



CITY OF CENTERVILLE

312 East Maple St, PO Box 578

Centerville, IA 52544

www.centerville-ia.org

Phone: (641) 437-4339 Fax: (641) 437-1498

Zoning Frequently Asked Questions

The City of Centerville has recently approved a new Comprehensive Plan. The Comprehensive Plan includes various recommendations for changes to the City zoning ordinance. To comply with the plan, the City will soon consider revising its zoning ordinance, which includes the implementation of Extra-Territorial Zoning – extending the City zoning to affect land within a two-mile radius of the corporate limits of Centerville. This sheet answers some questions regarding Extra-Territorial Zoning. Several additions to this list have been made since its initial release in April of 2018.

What is Extra-Territorial Zoning? Extra-Territorial Zoning means the ability of cities in Iowa pursuant to Iowa Code Chapter 414, to, by ordinance, extend their zoning up to two miles outside of city boundaries. However, a city cannot zone areas where county zoning is already in effect.

Why does Centerville want to expand their Zoning? The reason the City desires to implement Extra-Territorial Zoning is to (1) provide for thoughtful development in areas around the City in accordance with the Comprehensive Plan, and (2) protect property and property owners. For example, the City would be able to review plans for the development of a residential subdivision to conform with City design standards and public-works plan. Also, the City would have the chance to approve the development of certain new uses (like a power plant or rock quarry) next to existing surrounding uses (like a residential development or hospital), to ensure that the development does not negatively affect the existing uses.

Will I become a Citizen of Centerville if my property is in the Extra-Territorial Zoning area? No, owning property within such area does not mean you will be a citizen of the City of Centerville.

Can my property be declared a nuisance by the Centerville Police if my property is zoned? No, nuisance laws that are enforced by the City only apply to those properties inside the city limits of Centerville.

Will my taxes go up because of a change in my zoning? No, taxes are based on how you use land, not on how it is zoned. For example, if you build your house on a commercial lot it will be taxed as a house, not as a commercial building. Taxes on land outside of Centerville will still be based on the Township you belong to and will not be assessed City taxes.

Does this mean that Centerville wants to annex my land? No, the City of Centerville is not currently planning on annexing new property except as requested by land owners currently adjacent to Centerville.

Does this mean I have to stop my current use of the land? No, current uses will be grand-fathered in and will be considered compatible.

When will this take effect? The proposed zoning ordinance is being considered at the May 6th City Council meeting and, if approved, would go into effect once published in the Daily Iowegian.



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What if my land is a Farm? Iowa Code section 335.27 exempts farms from the 2-mile zoning ordinance as long as they are being used for crop production, animal production, CRP or similar.

If my property is zoned, can I still hunt on it? Hunting is considered an agricultural activity and would be exempt from zoning regulations outside of City Limits.

How do I change the designation of my property? Property owners can request that their zoning designation be changed by submitting a zoning change form at City Hall. Requests go to the Planning & Zoning Commission for recommendation to the City Council.

Where can I find a map of the changes and proposed zoning? You can access a free digital copy of the map and zoning at www.centerville-ia.org/centerville/resources/generalresources.

I have more questions, who can I talk to about zoning? You can contact Centerville City Hall at 641-437-4339 or via email at Cityadmin@centerville-ia.org or through direct messaging our City Facebook site.

Public hearings on the proposed zoning will be held on April 22, 2019 at 5:30 pm and at the Regular City Council meeting on May 6, 2019 at 6:00pm. Both public hearings are open to the public and will take place at Centerville City Hall.