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**Please return to:  
Planning & Development**

**STORY COUNTY IOWA  
ORDINANCE NO. 329  
AN ORDINANCE AMENDING CHAPTER 85, GENERAL PROVISIONS AND  
DEFINITIONS AND CHAPTER 86, DISTRICT REQUIREMENTS OF THE STORY  
COUNTY CODE OF ORDINANCES – LAND DEVELOPMENT REGULATIONS FOR A  
TEXT AMENDMENT TO RESCIND ORDINANCE NO. 311**

BE IT ENACTED by the Board of Supervisors of Story County, Iowa:

Section 1. Purpose. An Ordinance Amending Chapter 85, General Provisions and Definitions and Chapter 86, District Requirements Of The Story County Code of Ordinances—Land Development Regulations For A Text Amendment To Rescind Ordinance No. 311.

Section 2. Proposed Amendments. The amendments are as shown in Attachment A of this ordinance.

Section 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid 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 or unconstitutional.

Section 5. Effective Date. This ordinance shall be effective after its final passage, approval and publication of the ordinance or a summary thereof, as provided by law.

**Action upon FIRST Consideration:** \_\_\_\_\_  
**DATE: March 3, 2026**

Moved by: \_\_\_\_\_  
Seconded by: \_\_\_\_\_  
Voting Aye: \_\_\_\_\_  
Voting Nay: \_\_\_\_\_  
Not Voting: \_\_\_\_\_  
Absent: \_\_\_\_\_

**Action upon SECOND Consideration:** \_\_\_\_\_  
**DATE: March 10, 2026**

Moved by: \_\_\_\_\_  
Seconded by: \_\_\_\_\_  
Voting Aye: \_\_\_\_\_  
Voting Nay: \_\_\_\_\_  
Not Voting: \_\_\_\_\_  
Absent: \_\_\_\_\_

**Action upon THIRD Consideration:** \_\_\_\_\_  
**DATE: March 17, 2026**

Moved by: \_\_\_\_\_  
Seconded by: \_\_\_\_\_  
Voting Aye: \_\_\_\_\_  
Voting Nay: \_\_\_\_\_  
Not Voting: \_\_\_\_\_  
Absent: \_\_\_\_\_

ADOPTED THIS \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Chairperson, Board of Supervisors

Attest:

\_\_\_\_\_  
County Auditor

ROLL CALL	Latifah Faisal	Yea ___	Nay ___	Absent ___
FOR ALLOWANCE	Lisa Heddens	Yea ___	Nay ___	Absent ___
	Linda Murken	Yea ___	Nay ___	Absent ___

ALLOWED BY VOTE OF BOARD	Yea ___	Nay ___	Absent ___
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\_\_\_\_\_  
CHAIRPERSON

Above tabulation made by \_\_\_\_\_

**ATTACHMENT A**

**CHAPTER 85  
LAND DEVELOPMENT REGULATIONS: GENERAL PROVISIONS AND DEFINITIONS**

**85.07 EXEMPTIONS.**

3. Public Utilities Exempt. No requirement, restriction, or regulation contained in the Ordinance shall be construed to control the type or location of any poles, towers, wires, water or sewer lines, gas mains, cables, or any other similar distributing equipment of a public utility. County, state, and federal road projects for the maintenance and/or construction of public roads and public road right-of-way shall also be considered exempt.

**85.08 DEFINITIONS.**

~~“Hazardous Liquid” means the same as defined in Iowa Code § 479B.2, as amended, and includes crude oil, refined petroleum products, liquefied petroleum gases, anhydrous ammonia, liquid fertilizers, liquefied carbon dioxide, alcohols, and coal slurries.~~

“Hazardous Materials” means those materials listed on the Hazardous Materials Table in 49 Code of Federal Regulations (CFR) §172.101.

~~“Pipeline” means the same as defined in Iowa Code § 479B.2, as amended, and includes an interstate pipe or pipeline and necessary appurtenances used for the transportation or transmission of hazardous liquid.~~

“Public Utility” means a public utility as defined in the Iowa Code Chapter 476.1 and municipally owned waterworks or wastewater facilities, waterworks having less than two thousand customers, joint water utilities established pursuant to Iowa Code Chapter 389, rural water districts incorporated and organized pursuant to Iowa Code Chapters 357A and 504, cooperative water associations incorporated and organized pursuant to Iowa Code Chapter 499, districts organized pursuant to Iowa Code Chapter 468, or a person furnishing electricity to five or fewer customers either by secondary line or from an alternate energy production facility or small hydro facility, from electricity that is produced primarily for the person’s own use.

**CHAPTER 86  
LAND DEVELOPMENT REGULATIONS: DISTRICT REQUIREMENTS**

**86.04 A-1 AGRICULTURAL DISTRICT**

2. Principal Permitted Uses. Only the use of structures and/or land listed in this section shall be permitted in the A-1 Agricultural District.

~~—G. Hazardous Liquid Pipelines meeting the supplemental standards in [86.16](#).~~

~~**86.15 (Repealed by Ord. 310 – Oct. 23 Supp.)**~~

~~**86.16 SUPPLEMENTAL STANDARDS FOR CERTAIN PRINCIPAL AND ACCESSORY USES.**~~

~~—1. Hazardous Liquid Pipelines. Proposed hazardous liquid pipelines shall meet the following standards. These standards do not apply to existing pipelines.~~

~~—A. Setbacks Required.~~

~~—(1) A setback of one quarter mile shall be required from dwellings, areas zoned A-R Agricultural Residential, R-1 Transitional Residential, R-2 Urban Residential, RMH Residential Manufactured Housing District, C-LI Commercial/Light Industrial District, HI Heavy Industrial District, retirement and nursing homes, family homes, schools, childcare homes and centers, group homes, hospitals, detention facilities, human service facilities, campgrounds, day camps, cemeteries, stables, amphitheaters, shooting ranges, golf courses, stadiums, parks, houses of worship, and auditoriums.~~

~~—(2) A setback of one quarter mile shall also be required from city boundaries and areas identified as Urban Expansion by the C2C Plan Future Land Use Map.~~

~~—(3) The setback shall be measured from the pipeline to the closest point of the building or property line, depending on the identified use type.~~

~~—B. Critical Natural Resource Area Protections Required. If installation of a hazardous liquid pipeline is permitted by Chapter [88.05](#), only trenchless construction methods shall be permitted including in required buffer areas from a critical natural resource.~~

~~—C. Emergency Plan. A copy of an emergency response or preparedness plan shall be submitted to assist with the County's emergency response planning. The plan may be a preliminary or draft version of an emergency response plan that would meet the requirements of the federal Pipeline and Hazardous Materials Safety Administration. The County will determine whether the information in the plan is sufficient for the County to plan its own emergency response and may request additional information.~~

~~—D. Authorizations Required. Any person proposing to construct a hazardous liquid pipeline shall obtain all required federal, state, and local permits and any private easements or other land use permissions prior to commencing construction and submit documentation of such authorizations with the permit application.~~