

ORDINANCE No. 10-22-20-01

AN ORDINANCE AMENDING THE JOHNSON COUNTY UNIFIED DEVELOPMENT ORDINANCE TO CLARIFY THE DEFINITION OF AGRICULTURAL UNIT, ADD A DEFINITION OF AGRICULTURAL EXPERIENCES, AND MODIFY ALLOWED USES IN CERTAIN ZONING DISTRICTS TO ADDRESS AGRICULTURAL EXPERIENCES.

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 agricultural unit, adding a definition of agricultural experiences, modifying the allowed uses in certain zoning districts to address agricultural experiences, including adding agricultural experiences as an allowed use and removing certain existing uses that will now be regulated as agricultural experiences.

Section II. Amendments.

A. Article 8:1.4 is hereby amended by adding subsection 8:1.4(7A), which reads as follows:

7A. Agricultural Experience. Any agriculture-related activity, as a secondary use in conjunction with agricultural production, on a farm which activity is open to the public with the intended purpose of promoting or educating the public about agriculture, agricultural practices, agricultural activities, or agricultural products. Agricultural experiences do not include weddings.

B. Article 8:1.4 is hereby amended by deleting subsection 8:1.4(11), and replacing it with the following:

11. Agricultural Unit. One or more contiguous parcels managed as a part of a single agricultural operation, which are primarily adapted for agricultural purposes, while so used.

C. Article 8:1.4 is hereby amended by deleting subsection 8:1.4(85), and replacing it with the following:

85. Field Day. An infrequent, non-regularly scheduled exposition of cultivation and animal husbandry practices and industry techniques for practitioners and researchers, which is intended to advance the art and science of the agricultural industry. In compliance with Johnson County Public Health Department regulations, food service is allowed as an accessory use at a field day event.

D. Article 8:1.4 is hereby amended by deleting subsection 8:1.4(168)

E. Article 8:1.6(B) is hereby amended by adding subsection 8:1.6(B)(0A), which reads as follows:

0A. Agricultural Experience.

a. Agricultural experiences do not include weddings.

b. Where the agricultural experience includes food service, it shall feature food grown, raised, or produced on site.

F. Article 8:1.6(C) is hereby amended by deleting subsection 8:1.6(C)(10) in its entirety and replacing it with the following:

10. Educational Classes, Agricultural and Environmental. Where such uses do not qualify as agricultural experiences.

G. Article 8:1.6(C) is hereby amended by deleting subsection 8:1.6(C)(20) in its entirety.

H. Article 8:1.7(B) is hereby amended by adding subsection 8:1.7(B)(0A), which reads as follows:

0A. Agricultural Experience.

- a. Agricultural experiences do not include weddings.
 - b. Where the agricultural experience includes food service, it shall feature food grown, raised, or produced on site.
- I. Article 8:1.7(C) is hereby amended by adding subsection 8:1.7(C)(8A), which reads as follows:
- 8A. Educational Classes, Agricultural and Environmental.** Where such uses do not qualify as agricultural experiences.
- J. Article 8:1.7(C) is hereby amended by deleting subsection 8:1.7(C)(18) in its entirety.
- K. Article 8:1.8(B) is hereby amended by adding subsection 8:1.8(B)(1A), which reads as follows:

1A. Agricultural Experience.

- a. Agricultural experiences do not include weddings.
 - b. Where the agricultural experience includes food service, it shall feature food grown, raised, or produced on site.
- L. Article 8:1.8(C) is hereby amended by deleting subsection 8:1.8(C)(6) in its entirety and replacing it with the following:
- 6. Educational Classes, Agricultural and Environmental.** Where such uses do not qualify as agricultural experiences.
- M. Article 8:1.8(C) is hereby amended by deleting subsection 8:1.8(C)(11) in its entirety.
- N. Article 8:1.16(B) is hereby amended by adding subsection 8:1.16(B)(0A).

0A. Agricultural Experience.

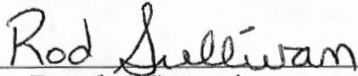
- a. Agricultural experiences do not include weddings.
 - b. Where the agricultural experience includes food service, it shall feature food grown, raised, or produced on site.
- O. Article 8:1.16(B) is hereby amended by deleting subsection 8:1.16(B)(4) in its entirety.
- P. Article 8:1.16(B) is hereby amended by adding subsection 8:1.16(B)(7A), which reads as follows:
- 7A. Educational Classes, Agricultural and Environmental.** Where such uses do not qualify as agricultural experiences.
- Q. Article 8:1.16(B) is hereby amended by adding subsection 8:1.16(B)(7B), which reads as follows:
- 7B. Event Centers.**
- a. Events shall be limited to weddings or events closely related to the on-site agricultural production.
- R. Article 8:1.16(B) is hereby amended by deleting subsection 8:1.16(B)(21).

- S. Article 8:1.23 is hereby amended by deleting subsection 8:1.23(X) in its entirety.
- T. Article 8:1.23(CC)(12) is hereby amended by deleting the sentence "With the exception of items (d) and (f), the following uses may not be permitted as seasonal agricultural events:" following the word "regulations."
- U. Article 8:1.23(CC)(12) is hereby amended by deleting subsections 8:1.23(CC)(12)(d) and 8:1.23(CC)(12)(f).

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