

LYON COUNTY, IOWA
ORDINANCE NO. 2018-02

AN ORDINANCE AMENDING ZONING ORDINANCE 2012-01 OF LYON COUNTY, IOWA AND THE COUNTY'S OFFICIAL ZONING MAP BY AMENDING THE BOUNDARIES OF EXISTING ZONING DISTRICTS.

WHEREAS, the zoning ordinance and zoning map on file in the office of the County Assessor designates certain standards as provided by Chapter 335, Code of Iowa, and

WHEREAS, the Lyon County Planning and Zoning Commission has considered the proposed zoning map changes and it is deemed advisable and recommended by the Planning and Zoning Commission to amend the Lyon County Zoning Ordinance and Official Zoning Map.

WHEREAS, all property owners within two hundred feet (200') of the proposed zoning changes were notified in writing, and in accordance with the county's zoning ordinance and all other applicable state laws.

NOW THEREFORE IT BE ORDAINED, by the Lyon County Board of Supervisors;

Section 1. AMEND ZONING ORDINANCE AND ZONING MAP TO REFLECT A CHANGE IN ZONING DISTRICTS.

The Zoning Ordinance and Official Zoning Map of Lyon County, Iowa is hereby amended by changing the zoning district of certain property from (R-1) Rural Residential District to (A-2) Transitional Agriculture District on the County's Official Zoning Map. The zoning change from an (R-1) to (A-2) district is for a parcel described as 15.64 Acres in N½ of 29-100-45 in Riverside Township, Lyon County, Iowa. The property is commonly referred to as 1327 Harding Avenue.

Note: a map of the land being considered for rezoning is attached in Exhibit A

Section 2. AMEND ZONING ORDINANCE AND ZONING MAP TO REFLECT A CHANGE IN ZONING DISTRICTS.

The Zoning Ordinance and Official Zoning Map of Lyon County, Iowa is hereby amended by changing the zoning district of certain property from (R-2) Suburban Residential District to (A-2) Transitional Agriculture District on the County's Official Zoning Map. The zoning change from an (R-2) to (A-2) district is for a parcel described as S 230' of W 227' of SE¼ of 20-100-45 in Riverside Township, Lyon County, Iowa. The property is commonly referred to as 3056 130th Street.

Note: a map of the land being considered for rezoning is attached in Exhibit B

Section 3. AMEND ZONING ORDINANCE AND ZONING MAP TO REFLECT A CHANGE IN ZONING DISTRICTS.

The Zoning Ordinance and Official Zoning Map of Lyon County, Iowa is hereby amended by changing the zoning district of certain properties from (A-2) Transitional Agriculture District to

(C-2) Rural Commercial District on the County's Official Zoning Map. The zoning change from an (A-2) to (C-2) district is for parcels described as the W 127' of S½ SW¼ of 35-100-44 in Midland Township, Lyon County, Iowa; and Parcel A in S½ SW¼ of 35-100-44 in Midland Township, Lyon County, Iowa. The property known as Parcel A is commonly referred to as 1478 IA 9 Avenue.

Note: a map of the land being considered for rezoning is attached in Exhibit C

Section 4. AMEND ZONING ORDINANCE AND ZONING MAP TO REFLECT A CHANGE IN ZONING DISTRICTS.

The Zoning Ordinance and Official Zoning Map of Lyon County, Iowa is hereby amended by changing the zoning district of certain property from (C-2) Rural Commercial District to (A-2) Transitional Agriculture District on the County's Official Zoning Map. The zoning change from an (C-2) to (A-2) district is for a portion of a parcel described as a portion in the southwest corner of the S½ SW¼ EXC Parcel A & EXC W 127' of S½ SW¼ in Midland Township, Lyon County, Iowa.

Note: a map of the land being considered for rezoning is attached in Exhibit D

Section 5. REPEALER. All ordinances or parts of the previously adopted Lyon County Zoning Ordinance or Official Zoning Map in conflict with the provisions of this zoning amendment are hereby repealed.

Section 6. SEVERABILITY CLAUSE. If any section, provision or any part of this zoning amendment is determined to be invalid or unconstitutional, such adjudication shall not affect the validity of the previously adopted Lyon County Zoning Ordinance or Official Zoning Map as a whole, or any part or provision of the zoning amendment not determined to be invalid or unconstitutional.

Section 7. EFFECTIVE DATE. This zoning amendment shall be in full force and effect from after passage and publication in a newspaper of general circulation.

Passed and approved this 23 day of April, 2018.


Chairperson, Lyon Co. Board of Supervisors

Attest:

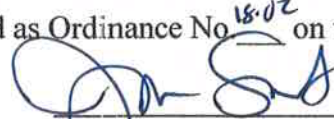

Lyon County Auditor

First Reading: April 9, 2018

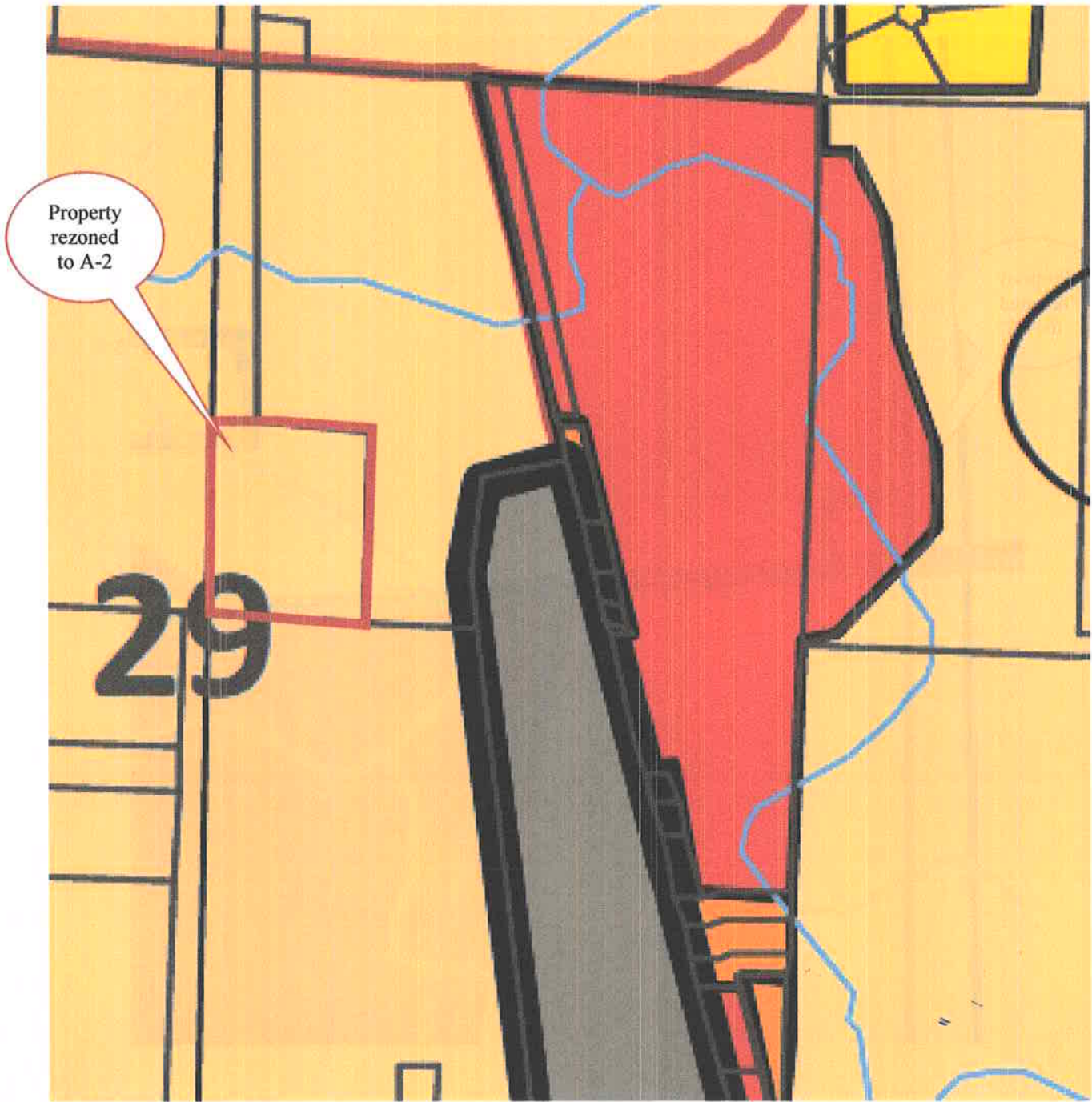
Second Reading: April 23, 2018

Third Reading: Waived by motion and vote of Lyon County Supervisors on 4-23-2018.

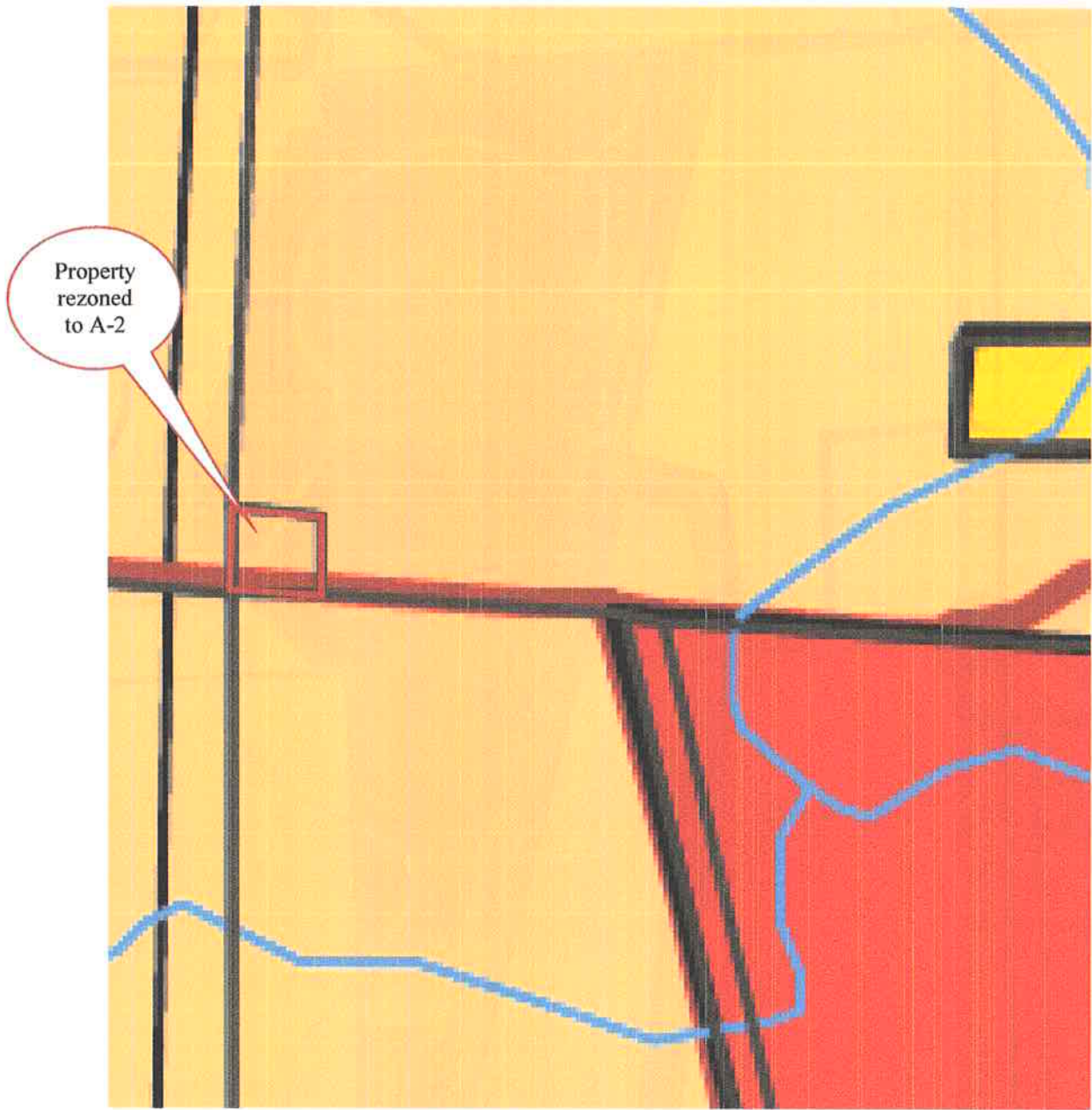
I certify that the foregoing was published as Ordinance No. ¹⁸⁻⁰² on the 2 day of May, 2018.


(signed)

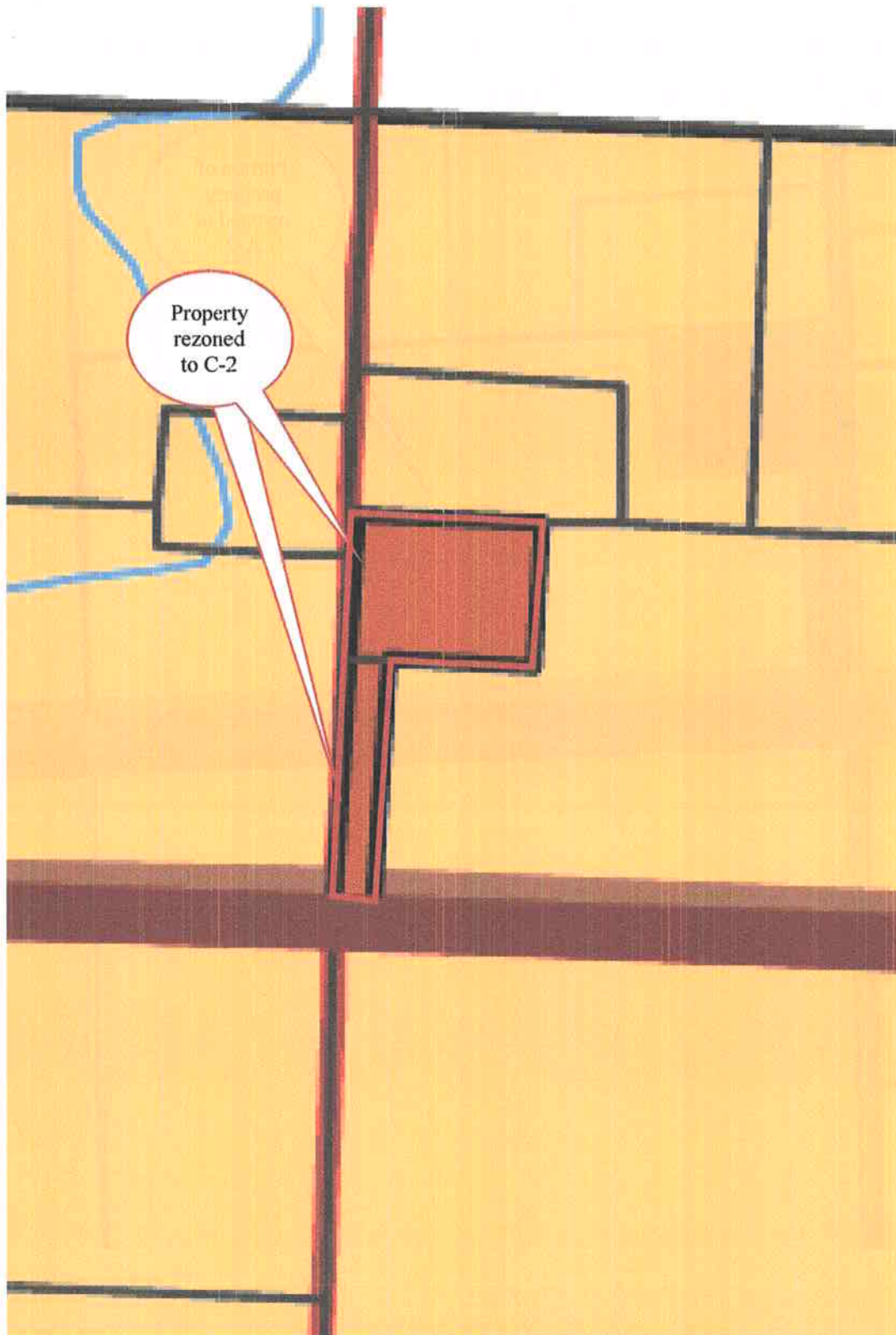
**EXHIBIT A – MAP OF PROPERTY TO BE REZONED FROM R-1 TO A-2
NOTE: THE PARCEL OUTLINED IN RED IS THE PROPERTY TO BE REZONED**



**EXHIBIT B – MAP OF PROPERTY TO BE REZONED FROM R-2 TO A-2
NOTE: THE PARCEL OUTLINED IN RED IS THE PROPERTY TO BE REZONED**



**EXHIBIT C – MAP OF PROPERTIES TO BE REZONED FROM A-2 TO C-2
NOTE: THE PARCELS OUTLINED IN RED IS THE PROPERTY TO BE REZONED**



**EXHIBIT D – MAP OF PROPERTY TO BE REZONED FROM C-2 TO A-2
NOTE: THE PARCEL OUTLINED IN RED IS THE PROPERTY TO BE REZONED**

