

RESOLUTION

No. 2022-____

A RESOLUTION AMENDING THE ZONING ORDINANCE OF CERRO GORDO COUNTY
(Ordinance No. 15), REGARDING MISCELLANEOUS PROVISIONS.

WHEREAS, the Zoning Ordinance of Cerro Gordo County regulates land use within its jurisdictional boundaries; and

WHEREAS, from time to time, it is necessary and prudent to make updates to said ordinance for proper regulation and upkeep; and

WHEREAS, this amendment pertains to miscellaneous provisions of the Zoning Ordinance intended to promote the public health, safety, and general welfare; and

WHEREAS, the Cerro Gordo County Planning and Zoning Commission, after study and public hearing, has recommended amendments to the Zoning Ordinance be made, upon the application of the Zoning Administrator; and

WHEREAS, the final public hearing has been held with notice as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Cerro Gordo County, Iowa, that the following amendments are hereby made to the Cerro Gordo County Zoning Ordinance:

1. **Article 4, Definitions**, shall be amended as follows:

A. *Add* the following definition of WATERCRAFT:

Any vessel which through the buoyant force of water floats upon the water and is capable of carrying one or more persons.

2. **Article 6.5, Zoning for Family Homes**, shall be amended as follows:

Repeal Section 6.5, Zoning for Family Homes, and replace with the following:

6.5 ZONING FOR FAMILY HOMES

A Family Home shall be considered a residential use of property for the purposes of zoning and shall be treated as a permitted use in all residential zones or districts, including all single family residential zones or districts, of the County. No Conditional Use Permit, Special Use Permit, Special Exception, or Variance shall be required by the owner, or operator of any Family Home as required by Chapter 335, Code of Iowa (or as amended).

A new Family Home shall not be located within one-fourth (1/4) of a mile from another family home.

A home for person with disabilities, an elder group home, or a home or community-based services waiver recipient residence shall be regulated the same as a family home, as specified by Chapter 335, Code of Iowa (or as amended).

3. **Article 6.28, Other Exceptions to Yard Requirements**, shall be amended as follows:

Add the following new **Section 6.28(E)**:

D. Any lake lot that abuts an unimproved public right-of-way that has lake access shall be treated as an interior lot for the purposes of yard requirements and shall not be considered a corner lot.

4. **Article 9.2, Principal Permitted Uses**, shall be amended as follows:

Repeal **Section 9.2(B)** and replace with the following:

B. Family Homes, Homes for Persons with Disabilities, or Elder Group Homes in compliance with Chapter 335, Code of Iowa (or as amended)

Add the following new **Section 9.2(F)**:

H. Home and community-based services waiver recipient residence in compliance with Chapter 335, Code of Iowa (or as amended)

NOW, THEREFORE, BE IT RESOLVED by the Cerro Gordo County Board of Supervisors that Ordinance No. 15 is hereby amended and that this Amendment shall be in full force and effect from and after its passage.

Motion was made by Supervisor _____ and seconded by Supervisor _____ that the foregoing Resolution be adopted.

Ayes –

Nays –

Absent/Not Voting –

Date of First Consideration:

Date of Second Consideration:

Date of Third Consideration:

Resolution adopted this ____ day of _____, 2022.

Chair, Board of Supervisors
Cerro Gordo County, Iowa

I hereby certify that the foregoing is a full, true, and complete copy of Resolution as full, true, and complete as the same remains on file and of Record in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the Auditor's Office in Mason City, Iowa, this ___ day of _____, 2022.

Adam V. Wedmore, Auditor
Cerro Gordo County, Iowa