

# MEMORANDUM

May 11, 2023

**TO: Polk County Zoning Commission**

**FROM: Brian McDonough, Land Use Planning Coordinator**

**RE: Public Hearing – Zoning Ordinance Amendments**

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Staff is proposing amendments to the Polk County Zoning Ordinance and Official Zoning Map. A work session was held at our Monday, March 27, 2023 meeting. We are now providing the full changes to the Commission for formal public hearing and recommendation at the May 22, 2023 regularly scheduled meeting.

Specific changes include:

- New regulations addressing the allowance of Accessory Dwelling Units (ADUs)
- Renewable Energy:
  - Update wind energy systems regulations and integrate into the Zoning Ordinance
  - New regulations for solar energy systems
  - New regulations for battery energy storage systems
- Update Ag Support regulations to allow Ag-specific light manufacturing
- Update Storm Water regulations to provide clarity on the threshold for which storm water management is required for new development and redevelopment
- Other proposed changes that will address minor corrections and modifications

The full text of all proposed changes is available on the Polk County website.

The proposed Zoning Map is also available for review on the website. A majority of the zoning changes impact areas directly adjacent to the incorporated cities of Polk City, Elkhart, Ankeny, Altoona, Mitchellville and Pleasant Hill. Under the previous 2030 Comprehensive Plan and corresponding Zoning Map, these areas had a variety of different zoning classifications, including residential and mixed use, for edge matching with the cities. The updated 2050 Comprehensive Plan and Future Land Use Map recommended changes to these areas based on updated growth patterns and development within these cities. Specifically, the Polk 2050 Comprehensive Plan identified much of these areas as Urban Fringe to accommodate future annexation and development within the established cities. In the updated Zoning Map these areas were primarily changed to the “AG” Agricultural District and the “AT” Agricultural Transition District.

If you have any questions, comments or concerns as we proceed through this process please contact either myself at (515) 286-2291 / [Brian.McDonough@polkcountyiowa.gov](mailto:Brian.McDonough@polkcountyiowa.gov), or Bret VandeLune, Planning & Development Manager, at (515) 286-2290 / [Bret.VandeLune@polkcountyiowa.gov](mailto:Bret.VandeLune@polkcountyiowa.gov).