

NOTICE OF HEARING

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO CHAPTER 55 – ZONING REGULATIONS FOR MARION COUNTY, IOWA.

Public Notice is hereby given that at 9 A.M. on the 12 day of June, 2018, the Board of Supervisors of Marion County, Iowa will, in the Board Room at Marion County Courthouse, 214 East Main Street, Knoxville, Iowa, hold a hearing whereat said Board will receive input on the proposed amendments to Chapter 55 – Zoning Regulations of the Code of Marion County, Iowa. Following the Public Hearing, the Board of Supervisors may make such changes to the proposed ordinance as deemed appropriate prior to their potential adoption of the proposed amendments to the Zoning Regulations.

The full text of the proposed Amendments Zoning Regulations is available for review by the public in the office of the Zoning Administrator; Room 2, 214 East Main Street, Knoxville, Iowa, during regular office hours prior to the public hearing. **Revisions incorporated into the proposed Chapter 55 – Zoning Regulations include, but are not limited to:**

1. *Parking Lot Design Standards.* Revision of the parking lot design standards included in the Site Plan requirements for all uses except single-family dwellings and farms. The revised standards include requirements for all such parking lots to have a durable and dustless surface, paved ADA parking stalls, paved driveway approach within ROW, non-paved parking lots to have an all-weather surface to facilitate emergency access. Further, large parking lots with 50 or more stalls or generating 100 or more average daily trips per day shall be paved.
2. *Drainage Design.* Addition of drainage design standards to the Site Plan requirements for all uses except single-family dwellings and farms. These standards require storm water discharge to be designed to ensure there are no negative impacts to abutting or downstream property in accordance with Iowa drainage law. A storm water management plan, prepared by a professional civil engineer, may be required where impervious surfaces are larger than 10,000 sf in size, are located close to the property line, or represent more than 80% of the lot area; or when runoff from these impervious areas does not discharge directly into a natural drainage way or when runoff discharges into a natural drainage way that is unstable or susceptible to erosion.
3. *Campgrounds.* Defines a “commercial campground” as any campgrounds with one or more campsites that are available to the general public for short-term stays for a fee. Non-commercial (private) campgrounds are not regulated in agricultural zoning districts unless the parcel includes permanent infrastructure related to the camp sites. Non-commercial (private) campgrounds are not regulated in residential zoning districts provided there are no more than one occupied campsite on the parcel. Any campground that is developed or redeveloped with permanent infrastructure is required to obtain Site Plan approval.
4. *Private Airstrips.* Define “private airstrips” and require them to obtain a Special Use Permit from Marion County, including provision of an Airport Layout Plan prepared by a registered professional engineer and require the owner of the private air strips to own or have a legally recorded easement for the airstrip and runway protection zone.
5. *Accessory Structures.* Revise the section to “Accessory Structures” rather than “Accessory Buildings” and specifically include gazebos and swimming pools as accessory structures. Relocate the setback requirements for accessory structure from Section 55.13 to the bulk regulation tables for agricultural, residential, commercial, and industrial districts.
6. *Site Plans & Fees.* Require a non-refundable application fee for Site Plans, the amount of which shall be established by Resolution of the Board of Supervisors. Clarify that Site Plans are required for the redevelopment of existing uses, except single-family and two-family dwellings. However, in cases where the building or use addition represents less than 25% of the existing building or use, or is no larger than 300 square feet, the requirement for a Site Plan is waived.

7. *Temporary Site Plans & Fees.* Define a “temporary site plan” and add Section 55.31A which sets out the requirements for temporary site plans which shall be approved by the Zoning Administrator. Require a non-refundable application fee for Temporary Site Plans, the amount of which shall be established by Resolution of the Board of Supervisors
8. *Special Use Permits, Variances, Rezonings, and Fees for same.* Require a non-refundable application fee for Special Use Permits, variances, and rezonings; the amount of which shall be established by Resolution of the Board of Supervisors
9. *Perimeter Foundations.* Clarify that it is the property owner’s responsibility to obtain all necessary or desired building inspections, including inspection of footings and/or foundations. (Marion County does not perform building inspections, as per current Zoning Regulations.)
10. *Dwellings/Cabins.* Clarify that any cabin with a private wastewater disposal system shall be considered a dwelling.
11. *Tiny Houses.* Define tiny houses. Clarify that tiny houses on wheels are considered an RV, tiny houses that are properly tied-down and skirted are considered a mobile home, and tiny houses on permanent foundations are considered a single-family dwelling.
12. *Permitted Uses in Agricultural Districts.* Allow sales of cheese, milk, ice cream that are primarily produced on-site in C-A district. Allow duplexes in A-1 district. Exclude private recreation centers. Allow public and private events centers, banquet halls, and party barns in C-A if sufficient on-site parking is provided and fire codes are met. Clarify that accessory mobile homes are permitted only if the principal dwelling meets perimeter foundation requirements. Clarify that temporary buildings or dwellings are not permitted for any longer than one year. Revise permitted accessory uses to include (a) processing of cheese, milk, ice cream, and similar; (b) wine making or processing with restrictions; (c) small scrap yards with restrictions; and (c) beekeeping.
13. *Permitted Uses in Residential Districts.* Allow private campgrounds in R-1 and R-2 districts. Clarify that temporary buildings or dwellings are not permitted for any longer than one year. Revise permitted accessory uses to include beekeeping with restrictions.
14. *Permitted Uses in Commercial Districts.* Allow public and private events centers, banquet halls, and party barns in C-1 and C-2 if sufficient on-site parking is provided, fire codes are met. Clarify that temporary buildings or dwellings are not permitted for any longer than one year. Revise permitted accessory uses to include beekeeping with restrictions.
15. *Permitted Uses in Industrial Districts.* Clarify grain elevators and custom cleaning and grain drying facilities are allowed in the M-2 district only, provided a Special Use Permit is approved. Clarify that temporary buildings or dwellings are not permitted for any longer than one year. Revise permitted accessory uses to include beekeeping with restrictions.
16. *Off-street parking stalls.* Revise parking requirements so they are based on a specific number of stalls per square feet of the applicable use, rather than as a percentage.
17. *Other.* Minor revisions to correct typographical errors and other revisions as may be considered by the Board of Supervisors.

This Notice is given by authority of the Zoning Administrator of Marion County Iowa.

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