



Story County Planning and Development

Administration Building
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Memorandum

DATE: January 3, 2022
TO: Story County Board of Supervisors
FROM: Amelia Schoeneman, Story County Planning and Development Director
RE: Second Consideration of Ordinance 308, Amending Chapter 85, General Provisions and Definitions, and Chapter 86, District Requirements, of the Story County Code of Ordinances – Land Development Regulations to allow accessory dwelling units in the A-1, A-R, R-1 and R-2 zoning districts

At the December 20, 2022, meeting, the Board of Supervisors approved Ordinance 308, allowing accessory dwelling units, with changes to the maximum square footage allowed under the proposed ordinance and set second consideration for January 3, 2023.

The Board's change to the maximum square footage increased the size allowed from 800 square feet, which was proposed by staff and recommended by the Planning and Zoning Commission, to 1,200 square feet. This includes the square footage of the basement and all living floors. Staff clarified this in the ordinance by referring to gross floor area, which is defined as the sum of the gross horizontal area of floors of a building, including interior balconies and mezzanines.

Staff noted at first consideration that while larger, this size would still be accessory to most existing dwellings and may allow a larger variety of manufactured homes to be used.

Typically, the third consideration of an ordinance is waived unless there are further changes. The Board may take the following actions:

- 1. The Story County Board of Supervisors approves Ordinance 308, Amending Chapter 85, General Provisions and Definitions, and Chapter 86, District Requirements, of the Story County Code of Ordinances – Land Development Regulations to allow accessory dwelling units in the A-1, A-R, R-1 and R-2 zoning districts, on second consideration and waives third consideration.**
2. The Story County Board of Supervisors approves Ordinance 308, Amending Chapter 85, General Provisions and Definitions, and Chapter 86, District Requirements, of the Story County Code of Ordinances – Land Development Regulations to allow accessory dwelling units in the A-1, A-R, R-1 and R-2 zoning districts, on second consideration and sets third consideration for Tuesday, January 10, 2023.
3. The Story County Board of Supervisors denies Ordinance 308, Amending Chapter 85, General Provisions and Definitions, and Chapter 86, District Requirements, of the Story County Code of Ordinances – Land Development Regulations to allow accessory dwelling units in the A-1, A-R, R-

1 and R-2 zoning districts, on second consideration and sets third consideration for Tuesday, January 10, 2023.

4. The Story County Board of Supervisors remands Ordinance 308, Amending Chapter 85, General Provisions and Definitions, and Chapter 86, District Requirements, of the Story County Code of Ordinances – Land Development Regulations to allow accessory dwelling units in the A-1, A-R, R-1 and R-2 zoning districts, back to staff for additional information, and directs staff to set second consideration for Tuesday, January 10, 2023.