

ORDINANCE No. 03-26-20-01

AN ORDINANCE AMENDING THE JOHNSON COUNTY UNIFIED DEVELOPMENT ORDINANCE TO ADD A DEFINITION OF SLOPE AND PROVIDE FOR SPECIFIC ALLOWED IMPACTS TO PROTECTED SLOPES

Section I. Purpose. The Purpose of this ordinance is to further the stated purpose to the Unified Development Ordinance for Johnson County by clarifying the definition of slope, and expand the list of allowed impacts to protected slopes as defined in the Unified Development Ordinance.

Section II. Amendments.

A. Article 8:3.4 be amended by adding subsection 8:3.4(30A), which reads as follows::

30A. Slope. Slope is defined as a naturally occurring inclined ground surface with a vertical rise of at least ten (10) feet.

B. Article 8:3.5(H)(2)(a)(i) is hereby amended by inserting the word “natural” between the words “on-site” and “critical”.

C. Article 8:3.5(H) is hereby amended by deleting subsection 8:3.5(H)(2)(a)(ii) in its entirety and replacing it with the following:

ii. Protected Slopes. With the exception of removing the protected slope in its entirety from all buildable lots in a development and for installation of required stormwater management facilities, the on-site natural protected slopes shall not be impacted for any purpose.

a) Removing the slope shall mean reducing all protected slopes on buildable lots in a development to a slope of less than twenty five percent (25%).

b) Where an applicant proposes to remove the entirety of the protected slope on all buildable lots in a development, impact to critical slopes on site may exceed thirty five percent (35%) if necessary to facilitate the removal of the protected slope. Any impact to critical slopes above thirty five (35%) shall be the minimum necessary to facilitate the removal of the protected slope.


c) Any protected slopes in the development which will not be removed, as well as all required buffers to those slopes, shall be contained entirely in preservation or open space outlots. In these cases, the buffer area must be a slope of less than twenty five percent (25%).

Section III. Repealer. All other ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section IV. Savings Clause. If any section, provision, or part of this ordinance shall be adjudged invalid, illegal, or unconstitutional, such adjudication shall not affect the validity of the

ordinance as a whole or any section, provision or part thereof not adjudged, invalid, illegal or unconstitutional.

Section V. Effective Date. This ordinance shall be in effect after its final passage and publication as part of the proceeding of the Board of Supervisors.



Chairperson, Board of Supervisors
Johnson County, Iowa



Attest: Travis Weipert, Auditor
Johnson County, Iowa