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Linn County Iowa
JOAN MCCALMANT RECORDER

LINN COUNTY ORDINANCE # 33-11-2003 BK 5476 PG 572-573

**AN AMENDMENT TO THE LINN COUNTY ZONING REGULATIONS,
CHAPTER 1,
LINN COUNTY CODE OF ORDINANCES**

BE IT ENACTED by the Board of Supervisors, Linn County, Iowa, that the following amendment be made to Chapter 1, Linn County Zoning Regulations, of the Linn County Code of Ordinances:

Section 1, NEW SECTION 1.3.3.h

1.3.3.h. Seasonal Homes, Seasonal Cabins, and Seasonal Cottages.

Any seasonal home, seasonal cabin, or seasonal cottage may be altered, repaired, structurally altered, enlarged, expanded, or reconstructed, provided that all of the following criteria have been met:

- (1) All required permits have been issued, including but not limited to, flood plain development, zoning, building, electrical, mechanical, plumbing, well or septic.
 - (2) All requirements of Chapter 7, Linn County Flood Plain Management Ordinance, are met.
 - (3) Enlargements or expansions shall not exceed 500 square feet of additional cumulative floor area. Further, no enlargement or expansion shall result in a total cumulative floor area that exceeds 1,250 square feet.
 - (4) Setback and building separation requirements:
 - a. Conformance with all setback requirements of the parent tract or parcel shall be maintained;
 - b. Any proposed enlargement, expansion, or accessory building shall maintain at least a five (5) foot setback from individual lease area boundaries. Individual lease area boundaries shall be determined by one of the following methods (priority is given in order of most to least accurate):
 - Written descriptions (including surveys) of the individual lease area;
 - Commonly accepted lease area boundaries (e.g. as determined by fences or other demarcation);
 - An "assumed" boundary established at a fixed distance of one-half the distance between existing adjacent homes, cabins or cottages.
- The applicant shall provide the most accurate available boundary description. The applicant shall be responsible for staking the location of the boundaries.
- (5) Accessory structures (garages, sheds and similar structures) shall not cumulatively exceed the lesser of either 576 square feet or 75% of the floor area of the associated seasonal home, seasonal cabin, or seasonal cottage.
 - (6) For areas with buildings on leased land, one accessory building may be constructed by the landowner for the purpose of housing property maintenance equipment.

Section 2, AMEND Section 1.1, Definitions by adding the following:

"Seasonal home, seasonal cabin, seasonal cottage" means a structure established prior to the effective date of the 1981 Linn County Zoning Ordinance under the provisions of the then-applicable D Rural District or E Summer Home District. A seasonal home, seasonal cabin or seasonal cottage is intended and used for seasonal or temporary occupancy for recreational purposes only and not permanently occupied as a primary residence.