

PUBLIC NOTICE
Wright County Proposed Ordinance Number 64

Below is a "Summary" of the 47-page proposed Zoning Ordinance for Wright County. The complete Proposed ordinance can be read in full at the Wright County Auditors Office located in the Wright County Courthouse as well as the Wright County Website at Wrightcounty.org

ORDINANCE NUMBER 64

THIS IS AN ORDINANCE ESTABLISHING COUNTY ZONING REGULATIONS IN WRIGHT COUNTY, IOWA, PURSUANT TO CHAPTER 335 OF THE IOWA CODE. THIS ORDINANCE SHALL BE KNOWN AS THE WRIGHT COUNTY, IOWA ZONING ORDINANCE AND SHALL GOVERN THE UNINCORPORATED AREA OF THE COUNTY. THIS ORDINANCE SHALL REPEAL AND REPLACE EXISTING ORDINANCE #5.

PURPOSE AND OBJECTIVES

This Ordinance is adopted in accordance with the Wright County Comprehensive Land Use Plan, as amended, and as permitted and specifically authorized in Chapters 352, Land Preservation and 335,

County Planning and Zoning, Code of Iowa, as amended. Said Ordinance shall govern the unincorporated area of the County only.

This Ordinance is intended and designed to meet the specific objectives of Chapter 335.5, Code of Iowa, as amended, to preserve the availability of agricultural land; to consider the protection of soil from wind and water erosion; to encourage efficient urban development patterns; to lessen congestion on the street or highway; to secure safety from fire, flood, panic, and other hazards; to protect health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public improvements.

This Ordinance is also intended and designed to meet the specific purpose of Chapter 352, Code of Iowa, as amended, to provide local citizens and local governments the means by which agricultural land may be protected from nonagricul-

tural development pressures. This is accomplished by the creation of the Wright County Comprehensive Land Use Plan, as amended, the adoption of this Zoning Ordinance so that land shall be conserved for the production of food, fiber, and livestock, thus assuring the preservation of agriculture as a major factor in the economy of this county and state. Further, the County encourages a stable or growing population and seeks to maintain and improve the quality of life of its residents. It is the intent of this Ordinance, as authorized in Chapters 335 and 352, to provide for the orderly use and development of land and related natural resources in Wright County, Iowa, for residential, commercial, industrial, and recreational purposes, preserve private property rights, protect significant natural and historic resources and fragile ecosystems of this county including forests, wetlands, rivers, streams, lakes and their shorelines, aquifers, prairies, and recreational areas, to provide the efficient use and conservation of energy resources, and to promote the pro-

tection of soil from wind and water erosion
ESTABLISHMENT OF DISTRICTS AND DISTRICT BOUNDARIES
ESTABLISHMENT OF DISTRICTS. In order to classify, regulate, and restrict the location of trades and industries, and the location of buildings designed for specified uses, to regulate and limit the height and bulk of buildings hereafter erected or altered, to regulate and limit the intensity of the use of lot areas and to regulate and determine the area of yards, courts, and other open spaces within and surrounding such buildings, the unincorporated area of Wright County, Iowa, is hereby divided into Four (4) classes of districts. The use, heights, and area regulations are uniform in each class of district, and said districts shall be known as:
"A-1" Agricultural District
"R-1" Fishery Lake Residence District (Lake Cornelia)
"R-2" Wildlife Lake Residence District (Elm Lake, Morse Lake, Wall Lake)
"C-1" and/or "I-1" Commercial District and/or Industrial District

"A-1" Agricultural & "A-2" Agricultural Districts	Maximum Building Height	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
All Uses in the "A-1" Agricultural District	35 Feet	2 Acre	150 Feet	35 Feet	12 Feet	12 Feet
Other Permitted Structures & Uses	35 Feet	2 Acre	150 Feet	35 Feet	12 Feet	12 Feet
Accessory Buildings & Uses	35 Feet	--	--	35 Feet	12 Feet	12 Feet
"R-1" Fishery Lake Residence District	Maximum Building Height	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
Permitted Structures & Uses everywhere but O'Brien and Paige streets	35 Feet	5,000 Square Feet	No Min	20 Feet	2 ½ Feet	No Min if bordering lake. 10 Feet if not bordering the lake
Accessory Buildings & Uses everywhere but O'Brien and Page streets	35 Feet	--	--	20 Feet	2 ½ Feet	No Min if bordering lake. 10 Feet if not bordering the lake
Permitted Structures & Uses on O'Brien and Paige streets	35 Feet	5,000 square Feet	No Min	10 Feet	2 ½ Feet	No Min if bordering lake. 10 Feet if not bordering the lake
Accessory Buildings & Uses on O'Brien and Page streets	35 Feet	--	--	10 Feet	2 ½ Feet	No Min if bordering lake. 10 Feet if not bordering the lake
"R-2" Wildlife Lake Residence District	Maximum Building Height	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
Permitted Structures & Uses	35 Feet	2 Acre	150 Feet	35 Feet	12 Feet	20 Feet from the Lake
Accessory Buildings & Uses						
"C-1" Commercial-Manufacturing Districts	Maximum Building Height	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
Permitted Structures & Uses	No Min	2 Acre	150 Feet	35 Feet	12 Feet	12 Feet
Accessory Buildings & Uses	35 Feet	--	--	35 Feet	12 Feet	12 Feet
"C-2" Fishery Lake Commercial-Manufacturing Districts	Maximum Building Height	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
Permitted Structures & Uses	35 Feet	5,000 Square Feet	No Min	35 Feet	No Min	No Min
Accessory Buildings & Uses	35 Feet	--	--	35 Feet	No Min	No Min
"I-1" Industrial and/or Manufacturing District	Maximum Building Height	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard
Permitted Structures & Uses	No Min	2 Acre	150 Feet	35 Feet	12 Feet	12 Feet
Accessory Buildings & Uses	35 Feet	--	--	35 Feet	12 Feet	12 Feet