

**ORDINANCE NO. 40**

**AN ORDINANCE AMENDING THE CURRENT ZONING ORDINANCE, INCLUDING THE OFFICIAL ZONING MAP,**

**FOR THE UNINCORPORATED AREA OF MONONA COUNTY, IOWA.**

Be it Ordained by the Board of Supervisors of Monona County, Iowa:

**Section 1.** The current Zoning Ordinance of the Code of Monona County, Iowa, is hereby amended by deleting the current Zoning Ordinance in its entirety and inserting in lieu a new Chapter 100 – Zoning Regulations which is attached hereto as Exhibit “A”.

The major revisions incorporated into the new Chapter 100 - Zoning Regulations include the following:

- Reorganization of the Ordinance by grouping general regulations, permitted uses, and bulk regulations each into their own Section to simplify administration and reduce redundancy.
- Inclusion of the FEMA flood plain districts as an overlay zoning district to simplify administration of Monona County’s floodplain ordinance.
- Clearly defining the minimum lot size in the A-1 district as 2.0 acres to create consistency in the lot area requirement, eliminate the need for calculations based on soil classifications, promote agricultural land preservation, and continue to allow rural development.
- Allowing existing lots that have already been recorded to be used for building purposes.
- Requiring lots used for building purposes to have at least 40’ of street frontage. Parcels used only for agricultural purposes may have access via a 20’ wide ingress/egress easement.
- Eliminating the Planned Unit Development District regulations since that district is unused and applies to developments with higher densities that are urban in character.
- Restrictions to permitted uses are clearly spelled out immediately the table of principal permitted uses.
- The requirements for Supplemental Use Permits can all be found in together in one Section.
- Clarification that issuance of a Building Permit does not include inspection services as well as clearly stating that it is the property owner’s responsibility to verify, or cause to be verified, that the location of all buildings and fences meet all required setbacks.
- Grouping of the sign regulations for all districts together into one section.
- Minor clarifications to the current ordinance, including fee amounts being set by a Fee Schedule rather than by Ordinance.
- Updated Official Zoning Map to correspond to the new zoning ordinance; said map is at a larger scale to increase legibility with each on township on a separate 11x17 sheet to improve ease of distributing zoning district information.
- Other minor changes as discussed with the Zoning Commission and the Board of Supervisors

**Section 2.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**Section 3.** This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

**PASSED AND APPROVED** this 21<sup>st</sup> day of February, 2012.

/s/John McCall

John McCall, Chairman of the Board of Supervisors

ATTEST:

/s/Brooke Kuhlmann

Brooke Kuhlmann, County Auditor

**AUTHENTICATION**

Pursuant to Section 331.302(8) of the Code of Iowa, the undersigned Auditor of Monona County, Iowa hereby certifies that Ordinance No. 40 was published once in the Onawa Democrat and Mapleton Press newspapers on the 1<sup>st</sup> and 2<sup>nd</sup> day of February, 2012.

/s/Brooke Kuhlmann\_\_\_\_\_

BROOKE KUHLMANN,  
MONONA COUNTY AUDITOR

STATE OF IOWA )

)SS:

COUNTY OF MONONA )

On this 21<sup>st</sup> day of February, 2012, the aforementioned John McCall, Chairman, Monona County Board of Supervisors, and Brooke Kuhlmann, Monona County Auditor, subscribed and sworn to be the same and signed in their official capacity as stated above in my presence on this 21<sup>st</sup> day of February, 2012.

SEAL:

/s/Misty Kepner\_\_\_\_\_

NOTARY PUBLIC,  
MONONA COUNTY, IOWA