

WASHINGTON COUNTY ZONING ORDINANCE

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an individual. Updates will be available at the Washington County Auditor's Office.

ARTICLE 1
GENERAL PROVISIONS

1.01 Title

This title shall be known as the Zoning Ordinance of Washington County, Iowa and hereinafter referred to Zoning Ordinance.

1.02 Jurisdiction

The provisions of these regulations shall be applicable to all property within the zoning jurisdiction of Washington County as provided by Chapter 335, Code of Iowa, with the exception of those properties owned or acquired by municipal, county, or state government for the advancement of government projects or purposes. This jurisdiction includes the entire area of Washington County outside of areas within the corporate limits of municipalities or any area in which the County has ceded its zoning jurisdiction to a municipality.

1.03 Agriculture Uses Exempt

In accordance with the Provisions of Chapter 335, Code of Iowa, as amended, no regulations or restrictions adopted under the provisions of this Zoning Ordinance shall be construed to apply to land, farm houses, farm barns, farm outbuildings, or other buildings or structures which are primarily adapted, by reason of nature and area, for use of agriculture purposes. WHILE SO USED; provided, however, that such regulations or ordinances which relate to any structure, building, dam, obstruction, deposits or excavation in or on the flood plains of any river or stream shall apply thereto.

- A. No Zoning Permit or Certificate of Zoning Compliance shall be required for the use of land for agricultural purposes or the construction or use of buildings or structures incidental to the use for agricultural purposes of the land on which such buildings or structures are located.
- B. If a tract of land is less than thirty-five (35) acres, it shall be presumed that the tract is not primarily used for agricultural purposes.
- C. It shall be the responsibility of any person or group claiming that certain property is entitled to exemption on the basis of this section to demonstrate that the property is used for agricultural purposes.

1.04 Purpose

The purposes of the Zoning Ordinance of Washington County are to:

General Provisions

- A. Serve the public health, safety, and general welfare of the county.
- B. Classify property in a manner that reflects its suitability for specific types of development, while providing property owners with a range of potential uses.
- C. Provide for sound, attractive development within the county and its jurisdiction.
- D. Provide development standards that help ensure the compatibility of adjacent land uses.
- E. Protect environmentally important resources, including slopes, soils, waterways and other water resources, trees and other vegetation, wetlands, and other resource areas.
- F. Further the objectives of the Comprehensive Plan of Washington County.

1.05 Consistency with Comprehensive Plan

Washington County intends that the Zoning Ordinance and any amendments to it shall be consistent with the County's Comprehensive Plan. It is the County's intent to amend these regulations whenever such action is deemed necessary to keep regulatory provisions in conformance with the Comprehensive Plan.

1.06 Conflicting Provisions

The Zoning Ordinance shall be held to provide the minimum requirements necessary for the promotion of the public health, safety, and welfare. If any provision of these regulations conflicts with any other provision of these regulations, the County's Subdivision Regulations, any other Ordinance of Washington County, or any applicable State or Federal law, the more restrictive provision shall apply.

1.07 Relief from Other Provisions

Nothing in these provisions shall relieve any property owner or user from satisfying any condition or requirement associated with a previous approval, special permit, variance, development permit, or other permit issued under any local, State, or Federal ordinance or statute.

1.08 Severability of Provision

If any ordinance, section, clause, or phrase of these regulations is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of these regulations.

1.09 Publication

These regulations shall be published in book or pamphlet form and shall, together with the maps being a part hereof, shall be filed with the County Auditor of Washington County, Iowa.

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