



CLASSIFIEDS

Non-commercial Reader Ads must be paid when placed - DEADLINE is Monday at NOON

Miscellaneous

The bathroom of your dreams in as little as 1 day. Limited Time Offer - \$1000 off or No Payments and No Interest for 18 months for customers who qualify. BCI Bath & Shower. Many options available. Quality materials & professional installation. Senior & Military Discounts Available. Call Today! 1-888-708-4754

Safe Step. North America's #1 Walk-In Tub. Comprehensive lifetime warranty. Top-of-the-line installation and service. Now featuring our FREE shower package and \$1600 Off for a limited time! Call today! Financing available. Call Safe Step 1-844-376-4154

Miscellaneous

Does your basement or crawl space need some attention? Call Thrasher Foundation Repair! A permanent solution for waterproofing, failing foundations, sinking concrete and nasty crawl spaces. FREE Inspection & Same Day Estimate. \$250 off ANY project with code GET250. Call 1-866-554-1730

Do You Remember?

A fond look back at Columbus Junction, Iowa



E-mail us your photos and details from your family gatherings, vacations, etc. . . .

We would love to have you as a part of the next

Columbus Gazette!

cjgaz@windstream.net

NOW HIRING!

1st shift and 2nd shift available
Production Labor positions
Various Skilled Labor positions
Tool and Die Apprenticeship opportunity

S & J Tube Inc.
929 100th St. • Wapello, IA 52653
For further information
Please call 319-523-8191 ext:208

Columbus Gazette Subscription Rates

Louisa County.....	\$41.00
Adjoining Counties.....	\$45.00
All other Counties & Out of State.....	\$59.00

Thank-you

We would like to thank everyone that helped make last weekends Fun Ride for The Columbus City Masonic Lodge #107 a success. We had 30+ vehicles participate in the ride. We also had several people and local businesses donate items for the live auction that concluded the day.

First, we would like to thank the people that hosted us as stops along the ride. Brian and Colleen Bean, Brian and Sheila Jones (3 Sons Vineyard), Dave and Deb Boyd (Double D's), and American Legion Post 100.

Second, we would like to thank those that donated and helped cook the food for the day. Tyson Fresh Meats-Louisa County, Ron and Shelley Lagerquist, Bill and Shirley Juhl, John and Sarah Hand for the brisket, It was excellent., and Brett McConahay for getting the food prepared during the ride.

Next, we would like to thank everyone that donated items for the live auction. Chem Gro, Cove Equipment, RML Trucking LLC., Mincer Ford Inc, Wiele Chevrolet, Dairy Sweet Columbus Junction, Double-DD Bar & Grill, 3 Sons Vineyard, Wayne Van Auken - American Family Insurance Agent, Lance and Cher Talbot, Heath Allard, Randy Redlinger, Chris Pence, Tracy and Martha Harris, Devon and Stephanie Carrier, and Tony and Molly Lauber.

We would also like to give a special thanks to Mike and Jera Winters. They won a hand carved flag in the live auction and donated to Columbus City Lodge #107 to hang in the lodge.

Once again Columbus City Lodge #107 would like to thank everyone that helped to make this Fun Ride a success.

Thank you.
Columbus City Masonic Lodge #107

PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE PUBLIC NOTICE

Louisa County Board of Supervisors
April 14, 2026, at 9:00 a.m.

Notice is hereby given that the Board of Supervisors will conduct a public hearing beginning at 9:00 a.m. on Tuesday, April 14, 2026, in the Supervisor Office at 503 Franklin St., Wapello IA. At that time the Board will hear arguments for and against this Ordinance Amendment. Amending Zoning ordinance 110.4-Number of uses on one Lot.

Summary: Adding 1 Accessory Dwelling per Lot-Every Building hereafter erected or structurally altered shall be located on the lot as defined herein and in no shall there be more than one main dwelling and one accessory dwelling on one lot unless otherwise provided by this Ordinance. For a copy of the complete amendment, you may contact the Auditors office at 319-523-3371.

You may attend the hearing and express your views, or you may submit your written comments prior to the hearing. Comments should be directed to the Louisa County Auditor, PO Box 186, Wapello, IA 52653 or auditor@louisacountyia.gov.

110.4 NUMBER OF USES ON ONE LOT(1 Dwelling & 1 Accessory Dwelling per lot)-No lot shall contain more than one principal use. Every building hereafter erected or structurally altered shall be located on a the lot as defined herein and in no case shall there be more than one main building-dwelling and one accessory dwelling on one lot unless otherwise provided by this Ordinance.

ADD UNDER 110.4:

110.4a (1) An accessory dwelling unit shall comply with all applicable building regulations as defined in Iowa Code chapter 103A. An Accessory Dwelling must meet all County setback requirements as presented in this Ordinance.

(2) An accessory dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single-family residence, whichever is larger.

(3) An accessory dwelling unit shall be prohibited or limited only to the extent that a state historic building code restriction, as adopted by the county in accordance with Iowa Code section 103A.43, subsection 3, a deed restriction, or a rule of a common interest community, as defined in Iowa Code section 499C.1, limits or prohibits the construction or use of an accessory dwelling unit.

(4) All other restrictions, see addendum and Iowa Code Section 331.301 Subsection 27.

ADD IN 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 a single-family residence.

Detached: being part of any accessory structure such as a detached garage.

39. Family-Single Family Residence: One or more persons occupying a dwelling and living as a single unit, whether related to each other by birth or marriage, as distinguished from a group occupying a boarding house, lodging house or hotel. A family as defined herein shall include not more than four unrelated persons.

AN ACT

RELATING TO COUNTY AND CITY REGULATION OF ACCESSORY DWELLING UNITS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 331.301, Code 2025, is amended by adding the following new subsection:

NEW SUBSECTION. 27. a. A county shall allow a minimum of one accessory dwelling unit on the same lot as a single family residence in accordance with the following conditions:

(1) An accessory dwelling unit shall comply with all applicable building regulations as defined in chapter 103A.

(2) An accessory dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single family residence, whichever is larger.

(3) An accessory dwelling unit shall be prohibited or limited only to the extent that a state historic building code restriction, as adopted by a county in accordance with section 103A.43, subsection 3, a deed restriction, or a rule of a common interest community, as defined in section 499C.1, limits or prohibits the construction or use of an accessory dwelling unit. The imposition of an ordinance, motion, resolution, or amendment regulating accessory dwelling units that is more restrictive when applied to a common interest community than when applied to a single family residence is prohibited.

(4) If a manufactured home as defined in section 435.1, subsection 3, or a mobile home as defined in section 435.1, subsection 5, is used as an accessory dwelling unit, the manufactured home or mobile home shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes pursuant to section 435.26.

b. Except as otherwise provided in paragraph 'a- or by state law, a county shall not impose any of the following limitations or restrictions:

(1) Requirements related to the placement or appearance of an accessory dwelling unit that are more restrictive than those imposed on a single family residence including but not limited to the following: maximum building heights; minimum setback requirements; minimum lot sizes; minimum building frontages; maximum lot coverages; density requirements; and aesthetic or architectural standards or requirements. Additionally, a county shall not require an accessory dwelling unit to match the exterior design, roof pitch, or finishing materials of the single family residence.

(2) Regulations on the use of an accessory dwelling unit as a rental property that are more restrictive than those provided for in subsection 18 of this section and chapter 562A.

(3) A requirement that the lot containing a single family residence and an accessory dwelling unit have additional parking beyond that required for a single family residence or payment of a fee in lieu of providing additional parking.

(4) Restrictions on the occupancy of either the single family residence or the accessory dwelling unit by any of the following manners: requiring the property owner to be a resident; requiring a familial, marital, or employment relationship to exist between the occupants of the single family residence and the occupants of the accessory dwelling unit; or restricting the occupancy of an accessory dwelling unit based on income or age.

(5) The requirement of new or separate utility lines between the accessory dwelling unit and public utility service connections. However, if full utility access that includes a separate metering system for billing purposes cannot be provided to the accessory dwelling unit, then the county can require new or separate utility lines.

(6) Imposition of a different county impact fee structure or development standard for an accessory dwelling unit than those used for the single family residence on the same lot.

(7) The requirement of improvements or repairs to public streets or sidewalks beyond those imposed on the single family residence on the same lot.

c. A county shall approve an accessory dwelling unit permit application that meets the requirements set forth in paragraph "a., and by state law without discretionary review or hearing and consistent with the

frame assigned to the approval of a single family residence. An accessory dwelling unit permit application shall not have a review timeline or schedule in excess of a county's normal review schedule for a single family residence. If the county denies an accessory dwelling unit permit, the reason for denial shall be provided in writing to the applicant and include any remedy necessary to secure approval.

d. A county ordinance, motion, resolution, or amendment regulating accessory dwelling units in a manner that conflicts with this subsection is void. Nothing in this subsection prohibits a county from adopting an ordinance, motion, resolution, or amendment that is more permissive than the requirements provided in this subsection.

e. For the purposes of this subsection:

(1) Accessory dwelling unit, means 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.

(2) "Detached" includes being part of any accessory structure such as a detached garage.

(3) "Dwelling unit," means the same as defined in section 562A.6, subsection 3.

(4) Single family residence means the same as defined in section 562A.6, subsection 15, except to the extent that a single family residence may share utility lines with the accessory dwelling unit if full utility access that includes a separate metering system for billing purposes can be provided to the accessory dwelling unit.

Sec. 2. Section 364.3, Code 2025, is amended by adding the following new subsection:

NEW SUBSECTION. 20. a. A city shall allow a minimum of one accessory dwelling unit on the same lot as a single family residence in accordance with the following conditions:

(1) An accessory dwelling unit shall comply with all applicable building regulations as defined in chapter 103A.

(2) An accessory dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single family residence, whichever is larger.

(3) An accessory dwelling unit shall be prohibited or limited only to the extent that a state historic building code restriction, as adopted by a city in accordance with section 103A.43, subsection 3, a deed restriction, or a rule of a common interest community, as defined in section 499C.1, limits or prohibits the construction or use of an accessory dwelling unit. The imposition of an ordinance, motion, resolution, or amendment regulating accessory dwelling units that is more restrictive when applied to a common interest community than when applied to a single family residence is prohibited.

(4) If a manufactured home as defined in section 435.1, subsection 3, or a mobile home as defined in section 435.1, subsection 5, is used as an accessory dwelling unit, the manufactured home or mobile home shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes pursuant to section 435.26.

b. Except as otherwise provided in paragraph "a- or by state law, a city shall not impose any of the following limitations or restrictions:

(1) Requirements related to the placement or appearance of an accessory dwelling unit that are more restrictive than those imposed on a single family residence including but not limited to the following: maximum building heights; minimum setback requirements; minimum lot sizes; minimum building frontages; maximum lot coverages; density requirements; and aesthetic or architectural standards or requirements. Additionally, a city shall not require an accessory dwelling unit to match the exterior design, roof pitch, or finishing materials of the single family residence.

(2) Regulations on the use of an accessory dwelling unit as a rental property that are more restrictive than those provided for in subsections 9 and 16 of this section, section 414.1, subsection 1, paragraph "e-, and chapter 562A,

(3) A requirement that the lot containing a single family residence and an accessory dwelling unit have additional parking beyond that required for a single-family residence or payment of a fee in lieu of providing additional parking.

(4) Restrictions on the occupancy of either the single family residence or the accessory dwelling unit by any of the following manners: requiring the property owner to be a resident; requiring a familial, marital, or employment relationship to exist between the occupants of the single family residence and the occupants of the accessory dwelling unit; or restricting the occupancy of an accessory dwelling unit based on income or age.

(5) A requirement of new or separate utility lines between the accessory dwelling unit and public utility service connections. However, if full utility access that includes a separate metering system for billing purposes cannot be provided to the accessory dwelling unit, then the city can require new or separate utility lines.

(6) Imposition of a different city impact fee structure or development standard for an accessory dwelling unit than those used for the single family residence on the same lot.

(7) The requirement of improvements or repairs to public streets or sidewalks beyond those imposed on the single family residence on the same lot.

c. A city shall approve an accessory dwelling unit permit application that meets the requirements set forth in paragraph

- and by state law without discretionary review or hearing and consistent with the time frame assigned to the approval of a single family residence. An accessory dwelling unit permit application shall not have a review timeline or schedule in excess of a city's normal review schedule for a single family residence. If the city denies an accessory dwelling unit permit, the reason for denial shall be provided in writing to the applicant and include any remedy necessary to secure approval.

d. A city ordinance, motion, resolution, or amendment regulating accessory dwelling units in a manner that conflicts with this subsection is void. Nothing in this subsection prohibits a city from adopting an ordinance, motion, resolution, or amendment that is more permissive than the requirements provided in this subsection.

e. For the purposes of this subsection:

(1) Accessory dwelling unit means 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.

(2) "Detached" includes being part of an accessory structure such as a detached garage.

(3) "Dwelling unit" means the same as defined in section 562A.6, subsection 3.

(4) "single family residence" means the same as defined in section 562A.6, subsection 15, except to the extent that a single family residence may share utility lines with the accessory dwelling unit if full utility access that includes a separate metering system for billing purposes can be provided to the accessory dwelling unit.

/s/ Amy Sinclair, President of the Senate, /s/ Pat Grassley, Speaker of the House.

I hereby certify that this bill originated in the Senate and is known as Senate File 592, Ninety-first General Assembly.

/s/ W. Charles Smithson, Secretary of the Senate

Approved May 1st, 2025

/s/ Kim Reynolds, Governor

Published Wednesday, April 1, 2026 in the Columbus Gazette