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DEBORA A. VAN BEEST, COUNTY RECORDER
OSCEOLA COUNTY IOWA

Ordinance No. 55

An Ordinance amending the 2013 Zoning Ordinance for Osceola County, Iowa Zoning Ordinance by amending the boundaries shown in this document of an existing (AG) Agriculture District to (HC) Highway Commercial District. Please refer to Document 20131299 Book 2013, page 1299 dated 11/4/2013 and Document 20201176 Book 2020, Page 1176 dated 9/17/2020 for previous filings and amendments to the official County Zoning Ordinance.

OSCEOLA COUNTY, IOWA
ORDINANCE NO. 55

AN ORDINANCE AMENDING THE 2013 ZONING ORDINANCE OF OSCEOLA COUNTY, IOWA, AND THE COUNTY'S OFFICIAL ZONING MAP BY AMENDING THE BOUNDARIES OF AN EXISTING (AG) AGRICULTURE DISTRICT TO (HC) HIGHWAY COMMERCIAL DISTRICT.

WHEREAS, the zoning ordinance and zoning map on file in the office of the County Engineer designates certain standards as provided by Chapter 335, Code of Iowa, and

WHEREAS, the Osceola County Planning and Zoning Commission has considered the proposed zoning change and it is deemed advisable and recommended by the planning and zoning commission to amend the Osceola County Zoning Map.

WHEREAS, all property owners within five hundred feet (500') were notified of the proposed rezoning in writing, and in accordance with the county's zoning ordinance and all other applicable state laws.

NOW THEREFORE IT BE ORDAINED, by the Osceola County Board of Supervisors;

Section 1. AMEND ZONING ORDINANCE AND ZONING MAP TO REFLECT A CHANGE IN ZONING DISTRICT BOUNDARIES.

The Zoning Ordinance and Official Zoning Map of Osceola County, Iowa is hereby amended by changing the zoning district from AG – Agriculture to HC – Highway Commercial on the county's Official Zoning Map for 7.686 acres of property commonly known as 5404 170th Street, Sibley Iowa and is legally described as The South 591.0 feet of the West Half of the Southwest Quarter of Section 8, Township 99 North, Range 41 West of the 5th P.M., Osceola County, Iowa, EXCEPT that part condemned by the Iowa Department of Transportation for relocating Iowa Primary Road No. 60 recorded on January 28th, 2005, filed as Document 2005-0162, located at the Osceola County Recorder's Office.

Section 2: REPEALER. All ordinances or parts of the previously adopted Osceola County Zoning Ordinance or Osceola County Official Zoning Map in conflict with the provisions of this zoning amendment are hereby repealed.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 Osceola 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.

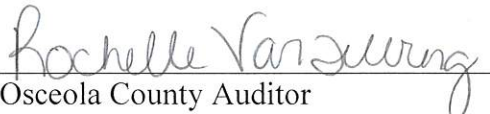
Section 4: EFFECTIVE DATE. This zoning amendment shall be in full force and effect from after passage and publication in a newspaper of general circulation.

Passed and approved this 26th day of February, 2021.



Chairperson, Board of Supervisors

Attest:



Osceola County Auditor

I certify that the foregoing was published as Ordinance No. 55 on the 3rd day of March, 2021.



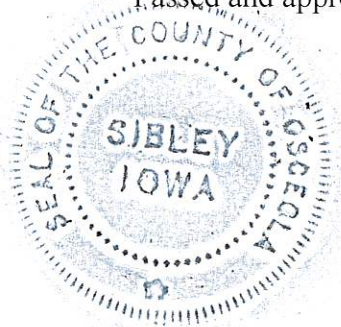
(signed)

Adoption:

Passed and approved by motion of the first ordinance reading on February, 26, 2021.

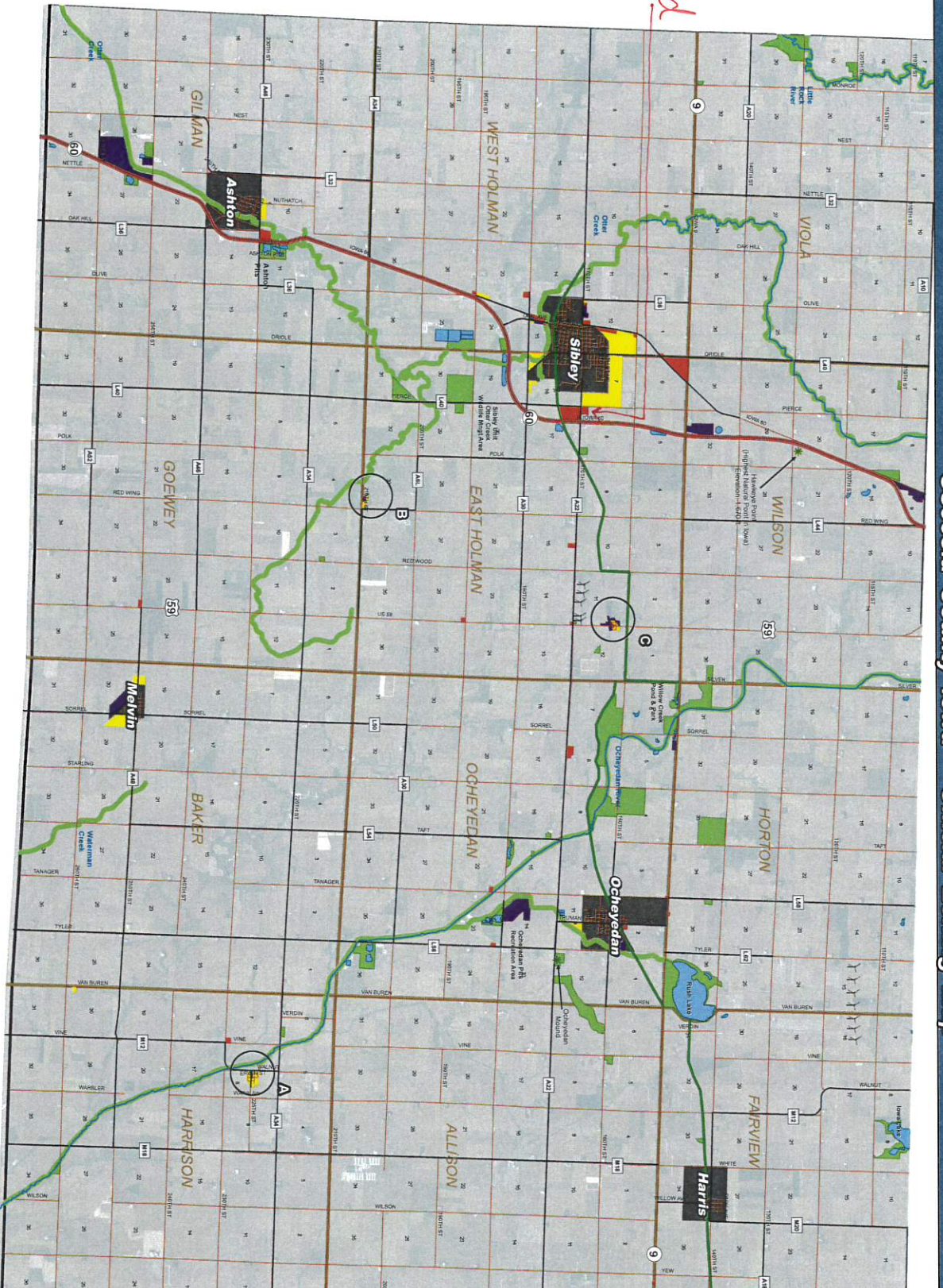
Passed and approved by motion of the second ordinance reading on waived.

Passed and approved by motion of the third ordinance reading on waived.



Osceola County Iowa Official Zoning Map

Added



Legend

	Agricultural District (AG)		City Limit
	Environmental/Conservation District (EC)		Highways 9 & 59
	Rural Residential (RR)		Highway 60
	Suburban Residential (SR)		County Highways
	Highway Commercial (HC)		Roadways
	Rural Commercial (RC)		Townships
	General Industrial (GI)		Recreation Trails
	Rivers/Creeks		Rivers/Creeks



MM/POC - GIS/Mapping Services
 This product was prepared by MM/POC - GIS/Mapping Services, a division of the Iowa Department of Transportation. For more information, please contact MM/POC - GIS/Mapping Services at 717.250.5725. FAX: 717.250.7998. WWW.MM/POC.COM
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