Notice of Public Hearing

For Proposed Ordinance #66 before the Osceola County Board of Supervisors

A public hearing will be held by the Osceola County Board of Supervisors on June 9, 2026, at 9 a.m. in the Osceola County Courthouse - Board Room, 300 7th St. Sibley, IA to consider Ordinance #66 Amending the 2013 Zoning Ordinance for Osceola County, Iowa Zoning Ordinance by amending Article III, Definitions and Article XI, (GI) General Industrial District to include Regulations for Data Centers.

ORDINANCE NO. 66

AN ORDINANCE AMENDING THE 2013 ZONING ORDINANCE FOR OSCEOLA COUNTY, IOWA ZONING ORDINANCE BY AMENDING ARTICLE III, DEFINITIONS AND ARTICLE XI, (GI) GENERAL INDUSTRUSTRIAL DISTRICT TO INCLUDE REGULATIONS FOR DATA CENTERS

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

WHEREAS, it is deemed advisable and recommended by the Osceola County Planning and Zoning Commission to amend Article III definitions and Article XI (GI) General Industrial District to add regulations for data centers.

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

SECTION 1. ADD NEW ZONING DEFINITION. The Osceola County Zoning Ordinance is hereby amended by adding the following new zoning definition to section 3.2.5. Industrial Zoning Definitions:

> DATA CENTER. A building or other structure rehabilitated or constructed to house a group of networked server computers in one physical location in order to centralize the storage, management, and dissemination of data and information pertaining to a particular business, taxonomy, or body of knowledge. A data center provides computer processing for uses including but not limited to cloud storage, cryptocurrency mining, and artificial intelligence. "Data Center" also includes the lease of a business facility leased by an entity operating a data center business at that location.

SECTION 2. PRINCIPAL PERMITTED USE. The Osceola County Zoning Ordinance is hereby amended by adding the following new principal permitted use to section 11.2.

Data Center is allowed as an industrial use

SECTION 6. SEVERABILITY. Should any provision or portion of this Ordinance be declared unconstitutional, or be otherwise voided, such a finding shall not invalidate other provisions of this Ordinance.

SECTION 7. REPEALER. All ordinances or parts of previous ordinances in conflict with the provisions of this right of way ordinance are hereby repealed.

SECTION 8. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its adoption and publication as required by law and as provided for in Chapter 380.6 and 380.7 of the Code of Iowa. *(Code of Iowa, Sec. 380.6[1]; Sec. 380.7[3]; and Sec. 362.3)*

Jerry Helmers, Chairperson, Board of Supervisors

Attest:

Rochelle Van Tilburg
Osceola County Auditor