

Instrument #: 2025-03929
08/23/2025 09:44:08 AM Total Pages: 2
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Recording Fee: \$0.00 Transfer Tax: \$0
Sarah M Hearst - Recorder, Muscatine County Iowa



Prepared By and Return to: Muscatine County Administration Office, 414 E. Third St, Ste 101, Muscatine, IA 52761 563(263-5317)

ORDINANCE #08-25-25-01
AMENDING THE MUSCATINE COUNTY ZONING ORDINANCE RELATING TO
ACCESSORY DWELLING UNITS

BE IT HEREBY ORDAINED by the Muscatine County Board of Supervisors:

Section 1. Amendment. The Muscatine County Code of Ordinances, Title III, Chapter II, is amended by the adoption of the following:

Article I, Section 3, Definitions:

Accessory Dwelling Unit: An additional residential dwelling unit located on the same lot as a single-family residence that is either attached to or detached from the single-family residence.

Article II, Section 6.7: Amended to read:

No building in the rear of any main building on the same interior lot shall be used for residential purposes except accessory dwelling units as defined and permitted herein.

Article XIII, Section 11: Accessory Dwelling Unit

An Accessory Dwelling Unit may be established on a lot with an existing single-family residence, provided they comply with the following:

- 11.1 No more than one Accessory Dwelling Unit shall be placed on a parcel or lot.
- 11.2 The Accessory Dwelling Unit shall not exceed 1,000 square feet or fifty percent (50%) of the Total Gross Living Area square footage of the existing single-family residence.
- 11.3 No size limit shall be placed on a garage attached to an Accessory Dwelling Unit.
- 11.4 An Accessory Dwelling Unit shall be connected to an approved private sewage disposal system.

Section 2. Severability. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the regulations as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

Section 3. Effective Date. This ordinance shall take effect upon its publication as required by law.

Section 4. Conflict with Provisions. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

PASSED, APPROVED AND ORDAINED this 25th day of August, 2025.

ATTEST:

Shannon Steele

Shannon Steele
Administrative/Elections Clerk

Nathan Mather

Nathan Mather, Chairperson
Muscatine County Board of Supervisors