

## CHAPTER 1192

## COUNTY PLATTING AND ZONING

## H. F. 208

AN ACT relating to the platting and zoning jurisdiction in unincorporated areas outside of cities and towns.

*Be It Enacted by the General Assembly of the State of Iowa:*

1 SECTION 1. Section four hundred nine point fourteen (409.14),  
2 Code 1966, is hereby amended as follows:

3 (1) By striking from line ten (10) the words "one mile" and in-  
4 serting in lieu thereof the words "two miles".

5 (2) By striking from line seventeen (17) the word "two" and in-  
6 serting the word "four".

1 SEC. 2. Chapter four hundred fourteen (414), Code 1966, is  
2 hereby amended by adding the following section:

3 "The powers granted by this chapter may be extended by ordinance  
4 by any city or town to the unincorporated area up to two miles beyond  
5 the limits of such city or town, except for those areas within a county  
6 where a county zoning ordinance exists. The ordinance shall describe  
7 in general terms the area to be included. The exemption from regula-  
8 tion granted by section three hundred fifty-eight A point two (358A.2)  
9 to property used for agricultural purposes shall apply to such unin-  
10 corporated area. If the limits of any such city or town are at any  
11 place less than four miles distant from the limits of any other city or  
12 town which has extended or thereafter extends its zoning jurisdiction  
13 under this section, then at such time the powers herein granted shall  
14 extend to a line equidistant between the limits of said cities or towns.

15 A municipality, during the time its zoning jurisdiction is extended  
16 under this section, shall increase the size of its planning and zoning  
17 commission and its board of adjustment each by two members. Said  
18 additional members shall be residents of the area outside the city or  
19 town limits over which the zoning jurisdiction is extended. They shall  
20 be chosen in the same manner and for the same terms of office and  
21 have the same rights, privileges, and duties as other members of each  
22 of said bodies.

23 Property owners affected by such zoning regulations shall have the  
24 same rights of hearing, protest, and appeal as those within the munic-  
25 ipality exercising this power.

26 Whenever a county in which this power is being exercised by a  
27 municipality adopts a county zoning ordinance the power exercised  
28 by the municipality and the specific regulations and districts there-  
29 under shall be terminated within three months of the establishment of  
30 the administrative authority for county zoning, or at such date as  
31 mutually agreed upon by the municipality and county."

Approved March 20, 1970.