



DO NOT WRITE IN THE SPACE ABOVE, RESERVED FOR RECORDER

Prepared By: Andrea Wagner, Story County Planning and Development, 900 6th Street, Nevada, IA 50201 (515) 382-7245

**Please return to:
Planning & Development**

**STORY COUNTY IOWA
ORDINANCE NO. 323
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
ALLOW CONCRETE AND ASPHALT CRUSHING AND STOCKPILING OF MATERIALS IN
THE HI HEAVY INDUSTRIAL DISTRICT**

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.

Section 2. Proposed Amendments. The amendment is as shown in Attachment A of this ordinance and is summarized below.

- Chapter 85, General Provisions and Definitions
 - Add definition of “Concrete and Asphalt Recycling” as follows:
 - “Concrete and Asphalt Recycling” means the process of crushing removed concrete and asphalt pieces until they are to a size and/or gradation that can be used for another purpose by using a crushing machine.”
- Chapter 86, District Requirements
 - Amend Section 86.11 HI Heavy Industria District to add:
 - C. Concrete mixing, concrete products manufacture, and concrete and asphalt recycling and stockpiling of materials, subject to the following standards:
 - (1) A minimum of a 15 net-acre parcel is required for concrete and asphalt recycling and stockpiling
 - (2) Concrete and asphalt crushers cannot be located within 1,000 feet of an existing dwelling.
 - (3) Concrete and asphalt crushers may only operate during the hours of 7:00 am to 7:00 pm.
 - (4) The applicant shall submit plans detailing dust suppression systems and noise barriers subject to the approval of the Planning and Development Director.

Action upon FIRST Consideration: Approval
DATE: February 11, 2025

Moved by: Faisal
Seconded by: Murken
Voting Aye: Faisal, Murken, Heddens
Voting Nay: None
Not Voting: None
Absent: None

Action upon SECOND Consideration: Approval
DATE: February 18, 2025

Moved by: Faisal
Seconded by: Heddens
Voting Aye: Faisal, Heddens, Murken
Voting Nay: None
Not Voting: None
Absent: None

Action upon THIRD Consideration: Waived
DATE: February 25, 2025

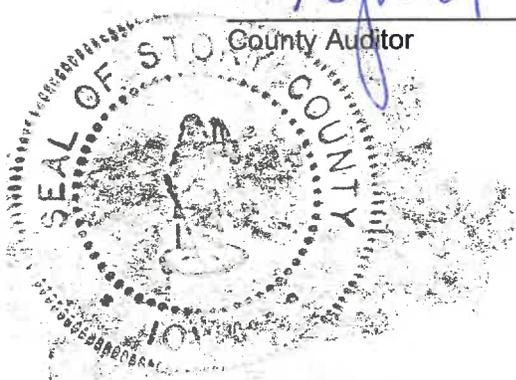
Moved by: _____
Seconded by: _____
Voting Aye: _____
Voting Nay: _____
Not Voting: _____
Absent: _____

ADOPTED THIS 18th day of February, 2025.

[Signature]
Vice-Chairperson, Board of Supervisors

Attest: [Signature]

County Auditor



ROLL CALL
FOR ALLOWANCE

Latifah Faisal Yea Nay ___ Absent ___
Lisa Heddens Yea Nay ___ Absent ___
Linda Murken Yea Nay ___ Absent ___

ALLOWED BY VOTE
OF BOARD

Yea 3 Nay 0 Absent 0

Linda Murken
Vice-CHAIRPERSON

Above tabulation made by *JB*

ATTACHMENT A

Chapter 85, General Provisions and Definitions

Amend 85.08 Definitions to include definition of "Concrete and Asphalt Recycling" as follows:

"Concrete and Asphalt Recycling" means the process of crushing removed concrete and asphalt pieces until they are to a size and/or gradation that can be used for another purpose by using a crushing machine.

Chapter 86, District Requirements

Amend 86.11 HI Heavy Industrial District as follows:

86.11 HI Heavy Industrial District

2. Principal Permitted Uses. Only the use of structures and/or land listed in this section shall be permitted in the HI Heavy Industrial District.

A. Bulk storage of petroleum products.

B. Cement, hydrated lime, gypsum, and other similar materials manufacture.

C. Concrete mixing, concrete products manufacture, and concrete and asphalt recycling and stockpiling of materials, subject to the following standards:

- (1) A minimum of a 15 net-acre parcel is required for concrete and asphalt recycling and stockpiling
- (2) Concrete and asphalt crushers cannot be located within 1,000 feet of an existing dwelling.
- (3) Concrete and asphalt crushers may only operate during the hours of 7:00 am to 7:00 pm.
- (4) The applicant shall submit plans detailing dust suppression systems and noise barriers subject to the approval of the Planning and Development Director.