

ORDINANCE NO. 10-10-24-01

**AN ORDINANCE AMENDING THE JOHNSON COUNTY UNIFIED DEVELOPMENT
ORDINANCE TO ADD CRYPTOCURRENCY PRODUCTION AS AN ALLOWED USE,
MODIFY ACREAGE REGULATIONS RELATED TO DETACHED AUXILIARY
DWELLING UNITS, ADD PROVISIONS FOR TREATING A PARCEL GROUP
AS A SINGLE PARCEL FOR BUILDING PURPOSES, AND
MODIFY LOT OF RECORD REGULATIONS**

Section I. Purpose. The purpose of this ordinance is to further the stated purpose to the Unified Development Ordinance for Johnson County by adding cryptocurrency mining or production as an allowed use, modifying the acreage threshold where detached auxiliary dwelling units are allowed, adding provisions for treating a parcel group as a single parcel for building purposes, and modify lot of record regulations.

Section II. Amendments.

1. Article 8:1.7 is hereby amended by adding a new subsection 8:1.7.M which reads as follows:

M. The Zoning Administrator may treat a parcel group as a single parcel for zoning and building purposes where all of the following exist:

- a) All parcels included in the request were platted prior to December 31, 1976, and
- b) All parcels included in the request have the same zoning designation, and
- c) The property(ies) included in the request have been owned, held and used as a single, unified parcel group in their current configuration since at least December 1, 2000; and
- d) Underlying Johnson County Public Health septic density regulations would otherwise prohibit replatting to combine the lots/parcels; and
- e) The property owner shall provide a covenant or other form of deed restriction, in a form provided by or acceptable to Johnson County and suitable for recording with the County, putting prospective future buyers or owners of the property on notice that the parcels are restricted as set forth herein and may not be transferred separately; and providing that the properties may only be transferred separately upon release of said covenant or deed restriction in writing by the Zoning Administrator.

2. Article 8:1.9 is hereby amended by adding a new subsection 8:1.9.L which reads as follows:

L. The Zoning Administrator may treat a parcel group as a single parcel for zoning and building purposes where all of the following exist:

- a) All parcels included in the request were platted prior to December 31, 1976, and
- b) All parcels included in the request have the same zoning designation, and
- c) The property(ies) included in the request have been owned, held and used as a single, unified parcel group in their current configuration since at least December 1, 2000; and
- d) Underlying Johnson County Public Health septic density regulations would otherwise prohibit replatting to combine the lots/parcels; and

- e) The property owner shall provide a covenant or other form of deed restriction, in a form provided by or acceptable to Johnson County and suitable for recording with the County, putting prospective future buyers or owners of the property on notice that the parcels are restricted as set forth herein and may not be transferred separately; and providing that the properties may only be transferred separately upon release of said covenant or deed restriction in writing by the Zoning Administrator.
3. Article 8:1.19.A is hereby amended by adding a new subsection 8:1.19.A.2A which reads as follows:
2A. Cryptocurrency mining or production installation.
4. Article 8:1.23.D.4.a is hereby amended by deleting the words “two (2) acres” and replacing them with the words “one (1) acre”.
5. Article 8:1.23.D.4.b is hereby amended by deleting the words “two (2) acres” and replacing them with the words “one (1) acre”.
6. Article 8:1.29.G.2 is hereby amended by adding the words, “Excepting the A-Agricultural District,” before the words, “In any district”.

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.

Dates of Publication:

Iowa City Press Citizen, October 29, 2024

The News, October 24, 2024

Solon Economist, October 24, 2024

Rod Sullivan
Rod Sullivan, Chairperson
Board of Supervisors

10/10/24
Date

ATTEST:

Erin Shane
Erin Shane, Auditor
Johnson County, Iowa