

CHAPTER 6. DEFINITIONS

6.1 Definitions. For the purpose of this Ordinance, certain terms and words are hereby defined. Where terms are not specifically defined below or in the section where occurring, their ordinarily accepted meaning according to the most recent version of Merriam-Webster Dictionary and/or “A Planner’s Dictionary” published by the American Planning Association, and implied by their context shall apply. Words used in the present tense shall include the future, the singular number shall include the plural and the plural the singular and the word "shall" is mandatory and not directory.

Accessory Building. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A).

Accessory Dwelling Unit (ADU). An accessory dwelling unit (ADU) as defined and regulated in Iowa Code Section 331.301, Subsection 27 and as regulated in Subsection 2.8.K. of this Ordinance. See also **Permit, Accessory Dwelling Unit.**

Accessory Use or Structure. A use or structure subordinate to the principal use of a structure or land on the same lot or parcel of ground and serving a purpose customarily incidental to the use of the **Principal Structure or Use** of land. See also **Accessory Building, Conditional Use or Structure,** and **Section 2.1** of this Ordinance.

Adult Day Care Center. As defined and regulated in Iowa Administrative Code Chapter 481. For purposes of this Ordinance, Adult Day Care shall be regulated as a **Family Home** as defined herein.

Agricultural Building. As defined and regulated in Iowa Administrative Code 193B-5.1(544A) and Iowa Administrative Code 193B-5.3(544A). See also **Farm Building.**

Agricultural Sales, Service, and Supply. An establishment engaged in retail sales, service, and supply directly related to the day-to-day activities of agricultural production, including but not limited to: Retail sales of agricultural fertilizers, chemicals, seeds, feed and feed supplements, buildings, supplies or fuels, or the buying, storing, processing and sale of grains for seed, or for livestock and poultry feed and other non-animal farm products; alfalfa dehydrating; the sale of feeds, feed supplements, and miscellaneous farm supplies; the storage, distribution or sale of agricultural lime, agricultural chemicals or fertilizers; the storage, distribution and sale of petroleum products, including sale from tank trucks; the buying and temporary storage of wool or hides; trenching or well drilling; but not to include the bulk storage of anhydrous ammonia fertilizer under pressure or petroleum products under pressure, and not including the sale or display of farm machinery, building materials or appliances. See also **Bulk Storage.**

Agriculture. Defined as “Agricultural Production” in Iowa Administrative Code 701—200.1(423). See also **Animal Feeding Operation; Farm; Greenhouse, Commercial; and Livestock.**

Airport. As defined and regulated in Iowa Code Chapter 328; includes **Landing Field.**

Alley. A public thoroughfare which affords only a secondary means of access to abutting property.

Alter or Alteration. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A).

Alterations, Nonstructural. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A).

Alteration, Structural. Any replacement of or change in the type of construction or the supporting members of a building such as bearing walls, columns, beams or girders, beyond ordinary repairs and maintenance.

Animal Feeding Operation. As defined and regulated in Iowa Code Chapter 459 and Iowa Administrative Code Chapter 65. See also **Agriculture, Livestock Market, and Stockyard**.

Animal Hospital. See **Veterinary Clinic**.

Apartment. As defined in Iowa Code Section 499b.1. See also **Multi-Family Dwelling**.

Appeal. As defined and regulated in Iowa Code Section 335.15.1. An appeal may be granted by the Board of Adjustment in accordance with Section 4.4 of this Ordinance.

Automated Teller Machine (ATM). A satellite terminal, also known as an “ATM,” as defined and regulated under Iowa Code Chapter 527.

Auto Wrecking. Defined as “Vehicle Recycler” in Iowa Code Section 321H.2. See also **Junkyard**.

Bar. As defined and regulated in Iowa Code Section 142D.2. See also **Nightclub, Restaurant, and Tavern**.

Basement. As defined in Iowa Administrative Code 193B-5.1(544.A). See also **Building or Structure Height; Story; Story, First; and Subsection 2.1.D.** of this Ordinance.

Batch Plant, Asphalt or Hot Mix. As defined and regulated by Iowa Administrative Code 701-110.23 and Iowa Administrative Code 567-21.10.

Batch Plant, Concrete. As defined and regulated by Iowa Administrative Code 701-110.23 and Iowa Administrative Code 567-21.10.

Bed and Breakfast Home. As defined and regulated in Iowa Administrative Code 661-202.3(137C). See also **Bed and Breakfast Inn, Boarding and Lodging House, and Hotel**.

Bed and Breakfast Inn. As defined and regulated in Iowa Administrative Code 661-202.3(137C). See also **Bed and Breakfast Home, Boarding and Lodging House, and Hotel**.

Board. The Zoning Board of Adjustment of Jackson County, Iowa.

Boarding and Lodging House. As defined and regulated in Iowa Code Chapter 1350. See also **Bed and Breakfast Home, Bed and Breakfast Inn, Boarding and Lodging House, and Hotel**.

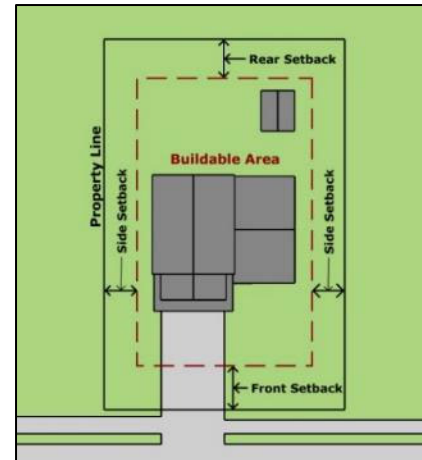
Board of Supervisors. The Board of Supervisors of Jackson County.

Buildable Area. The portion of a lot remaining after required yards and setbacks have been provided (*see illustration*). See [Subsection 2.1.D.](#) of this Ordinance.

Building Line. The extreme overall dimensions of a building or any projection thereof. Distances shall be measured from the most outwardly extended position of the structure. See also **Buildable Area, Setback** and [Subsection 2.1.D.](#) of this Ordinance.

Building, Main or Primary. See **Principal Use or Structure**.

Building Materials/Lumber Yard. A facility where building materials such as lumber, plywood, drywall, paneling, cement blocks, and other building products are stored, distributed, and sold. Lumber yards may also process lumber by performing millwork, planing, cutting, and other customizing processes.



Buildable Area (Source: ECIA)

Building or Structure. Anything constructed, erected or built, the use of which requires a location on the ground and designed for the support, enclosure, shelter or protection of persons, animals, chattels or property of any kind, including but without limiting the generality of the foregoing, installations such as signs, billboards, radio towers and other facilities not designed for storage of property or occupancy by persons.

Building or Structure Height. The vertical distance measured from the average of the highest and lowest points where the exterior walls intersect the existing or finished grade, whichever is lower, to the highest point of the coping of a flat roof, the deck line of a mansard roof, or the mean height level between eaves and ridge for gable, hip and gambrel roofs. If a building or structure is located on sloped ground, the average grade shall be used to determine height. See also **Basement, Story**, and [Subsection 2.1.D.](#) and [Subsection 2.8.D.](#) of this Ordinance.

Building Wall. The wall of the principal building forming a part of the main structure. The foundation walls of unenclosed porches or piazzas, steps, walks and retaining wall or similar structure shall not be considered as building walls under the provisions of this Ordinance.

Bulk Storage. Distributing stations used for the storage and retail or wholesale distribution of oils, petroleum, flammable liquids and chemicals, anhydrous ammonia fertilizer under pressure, petroleum products under pressure, liquefied petroleum products, bulk pesticides and fertilizers, or bulk grain and other agricultural products. In Iowa, bulk storage facilities are regulated based on the type of substance stored, with different state agencies overseeing compliance. The Iowa Department of Agriculture and Land Stewardship (IDALS) regulates the storage of bulk grain and other agricultural products, and bulk pesticides and fertilizers. For petroleum and hazardous liquids, the primary regulatory bodies are the Iowa Department of Natural Resources (IDNR) for underground storage tanks and the Department of Inspections, Appeals, and Licensing (DIAL) for aboveground tanks. See also **Agricultural Sales, Service, and Supply**.

Burial Mound. As defined and regulated in [Iowa Code Chapter 263B](#). See also **Burial Site, Cemetery**, and [Subsection 2.8.H.](#) of this Ordinance.

Burial Site. As defined and regulated in Iowa Code Chapter 523I. See also **Burial Mound, Cemetery,** and **Subsection 2.8.H.** of this Ordinance.

Business. Any occupation, employment or enterprises wherein merchandise is exhibited or sold, or where services are offered for compensation. See also **Commercial Use, General Office, General Retail, General Services,** and **Personal Services.**

Campground. An area providing campsites for two (2) or more **Recreational Vehicles, Travel Trailers, Truck Campers** or tent camping for temporary occupancy with necessary incidental services, sanitation and recreation facilities, as defined by Iowa Code Section 557B.1 and Iowa Administrative Code 701—216.4(423). See also **Campground, Commercial; Campground, Public;** and **Recreational Vehicle Park.**

Campground, Commercial. A commercial campground is a business that provides designated areas for people to camp, typically involving a charge for use, and often offering amenities like tent camping, recreational vehicle hookups, cabins, and other recreational facilities (*see illustration*). These campgrounds are privately owned or operated, typically by an individual, family, company or entity, but not a governmental agency. They seek to generate income from the land and its use, usually as a for-profit venture. They often offer themed experiences or tailored settings in rural, suburban, or urban areas near tourist attractions. They may offer a wide range of amenities from primitive to semi-developed to fully developed. They may be open to the general public or to select groups of people and/or organizations. See also **Campground, Public.**



Commercial Campground, Bellevue, Iowa

(Source: Google Maps accessed 2025)

Campground Development Types. Campground may be developed in variations of these basic types.

1. A *primitive campground* is accessible only by walk-in, pack-in, or equestrian campers where no facilities are provided for the comfort or convenience of the campers.
2. A *semi-developed campground* is accessible by walk-in, pack-in, equestrian campers, or motorized vehicles where roads and rudimentary facilities (portable or pit toilets, fire pits) may be provided for the comfort or convenience of the campers.
3. A *developed campground* is accessible by vehicular traffic where campsites are substantially developed and facilities such as tables, flush toilets, showers, drinking water, refuse containers, and/or grills are provided at campsites or in service buildings. Some or all campsites may have individual water, sewer, and/or electrical connections.

Campground, Membership. As defined and regulated by Iowa Code Chapter 557B.

Campground, Personal. See **Campground, Private.**

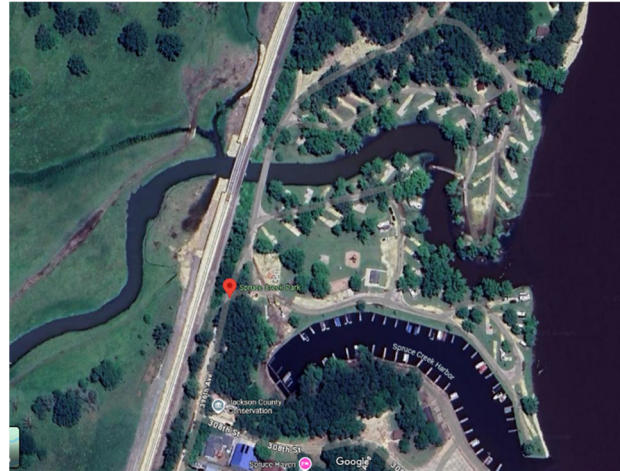
Campground, Private. A non-commercial campground for use by family and friends of the owner without payment or other consideration.

Campground, Public. A public campground is a designated area within a public **Park**, forest, or other public land where the general public can camp for recreational or other purposes, often for a fee (see *illustration*). These campgrounds are owned, operated, and/or managed by federal, state, county, or city governmental agencies. See also **Campground, Commercial**.

Camping Unit. Any trailer, camper, **Recreational Vehicle**, tent, yurt, or similar structure established or maintained or operated in a **Campground** as temporary living quarters for recreation, education, or vacation purposes.

Campsite. Any plot of land within a **Campground** intended for exclusive occupancy by a **Camping Unit**.

Camp, Tourist. A place where tents, tent houses, camp cottages, cabins or other structures are located and offered to the public or any segment thereof for transient lodging. These may include hunting and fishing camps. See also **Campground**.



Public Campground, Spruce Creek County Park, Jackson County, Iowa.

(Source: Google Maps accessed 2025)

Camp, Youth or Summer. An establishment for the provision of indoor or outdoor activities with buildings, structures, and sanitary facilities and services, which may include overnight accommodations, designed for recreation and education of youth or other people, often on a seasonal basis. If secondary to the camp use, camp facilities may be used to provide meeting, recreation, or social facilities for a private association or group.

Car Wash. Mechanical facilities for the washing, waxing, drying, and vacuuming of private automobiles, vans, and light trucks, but not for commercial fleets. See also **Drive In/Drive Through Services** and **Subsection 2.1.C.3.** of this Ordinance.

Cell Tower. See **Commercial Communications Station and Tower**.

Cemetery. As defined and regulated in **Iowa Code Chapter 523I**. See also **Burial Mound, Burial Site**, and **Subsection 2.8.H.** of this Ordinance.

Child Care Center. As defined and regulated in **Iowa Chapter 237A** and **441 Iowa Administrative Code Chapter 110**. See also **Child Care Home** and **Child Development Home**.

Child Care Home. As defined and regulated in **Iowa Chapter 237A**. See also **Child Care Center** and **Child Development Home**.

Child Development Home. As defined and regulated in **Iowa Chapter 237A** and **441 Iowa Administrative Code Chapter 110**. See also **Child Care Center** and **Child Care Home**.

Church. As defined and regulated in **Iowa Administrative Code 193B-5.1 (544A)**. See also **Place of Assembly**.

Commercial Communications Station and Tower (Cell Tower). As defined and regulated in Iowa Code Chapter 8C.

Commercial Feedlot. See **Animal Feeding Operation**.

Commercial or Commercial Use. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A).

Commission. The Zoning Commission of Jackson County, Iowa.

Community Building. A facility maintained by a public agency or by a not-for-profit community or neighborhood association primarily for social, recreation, cultural, or educational needs of the community or neighborhood. See also **Place of Assembly**.

Community Recreation Center. See **Recreation, Indoor Commercial**.

Comprehensive Plan. The Comprehensive Plan of Jackson County duly adopted in accordance with Iowa Code 18B.2.

Concrete Plant, Ready Mix. See **Batch Plant, Concrete**.

Concrete Plant, Temporary. See **Batch Plant, Concrete**.

Conditional Use or Structure. A use or structure that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses and structures may be allowed by the Board of Adjustment in accordance with Section 4.5 of this Ordinance. A conditional use or structure may be considered to be a principal or accessory use or structure. See also **Accessory Use or Structure**; **Principal Use or Structure**; **Permit, Conditional Use**; and Section 2.1 of this Ordinance.

Condominium. Property defined and regulated by Iowa Chapter 499A or Iowa Code Chapter 499B.

Condominium, Residential. As defined and regulated in Iowa Code Chapter 499B. A residential condominium shall be considered a **Multiple-Family Dwelling** for the purpose of this Ordinance.

Construction Compliance Certificate. A written statement issued by the Zoning Administrator that the proposed construction complies with all provisions of this Ordinance and other applicable building, health, and development-related ordinances of Jackson County and no subsequent modifications shall be made to plans or to actual construction that would be in violation of this Ordinance. It is required before any building or structure shall be erected, reconstructed or structurally altered to increase the exterior dimensions, height, floor area, number of dwellings units or to accommodate a change in use of the building and/or premises or part thereof. See Chapter 3 of this Ordinance.

Construction Trailer. A portable structure used at construction sites for temporary offices, storage, break areas, and secure space equipment; also known as a mobile office or jobsite trailer, but not including a **Storage Container**.

Consumer Fireworks Sales. A retail or wholesale establishment licensed and operated in accordance with Iowa Code Chapter 265.

Convenience Store. A retail store engaged in selling primarily food, beverages, and other household supplies to customers, and designed to attract a large volume of stop and go customers, often in conjunction with Gas Station and Car Wash facilities.

Cooperative. As defined and regulated by Iowa Code Chapter 499, and also known as a “co-op.”

County. The unincorporated portions of Jackson County, Iowa.

Country Club. As defined and regulated in Iowa Administrative Code 701—216.3(423). See also Bar, Private Club, Golf Clubhouse, and Restaurant.

Data Center. See Jackson County Data Center Ordinance.

Deck. An uncovered platform usually attached to a structure (or to the roof of a structure). A deck is itself a structure whether it is attached to another structure or not.

Detached. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A).

Development. As defined in Iowa Code Section 18B.2.

Dimensional Variance. As defined and regulated in Iowa Code Section 335.15.4. A dimensional variance may be granted by the Board of Adjustment in accordance with Section 4.6 of this Ordinance. See also Variance.

District. See Zoning District.

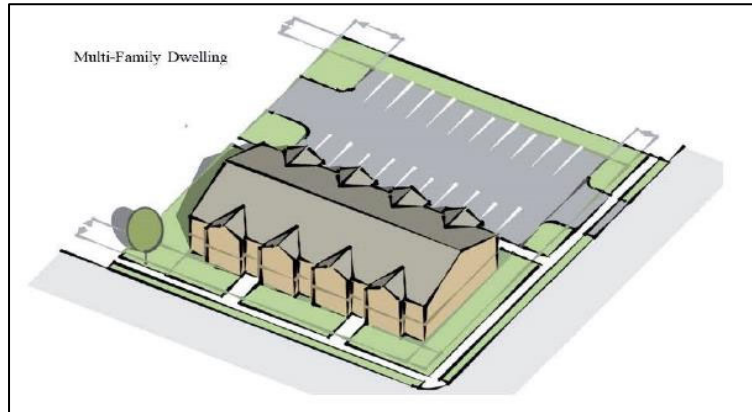
Drive In/Drive Through Services. A place which involves the sale of products or provision of services to occupants in vehicles. See Subsection 2.1.C.3. of this Ordinance.

Driveway. A private roadway providing vehicle access between a property and a public street or other public roadway.

Dwelling. As defined in Iowa Code Section 702.10.

Dwelling, Accessory. See Accessory Dwelling Unit (ADU), Accessory Use or Structure, and Subsection 2.8.K. of this Ordinance.

Dwelling, Farm. See Farm Dwelling, Principal and Farm Dwelling, Secondary.



Multiple-Family Dwelling

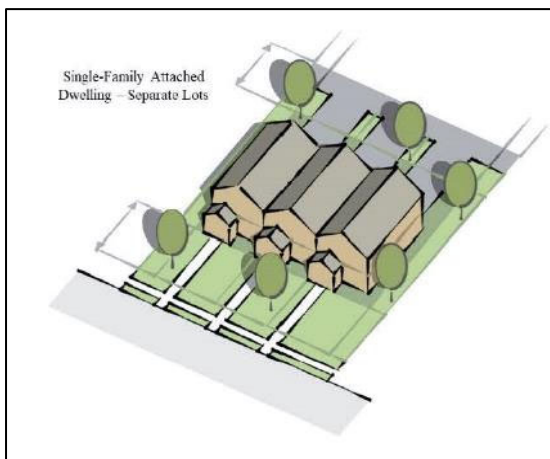
(Source: Dyersville, IA accessed 2023)

Dwelling, Multiple-Family. A “multiple-unit residential building” as defined in Iowa Administrative Code 661—201.16(10A) (see illustration). This definition shall not include **Mobile Home** as herein defined.

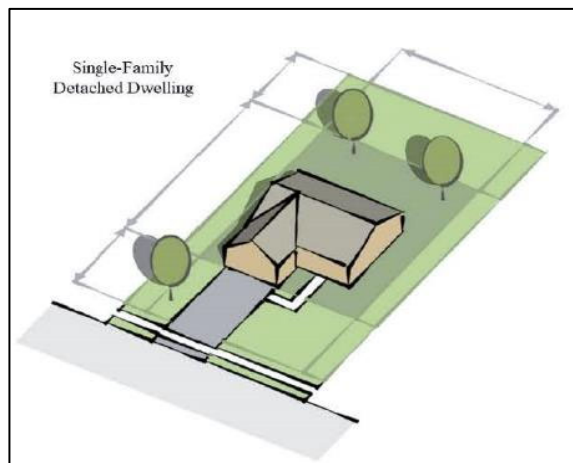
Dwelling, Seasonal. A single-family dwelling, **Mobile Home**, trailer, or house boat, intended for seasonal or temporary occupancy only and not permanently occupied as a family residence for more than one hundred eighty (180) days during any calendar year.

Dwelling, Single-Family. A building designed for or occupied by one (1) family and defined as a “single family residence” in Iowa Code Section 562A.6, Subsection 15. This definition shall not include **Mobile Home** as herein defined.

- a. **Attached Single-Family** dwelling units physically attached housing unit, each situated on its own lot and each having private entrances (see illustration).
- b. **Detached Single-Family** dwelling units are separated individual housing units. Each dwelling unit is completely separated by open space on all sides (see illustration).



Single Family Attached Dwelling – Separate Lots (Source: Dyersville, IA accessed 2023)

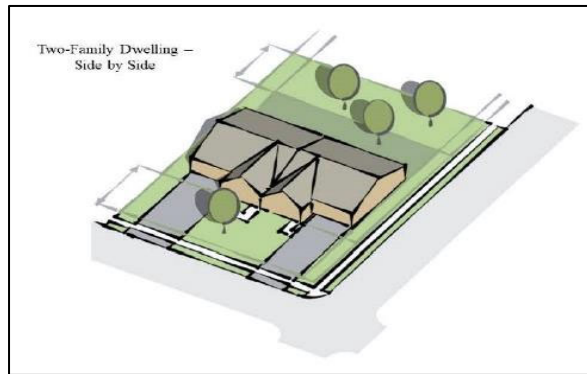


Single Family Detached Dwelling (Source: Dyersville, IA accessed 2023)

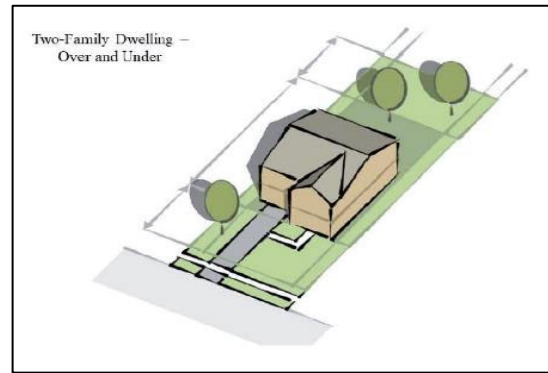
Dwelling, Townhouse. A building consisting of attached dwelling units, each extending from foundation to roof, with separate means of egress. Townhouses are typically not stacked and are limited to a

maximum of three stories. This definition shall not include **Mobile Home** as herein defined.

Dwelling, Two-Family. A residential building designed and used exclusively for the occupancy of two (2) families living independently of each other and having separate kitchen and toilet facilities for each family. The dwelling units may be arranged side by side or over and under (*see illustrations*). This definition shall not include **Mobile Home** as herein defined.



Two-Family Dwelling – Side by Side
(Source: Dyersville, IA accessed 2023)



Two Family Dwelling – Over and Under
(Source: Dyersville, IA accessed 2023)

Dwelling, Zero-Lot Line. A residential dwelling unit designed for occupancy for one family only, which physically adjoins one other matching residential single family dwelling unit across an abutting side lot line, with each unit occupying its own parcel. This definition shall not include **Mobile Home** as herein defined (*see illustration for Attached Single-Family Dwelling*).

Dwelling Unit. As defined in Iowa Code Section 562A.6, subsection 3 and in Iowa Administrative Code 193B-5.1 (544A).

Educational Use. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A).

Elder Group Home. As defined and regulated in Iowa Code Section 335.33. See also **Family Home**.

Electrical Substation. A part of an electrical generation, transmission, and distribution system where voltage is transformed from high to low, or the reverse; the type of current is changed; current is gathered from distributed power generation facilities, such as wind turbines or photovoltaic panels; current is switched to back-up lines; or circuits are parallelized in case of failure.

Encroachment. The advancement of a structure or improvements beyond established limits, lot lines, easements, or service areas.

Entertainment Venue. As defined and regulated in Iowa Code Section 142D.2, Subsection 17.n. See also **Recreation, Indoor Commercial**.

Event Venue. An indoor or outdoor place where events are held; may also be regulated in Iowa Administrative Code Chapter 44. See also **Recreation, Indoor Commercial** and **Recreation, Outdoor Commercial**.

Exposition. A large-scale public exhibition or showing, with a planned display of objects, works, or performances to the public to stimulate public interest, promote manufactured products, expand trade, or illustrate progress in a variety of areas. or athletic skill. Expositions can be cultural, artistic, scientific, or historic in nature. Examples include but are not limited to flea markets, consignment auctions, music or sport events, and commercial trade shows. See also **Event Venue** and **Fairgrounds**.

Factory-Built Building. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A).

Fairgrounds. As defined and regulated in Iowa Code Chapter 174 pertaining to county and district fairs. See also **Entertainment Venue**, **Event Venue**, and **Exposition**.

Family. As defined in Iowa Administrative Code 441—130.1(234).

Family Dwelling Unit. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A).

Family Home. As defined and regulated in Iowa Code Section 335.25.

Farm. As defined and regulated in: Iowa Code Section 335.2 Farms exempt.; Iowa Code 352.2 Definitions for 4. “Farm,” 5. “Farmland,” 6. “Farm operation,” 7. “Farm products,” and 8. “Livestock;” Iowa Code Section 96.1A Definitions 16. g. (3) (f) for “farm;” Iowa Administrative Code 265—44.2 (16) Definitions for “Agricultural improvement,” “Agricultural land,” “Farm,” and “Farming;” and Iowa Administrative Code 871—23.26(96) Definition of “Farm.” See also **Agriculture**; **Garden Center**; **Greenhouse**, **Non-Commercial or Agricultural**; **Horticulture**; **Livestock**; and **Nursery**.

Farm Building. See **Agricultural Building**.

Farm Dwelling, Principal. A dwelling located on a farm and occupied by the owner or operator of the farm on which it is located.

Farm Dwelling, Secondary. A dwelling located on a farm that is under the same ownership as the principal farm dwelling and other buildings and lands used in conjunction with the farming operation and occupied by a person or family employed thereon or the retired owner and their family.

Farmland. As defined in Iowa Code Section 352.2.

Farm Market. See **Farm Operation**.

Farm Operation. As defined and regulated in Iowa Code Section 352.2.

Farm Products. As defined and regulated in Iowa Code Section 352.2.

Fence. A structure more than eighteen (18) inches in height, constructed of any material or combination of materials erected as a barrier, boundary, or enclosure to screen a property or an area of land. See Subsection 2.8.N. of this Ordinance.

Financial Institution. As defined in Iowa Code Section 535A.1. See also **General Services**.

Fire Department. As defined in Iowa Code Section 233.1.

Fire Station. As defined in Iowa Code Section 233.1.

Floor Area. The square feet of floor space within the outside line of walls, including the total of all space on all floors of a building. Floor area shall not include porches, garages or space in a basement which is used for storage or incidental use. See also **Floor Area, Gross**.

Floor Area, Gross. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A). See also **Floor Area**.

Frontage. All the property on one (1) side of a street between two (2) intersecting streets, crossing or terminating, measured along the line of the street, or if the street is dead ended, then all of the property abutting on one (1) side between an intersecting street and the dead end of the street. See also **Lot Frontage** and Subsection 2.1.D. of this Ordinance.

Garage. A structure, building, or portion thereof in which one (1) or more vehicles may be parked or stored.

Garage, Private. An accessory building designed or used for the storage of motor-driven vehicles owned and used by the occupants of the building to which it is an accessory structure. See also **Garage, Public**.

Garage, Public. A building or portion thereof, other than a private or storage garage, designed or used for equipping, servicing, repairing, hiring, selling, or storing motor-driven vehicles. See also **Garage, Private**.

Garage, Public Maintenance. A facility that performs maintenance and repairs on public structures, such as buildings, sewers, and other infrastructure. This facility may support maintenance, repair, vehicular or equipment servicing, equipment and material storage, and similar activities.

Garage, Storage. Any building or premises used for storing motor-driven vehicles, recreational vehicles and trailers, boats, furniture, or other miscellaneous personal property. See also **Mini-Warehouse** and **Rental Storage Unit**.

Garden Center. A retail or wholesale business used primarily to display nursery stock and/or allied products, which include but are not limited to garden supplies, lawn supplies, tools, equipment, fertilizers, sprays, insecticides or pottery. See also **Farm** and **Nursery**.

Garden, Commercial. A plot of ground where vegetables, fruits, herbs or ornamental plants are cultivated for commercial production with the intent of making money from the products grown, not solely for personal use or recreation. See also **Garden, Non-Commercial**.

Garden, Non-Commercial. A plot of ground where fruit, herbs, flowers, vegetables or other plants are grown for the personal use of the owner or tenant, and not intended for commercial production. See also **Garden, Commercial**.

Gas Station. A building and/or premises where gasoline, oil and minor auto accessories, and convenience items may be supplied and dispensed at retail and may include an automated customer activated fuel dispensing system. For other services other than the sale of gasoline, see **Vehicle Sales**

and **Vehicle Service and Repair**.

General Office. Use of a site for business, professional, or administrative offices who may invite clients from both local and regional area, including but not limited to: professional offices for real estate, insurance, management, travel, telemarketing, advertising and marketing; government offices including post offices; corporate or other business offices; organizational and association offices; single-tenant office buildings; office parks; and research, development, and testing centers. See also **Business, General Retail, General Services, and Personal Services**.

General Retail. Commercial and retail uses that do not include regular outside storage or sales, including but not limited to: supermarkets and grocery stores; furniture and home furnishings stores; electronics and appliance stores; paint and wallpaper stores; health and personal care stores; clothing and clothing accessory uses; sporting goods, hobby, book and music stores; general merchandise stores; art supply stores and galleries; liquor stores; bait shops; fishing and camping supply stores; and miscellaneous store retailers. See also **Business, General Office, General Services, and Personal Services**.

General Services. Establishments primarily engaged in the provision of services to customers by appointment or drop-in basis, not including personal services. These uses may require additional on-site storage for inventory of vehicles. Typical uses include, but are not limited to: schools of private instruction (art, dance, music, etc.), television studios, telecommunication service centers, film and sound recording facilities, office equipment and supply firms, small business machine repair shops, hotel equipment and supply firms, messenger and delivery services, custodial or maintenance services, convenience printing and copying, financial institutions, bakery and confectionary shops, catering service, carpet and upholstery cleaning and repair, **Automated Teller Machine (ATM)**, appliance repair shops, watch and jewelry repair shops, and musical instrument repair shops. See also **Business, General Office, General Retail, and Personal Services**.

Golf Clubhouse. A building on a **Golf Course** that houses activities related to golf, such as checking in, purchasing equipment, and eating and drinking. Clubhouses typically are located near the first tee and provide access to parking, golf carts, and the course. See also **Bar, Country Club, Private Club, and Restaurant**.

Golf Course. An area of land laid out for golf with a series of nine (9) or eighteen (18) holes each including tee, fairway, and putting green and often one or more natural or artificial hazards.

Grade. The average level of the finished surface of the ground adjacent to the exterior walls of the building except when any wall approximately parallels and is not more than five (5) feet from a street line, then the elevation of the street at the center of the wall adjoining the street shall be grade. Grade is the slope of a surface, such as a lot or road, with a vertical rise or fall expressed as a percentage of the horizontal distance; for example, a three percent (3%) grade means a rise of three (3) feet per one hundred (100) feet of horizontal distance.

Grain Elevator. As defined and regulated by Iowa Code 428.35 and Iowa Administrative Code 567—22.10(455B).

Grain Storage Bin. “Grain bin” as defined and regulated by Iowa Code Section 423.3(16A).

Greenhouse, Commercial. A structure used mainly for the raising of flowering, ornamental, or vegetable

plants for sale in the ordinary course of business and to display and sell nursery stock or related products (like garden supplies). See also **Garden Center** and **Greenhouse, Non-Commercial or Agricultural**.

Greenhouse, Non-Commercial or Agricultural. A structure used mainly for the growing plants, nursery stock, or other agricultural or horticultural products for agricultural purposes, rather than operating as a retail sales outlet. See also **Agriculture, Farm**, and **Greenhouse, Commercial**.

Guest Room. As defined and regulated in Iowa Code Section 137C.2.

Habitable Space (Room). As defined and regulated in Iowa Administrative Code 193B-5.1 (544A).

Hazardous Use. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A).

Hedge. A solid and unbroken visual screen of self-supporting shrubs, bushes, or similar continuous plantings more than eighteen (18) inches in height. See Subsection 2.8.N. of this Ordinance.

Height of a Building. See **Building or Structure Height**.

Home-Based Business. As defined and regulated in Iowa Code Section 335.35, and that employs members of the family residing on the premises and no more than one (1) other person who does not reside at the premises. See Subsection 2.8.M. of this Ordinance.

Home Industry. A business which complies with the requirements of a **Home-Based Business** as defined in this Ordinance but employs more than one (1) other person who does not reside at the premises, and therefore requires a conditional use permit from the Board of Adjustment. See also **Home-Based Business; Permit, Conditional Use**; and Section 4.5 of this Ordinance.

Homeowners Association (HOA). A private, nonprofit corporation or association of homeowners in a fixed area, established for the purpose of owning, operating, and maintaining various common properties and facilities.

Home for Persons with Disabilities. As defined in Iowa Code Section 335.32. See also **Family Home**.

Horticulture. The use of land for the growing or production for income of fruits, vegetables, flowers, nursery stock, ornamental plants and trees, and cultured sod. See also **Agriculture** and **Farm**.

Hotel. As defined and regulated in Iowa Code Section 137C.2.

Hunting Area. A place where people hunt game or wild animals for sport or food. Hunting areas can be public or private, and can include areas for archery, rifle, or other types of hunting.

Individual Private Access Easement. Authorization by a property owner of use of a specified part of that owner's property by another single property owner for the purpose of accessing private property. In context the term may also refer to the land specified by such authorization. Excluded from this definition are private access easements which grant such authorization to more than one property owner for access over the same real estate, except where that real estate lies within the right-of-way of a public road.

Industrial Use. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A).

Information Booth. A place where people can get general information about a location, event, or business, often found in public places, businesses, and transportation hubs.

Institutional Use. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A).

Junkyard. As defined and regulated in Iowa Code Section 306C.1, and Iowa Administrative Code 761—116.1(306C). See also **Auto Wrecker**.

Kennel. As defined and regulated in Iowa Code Chapter 162.

Landing Field. See **Airport**.

Land-Leased Community. As defined and regulated in Iowa Code 335.30A. See also **Manufactured Home Community**.

Library. As defined in Iowa Administrative Code 286—1.1(256).

Light Industrial. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A).

Livestock. As defined in Iowa Administrative Code 701—200.1(423). See also **Agriculture, Animal Feeding Operation**, and **Farm**.

Livestock Market. As defined in Iowa Code Section 172E.1, and regulated in Iowa Administrative Code 21—66.1(163). See also **Animal Feeding Operation** and **Stockyard**.

Live/Work Unit. A building or space within buildings that is used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work. See also **Mixed Use**.

Loading Space. An off-street space within the main building or on the same lot, or contiguous to a group of buildings, for providing for the standing, loading or unloading of commercial vehicles, and which abuts a street, alley, or other appropriate means of ingress and egress.

Logging. As defined and regulated in Iowa Code Section 456A.36. Logging may also include the storage, processing, sale, and distribution of raw forest products as defined in Iowa Code section 321E.26.

Lot. A parcel of land with sufficient size to meet minimum zoning requirements for use, coverage, and area, including required yards and open space. It can be a single lot of record, a portion of a lot, or a combination of lots, and can also be described by “metes and bounds,” which uses specific measurements and angles to define the boundaries of the parcel. Additionally, in some contexts, “lot” can refer to a tract of land identified by number or letter on an official plat, or a parcel under one ownership against which a separate assessment is made. See also Subsection 2.1.D, and Section 2.10 of this Ordinance and the Jackson County Subdivision Ordinance.

Lot Area. See Subsection 2.1.D, of this Ordinance.

Lot, Corner. See Subsection 2.1.D. of this Ordinance.

Lot Depth. See Subsection 2.1.D. of this Ordinance.

Lot, Double Frontage. See Subsection 2.1.D. of this Ordinance.

Lot, Flag. See Subsection 2.1.D. of this Ordinance.

Lot Frontage. “Frontage” as defined and regulated in Iowa Administrative Code 761-112.2 (306A). See also **Frontage** and Subsection 2.1.D. of this Ordinance.

Lot, Interior. See Subsection 2.1.D. of this Ordinance.

Lot Line. See Subsection 2.1.D. of this Ordinance.

Lot of Record. A lot which is a part of a subdivision, the plat of which has been recorded in the office of the County Recorder. See Jackson County Subdivision Ordinance.

Lot Width. See Subsection 2.1.D. of this Ordinance.

Lot, Through. See **Lot, Double Frontage**.

Lot, Zoning. For the purposes of this Ordinance, a zoning lot is a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as herein required. Such lot shall have frontage on an improved public street, or an approved private street, and may consist of:

1. A single lot of record;
2. A portion of a lot of record;
3. A combination of complete lots of record and portion of lots of record, or portions of lots of record;
4. A parcel of land described by meets and bounds; provided that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of this code.

Machine Shop. A place where raw materials are cut and shaped into parts using machines and tools like lathes, milling machines, grinders, and drill presses to perform machining, **Welding**, and fabricating.

Manufactured Home. As defined in Iowa Code Section 435.1 and regulated in Iowa Code Section 335.20. See also **Mobile Home** and **Modular Home**.

Manufactured Home Community. As defined in Iowa Code Section 435.1. See also **Land-Leased Community**.

Manufacturer. As defined in Iowa Code section 423.3(47).

Mine. As defined and regulated in Iowa Code Chapter 207 and Iowa Code Chapter 208.

Miniature Golf. A small course where players use a putter to hit a ball into holes while navigating obstacles such as bridges, tunnels, and sharp corners. See also **Recreation, Outdoor Commercial**.

Mining. As defined and regulated in Iowa Code Chapter 208 and Iowa Administrative Code 27-60.75. See also **Quarry, Active**.

Mini-Warehouse. Defined as “mini-storage” in Iowa Administrative Code 701—211.14(423). See also **Rental Storage Unit** and **Garage, Storage**.

Mixed Use. Vertical or horizontal development in which a combination of residential and commercial uses (e.g., residential-over-retail), or several classifications of commercial uses (e.g., office and retail), are located on the same parcel proposed for development. See also **Live/Work Unit**.

Mobile Home. As defined in Iowa Code Section 435.1 and regulated in Iowa Code Section 335.20.

Mobile Home or Manufactured Home Converted To Real Property. A **Mobile Home** or **Manufactured Home** may be converted to real property pursuant to Iowa Code Section 435.26.

Mobile Home/Manufactured Home Sales, Service, and Repair. The storage and display for the retail or wholesale sale, rental, or lease of new or used mobile or manufactured homes, and which may include facilities for the incidental repair or maintenance of such homes.

Mobile Home Park. As defined in Iowa Code Section 435.1.

Modular Home. As defined in Iowa Code Section 435.1.

Motel. See **Hotel**.

Museum. As defined by Iowa Code Section 305B.2.

Nightclub. See **Bar**.

Nonconforming Lot. A lot of record evidenced by lawful plat and/or deed filed in the office of the Jackson County Recorder which was lawful when established but which does not conform to this Zoning Ordinance or subsequent amendments. See Section 2.10 of this Ordinance.

Nonconforming Structure. A structure or portion thereof which was lawful when established but which does not conform to this Zoning Ordinance or subsequent amendments. See Section 2.10 of this Ordinance.

Nonconforming Use. A use lawful when established but which does not conform to this Zoning Ordinance or subsequent amendments. See Section 2.10 of this Ordinance.

Nursery. As defined in Iowa Administrative Code 21—46.5(177A). See also **Agriculture, Farm, and Garden Center**.

Occupancy. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A). See also **Use**.

Occupancy Compliance Certificate. A written statement issued by the Zoning Administrator that the new occupancy complies with all provisions of this Ordinance and no subsequent modifications shall be made to the occupancy, use or method of operation that would be in violation of this Ordinance. It is required before any change in the use or occupancy of land nor any change in use or occupancy of an existing building, other than for single family dwelling purposes shall be made, nor shall any new building be occupied for any purpose other than single-family dwelling until an Occupancy Compliance Certificate has been issued by the Zoning Administrator. See Chapter 3 of this Ordinance.

Outbuilding. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A).

Outdoor Display or Sales. An area on private property and not including primary circulation space, located outside of a building that is provided for the display of goods for sale where such items are permitted for sale in the zoning district in which they are located. This definition shall include the display of vehicles, trucks, heavy equipment, mobile homes, or manufactured homes for sale or rent as part of an approved principal use. An outdoor display or sale area may be a permanent, semi-permanent, or seasonal display. See also **Outdoor Storage**.

Outdoor Storage. The storage on private property of merchandise, stock, supplies, machines, operable vehicles, equipment, manufacturing materials, or goods of any nature that are not kept in a structure having at least four (4) walls and a roof, that are related to the principal use of a site. This definition shall not apply to **Outdoor Display or Sales**.

Owner. As defined in Iowa Code Section 562A.6.

Parcel. One or more lots which are designated by the owner or applicant as land to be used or developed as a unit, or which has been developed as a unit.

Park. Any public or private land available for recreational, educational, cultural or aesthetic use. See also **Campground; Recreation, Active; Recreation, Outdoor Commercial; Recreation, Passive; and Recreation, Public**.

Parking Lot. An area of land, a yard, or other open space off the street on a lot used for or designed for use by standing motor vehicles together with a driveway connecting the parking lot with a public space. See Section 2.1 of this Ordinance.

Parking Space. An area enclosed in the main building or in any accessory building, or unenclosed, permanently reserved for the temporary storage of one (1) vehicle and connected with a street or alley by a surfaced driveway which affords satisfactory ingress or egress for automobiles. See Section 2.1 of this Ordinance.

Permit. An official document that grants authorization to engage in an activity or development that would otherwise be prohibited or restricted by this Ordinance, the Jackson County Code of Ordinances, and/or the Iowa Code. The specific definition and requirements depend on the subject matter of the ordinance or code chapter.

Permit, Accessory Dwelling Unit (ADU). An official document issued by the Zoning Administrator authorizing construction or establishment of an accessory dwelling unit (ADU) in accordance with Subsection 2.8.K. of this Ordinance and for the purpose of carrying out and enforcing its provisions.

Permit, Conditional Use. An official document issued by the Zoning Administrator upon approval by the Board of Adjustment authorizing buildings, structures or uses in accordance with the conditions approved under [Subsection 2.9.H.](#) and [Section 4.5](#) of this Ordinance and for the purpose of carrying out and enforcing their provisions. See Conditional Use or Structure.

Permit, Entrance. An official document issued by the County Engineer authorizing construction of an entrance from the right-of-way line to the traveled roadway in accordance with the [Jackson County Secondary Roads Department Entrance Policy](#) and for the purpose of carrying out and enforcing its provisions.

Permit, Fence. An official document issued by the Zoning Administrator authorizing fences and/or hedges in accordance with [Subsection 2.8.N.](#) of this Ordinance and for the purpose of carrying out and enforcing its provisions.

Permit, Floodplain Development. An official document issued by the Zoning Administrator authorizing buildings, structures and/or uses in accordance with the [Jackson County Floodplain Management Ordinance](#) and for the purpose of carrying out and enforcing its provisions.

Permit, Sign. An official document issued by the Zoning Administrator authorizing signs and their related support structures in accordance with [Subsection 2.9.G.](#) of this Ordinance and for the purpose of carrying out and enforcing its provisions.

Permit, Temporary Use or Structure. An official document issued by the Zoning Administrator authorizing temporary use and structures in accordance with this Ordinance and for the purpose of carrying out and enforcing its provisions. See [Chapter 3](#) of this Ordinance.

Permit, Zoning. An official document issued by the Zoning Administrator, prior to the erection, alteration, or use of any building, structure, or land, authorizing construction or establishment of buildings, structures and/or uses in accordance with this Ordinance and for the purpose of carrying out and enforcing its provisions. See [Chapter 3](#) of this Ordinance.

Personal Service. Establishments or places of business primarily engaged in the provision of services of a personal nature. Typical uses include but are not limited to: beauty and barber shops; nail and spa services seamstress, tailor, or shoe repair shops; photography studios; television or electronics repair; or laundry and dry-cleaning services. See also **Business, General Office, General Retail, and General Services.**

Place. An open unoccupied space or a public or private thoroughfare, other than a street or alley, permanently reserved as the principal means of access to abutting property.

Place of Assembly. As defined and regulated in [Iowa Administrative Code 193B-5.1 \(544A\).](#)

Premises. The land together with any buildings or structures located thereon.

Preschool. As defined and regulated in [Iowa Code Section 256.2.](#)

Principal Use or Structure. A “principal use” refers to the primary or main purpose for which a particular property, building, or structure is used. A “principal structure” refers to the main building or structure on a property in terms of size, area, and function, or a building where the principal use of the site is conducted. See also **Accessory Use or Structure**, **Conditional Use or Structure**, and **Section 2.1** of this Ordinance.

Private Club. As defined and regulated in **Iowa Code Section 142D.2**. See also **Bar**, **Country Club**, **Golf Clubhouse**, and **Restaurant**.

Processing. As defined in **Iowa Administrative Code 701—215.15(3)**.

Property. As defined in **Iowa Code 702.14**.

Property Owners Association (POA). See **Homeowners Association (HOA)**.

Quarry, Active. As defined and regulated in **Iowa Code Chapter 208**, **Iowa Code Chapter 353**, and **Iowa Administrative Code 567 Chapter 60**.

Recreation, Active. These activities typically require physical alteration of the existing site and some constructed facilities. Active recreation often involves organized activities usually performed with others, requiring equipment, and taking place at prescribed places, sites, or fields. This type of recreation usually has high vehicle trip generation, intensive use, and/or the potential for greater nuisance to adjacent properties due to noise, light, glare, or odor. Examples include but are not limited to swimming pool, court games, field sports, ball courts, **Golf Course**, and playground. See also **Passive Recreation**.

Recreational Lodge. A day-use or short-term lodging facility whose primary appeal is its rural and/or natural setting, with direct access to public or private recreational land. See also **Hotel**.

Recreational Vehicle (RV). A “park model recreational vehicle” or a “towable recreational vehicle” as defined and regulated by **Iowa Code Section 322C.2**. See also **Travel Trailer** and **Truck Camper**.

Recreational Vehicle Park. A campground upon which two or more **Recreational Vehicle (RV)** sites are located, established, or maintained for RVs as temporary living quarters for recreation or vacation purposes by campers, vacationers, or travelers. See also **Campground**.

Recreation, Commercial. Any commercial enterprise which receives a fee in return for the provision of some recreational activity. See also **Campground**; **Recreation, Indoor Commercial**; **Recreation, Outdoor Commercial**; and **Recreation, Public**.

Recreation, Indoor Commercial. Uses that provide recreational opportunities indoors for the public (open to the community) or residents of a subdivision or development which commercial in nature, including but not limited to: **Recreational Lodge**, **Community Recreation Center**; health and exercise club; bowling alley; **Entertainment Venue**; dance hall; arcade; skating rink; swimming pool; **Country Club**; **Private Club**; other indoor athletic facilities; and other functionally similar uses. See also **Recreation, Outdoor Commercial**; and **Recreation, Public**.

Recreation, Outdoor Commercial. Uses that provide commercial amusement outdoors and that have higher traffic demands, space requirements, and external effects, including but not limited to: **Miniature Golf**; batting cages; go-carts; bumper cars or boats; skateboard parks; BMX or mountain bike courses; ski slopes; ice skating rinks; golf driving ranges; rodeo facilities; gun clubs; drive-in and outdoor theaters; marinas; docking facilities; tennis courts; ball fields; other outdoor athletic facilities; and other functionally similar uses; but not including **Campground**; **Camp**, **Tourist**; **Camp**, **Youth or Summer**; **Seasonal Resort**; or **Golf Course**. See also **Recreation, Indoor Commercial**; and **Recreation, Public**.

Recreation, Passive. These activities can be carried out with little alteration or disruption of the existing topography and natural resources, have low vehicle trip generation, and usually are nonmotorized activities with a low potential for nuisance to adjacent properties. Examples include but are not limited to walking, hiking, picnicking, bicycling, birdwatching, and horseback riding. See also **Recreation, Active**.

Recreation, Public. An indoor or outdoor public recreation area, building, site, or facility that is dedicated to recreation purposes and owned, operated, and/or managed by federal, state, county, or city governmental agencies to serve the recreation needs of community residents, including but not limited to **Park**; lake; pond; river, creek; playground; picnic area; **Hunting Area**; **Wildlife Preserve**; trails for hiking, biking, horseback riding, paddling, or **Recreation Vehicle**; interpretive center; historic and cultural site; **Campground**; marina; docking facility; and other functionally similar uses. See also **Recreation, Indoor Commercial** and **Recreation, Outdoor Commercial**.

Renewable Energy System. A renewable energy system converts natural sources or processes that are replenished continually into useable forms of energy, such as solar, wind, biomass, and geothermal.

Rental Storage Unit. “Self-service storage facility” as defined and regulated in **Iowa Code Section 578A**. See also **Mini-Warehouse** and **Garage, Storage**.

Residential Use. As defined and regulated in **Iowa Administrative Code 193B-5.1 (544A)**.

Restaurant. As defined and regulated in **Iowa Code Section 142D.2**. See also **Bar**; **Country Club**; **Private Club**; and **Golf Clubhouse**.

Restaurant, Drive-in. A **Restaurant** as defined herein that includes **Drive-In/Drive-Through Services**. See **Subsection 2.1.C.3** of this Ordinance.

Rezoning. The action or process of assigning land or property to a different category of restriction on use and development. See **Section 5.5** of this Ordinance.

Riding Stable. See **Stable, Riding**.

Right-of-Way, Public Road. Defined in **Iowa Code Section 306.3**.

Roadside Stand. See **Farm Operation**.

Roof. A structural covering over any portion of a building or structure including projections beyond the walls or supports of the building or structure.

Routine Maintenance of Existing Buildings and Facilities. Repairs necessary to keep a structure in a safe

and habitable condition that do not trigger a **Zoning Permit**, provided they are not associated with a general improvement of the structure or repair of a damaged structure. Such repairs include but are not limited to:

1. Normal maintenance of structures such as re-roofing, replacing roofing tiles and replacing siding;
2. Exterior and interior painting, papering, tiling, carpeting, cabinets, counter tops and similar finish work;
3. Basement sealing;
4. Repairing or replacing damaged or broken window panes;
5. Repairing plumbing systems, electrical systems, heating or air conditioning systems and repairing wells or septic systems.

School, Elementary. As defined in Iowa Administrative Code Rule 641-7.1.

School, Post High School. As defined in Iowa Administrative Code Rule 641-7.1.

School, Secondary. As defined in Iowa Administrative Code Rule 641-7.1.

Screening. The method by which a view of one site from another adjacent site is shielded, concealed or hidden. Screening techniques include fences, walls, hedges, berms or other features.

Seasonal Resort. A resort which includes three (3) or more **Seasonal Dwellings** which are rented or leased or located on land that is rented or leased for such seasonal dwellings including **Accessory Uses and Structures**, providing that the sewage, water, and access requirements in Section 2.9 of this Ordinance are met. See also **Camp, Tourist** and **Camp, Youth or Summer**.

Septic System, Private. As defined and regulated in Iowa Administrative Code 69 and Iowa Code Section 455B.171. See also **Sewage Disposal System, Private**.

Setback. The distance required between a property line or roadway easement line and the **Buildable Area** on a **Lot**. See Subsection 2.1.D. of this Ordinance.

Setback Encroachment. The extension or placement of any structure, or a component of such, into a required **Setback** or **Right-of-Way**. This can include various structures like a **Building, Fence, Driveway**, or landscaping feature. See Subsection 2.1.D. of this Ordinance.

Setback, Front. See Subsection 2.1.D. of this Ordinance.

Setback, Rear. See Subsection 2.1.D. of this Ordinance.

Setback, Side. See Subsection 2.1.D. of this Ordinance.

Setback, Street Side. See Subsection 2.1.D. of this Ordinance.

Sewage Disposal System, Private. As defined and regulated in Iowa Administrative Code 69 and Iowa Code Section 455B.171. See also **Septic System, Private**.

Sewer System, Community. A public or private sewage collection system with treatment and disposal facilities providing secondary treatment meeting applicable County and State effluent standards. A community sewer system as herein defined shall not include septic tanks. See also **Sewage Disposal System, Private** and **Septic System, Private**.

Site Plan. A plan prepared to scale showing accurately and with complete dimensioning, the boundaries of a site and location of all buildings, structures, uses, drives, parking, drainage, utilities, landscape features, and other principal site development improvements for a specific parcel of land.

Slaughterhouse. As defined and regulated in Iowa Code Section 163.6 and Iowa Code Chapter 189A.

Solar Energy System. See Section 2.8.O. of this Ordinance.

Solid Waste Facility. As defined and regulated in Iowa Code Section 455B301 and Iowa Administrative Code 565—113.3.

Stable. A building in which domestic animals are sheltered and fed, especially such a building having stalls or compartments. The animals may be kept as working animals for agricultural purposes, or for people to ride, as an accessory use to a **Farm** or residence. See also **Stable, Riding**.

Stable, Riding. A commercial facility where generally horses, ponies, and/or mules are kept for people to ride. A riding stable may offer animals for rent or provide boarding and related services for animals. See also **Stable**.

State. Means the State of Iowa.

Stockyard. As defined and regulated in Iowa Administrative Code 21—66.1(163). See also **Animal Feeding Operation** and **Livestock Market**.

Storage Container. Any enclosed receptacle, without wheels, designed, built or intended to be used for the shipment, transportation or storage of goods and not being used primarily for the shipment or transportation of goods, but not including a **Construction Trailer**. Storage container does not include a truck trailer or semitruck trailer while it is actively being used for the transportation of materials, inventory or equipment.

Story. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A). See also **Basement; Building or Structure Height; Story, First; Story, Half; ;** and **Subsection 2.1.D.** of this Ordinance.

Story, First. As defined in Iowa Administrative Code 193B-5.1(544.A). See also **Basement; Building or Structure Height; Story; Story, Half;** and **Subsection 2.1.D.** of this Ordinance.

Story, Half. A partial story under a gable, hip or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls are not more than three (3) feet above the floor of such story. A half-story shall not exceed fifty percent (50%) of the floor area of the story immediately below. Any partial story used for residence purposes, other than for a janitor, caretaker, or a family occupying the floor immediately below it, shall be deemed a full story. See also **Basement; Building or Structure Height; Story; Story, First;** and **Subsection 2.1.D.** of this Ordinance.

Street, Road. A public or private thoroughfare which affords the principal means of access to abutting property as defined in Iowa Code Section 306.3.

Street Line. The right-of-way line of a street. See also **Right-of-Way**.

Structural Members. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A).

Structure. See Building.

Subdivision. See Jackson County Subdivision Ordinance.

Subdivision Plat. See Jackson County Subdivision Ordinance.

Tavern. See Bar.

Temporary Use or Structure. A use or structure of limited and temporary duration as allowed in the underlying zoning district, subject to review and approval by the Zoning Administrator in accordance with Section 3.11 of this Ordinance. See Section 2.1 of this Ordinance.

Travel Trailer. As defined and regulated by Iowa Code Section 322C.2. See also **Recreational Vehicle**.

Truck Camper. As defined and regulated by Iowa Code Section 322C.2. See also **Recreational Vehicle**.

Tourism Welcome Center. A place that offers information about attractions and assistance with travel tips and directions to travelers visiting Iowa. These centers also may sell local souvenirs, crafts and clothing; provide rest areas and restrooms; and showcase local history and culture.

Use. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A). See also **Occupancy**.

Utilities. All public and private lines, stations, towers, and facilities related to the provision, generation, distribution, collection, transfer, transmission, exchange, receiving, or disposal of water, stormwater, sanitary sewage, oil, gas, electricity, information, telecommunications, telephone cable, television, radio, cellular communications, fiber optics, or other similar services.

Variance. As defined and regulated in Iowa Code Section 335.15.3. A variance may be granted by the Board of Adjustment in accordance with Section 4.7 of this Ordinance. See also **Dimensional Variance**.

Vehicle. A vehicle shall be broadly interpreted to mean any implement of conveyance designed or used for transportation of people or materials on land, water or air, including but not limited to automobiles, trucks, bicycles, farm implements, construction equipment, motorcycles, snowmobiles, boats, personal watercraft, airplanes, helicopters, trailers, campers, wagons, all-terrain vehicles (ATVs), recreational vehicles, golf carts, etc.

Vehicle Paint and Body Shop. As defined and regulated in Iowa Code Chapter 537B. See also **Vehicle Service and Repair**.

Vehicle Sales. As defined and regulated in Iowa Code Chapter 322.

Vehicle Service and Repair. As defined and regulated in Iowa Administrative Code 701-218.2(423). See also **Vehicle Paint and Body Shop**.

Veterinary Clinic. As defined and regulated in Iowa Administrative Code 811-12.5(169). See also **Animal Hospital**.

Violation. A failure of a use, structure or other development to be fully compliant with the regulations in this Zoning Ordinance.

Wall. An upright solid structure constructed of masonry, wood, or similar material more than eighteen inches (18”) in height, erected as a barrier, boundary, or enclosure to screen an area of land, including retaining walls.

Wall, Retaining. A wall constructed to retain soil or other materials to stabilize slopes, retard erosion, terrace a site, or serve a similar function.

Water System, Community. As defined by Iowa Administrative Code 567—40.2(455B); also defined as “Community public water supply” in Iowa Administrative Code 567—50.2(455B).

Warehouse or Warehouse Use. The process of storing goods until they're ready for transport to retailers, distributors, or customers. See also Iowa Administrative Code 193B-5.1 (544A).

Welding. Means to unite metallic parts by heating and allowing the metals to flow together or by hammering or compressing with or without previous heating, to unite plastics in a similar manner by heating, to repair (something) by this method, or to repair something by this method. See also **Machine Shop**.

Well, Private. As defined and regulated in Iowa Administrative Code Chapter 49.

Wholesaling. The act of buying goods in bulk from a manufacturer at a discounted price and selling to a retailer for a higher price, for them to repackage and in turn resell in smaller quantities at an even higher price to consumers.

Wildlife Preserve. A protected area of land or water that's dedicated to the conservation of wild animals, plants, and geological features. See also **Recreation, Public**.

Wind Energy Conversion System. See Jackson County Wind Energy Conversion Systems Ordinance.

Yard. See **Setback**.

Zoning Administrator. The Administrative Officer designated or appointed by the Board of Supervisors to administer and enforce the regulations contained in the Zoning Ordinance in accordance with Iowa Code Section 335.9. See Chapter 3 of this Ordinance.

Zoning District. A section or sections of the unincorporated area of Jackson County for which regulations governing the use of buildings and premises or the height and area of buildings are uniform. See Section 2.1 of this Ordinance

Zoning Map, Official. Map delineating the boundaries of zoning districts, which along with the zoning text, is officially adopted by the Board of Supervisors and on file at the Jackson County Courthouse. See Chapter 1 of this Ordinance.

Zoning Permit. See Permit, Zoning.