

**ORDINANCE 09-19-13-Z2**  
**AN ORDINANCE AMENDING THE JOHNSON COUNTY UNIFIED DEVELOPMENT**  
**ORDINANCE TO ALLOW COUNTRY INNS AS A CONDITIONAL USE IN THE A,**  
**AR, & R ZONING DISTRICTS**

**Section 1. Purpose.** The Purpose of this ordinance is to further the stated purpose to the Unified Development Ordinance for Johnson County and the Economic Development plan by allowing Country Inns as a Conditional Use in the A, AR, and R zoning districts.

**Section II. Amendments.**

A. Article 8:1.4 is hereby amended by adding subsection 8:1.4(48A) which reads as follows:

**48A. Country Inn.** A business operated in a structure(s) accessory to a single family dwelling used primarily for providing overnight accommodations to the public. The establishment shall not contain restaurant facilities, but may provide food service for transient guests only.

B. Article 8:1.6(C) is hereby amended by adding subsection 8:1.6(C)(17) which reads as follows:

17. Country Inns.

C. Article 8:1.7(C) is hereby amended by adding subsection 8:1.7(C)(20) which reads as follows:

20. Country Inns.

D. Article 8:1.8(C) is hereby amended by adding subsection 8:1.8(C)(11) which reads as follows:

11. Country Inns.

E. Article 8:1.22(B)(8)<sup>1</sup> is hereby amended by adding subsection 8.1.22(B)(8)(o) which reads as follows:

**o. Country Inns** are permitted in the A, AR, and R zoning districts subject to the following Supplemental Conditions:

i. The applicant must reside in an existing dwelling unit on the parcel that contains the Country Inn facility, or on an adjacent parcel owned by the applicant.

ii. The facility shall be limited to a maximum of six (6) guest units and no more than 25 guests at any one time.

iii. Non-resident employees are prohibited, except as approved by the Board of Adjustment.

iv. The facility shall not be located on a parcel of less than 3-acres.

---

<sup>1</sup> Initially adopted on 9-19-13 with the wrong number due to a scrivener's error.

- v. The applicant shall submit a Site Plan.
- vi. The facility shall not be approved on any road that exceeds the Johnson County Road Performance Standards.
- vii. The applicant will obtain written approval for the proposed entrance to the public roadway from the appropriate authority.
- viii. Upon arrival, guests shall register with the host/hostess their names, address and license plate number of the vehicle being used by the guests. Records shall be kept for a period of three years and shall be made available for examination upon request by Johnson County officials acting in their official capacity.
- ix. The applicant will accommodate no guest for more than a total of twenty-one (21) days in any one (1) calendar year.
- x. The structure must comply with the currently adopted Johnson County Building Code for residential structures.
- xi. The applicant must comply with all Johnson County Public Health requirements.
- xii. The facility will contain at least one parking space for every unit or for every five potential guests, whichever is greater.
- xiii. All parking areas and interior roads shall be maintained as a dust free surface.

**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