

DISTRICT REGULATIONS

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DISTRICT REGULATIONS

1.16 DISTRICTS ESTABLISHED. The County is herewith divided into the following districts:

AG	Agricultural District
AG-D	Agricultural Development District
CN	Conservation District
RS	Residential Single-Family District
RM	Residential Multi-Family District
MH	Mobile Home District
AC	Arterial Commercial District
LI	Light Industrial District
HI	Heavy Industrial District
PD	Planned Development District

These districts are established as identified on the Official Zoning Map which, together with all explanatory matters thereon, is hereby adopted by reference and declared to be part of this Ordinance.

1.17 AG - AGRICULTURAL DISTRICT.

1. Intent. This district is intended primarily for application to those rural areas of the County where it is necessary and desirable to reserve for exclusive agricultural use approximately located areas suitable for the raising of crops or livestock because of high quality of soils, existing or potential drainage, or exclusive agricultural character of the area. It is envisioned that intensive agriculture will be contained within the AG District; therefore, this district discourages the location of non-agricultural uses that would not be compatible with agriculture. In compliance with Chapter 335.2, Code of Iowa, no regulation or restriction adopted under the provision of this Ordinance shall be construed to apply to land, farm houses, farm barns, farm out-buildings, or other buildings, structures, or erections which are primarily adapted by reason of nature and area, for use for agricultural purposes while so used.

2. Permitted Uses. The following uses are permitted in the AG District:

- A. Agriculture, including a principal dwelling and the usual agricultural buildings and structures.
- B. Animal feeding operations and confinement feeding operations as permitted by the Iowa Department of Natural Resources rules and regulations.
- C. Non-farm single-family dwellings, provided that the site is an existing or abandoned farmstead at the effective date of this Ordinance, regardless of size. No more than one (1) non-farm dwelling shall be allowed per site and one (1) non-farm dwelling shall be allowed on parcels other than farmsteads if of 35 acres or more.
- D. Home occupations.

3. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the AG District.

- A. Living quarters of persons employed on the premises and not rented or otherwise used as a separate dwelling.
- B. Private garages, barns and other farm buildings.
- C. Roadside stands offering for sale only agricultural products or other products produced on the premises.
- D. Temporary buildings for uses incidental to construction work. Such buildings shall be removed upon the completion or abandonment of the construction work.
- E. Essential services.

4. Special Exceptions. Certain uses may be permitted in the AG District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.

- A. Cemeteries, crematories or mausoleums.

- B. Commercial kennels.
- C. Commercial stables.
- D. Greenhouses and nurseries.
- E. Sanitary landfills.
- F. Private recreational camps, golf courses and recreational facilities.
- G. Public or private utility substations, relay stations, etc.
- H. Churches or accessory facilities.
- I. Publicly owned and operated buildings and facilities.
- J. Agricultural services.
- K. Commercial bulk grain storage, both publicly or privately owned or managed.
- L. Mining and extraction of minerals or raw materials. (See Supplementary District Regulations)
- M. Airports or landing fields.
- N. Transmitting stations or towers.
- O. Private schools.

5. Bulk Regulations. The following requirements shall provide for light and air around permitted uses and buildings in the AG District:

Min. Lot Area	Min. Lot Width (feet)	Min. Front Yard (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)	Max. Height: The Lesser of
35 acres*	200	50	25	25	2 1/2 stories or 35 feet

*Except that non-farm dwellings are allowed on abandoned farmsteads.

*Special exceptions in this district shall be exempt from the minimum lot area requirements.

6. Off-road Parking. The following off-road parking requirements shall apply in the AG District:

- A. Dwellings: two (2) parking spaces on the lot for each living unit in the building.
- B. Churches: one (1) parking space on the lot for each five (5) seats in the main auditorium.

- C. Public buildings and facilities: one (1) parking space for each three hundred (300) square feet of gross floor area or one (1) parking space for each five (5) seats in the main assembly area.
 - D. Roadside stands: one (1) parking space for each fifty (50) square feet of enclosed floor area.
 - E. Greenhouses and nurseries: one (1) parking space per one thousand (1,000) square feet of enclosed floor area.
7. Off-road Loading. The following off-road loading requirements shall apply in the AG District:
- A. All activities or uses allowed in the AG District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.
8. Signs. The following sign regulations shall apply to the AG District:
- A. Off-premises signs, except political and real estate signs, are not permitted.
 - B. On-premises signs are permitted.
 - C. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle.
 - D. No sign may obstruct the view of any highway or railroad so as to render dangerous the use of the highway.
 - E. Signs shall not encroach or extend over public right-of-way.
 - F. No sign may obscure or physically interfere with an official traffic control sign, signal or device.
 - G. No advertisement or advertising structure shall be posted, erected or maintained which simulates any official, directional or warning sign erected or maintained by the State, County, Municipal or other governmental subdivision or which incorporates or makes use of lights simulating or resembling traffic signals or control signs.
 - H. No advertisement shall be posted or maintained on rocks, fences, trees, or other perennial plants, or on poles maintained by public utilities.

1.18 AG-D - AGRICULTURAL DEVELOPMENT DISTRICT.

1. Intent. This district is intended primarily for application to those rural areas of the County where farm uses begin to border/mingle with non-farm uses of commercial, residential, or industrial. Therefore, the attempt is to separate the more intensive agricultural uses from the adjacent urban areas. This district is a two thousand five hundred (2,500) foot buffer around existing corporate limits, or areas programmed for intensive non-farm uses, or along and around major public use areas. In compliance with Chapter 335.2, Code of Iowa, no regulation or restriction adopted under the provision of this Ordinance shall be construed to apply to land, farm houses, farm barns, farm out-buildings, or other buildings, structures, or erections which are primarily adapted by reason of nature and area, for use for agricultural purposes while so used.

2. Permitted Uses. The following uses are permitted in the AG-D District:

A. Agriculture, including the usual agricultural buildings and structures.

B. Single-family, non-farm dwellings provided that one of the following criteria exists:

(1) The site is an existing or abandoned farmstead at the effective date of this Ordinance. No more than one (1) non-farm dwelling shall be allowed per site.

(2) The total acreage of the site shall average a Corn Suitability Rating (as defined by the Soil Conservation Service) of less than sixty-five (65).

C. Home occupations.

3. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the AG-D District:

A. Living quarters of persons employed on the premises and not rented or otherwise used as a separate dwelling.

B. Private garages, barns and other farm buildings.

C. Roadside stands offering for sale only agricultural products or other products produced on the premises.

D. Temporary buildings for uses incidental to construction work. Such buildings shall be removed upon the completion or abandonment of the construction work.

E. Satellite dishes less than two (2) meters in diameter.

F. Essential services.

4. Special Exceptions. Certain uses may be permitted in the AG-D District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.

- A. Cemeteries, crematories or mausoleums.
- B. Commercial kennels.
- C. Commercial stables.
- D. Greenhouses and nurseries.
- E. Sanitary landfills.
- F. Private recreational camps, golf courses and recreational facilities.
- G. Public or private utility substations, relay stations, etc.
- H. Churches or accessory facilities.
- I. Publicly owned and operated buildings and facilities.
- J. Agricultural services.
- K. Commercial bulk grain storage, both publicly or privately owned or managed.
- L. Mining and extraction of minerals or raw materials.
- M. Airports or landing fields.
- N. Transmitting stations or towers.

5. Bulk Regulations. The following requirements shall provide for light and air around permitted uses and buildings in the AG-D District:

	Min. Lot Area	Min. Lot Width (feet)	Min. Front Yard (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)	Max. Height: The Lessor of
Agriculture	35 Acres	200	50	25	25	2 1/2 stories or 35 feet
Non-Farm Dwellings	1 acre	200	50	25	25	1 1/2 stories or 35 feet

*Except that non-farm dwellings are allowed on abandoned farmsteads.

*Special exceptions in this district shall be exempt from the minimum lot area requirements.

6. Off-road Parking. The following off-road parking requirements shall apply in the AG-D District:

- A. Dwellings: two (2) parking spaces on the lot for each living unit in the building.
- B. Churches: one (1) parking space on the lot for each five (5) seats in the main auditorium.

C. Public buildings and facilities: one (1) parking space for each three hundred (300) square feet of gross floor area or one (1) parking space for each five (5) seats in the main assembly area.

D. Roadside stands: one (1) parking space for each fifty (50) square feet of enclosed floor area.

E. Greenhouses and nurseries: one (1) parking space per one thousand (1,000) square feet of enclosed floor area.

7. Off-road Loading. The following off-road loading requirements shall apply in the AG-D District:

A. All activities or uses allowed in the AG-D District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.

8. Signs. The following sign regulations shall apply to the AG-D District:

A. Off-premises signs, except political and real estate signs, are not permitted.

B. On-premises signs are permitted.

C. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle.

D. No sign may obstruct the view of any highway or railroad so as to render dangerous the use of the highway.

E. Signs shall not encroach or extend over public right-of-way.

F. No sign may obscure or physically interfere with an official traffic control sign, signal or device.

G. No advertisement or advertising structure shall be posted, erected or maintained which simulates any official, directional or warning sign erected or maintained by the State, County, Municipal or other governmental subdivision or which incorporates or makes use of lights simulating or resembling traffic signals or control signs.

H. No advertisement shall be posted or maintained on rocks, fences, trees, or other perennial plants, or on poles maintained by public utilities.

1.19 CN - CONSERVATION DISTRICT.

1. This district is intended to prevent, in those areas which are subject to periodic or potential flooding, such development as would result in a hazard to health or safety or be otherwise incompatible with the public welfare. This district is also intended to provide for, but not be limited to, water conservation, erosion control, protection of wildlife habitat, protect natural erosion control, protect natural drainage ways and to generally provide for ecologically sound land use of environmentally sensitive areas.

2. Permitted Uses. The following uses are permitted in the CN District.

A. Undeveloped and unused land in its natural condition.

B. Public parks and recreation open space.

3. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the CN District.

A. Agriculture, exclusive of dwelling units.

B. Agricultural or recreational buildings or structures whose use or value would not be impaired by being flooded.

C. Flood control structures.

D. Roadside stands offering for sale only agricultural products or other products produced on the premises.

E. Temporary buildings for the uses incidental to construction work which buildings shall be removed upon the completion or abandonment of the construction work.

F. Essential services.

4. Special Exceptions. Certain uses may be permitted in the CN District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.

A. Cemeteries, crematories or mausoleums.

B. Commercial stables.

C. Greenhouses and nurseries.

D. Private recreational uses.

E. Public or private utility substations, relay stations, etc.

F. Publicly owned buildings and facilities.

G. Single Family Dwelling.

H. Home occupation.

I. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the CN District.

1. Private garages

2. Private recreational facilities

5. Bulk Regulations. The following requirements shall provide for light and air around permitted uses and buildings in the CN District.

Min. Lot Area	Min. Lot Width (feet)	Min. Front Yard (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)	Max. Height: The Lesser of
5 acres	200	100	25	50	2 1/2 stories or 35 feet, excluding farm buildings

6. Off-road Parking. The following off-road parking requirements shall apply in the CN District.

- A. Roadside stands: one (1) parking space for each fifty (50) square feet of floor area.
- B. Greenhouses and nurseries: one (1) parking space per 1,000 square feet of enclosed floor area.
- C. Public buildings and facilities: one (1) parking space for each three hundred (300) square feet of gross floor area or one (1) parking space for each five (5) seats in the main assembly area.

7. Off-road Loading. The following off-road loading requirements shall apply in the CN District.

- A. All activities or uses allowed in the CN District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.
- B. Loading shall not be permitted to block public right-of-way.

8. Signs. The following sign regulations shall apply to the CN District:

- A. Off-premises signs are not permitted.
- B. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle.
- C. No sign may obstruct the view of any highway or railroad so as to render dangerous the use of the highway.
- D. Signs shall not encroach or extend over public right-of-way.
- E. No sign may obscure or physically interfere with an official traffic control sign, signal or device.
- F. No advertisement or advertising structure shall be posted, erected or maintained which simulates any official, directional or warning sign erected or maintained by the State, County, Municipal or other governmental subdivision or which incorporates or makes use of lights simulating or resembling traffic signals or control signs.
- G. No advertisement shall be posted or maintained on rocks, fences, trees, or other perennial plants, or on poles maintained by public utilities.

1.20 RS - RESIDENTIAL SINGLE-FAMILY DISTRICT.

1. Intent. This district is intended to provide for single-family residential areas where public utilities and services are available and to encourage a suitable living environment through the promotion of public health, safety and welfare. Low and medium population density areas are recognized and provided for by varying the minimum bulk regulations. Criteria such as topography, soil types, access, traffic load on roads, utilities, and other public facilities shall be taken into consideration when the lot area requirement is established for the various single-family residential areas of the County.

2. Permitted Uses. The following uses are permitted in the RS District:

- A. Single-family detached dwellings.
- B. Family homes.
- C. Elder homes.
- D. Home occupations.

3. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the RS District:

- A. Private garages.
- B. Private recreational facilities.
- C. Temporary buildings for uses incidental to construction work. Such buildings shall be removed upon the completion or abandonment of the construction work.
- D. Essential services.

4. Special Exceptions. Certain uses may be permitted in the RS District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.

- A. Nursery schools.
- B. Public or private utility substations, relay stations, etc.
- C. Churches and church-owned buildings and facilities.
- D. Publicly owned and operated buildings and facilities.
- E. Private schools with a curriculum similar to public schools.
- F. Golf courses but not miniature courses or separate driving tees.
- G. Bed and breakfast houses.
- H. Private stables.

5. Bulk Regulations. The following requirements shall provide for light and air around permitted residential uses and buildings in the RS District:

	Min. Lot Area (sq. ft.)	Min. Lot Width (feet)	Min. Front Yard (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)	Max. Height: The Lesser of
With public water and sewer	20,000	100	30	10	35	2 1/2 stories or 35 feet
Without public water and sewer	40,000	100	30	10	35	2 1/2 stories or 35 feet

6. Off-road Parking. The following off-road parking requirements shall apply in the RS District:

- A. Dwellings: two (2) parking spaces on the lot for each living unit in the building.
- B. Churches: one (1) parking space on the lot for each five (5) seats in the main auditorium.
- C. Public buildings and facilities: one (1) parking space for each three hundred (300) square feet of gross floor area or one (1) parking space for each five (5) seats in the main assembly area.
- D. Elementary, junior high and equivalent private or parochial schools: one (1) parking space for each classroom and office plus one (1) parking space for each three hundred (300) square feet of gross floor area in the auditorium or gymnasium.
- E. Senior high schools and equivalent private or parochial schools: one (1) parking space for each employee and one (1) parking space for each ten (10) students.
- F. Colleges, universities, institutions of higher learning, and equivalent private or parochial schools: one (1) parking space for each employee and one (1) parking space for each five (5) students.
- G. Public buildings and facilities: one parking space for each three hundred (300) square feet of gross floor area.
- H. Nursery schools: one (1) parking space per employee.

7. Off-road Loading. The following off-road loading requirements shall apply in the RS District:

- A. All activities or uses allowed in the RS District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.

8. Signs. The following sign regulations shall apply to the RS District:

A. Off-premises signs are not permitted except for political signs.

B. On-premises signs are permitted.

C. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle.

D. No sign may obstruct the view of any highway or railroad so as to render dangerous the use of the highway.

E. Signs shall not encroach or extend over public right-of-way.

F. No sign may obscure or physically interfere with an official traffic control sign, signal or device.

G. No advertisement or advertising structure shall be posted, erected or maintained which simulates any official, directional or warning sign erected or maintained by the State, County, Municipal or other governmental subdivision or which incorporates or makes use of lights simulating or resembling traffic signals or control signs.

H. No advertisement shall be posted or maintained on rocks, fences, trees, or other perennial plants, or on poles maintained by public utilities.

1.21 RM - RESIDENTIAL MULTI-FAMILY DISTRICT.

1. Intent. This district is intended to provide for multi-family residential areas where public utilities and services are available and to encourage a suitable living environment through the promotion of public health, safety and welfare. Medium and high population density areas are recognized and provided for by varying the minimum bulk regulations. Criteria such as topography, soil types, access, traffic load on roads, utilities, and other public facilities shall be taken into consideration when the lot area requirement is established for the various multi-family residential areas of the County. This district shall be limited to areas within one-half (½) mile of an incorporated city within the County.

2. Permitted Uses. The following uses are permitted in the RM District:

- A. Single-family detached dwellings.
- B. Multi-family dwellings.
- C. Home occupations.
- D. Family homes.
- E. Elder homes.

3. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the RM District:

- A. Private garages.
- B. Parking lots.
- C. Private recreational facilities
- D. Temporary buildings for uses incidental to construction work. Such buildings shall be removed upon the completion or abandonment of the construction work.
- E. Essential services.

4. Special Exceptions. Certain uses may be permitted in the RM District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.

- A. Nursery schools.
- B. Public or private utility substations, relay stations, etc.
- C. Churches and church-owned facilities and publicly owned and operated buildings and facilities.
- D. Private schools with curriculum similar to public schools.

E. Lodging houses, dormitories, fraternities and sororities.

F. Bed and breakfast houses.

G. Health care facilities.

H. Hospitals.

5. Bulk Regulations. The following requirements shall provide for light and air around permitted residential uses and buildings in the RM District:

	Min. Lot Area per Dwelling (sq. ft.)	Min. Lot Area (sq. ft.)	Min. Lot Width (feet)	Min. Front Yard (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)	Max. Height: The Lesser Of
With Public Water and Sewer	10,000	20,000	100	30	10	35	3 stories or 45 feet
Without Public Water and Sewer	10,000	40,000	100	30	10	35	3 stories or 45 feet

6. Off-road Parking. The following off-road parking requirements shall apply in the RM District:

A. Single-family dwellings: two (2) parking spaces on the lot.

B. Multi-family dwellings: one (1) parking space on the lot for each dwelling unit.

C. Churches: one (1) parking space on the lot for each five (5) seats in the main auditorium.

D. Elementary, junior high and equivalent private or parochial schools: one (1) parking space for each classroom and office plus one (1) parking space per each three hundred (300) square feet of gross floor area in auditorium or gymnasium.

E. Senior high schools and equivalent private or parochial schools: one (1) parking space for each employee and one (1) parking space for each ten (10) students.

F. Colleges, universities, institutions of higher learning, and equivalent private or parochial schools: one (1) parking space for each employee and one (1) parking space for each five (5) students.

G. Public buildings and facilities: one (1) parking space for each three hundred (300) square feet of gross floor area or one (1) parking space for each five (5) seats in the main assembly area.

H. Nursery schools: one (1) parking space per employee.

7. Off-road Loading. The following off-road loading requirements shall apply in the RM District:

A. All activities or uses allowed in the RM District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.

8. Signs. The following sign regulations shall apply to the RM District:

A. Off-premises signs are not permitted except for political signs.

B. On-premises signs are permitted.

C. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle.

D. No sign may obstruct the view of any highway or railroad so as to render dangerous the use of the highway.

E. Signs shall not encroach or extend over public right-of-way.

F. No sign may obscure or physically interfere with an official traffic control sign, signal or device.

G. No advertisement or advertising structure shall be posted, erected or maintained which simulates any official, directional or warning sign erected or maintained by the State, County, Municipal or other governmental subdivision or which incorporates or makes use of lights simulating or resembling traffic signals or control signs.

H. No advertisement shall be posted or maintained on rocks, fences, trees, or other perennial plants, or on poles maintained by public utilities.

1.22 MH - MOBILE HOME DISTRICT.

1. Intent. This district is intended to provide for certain medium density residential areas in the County now developed as mobile home parks which by reason of their design and location are compatible with surrounding areas and areas of the County where similar development seems likely to occur.

2. Permitted Uses. The following uses are permitted in the MH District:

- A. Mobile homes located in an approved mobile home park.
- B. Home occupations.

3. Accessory Uses.

- A. Private recreational facilities.
- B. Temporary buildings for uses incidental to construction work. Such buildings shall be removed upon completion or abandonment of the construction work.
- C. Essential services.

4. Special Exceptions.

- A. Public or private utility substation, relay stations, etc.
- B. Nursery schools.
- C. Churches or accessory facilities (on or off site).
- D. Home occupations in accessory buildings.
- E. Satellite dishes less than two (2) meters in diameter.

5. Bulk Regulations. The following requirements shall provide for light and air around permitted residential uses and buildings in the MH District:

- A. Each mobile home park shall have a minimum of ten (10) lots.
- B. No mobile home shall be located within fifteen (15) feet of any other, within five (5) feet of any driveway or parking space, within forty (40) feet of the right-of-way line of a public roadway.
- C. Each mobile home site shall be provided with a stand consisting of a solid, 6-inch thick, poured Portland cement concrete apron not less than eight (8) feet wide and forty-five (45) feet long and a paved outdoor patio of at least one hundred eighty (180) square feet located at the main entrance to the mobile home.
- D. A greenbelt, at least thirty (30) feet in width, shall be located along all boundaries of each mobile home park, except where it is crossed by driveways.

E. Each mobile home shall be located on a lot having an area of at least three thousand (3,000) square feet and a minimum width of forty-five (45) feet.

F. Each mobile home park shall be graded and drained so that rain water will not stand in pools or puddles.

G. Each roadway and parking area in any mobile home park shall be bounded by a sidewalk at least four (4) feet wide.

H. All minimum roadway widths in mobile home parks shall be approved as private roadways and further comply with the following:

(1) No parking on roadway	1 way	14 feet
	2 way	24 feet
(2) Parallel parking on side	1 way	20 feet
	2 way	30 feet
(3) Parallel parking both sides	1 way	26 feet
	2 way	36 feet

I. Skirtings of a permanent type material shall be installed within sixty (60) days of installation of the mobile home in order to enclose the open space between the bottom of the mobile home and the ground.

J. There shall be no additions other than porches or entryways attached to the mobile home.

6. Signs. The following sign regulations shall apply to the MH District:

A. Off-premises signs are not permitted except for political signs.

B. On-premises signs are permitted.

C. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle.

D. No sign may obstruct the view of any highway or railroad so as to render dangerous the use of the highway.

E. Signs shall not encroach or extend over public right-of-way.

F. No sign may obscure or physically interfere with an official traffic control sign, signal or device.

G. No advertisement or advertising structure shall be posted, erected or maintained which simulates any official, directional or warning sign erected or maintained by the State, County, Municipal or other governmental subdivision or which incorporates or makes use of lights simulating or resembling traffic signals or control signs.

H. No advertisement shall be posted or maintained on rocks, fences, trees, or other perennial plants, or on poles maintained by public utilities.

1.23 AC - ARTERIAL COMMERCIAL DISTRICT.

1. Intent. This district is intended to provide for certain areas of the County for the development of service, retail, and other non-residential uses which because of certain locational requirements and operational characteristics are appropriately located in close proximity to arterial and other main thoroughfares. The district is further characterized by a typical need for larger lot sizes, off-road parking, adequate setbacks, clear vision, safe ingress and egress, and access to other adjacent thoroughfares.

2. Permitted Uses.

A. Sales and display rooms and lots, including yards for the storage or display of new or used building materials but not for any scrap or salvage operation storage or sales.

B. Offices and clinics.

C. Churches and publicly owned and operated buildings and facilities.

D. Hotels and motels.

E. Any other retail or service sales business, including food preparation for sale off-premises.

F. Publicly owned and operated buildings and facilities.

3. Accessory Uses. Uses of land or structures customarily incidental and subordinate to a permitted use in the AC District:

A. Private recreational facilities.

B. Living quarters of persons employed on the premises and not rented or otherwise used as a separate dwelling.

C. Private garages.

D. Parking lots.

E. Temporary buildings for the uses incidental to construction work. Such buildings shall be removed upon the completion or abandonment of the construction work.

F. Essential services.

4. Special Exceptions. Certain uses may be permitted in the AC District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.

A. Public or private utility substations, relay stations, etc.

B. Hotels and motels in which individual overnight rooms are equipped with cooking facilities.

5. Bulk Regulations. The following requirements shall provide for light and air around permitted uses and buildings in the AC District:

Min. Lot Area	Min. Lot Width (feet)	Min. Front Yard (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)	Max. Height The Lesser Of
None	100	10	10	5 10	3 stories or 45 feet

Note: Corner lots shall have two (2) front and two (2) side yards. A minimum ten (10) foot setback required from edge of right-of-way.

6. Off-road Parking. The following off-road parking requirements shall apply in the AC District:

- A. Sales and service buildings: one (1) parking space per three hundred (300) square feet of gross floor area.
- B. Offices/clinics: one (1) parking space per three hundred (300) square feet of gross floor area.
- C. Churches: one (1) parking space on the lot for each five (5) seats in the main auditorium.
- D. Public buildings and facilities: one (1) parking space per three hundred (300) square feet of gross floor area or one (1) parking space for each five (5) seats in the main assembly area.
- E. Hotels and motels: one (1) parking space per room plus one (1) parking space for each employee.

7. Off-road Loading. The following off-road loading requirements shall apply in the AC District:

- A. All activities or uses allowed in the AC District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.

8. Signs. The following sign regulations shall apply to the AC District:

- A. Off-premises and on-premises signs are permitted.
- B. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle.
- C. No sign may obstruct the view of any highway or railroad so as to render dangerous the use of the highway.
- D. Signs shall not encroach or extend over public right-of-way.
- E. No sign may obscure or physically interfere with an official traffic control sign, signal or device.

F. No advertisement or advertising structure shall be posted, erected or maintained which simulates any official, directional or warning sign erected or maintained by the State, County, Municipal or other governmental subdivision or which incorporates or makes use of lights simulating or resembling traffic signals or control signs.

G. No advertisement shall be posted or maintained on rocks, fences, trees, or other perennial plants, or on poles maintained by public utilities.

1.24 LI - LIGHT INDUSTRIAL DISTRICT.

1. Intent. This district is intended to provide for areas of development by industrial firms that have high standards of performance and that can locate in close proximity to residential and business uses. The district regulations are designed to permit the development of any manufacturing or industrial operations which on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the community as a whole by reasons of noise, dust, smoke, odor, traffic, physical appearance or other similar factors.

2. Permitted Uses. The following uses are permitted in the LI District:

- A. Any nonresidential building or use which would not be hazardous, obnoxious, offensive or unsightly by reason of odor, sound, vibrations, radioactivity, electrical interference, glares, liquid or solid waste, smoke, or other air pollutants.
- B. Storage, manufacture, compounding, processing, packing and/or treatment of products, exclusive of the rendering or refining of fats and/or oils.
- C. Manufacture, compounding, assembly and/or treatment of articles or merchandise derived from previously prepared materials.
- D. Assembly of appliances and equipment, including manufacture of small parts.
- E. Wholesale distribution of all standard types of prepared or packaged merchandise.
- F. Sale and storage of building materials. Outdoor or open storage shall be allowed only when the material is enclosed within a solid fence at least six (6) feet high and said fence being within required building lines.
- G. Contractors' offices and storage of equipment.
- H. Public or private utility substations, relay stations, etc.

3. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the LI District.

- A. Accessory buildings and uses customarily incidental to a permitted use.
- B. Living quarters for watchmen or custodians of industrial properties.

4. Special Exceptions. Certain uses may be permitted in the LI District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.

5. Bulk Regulations. The following requirements shall provide for light and air around permitted uses and buildings in the LI District:

Min. Lot Area	Min. Lot Width (feet)	Min. Front Yard (feet)	Min. Side Yard (feet)	Min. Rear Yard (feet)	Max. Height The Lesser Of
1 acre	100	30	10	35	3 stories or 45 feet

6. Off-road Parking. The following off-road parking requirements shall apply in the LI District:

A. All commercial uses shall provide one (1) parking space on the lot for each three hundred (300) square feet of floor area.

B. All industrial uses shall provide one (1) parking space on the lot for each two (2) employees of maximum number employed at any one time.

7. Off-road Loading. The following off-road loading requirements shall apply in the LI District:

A. All activities or uses allowed in the LI District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.

8. Signs. The following sign regulations shall apply to the LI District:

A. Off-premises and on-premises signs are permitted.

B. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle.

C. No sign may obstruct the view of any highway or railroad so as to render dangerous the use of the highway.

D. Signs shall not encroach or extend over public right-of-way.

E. No sign may obscure or physically interfere with an official traffic control sign, signal or device.

F. No advertisement or advertising structure shall be posted, erected or maintained which simulates any official, directional or warning sign erected or maintained by the State, County, Municipal or other governmental subdivision or which incorporates or makes use of lights simulating or resembling traffic signals or control signs.


G. No advertisement shall be posted or maintained on rocks, fences, trees, or other perennial plants, or on poles maintained by public utilities.

1.25 HI - HEAVY INDUSTRIAL DISTRICT.

1. Intent. This district is intended to provide areas for activities and uses of a heavy industrial character and is the least restrictive of any district. In the best interest of the County, certain uses in the HI District shall be subject to final Board of Supervisors approval, conditional approval, or denial to insure that proper safeguards are taken. No residential uses are permitted.

2. Permitted Uses. There may be any use, excluding residential uses and mobile homes. The following uses must be given separate Board of Supervisors approval before a Zoning Certificate is issued:

- A. Acid manufacture.
- B. Cement, lime, gypsum, or plaster of paris manufacture.
- C. Distillation of bones.
- D. Explosive manufacture or storage.
- E. Fat rendering.
- F. Fertilizer manufacture.
- G. Gas manufacture.
- H. Garbage, offal, or dead animals, reduction or dumping.
- I. Glue manufacture.
- J. Petroleum, or its products, refining of.
- K. Smelting of tin, copper, zinc, or iron ores.
- L. Stockyards or slaughter of animals.

 M. Junk yards. Must be surrounded by a solid fence at least six (6) feet high located within building lines and the junk piled not higher than the fence. Living fences no less than eighty (80) percent solid may be utilized, however, only upon approval of the Planning and Zoning Commission.

All junk yards existing at the time of enactment of this ordinance shall be screened on all sides by a solid fence at least six (6) feet in height within three (3) years of the effective date of these regulations. After three (3) years, junk yards existing at the time of enactment shall lose any present existing nonconforming status relative to said fencing requirements.

Before granting such separate approval, the Board of Supervisors shall refer applications to the Commission for study, investigation and report. If no report is received in thirty (30) days, the Board of Supervisors may assume approval of the application.

The Board of Supervisors shall then, after holding a public hearing, consider all of the following provisions in its determination upon the particular use at the location requested:

- A. That the proposed location, design, construction, and operation of the particular use adequately safeguards the health, safety and general welfare of persons residing or working in adjoining or surrounding property;
- B. That such use shall not impair an adequate supply of light and air to surrounding property;
- C. That such use shall not unduly increase congestion in the roadways, or public danger of fire and safety;
- D. That such use shall not diminish or impair established property values in adjoining or surrounding property; and
- E. That such use shall be in accord with the intent, purpose and spirit of this Ordinance and the Comprehensive Land Use Plan of the County.

3. Required Conditions.

- A. The best practical means known for the disposal of refuse matter or water-carried waste, the abatement of obnoxious or offensive odor, dust, smoke, gas, noise, or similar nuisance shall be employed and subject to all State and Federal regulations.
- B. All principal buildings and all accessory buildings or structures, including loading and unloading facilities, shall be located at least one hundred (100) feet from any "R" District boundary, except where adjoining a railroad right-of-way, and fifty (50) feet from any commercial boundary.

4. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the HI District.

- A. Accessory buildings and uses customarily incidental to a permitted use.
- B. Living quarters for watchmen or custodians of industrial properties.

5. Bulk Regulations. The following requirements shall provide for light and air around permitted uses and buildings in the HI District:

Min. Lot Area	Min. Lot Width (feet)	Min. Front Yard (feet)	Min. side Yard (feet)	Min. Rear Yard (feet)	Max. Height: The Lesser Of
1 acre	100	30	10	35	3 stories or 45 feet

6. Off-road Parking. The following off-road parking requirements shall apply in the HI District:
 - A. All commercial uses shall provide one (1) parking space on the lot for each three hundred (300) square feet of floor area.
 - B. All industrial uses shall provide one (1) parking space on the lot for each two (2) employees of maximum number employed at any one time.
7. Off-road Loading. The following off-road loading requirements shall apply in the HI District:
 - A. All activities or uses allowed in the HI District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.
8. Signs. The following sign regulations shall apply to the HI District:
 - A. Off-premises signs are permitted.
 - B. Off-premises signs shall comply with the setbacks of the districts they are located in. Other bulk regulations do not apply. Off-premises signs are governed by State and Federal regulations along highways, where zoning exists.
 - C. No sign may be lighted in a manner which impairs the vision of the driver of any motor vehicle.
 - D. No sign may obstruct the view of any highway or railroad so as to render dangerous the use of the highway.
 - E. Signs shall not encroach or extend over public right-of-way.
 - F. No sign may obscure or physically interfere with an official traffic control sign, signal or device.
 - G. No advertisement or advertising structure shall be posted, erected or maintained which simulates any official, directional or warning sign erected or maintained by the State, County, Municipal or other governmental subdivision or which incorporates or makes use of lights simulating or resembling traffic signals or control signs.
 - H. No advertisement shall be posted or maintained on rocks, fences, trees, or other perennial plants, or on poles maintained by public utilities.

1.26 PD - PLANNED DEVELOPMENT DISTRICT.

1. Intent. This district is intended to provide for an alternative living environment in which different uses are integrated in an orderly planned single development. The district shall be intended for large scale developments on tracts of land not less than ten (10) acres in size and incorporate principles of civic design, land use planning and landscape architecture. It is also intended that such districts be developed in accordance with standards set forth in the Mitchell County Comprehensive Land Use Plan.

2. Permitted Uses. The following uses are permitted in the PD District:

A. Any use permitted in the RM Residential Multi-Family District.

B. Any use permitted in the AC Arterial Commercial District, provided that such use provides goods and services primarily to the planned development area.

3. Required Conditions. The proposed location, design, construction and operation of a particular use shall adequately safeguard the health, safety and general welfare of persons residing or working in adjoining or surrounding properties. The best practical means of the disposal of refuse matter or water-carried waste, the abatement of obnoxious or offensive odor, dust, smoke, gas, noise or similar nuisance shall be employed. All facilities required for the discharge, collection and treatment of liquid, solid or gaseous wastes shall be designed, constructed and operated in accordance with all applicable statutes and regulations of the State of Iowa.

4. Standards and Requirements. The requirements set forth hereafter shall prevail in the PD District over conflicting requirements of this Ordinance.

A. The Zoning Commission may require that uses of least intensity or a buffer of open space or screening be placed along the borders of the project which adjoin a more restrictive district.

B. After final approval of a project by the Board of Supervisors a plan of the Planned Development showing building lines, building location, common land, roadways, easements, utilities, landscaping and other applicable items shall be filed with the County Zoning Administrator and maintained as a permanent part of the County records.

C. In the review of the plan, the Zoning Commission and the Board of Supervisors may consider any deed restrictions or covenants entered into or contracted for by the developer concerning the use of common land or permanent open space.

D. Suitable provision for maintenance of open space shall be provided through Homeowner's Association, Deed Covenants or other similar provisions as approved by the Board of Supervisors.

E. No Zoning Certificate for any commercial building shall be issued until occupancy permits for residential dwellings have been issued for at least sixty (60) percent of the planned development in question.

5. Land Use and Density Requirements.

A. No more than fifteen (15) percent of the total area of the Planned Development District shall be used for commercial uses.

B. A minimum of fifteen (15) percent of the total area of the Planned Development District shall be dedicated or reserved as usable open space and shall not include roadways, alleys, vehicular drives, parking, loading or storage areas.

6. Height Regulations. There shall be no height regulations in the PD District except that no building or structure may be erected or altered so that it would extend into an airport height zone or other restricted air space required for the protection of any public airport.

7. Changes and Modifications. Changes or modifications of the plan of a Planned Development District such as location of buildings, parking lots, common areas except streets, etc., may be made upon application to and approval of the Zoning Commission or under the provisions for exceptions and variations as set forth in this Ordinance.

***SUPPLEMENTARY
DISTRICT REGULATIONS***

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SUPPLEMENTARY DISTRICT REGULATIONS

1.27 SUPPLEMENTARY DISTRICT REGULATIONS.

1. Building Lines on Approved Plats. Whenever the plat of a land subdivision approved by the Zoning Commission and on record in the office of the County Recorder shows a building line along any frontage for the purpose of creating a front yard or side yard line, the building line thus shown shall apply along such frontage in place of any other yard line required in this Ordinance unless specific yard requirements in this Ordinance require a greater setback.

2. Structures to Have Access. Every building hereafter erected or moved shall be on a lot adjacent to a public roadway, or with access to an approved private roadway, approved by the County Engineer and the subdivision rules of Mitchell County, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-road parking.

3. Erection of More Than One Principal Structure on a Lot. In any district, more than one structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard and other requirements of this Ordinance shall be met for each structure as though it were on an individual lot.

4. Accessory Buildings/Structures. No accessory building/structure may be erected in any required front yard and no separate accessory building/structure may be erected within five (5) feet of a main building. No accessory building/structure shall be closer than five (5) feet to the rear or side lot line. Accessory buildings/structures located in the rear yard may not occupy more than thirty (30) percent of the rear yard. No accessory building/structure shall be used without occupancy of the principal building. If a garage is entered directly from an alley in a perpendicular or nearly perpendicular manner, the garage setback shall be fifteen (15) feet.

5. Fences. No fence more than four (4) feet high may be located on any part of a lot except fences less than seven (7) feet high may be erected on those parts of a lot that are as far back or further back from a roadway than the main building. Higher fences may be allowed by special exception only.

6. Height Limits. Chimneys, wind generators, church steeples, cooling towers, elevator bulkheads, fire towers, monuments, stacks, stage towers or scenery lofts, tank, water towers, ornamental towers, spires, wireless tower, grain elevators, or necessary mechanical appurtenances are exempt from the height regulations provided in specific district regulations.

7. Projections. Sills, belt courses, cornices, and ornamental features may project only two (2) feet into a required yard.

8. Fire Exits and Chimneys. Open fire escapes, fireproof outside stairways and balconies opening upon fire towers, and the ordinary projections of chimneys and flues into a rear yard for a distance of not more than three and one-half (3½) feet when so placed as not to obstruct light and ventilation, may be permitted by the County Zoning Administrator.

9. Porches. Open, unenclosed porches may extend ten (10) feet into a front yard.

10. Terraces/Decks. Terraces/decks which do not extend above the level of the ground (first) floor may project into a required yard, provided these projections are distant at least two (2) feet from the adjacent side lot line. Multiple levels are allowed at or below the ground floor elevation.

11. Service Lines. Nothing in these regulations shall have the effect of prohibiting utility service lines.

12. Yards and Visibility. On a corner lot in any district, nothing shall be erected, placed, planted or allowed to grow in such a manner so as to impede vision between a height of three (3) and ten (10) feet above the centerline grades of the intersecting roadways in the area. Such restriction shall be measured from the roadway lines of such corner lots and a line joining points along said roadway lines twenty-five (25) feet from the point of the intersection (see Diagram on page 53).

13. Mineral Extraction.

A. Application for Permit. Any persons desiring to engage in the commercial extraction of minerals must first have proper zoning on the tract for the intended activity and then shall file application for approval of site location with the Board of Adjustment. Applications shall be in writing and signed by the applicant and shall contain the name and address of the applicant, the location and legal description of the site, and a site plan and reclamation plan.

After consideration of the application by the Board of Adjustment, said Board shall submit its recommendations to the Zoning Commission. Then, after consideration of the application by the Zoning Commission, said Commission shall submit its recommendations to the Board of Supervisors, and said Board shall then grant or deny the application.

After approval of the site has been obtained, a permit for the mineral extraction shall not be issued until the applicant files with the County Zoning Administrator the appropriate proof of compliance with all required conditions set forth herein.

B. Required Conditions.

(1) Any hazard created by the extraction of minerals or any other activity on the premises shall be appropriately contained by use of fencing, walls, berms or other effective means to limit such hazard.

(2) A written statement from Iowa Department of Natural Resources stating whether all or any part of the proposed project is located within the flood plain, is required.

(3) The best practical means available for the disposal of refuse matter or water-carried wastes and the abatement of obnoxious or offensive odor, dust, smoke, gas, noise or similar nuisances shall be employed.

(4) The developer shall post a bond with the Board of Supervisors which bond will ensure to the County that the reclamation for reuse as stated in the reclamation plan will be completed by the developer within one (1) year from the date of discontinuance of extraction activities. The amount of the bond shall not be less than the estimated cost of the restoration, and the amount of the estimate shall be approved by the County Engineer. If the restoration is not completed within the specified time, the County may use the bond or any portion thereof to complete the restoration. Bond requirements may be waived if applicant has complied with State Code Chapter 208, Mines.

14. Storage of Junk. No material classified as junk under the Definitions section of this ordinance shall be allowed on any lot unless stored within an enclosed building or unless within the LI or HI Districts. All material defined as junk and existing on a lot at the date of adoption of this ordinance shall be removed from the lot within three (3) years of said adoption, at which time it shall lose its pre-existing nonconforming status.

15. Septic System Permits. All building contractors working on projects involving septic systems must acquire a septic system permit from the County Sanitarian. Such permit must be maintained by the contractor so that it can be produced upon request of the County Zoning Administrator.

DIAGRAM

Corner Lots _ Yards and Visibility

