



PLANNING & ZONING

ZONING TEXT AMENDMENT REQUEST APPLICATION

301 N BUXTON, SUITE 210
INDIANOLA, IA 50125
PHONE: 515-690-9160

Application Fee: A non-refundable application fee of \$1,000.00 is required.

A Zoning Ordinance Text Amendment is required to amend the text of the Warren County Zoning Ordinance. Zoning Ordinance Text Amendment requests may be initiated by any person, including the Board of Supervisors, Zoning Commission, and the Zoning Administrator. County staff will review the application and supporting materials, and the Zoning Commission and Board of Supervisors will consider the request at their respective public hearings. Notice will be provided in accordance with the Zoning Ordinance, including mailed notice to property owners within 500 feet of the subject property when the text amendment is initiated in connection with, or applies specifically to, a particular property, zoning district, or defined geographic area. Zoning Ordinance Text Amendments of general applicability that apply uniformly throughout the County shall not require mailed notice to surrounding property owners. Applicants must submit a complete application, required fee, and documentation demonstrating compliance with the Standards for Approval in Section 43.09 of the Zoning Ordinance.

Pre-Application Meeting.

Before submitting a Zoning Ordinance Text Amendment application, the applicant must attend a pre-application meeting with County Zoning Staff to review the procedures and requirements for a Zoning Ordinance Text Amendment. Representatives from other relevant County departments, and when applicable, affected cities, may also attend. The Zoning Administrator may waive the pre-application meeting requirement upon written request, provided all involved departments and agencies agree the meeting is not necessary. It is required that you submit a legal description for each parcel that is pertaining to the application in a Word document.

Applicant Information

Applicant: New Pioneer Gun Club
Address: 24337 28th Lane, New Virginia, IA 50210
Phone: 515-669-7430
Email: jfaust@aterracs.com

Zoning Ordinance Text Amendment:

The amendment(s) propose changes to the following sections of the Warren County Zoning Ordinance (please be specific as possible, and provide the specific section(s) reference):

The application proposes the following amendments to the Warren County Zoning Ordinance. The tracked changes version of the proposed text is attached as Exhibit A.

1. Section 41.11, Table of Uses. In the row for "Outdoor shooting ranges, gun clubs, and similar uses, as permitted by Iowa Code § 657.9," change the designation in the AG (Agricultural) District column from "C*" to "P," and change the corresponding entry in the Supplemental Standards (Chapter 42) column from "Yes" to "No." No other district designation in that row is changed, and the row for indoor shooting ranges, gun clubs, and similar uses is not amended.

2. Section 41.02, AG (Agricultural) Zoning District Regulations. Add a provision establishing outdoor shooting ranges, gun clubs, and similar uses as principal permitted uses in the AG (Agricultural) District, subject to the regulations and restrictions established for the district, the general performance standards of Section 42.07, and all other generally applicable requirements of the Ordinance and of applicable state and federal law. The provision states the approval required by Iowa Code § 657.9 before a new outdoor shooting range is established or an existing outdoor shooting range is substantially changed, and preserves outdoor shooting ranges lawfully established before the effective date of the provision as lawful existing uses.



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3. Section 42.08, Specific Supplemental Standards. Amend the subheading "Shooting Ranges, Gun Clubs, and Similar Uses" to read "Indoor Shooting Ranges, Gun Clubs, and Similar Uses," and conform the introductory sentence so that the supplemental standards apply to indoor shooting ranges, gun clubs, and similar uses in the commercial and industrial districts.

4. Section 42.08, conditions 1, 3, 8, and 16. Conform condition 1 to indoor shooting ranges. Delete condition 3, the National Rifle Association design standards for outdoor shooting ranges, and reserve the numbering. Delete from condition 8 the reference to approval as part of a Conditional Use Permit, leaving approval as part of the site plan. Conform condition 16 to existing indoor shooting ranges. Conditions 2, 4 through 7, and 9 through 15 are not amended.

The amendment applies uniformly to all property in the AG (Agricultural) District in unincorporated Warren County and is prospective in effect. It does not amend the zoning map, does not change the Future Land Use Map, and does not approve, rezone, or otherwise act upon any particular parcel.

Also attach a document with the tracked changes version of the text, showing proposed edits (i.e., proposed additions in red underlined font and proposed deletions in gray strikethrough font).

The undersigned affirms that the information and exhibits provided herein are true and correct to the best of their knowledge and belief and acknowledges that the proposed amendment is a legislative matter considered in furtherance of the public interest and the County's best interest. The County retains full discretion to approve, deny, or modify the proposed amendment.

Name (Printed): James Faust

Signature: Click or tap here to enter text.

Date: Click or tap here to enter text.

James Faust
10/11/2026

Return this completed and signed application along with payment of filing fee to the Zoning Department (301 N Buxton St, Indianola, IA 50125) or zoning@warrencountyia.org.

OFFICIAL USE ONLY

Date Received: *10/02/26*

Case Number:

Receipt Number: *518098*

Submittal Requirements

The following items must be submitted for the application to be complete:

Written Statement of Justification

Provide a written statement of justification explaining the need for the Zoning Ordinance Text Amendment and its benefits. Include any supporting materials (i.e., legal analysis, model ordinance excerpts, or a community impact assessment), along with any additional information the Zoning Administrator deems necessary to review the application, as provided in Section 43.09(2)(b) of the Zoning Ordinance. Provide supporting documentation and attach additional pages as necessary.

Standards for Approval



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Explain how the proposed Zoning Ordinance Text Amendment meets the Standards for Approval in subsection (4) of Section 43.09 of the Zoning Ordinance. Provide supporting documentation and attach additional pages as necessary.

a. Does the proposed amendment conform to the general goals, objectives, and policies of the Warren County Comprehensive Land Use Plan?

Yes. The amendment conforms to the general goals, objectives, and policies of the Warren County Comprehensive Land Use Plan. It keeps outdoor shooting ranges and gun clubs within the AG District rather than encouraging parcel-specific conversion of large rural tracts to commercial zoning. At the same time, the amendment advances the Plan's recreational and quality-of-life goals by providing a lawful and predictable path for large-acreage outdoor shooting-sports facilities that are suited to rural settings. The amendment does not change the Future Land Use Map or rezone any parcel; it establishes a uniform countywide rule within the existing AG District.

b. Does the proposed amendment conform to the general purpose and intent of the Zoning Ordinance?

Yes. The current ordinance already recognizes outdoor shooting ranges, gun clubs, and similar uses in the AG District. The proposed amendment does not introduce a new land use into AG; it changes the local classification from a Board of Adjustment Condition Use Permit to a principal permitted use while preserving the separate Zoning Commission approval required by Iowa Code section 657.9. The amendment promotes consistent, objective administration and retains the generally applicable AG bulk regulations and all generally applicable County, state, and federal requirements.

c. Does the proposed amendment further advance the public health, safety, and general welfare of Warren County and does not create a conflict with other County Ordinances?

Yes. The amendment advances public health, safety, and general welfare by creating a single, transparent approval structure centered on the County Zoning Commission, the body expressly identified in Iowa Code section 657.9. Making the use "P" does not mean unregulated. Establishment or substantial change of a range still requires Zoning Commission approval; generally applicable AG zoning requirements remain enforceable; and building, fire, access, drainage, stormwater, water and wastewater, environmental, and other applicable laws remain in effect. Iowa Code section 657.9 also expressly preserves actions based on negligence and recklessness. The amendment removes duplicative local range-specific conditions rather than eliminating ordinary public-safety regulation.

d. Is a zoning text amendment necessary to achieve the stated purpose, or are there feasible alternative approaches?



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A text amendment is necessary to achieve the stated purpose. Leaving the use classified "C*" preserves two different decision-makers and two overlapping approval processes: statutory approval by the Zoning Commission under Iowa Code section 657.9 and a separate Conditional Use Permit decided by the Board of Adjustment under Section 43.11. Section 43.11 also authorizes broad, case-specific operating and financial conditions, creating uncertainty under Iowa Code section 335.26. A site-specific rezoning is not a preferable alternative because it changes the zoning map, may create spot-zoning concerns, and is less consistent with preserving agricultural zoning. A narrow, countywide text amendment is the most direct and uniform solution.

e. Is the proposed amendment not solely for the benefit of the applicant, and serves a broader public or community interest?

Yes. The amendment is not solely for the benefit of the applicant. It applies uniformly to every similarly situated outdoor shooting range or gun club in the AG District throughout unincorporated Warren County. It clarifies the roles of the Zoning Commission and Board of Adjustment for County staff, residents, future applicants, and neighboring landowners; avoids duplicative proceedings; reduces litigation risk; and preserves agricultural zoning. It also supports organized recreation, safety education, youth shooting programs, and responsible range operation. No specific property is approved by the amendment, and each new or substantially changed range remains subject to Iowa Code section 657.9.

Click or tap here to enter text.

EXHIBIT A
PROPOSED ZONING ORDINANCE TEXT AMENDMENT
WARREN COUNTY ZONING ORDINANCE, CHAPTERS 41 AND 42

Applicant: New Pioneer Gun Club

Proposed additions are shown in red underlined text. Proposed deletions are shown in ~~gray strikethrough text~~. Provisions not reproduced below are unchanged. Section headings and numbering follow the Ordinance as most recently amended.

AMENDMENT 1. Section 41.11, Table of Uses.

The row of the Table of Uses for outdoor shooting ranges is amended as follows. No other district designation in that row is changed, and the row for indoor shooting ranges, gun clubs, and similar uses is not amended.

Use	AG	Supplemental Standards (Chapter 42)?
Outdoor shooting ranges, gun clubs, and similar uses, as permitted by Iowa Code § 657.9	C* <u>P</u>	Yes <u>No</u>

Under the key to the Table of Uses, “P” denotes a Principal Permitted Use, “P*” denotes a Principal Permitted Use to which supplemental standards apply, and “C*” denotes a Conditional Use to which supplemental standards apply.

AMENDMENT 2. Section 41.02, AG (Agricultural) Zoning District Regulations.

Section 41.02 is amended by inserting the following provision immediately following the paragraph captioned “Uses” and immediately preceding the paragraph captioned “Bulk Regulations”:

Outdoor Shooting Ranges, Gun Clubs, and Similar Uses. Outdoor shooting ranges, gun clubs, and similar uses, as permitted by Iowa Code § 657.9, as amended, are principal permitted uses in the AG (Agricultural) Zoning District, subject to the regulations and restrictions established for the district in this Section, the general performance standards of Section 42.07, and all other generally applicable requirements of this Ordinance and of applicable state and federal law.

Before a person improves property acquired to establish, use, and maintain a new outdoor shooting range by the erection of buildings, breastworks, ramparts, or other works, or before a person substantially changes the existing use of an outdoor shooting range, the person shall obtain the approval of the County Zoning Commission as required by Iowa Code § 657.9, as amended.

Outdoor shooting ranges lawfully established prior to the effective date of this provision may continue as lawful existing uses and may continue to operate in accordance with this

Ordinance. Any replacement, expansion, or alteration of such a facility shall comply with all applicable County, state, and federal regulations.

AMENDMENT 3. Section 42.08, Specific Supplemental Standards, subheading “Shooting Ranges, Gun Clubs, and Similar Uses.”

The subheading and introductory sentence are amended as follows:

Indoor Shooting Ranges, Gun Clubs, and Similar Uses

~~Outdoor shooting ranges, and similar uses, are conditionally permitted in the AG (Agricultural) zoning district, and indoor~~ **Indoor** shooting ranges, **gun clubs**, and similar uses, are principally permitted in the commercial and industrial zoning districts, and subject to the following conditions:

Conditions 1, 3, 8, and 16 are amended as follows. Conditions 2, 4 through 7, and 9 through 15 are not amended and continue to apply to indoor shooting ranges, gun clubs, and similar uses.

1. **State and Federal Compliance.** ~~Both indoor and outdoor shooting ranges~~ **Indoor shooting ranges** shall comply with all applicable state, regional, and federal regulations, including but not limited to Iowa Code § 657.9, as amended, which require review and approval by the County Zoning Commission prior to the establishment or substantial change of such uses; the State Building and Fire Code; and any necessary review or permitting by the Iowa Department of Natural Resources (IDNR) or other relevant regulatory agencies. The property owner shall be responsible for ensuring that all construction complies with these codes and standards and shall obtain any required inspections, as determined by the applicable building or code enforcement authority.
3. **~~Design Standards.~~** ~~The National Rifle Association (NRA) design standards for outdoor shooting ranges shall be complied with and include the following as a minimum:~~ **Reserved.**
 - a. ~~No facility shall be allowed within five hundred (500) feet of an existing residence, measured from the property line of the range site, without the permission of the existing residents.~~
 - b. ~~A backstop having a minimum height of twenty (20) feet with a top width of at least four (4) feet and side berms having a minimum height of eight (8) feet shall be required unless significant terrain features exist that would take their place.~~
 - c. ~~For skeet and trap shooting, a three hundred (300) yard shot fall zone to the front and sides of the range as measured from the center of the firing stations, shall be provided. This area shall be contained wholly within the property on which the range is located, or on property leased by the facility or covered by signed agreement of adjacent property owners.~~

- d. ~~Gates shall be placed at all road entrances to the property and shall be locked when the facility is not in use.~~
- e. ~~Landscaping including the planting of trees shall be provided to screen the range from roads and adjacent residences.~~

8. **Hours of Operation.** The discharge of firearms is prohibited between sunset and 7:00 a.m., unless otherwise approved as part of the ~~Conditional Use Permit (for outdoor ranges in the AG (Agricultural) zoning district) or site plan (for indoor ranges in the commercial and industrial zoning districts)~~ the site plan, in order to minimize impacts on adjacent properties.

16. **Existing Indoor Shooting Ranges.** Existing indoor shooting ranges lawfully established prior to the effective date of this Ordinance may continue as lawful existing uses and may continue to operate in accordance with this Ordinance. Any replacement, expansion, or alteration of such facilities shall comply with all applicable County, state, and federal regulations.