

**ORDINANCE NO. 2021-05
(ZONING MAP AMENDMENT)**

AN ORDINANCE AMENDING THE LYON COUNTY ZONING MAP BY CHANGING THE ZONING DISTRICT BOUNDARIES AS FOLLOWS:

BOUNDARY 1: FROM I-2 to A-2 ON: NW1/4 Section 21-100-48, Sioux Township, Lyon County, Iowa.

BOUNDARY 2: FROM I-2 to A-2 ON: S1/2 and E1/2 of N1/2 of NE1/4 and the N1/2 of SE1/4 Section 32-100-48, Sioux Township, Lyon County, Iowa

BOUNDARY 3: FROM I-2 to A-2 ON: NW1/4 Section 33-100-48, Sioux Township, Lyon County, Iowa.

WHEREAS, the Lyon County Zoning Ordinance on file in the office of the County Auditor designating certain standards as provided by Chapter 335, Code of Iowa, and

WHEREAS, AVACH Iowa Holdings, LLC, property owners of BOUNDARY 1, 2 and 3, are petitioning Lyon County for a change in the zoning district to accommodate dwellings for resale purposes, AND

WHEREAS, the Lyon County Planning and Zoning Commission has previously considered the zoning change and has recommended the proposed zoning amendment to the Lyon County Zoning Ordinance, Iowa;

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

Section 1. AMEND ZONING MAP TO REFLECT CHANGE OF ZONING DISTRICT. The Zoning Ordinance and Official Zoning Map of Lyon County, Iowa is hereby amended by changing the zoning classification and zoning district on the county's Official Zoning Map for the properties legally described as:

NW1/4 Section 21-100-48, Sioux Township, Lyon County, Iowa from I-2 to A-2, AND

S1/2 and E1/2 of N1/2 of NE1/4 and the N1/2 of SE1/4 Section 32-100-48, Sioux Township, Lyon County, Iowa from I-2 to A-2, AND

NW1/4 of Section 33-100-48, Sioux Township, Lyon County, Iowa from I-2 to A-2; AND

Section 2: 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Lyon County Zoning Ordinance or Official Zoning Map in conflict with the provisions of this zoning amendment are hereby repealed.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 3: 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 4: EFFECTIVE DATE. This zoning amendment shall be in full force and effect from after passage and publication in a newspaper of general circulation within Lyon County, Iowa.

Passed and approved this 23 day of November, 2021.


Chairperson, Board of Supervisors

ATTEST: 
Lyon County Auditor

First Reading: November 9, 2021
Second Reading: November 23, 2021
Third Reading: