

ORDINANCE NO. 2020-01
(ZONING MAP AMENDMENT)

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

BOUNDARY 1: FROM R-1 TO C-1 ON: Lot 1 of Zangger Vintage Airpark, a subdivision of Parcel F in SW1/4, Section 28-100-47, LYON COUNTY, IOWA.

BOUNDARY 2: FROM A-1 TO C-2 ON: Parcel D in the SE1/4, Section 19-99-45, LYON COUNTY, IOWA.

BOUNDARY 3: FROM A-1 TO C-1 ON: 7.62 Acre Tract in SW1/4, Section 36-98-46, 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, G.A. Property Group, property owners of BOUNDARY 1, are petitioning Lyon County for a change in the zoning district to accommodate an airport hangar, AND

WHEREAS, Ronald D. Rath, property owners of BOUNDARY 2, are petitioning Lyon County for a change in the zoning district to accommodate a commercial fertilizer storage facility, AND

WHEREAS, Evan and Rhonda LeLoux, property owner of BOUNDARY 3, is petitioning Lyon County for a change in the zoning district to accommodate a proposed construction sales and services, 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:

Lot 1 of Zangger Vintage Airpark, a subdivision of Parcel F in SW1/4, Section 28-100-47, LYON COUNTY, IOWA from R-1 to C-1, AND

Parcel D in the SE1/4 of Section 19-99-45, Lyon County, Iowa from A-1 to C-2, AND

7.62 Acre Tract in SW1/4, Section 36-98-46, LYON COUNTY, IOWA from A-1 to C-1; 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Lyon County Zoning Ordinance or Official Zoning Map in conflict with the provisions of this zoning amendment are hereby repealed.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 10 day of March, 2020.

ATTEST:



Jen Smit
Lyon County Auditor



Mark Behrens
Chairperson, Board of Supervisors

First Reading: February 25, 2020
Second Reading: March 10, 2020
Third Reading: Waived March 10, 2020