

CRAWFORD COUNTY ORDINANCE NO. 1979-1

TITLE: AN ORDINANCE to AMEND THE CRAWFORD COUNTY, IOWA ZONING ORDINANCE

SECTION 1.7 – Schedules of District Regulations, of the Crawford County, Iowa Zoning Ordinance, is amended as follows:

1. A-1 – Agricultural District is amended by adding the following sentence to paragraph two (2) under special exception uses and structures:

Furthermore, no commercial feed lot shall be within two (2) miles of the city limits of any incorporated city in the County. Agricultural District is also amended by adding to the Section pertaining to special exception uses and structures the following:

10. Multiple family dwellings. In addition to the requirements and guidelines found under Section 2.15.2, the Board of Adjustment shall also determine the necessary number of parking spaces, the minimum lot area and width for any such structures, and the maximum number of dwelling units in such a multiple family dwelling. Such determination and requirements shall be made in order to cause the uniform development of the area and also to make such multiple family dwellings generally consistent with the existing uses and structures in the area.

2. R-1 – Residential District is amended by adding to the Section pertaining to special exception uses and structures, the following:
3. Multiple Family dwellings. In addition to the requirements and guidelines found under section 2.15.2, the Board of Adjustment shall also determine the necessary number of parking spaces, the minimum lot area and width for any such structures, and the maximum number of dwelling units in such a multiple family dwelling. Such determination and requirements shall be made in order to cause the uniform development for the area and also to make such multiple family dwellings generally consistent with the existing uses and structures in the area.

Section 3.1 (36) – Mobile Home, is amended by adding the following: A mobile home shall not be defined as a single family dwelling until such time as such mobile home is converted to real estate as defined by the definition herein.

Section 3.1 (15) – Dwelling – Single Family, is amended by adding the following: A mobile home shall not be deemed a single family dwelling unless such mobile home has been converted to real estate under the terms of the definitions herein.

Section 1.6 – Farms Exempt, is amended by adding the following: Additionally, all farm houses, farm barns, farm out-buildings, or other buildings or structures located on farms, including wells and windbreaks shall be set back a minimum of forty (40) feet from the highway or road right of way line bordering said farm property with the exception of road or highway intersections, in such case, the minimum setback shall be one hundred (100) feet from each road or highway forming the intersection. The Board of Adjustment shall have the authority to issue variances upon the procedures provided in this ordinance in those circumstances or situations that may require or allow a setback less than the minimums established herein. Furthermore, all underground public utilities on private lands, including but not limited to electric transmission lines, telephone lines, and rural water lines, shall be placed on a line or area as determined by the Crawford County Engineer and the Crawford County Zoning Administrator and approved by the Crawford County Board of Supervisors. No underground public utility shall be laid or constructed without first obtaining permission and permit as required herein.

Effective Date: April 10, 1979