors will conduct public hearings and ordinance readings to consider proposed zoning ordinance text amendments, as summarized below, on Tuesday, October 7, 2025, at 4:42 PM; Tuesday, October 14, 2025, at 4:42 PM; and Tuesday, October 21, 2025, at 4:42 PM, or as soon thereafter as the matter may be heard. Pursuant to Iowa Code Section 331.302, the Board may waive the second and third hearings and readings if deemed appropriate.
 These hearings and ordinance readings will take place in the Board of Supervisors' meeting room, located in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Interested individuals may attend in person to provide comments.
 Copies of the proposed amendments are available for public inspection at the Woodbury County Auditor's Office, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa during normal business hours of Monday through Friday, 8:00 AM to 4:30 PM. If adopted, the ordinance will become effective upon publication of this summary or the complete text of the ordinance following final passage by the Board of Supervisors, unless a subsequent effective date is specified in the ordinance.
 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 dpristley@woodburycountyiowa.gov. For inquiries, contact Daniel Priestley at 712-279-6639.
 All individuals wishing to provide input on these matters are encouraged to attend and participate in the proposed hearings.
SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS: TITLE: AN ORDINANCE AMENDING THE WOODBURY COUNTY ZONING ORDINANCE TO ESTABLISH MAXIMUM DIMENSIONS FOR ACCESSORY DWELLING UNITS (ADUs) AND PERMIT ADUs THAT DO NOT COMPLY WITH IOWA CODE §31.39(27)(a)(1) TO ALIGN WITH PRIMARY DWELLINGS IN A COUNTY WITHOUT ADOPTED BUILDING CODES; TO ADD UTILITY-SCALE SOLAR ENERGY SYSTEMS TO THE PUBLIC NOTIFICATION SUBSECTION AND CORRECT THE REFERENCED SUBSECTION TO TELECOMMUNICATION TOWERS; TO ALIGN TELECOMMUNICATION TOWER APPLICATIONS WITH STATE CODE BY REMOVING COLOCATION REQUIREMENTS; TO CORRECT THE ROAD USE AND REPAIR AGREEMENT REFERENCE IN THE UTILITY-SCALE SOLAR SECTION; AND OTHER CHANGES AS NECESSARY NOT LIMITED TO THE RECLASSIFICATION OF PAGE NUMBERS, SECTIONS, AND OTHER CONTENT LOCATIONS IN THE ZONING ORDINANCE. The proposed amendments aim to set size limits for ADUs and align their building requirements with primary dwellings, update public notification references for utility-scale solar energy systems, correct references for telecommunication towers, align tower applications with state regulations by removing collocation mandates, and update the road use and repair agreement reference for utility-scale solar energy systems.
 The Woodbury County Board of Supervisors will consider amendments to the zoning ordinance to:
 1. Establish maximum dimensions for Accessory Dwelling Units (ADUs) and for the purposes of the subsection in the ordinance, ADUs shall not be required to comply with the building requirements as defined in Iowa Code Chapter 10A.
 2. Include utility-scale solar energy systems in the public notification subsection and correct the referenced subsection for telecommunication towers.
 3. Align telecommunication tower applications with state code by removing collocation requirements.
 4. Correct the road use and repair agreement reference in the utility-scale solar energy systems section.
 5. Other changes as necessary not limited to the reclassification of page numbers, sections, and other content locations in the zoning ordinance.
 This description is a summary of the proposed ordinance amendments. The full text of the proposed amendments does not impose

pose any new fines, penalties, forfeitures, fees, or
taxes beyond those already in the existing zoning
ordinance.
COL-1A-502336

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:

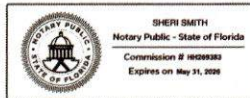
Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit 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:
Sep. 11, 2025

NOTICE ID: 64HJVw3T77hTCG28Qwec
PUBLISHER ID: COL-IA-502253
NOTICE NAME: ZC_9-22-25_PH
Publication Fee: \$142.99

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 09/12/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS
BEFORE THE WOODBURY
COUNTY ZONING COMMISSION
ON SEVERAL ZONING
ORDINANCE TEXT AMENDMENTS,
A MAP AMENDMENT (REZONE),
AND A MINOR SUBDIVISION
(SUMMARIES BELOW)**

The Woodbury County Zoning Commission will have public hearings on the following items hereafter deposited in detail on Monday, September 22, 2025 at 5:00 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: 712-454-1133 and enter the Conference ID: 638 086 5374 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; Email: zoning@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

**Item One (1):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR PUBLIC SERVICE GARAGE CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT AND/OR THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT**

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.05-4 of the Woodbury County Zoning Ordinance on Page 39. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "-" (Prohibited use) designation in the AP Zoning District column for "Public service garage" and/or the amendments would update the table by replacing the "-" (Prohibited use) designation with a "C" (Conditional use) designation in the AE Zoning District column for "Public service garage".

Explanation: This amendment would allow "Public service garage" as a Conditional Use in the AP Zoning District and/or the AE Zoning District, subject to review and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

**Item Two (2):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS TO STREAMLINE REGULATIONS FOR ACCESSORY DWELLING UNITS (TO REMOVE CONFLICTING LANGUAGE OVER BUILDING CODES AND TO SET MINIMUM MAXIMUM DIMENSIONS), UTILITY-SCALE SOLAR ENERGY SYSTEMS, AND TELECOMMUNICATION TOWERS WHILE ENSURING COMPLIANCE WITH IOWA CODE BY ESTABLISHING CLEAR DIMENSIONAL STANDARDS FOR ADUS, CORRECTING REFERENCES, AND REMOVING CONFLICTING REQUIREMENTS. ADDITIONAL HOUSEKEEPING CHANGES ARE PROPOSED TO ADDRESS THE ORDINANCE'S CLARITY.**

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on a series of Zoning Ordinance text amendments to establish maximum and minimum dimensions for accessory dwelling units (ADUs) and exempt the ordinance from Iowa Code 561.50(1)(7)(a) (1) and other applicable Iowa Code sections.

Woodbury County has not adopted building codes for primary dwellings and structures—thereby aligning ADU building-code requirements with those for primary dwellings and structures that do not have adopted county building codes (to be addressed in Section 4.04-2 or another applicable location); add utility-scale solar energy systems, as provided in Section 5.08, to the public-notification subsection in Section 2.02-1 B(1)(e); correct the referenced subsection for telecommunication towers from “as provided in subsection 5.06-3” to “as provided in Section 5.05”; align telecommunication-tower requirements with state code by removing codification references and requirements (Section 5.05-1 and Section 5.05-5 B); correct the road-use and repair agreement reference in the Utility-Scale Solar Energy Systems section (Section 5.08-9 B) from Section 6.1 to Section 5.08-9 A; and make other related corrections and housekeeping edits (grammar, spelling, punctuation, and sentence syntax) to improve clarity and align the ordinance with its intended purposes. The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

Item Three (3)

CONSIDERATION OF ZONING ORDINANCE MAP AMENDMENT (REZONE), APPLICATION ON PARCEL #884604100004

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by the LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 6.75-acre portion of the property located in the SW ¼ of the NW ¼ of Section 4, T68N R46W (Floyd Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884604100004 and is described as:

PART OF THE S.W.¼ OF THE N.W.¼ OF SECTION 4, TOWNSHIP 68 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.¼ OF THE N.W.¼; THENCE N89°08'24"E, ALONG THE SOUTH LINE OF SAID S.W.¼ OF THE N.W.¼ FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N1°36'33"W, ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N89°08'24"E, FOR 363.90 FEET; THENCE N1°36'33"W, FOR 808.64 FEET TO THE NORTH LINE OF SAID S.W.¼ OF THE N.W.¼; THENCE S 89°39'25"W, ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S1°36'33"E, ALONG SAID EAST LINE FOR 808.58 FEET TO THE POINT OF BEGINNING, CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.¼ OF THE N.W.¼ IS ASSUMED TO BEAR N1°36'33"W.

Petitioner Applicant(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

Item Four (4)

CONSIDERATION OF MINOR SUBDIVISION APPLICATION ON PARCEL #884604100004

The Woodbury County Zoning Commission will consider for a recommendation to the Board of Supervisors a PROPOSED MINOR SUBDIVISION: To be known as *LeFebvre Addition*. The LeFebvre Family Trust has submitted an application for a minor subdivision to Woodbury County. The proposed subdivision, named the *LeFebvre Addition*, seeks to divide a 6.75-acre parcel into two lots: Lot 1, consisting of 2.00 acres, and Lot 2, consisting of 4.75 acres, for the future construction of a residence. The subject property, identified as Parcel #884604100004, is located in Section 4, T68N R46W (Floyd Township), within the SW ¼ of the NW ¼ of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Additionally, the LeFebvre Family Trust has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the *LeFebvre Addition*.

COL-IA-502253