

## Proposed Zoning Amendments Language

1. Mills County Official Zoning Map Amendment for adjacent property parcels addressed at 59364 Hilman Road as follows: Parcel ID numbers; 05100020500000, 052510020600000, 052510020300000, 052510020400000, 052510000200000, 052510010000000, 052510010100000, and 052510020000000. These said parcels are currently zoned Agricultural-Residential (AR) District and to change these parcels to Highway Oriented Commercial (C-2) District. There is currently C-2 zoning across the street on Hilman Road and along 221<sup>st</sup> Street. The County 2017 Future Land Use Map permits this C-2 expansion of this district on to these said parcels. See attached; Proposed Zoning Map Amendment dated October 10, 2017.
2. Mills County Code Chapter 27 – Zoning Ordinance Amendments as follows:
  - Section 27.3.4 Residential Use Types (page 3-2). Proposed Amendment to read: All dwelling structures shall have no less than eighteen (18) feet exterior width, or a total of 324 square feet; measured from the exterior finish walls and/or foundation whichever is greater.
  - Table 4.01: Use Matrix – Residential Uses (page 4-7). Proposed Amendment to have: “C” (*inserted within in the AG District column; allowing Two-Family Permitted by Conditional Use Permit*).
  - Table 4.01: Use Matrix – Industrial Uses (page 4-10). Proposed Amendment to have: “C” (*inserted within in the C-2 District column; allowing Agricultural Industry Use Permitted by Conditional Use Permit*).
  - Table 4.02: Development Criteria for Zoning Districts (page 4-11). Proposed Amendment to read: Minimum front yard (major subdivision with public water and/or sewer).