



October 13, 2025

Becca Pflughaupt, Zoning Administrator
Jackson County Zoning Department
201 West Platt Street
Maquoketa, IA 52060

RE: Zoning Ordinance Update – **CLEAN Draft of Chapter 6. Definitions (10-13-25)**

Dear Becca,

Attached is information regarding the CLEAN draft of Chapter 6. Definitions (10-13-25) for review and approval by the Zoning Commission at their public hearing.

Discussion

A separate Chapter 6 is created for Definitions. The draft chapter includes definitions and cross-references for over 290 terms. The attached CLEAN version shows the resulting restructure. The REDLINE version will be posted on the website. Major updates proposed are as follows:

- The draft chapter includes definitions and cross-references for over 290 terms.
- Illustrations have been added for some uses and structures.
- References to Iowa Code and/or Iowa Administrative Code have replaced prior definitions to ensure the Ordinance remains up to date with future Iowa Code revisions.
- Regulations within definitions for parking, lots and setbacks have been moved to Section 2.1.
- Regulations within other definitions have been moved to Sections 2.8, such as home-based business and home industry, and Section 2.9, such as signs.
- Definitions for yards have been deleted since they are similar to setbacks and therefore confusing.

Recommendation

The Commission is asked to review and approve the CLEAN draft of Chapter 6. Definitions (10-13-25) at their public hearing.

Sincerely,

A handwritten signature in cursive script, appearing to read "Laura Carstens".

Laura Carstens
Senior Planner

Attachment

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 Dwelling Unit (ADU). As defined and regulated in Iowa Code Section 331.301, Subsection 27 and Subsection 2.8.K. of this Ordinance.

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

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 Section 2.1 of this Ordinance. See also Accessory Building, Principal Use or Structure, and Conditional Use or Structure.

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. See Family Home.

Agricultural Building. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A) Definitions. 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, Commercial Greenhouse, Livestock, and Farm.

Airport. A portion of land or water that is used for aircraft to land and take off. An airport includes the landing fields, airport buildings, facilities, and rights of way.

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) Definitions.

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

Definitions.

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 Hospital/Veterinary Clinic. A veterinary practice, where domesticated household animals, large animals, and livestock, are given medical, surgical, dental, and obstetrics treatment, and emergency care, and the boarding of animals is limited to short term care incidental to the hospital or clinic use.

Animal Feeding Operation (AFO). As defined and regulated in Iowa Code Chapter 459 and Iowa Administrative Code Chapter 65. See Livestock Market.

Apartment. As defined in Iowa Code Section 499b.1.

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 defined and regulated under Iowa Code Chapter 527 Electronic Transfer of Funds.

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

Basement. A story having part but not more than one-half (1/2) of its height below grade. A basement is counted as a story for the purpose of height regulation.

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

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

Bed and Breakfast Home. As defined and regulated in Iowa Administrative Code 661-202.3(137C).

Bed and Breakfast Inn. As defined and regulated in Iowa Administrative Code 661-202.3(137C).

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

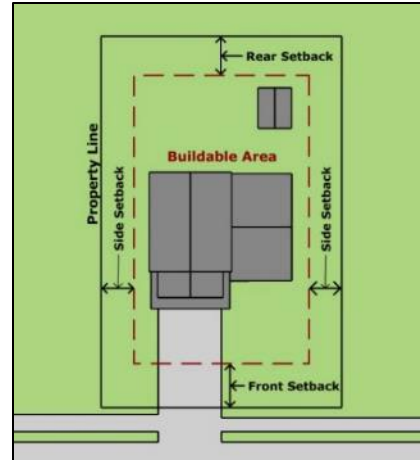
Board of Supervisors. The Board of Supervisors of Jackson County.

Boarding and Lodging Houses. As defined and regulated in Iowa Code Chapter 1350 Boarding Homes.

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

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 from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for gable, hip and gambrel roofs. See [Subsection 2.1.D.](#) of this Ordinance. See also Height of a Building.



Buildable Area (Source: ECIA)

Building Line. The extreme overall dimensions of a building or any projection thereof. Distances are to be measured from the most outwardly extended position of the structure. See also Setback.

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.

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.

Burial site. As defined and regulated in [Iowa Code Chapter 523I.](#)

Business. Any occupation, employment or enterprises wherein merchandise is exhibited or sold, or whereservices are offered for compensation. See General Retail, General Office, 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 Commercial Campground and Public Campground.

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. 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 Public Campground.



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 Private Campground.

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. These campgrounds are owned, operated, and/or managed by federal, state, county, or city governmental agencies. See Commercial Campground.

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.



Public Campground, Spruce Creek County Park, Jackson County, Iowa. (Source: Google Maps accessed 2025)

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 Campground.

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.

Cellar. A story having more than one-half (1/2) its height below grade. A cellar is not included in computing the number of stories for the purpose of height measurement.

Cemetery: As defined and regulated in Iowa Code Chapter 523I.

Child Care Center. As defined and regulated in Iowa Chapter 237A and 441 Iowa Administrative Code Chapter 110.

Child Care Home. As defined and regulated in Iowa Chapter 237A.

Child Development Home. As defined and regulated in Iowa Chapter 237A and 441 Iowa Administrative Code Chapter 110.

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

Commercial Cell Communications Station and 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) Definitions.

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 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 uses or structure, or an accessory use or structure, which requires Board approval. See Section 2.1 of this Ordinance. See also Accessory Use or Structure, and Principal Use or Structure.

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. Residential condominiums shall be considered multiple-family dwellings for the purpose of this Ordinance. See also Multi-Family Dwelling and Apartment.

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.

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 (Co-op). As defined and regulated by Iowa Code Chapter 499.

County. The unincorporated portions of Jackson County, Iowa.

Data Processing Center. See Jackson County Data Processing Center Ordinance.

Deck. An uncovered (wood) 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) Definitions.

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

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

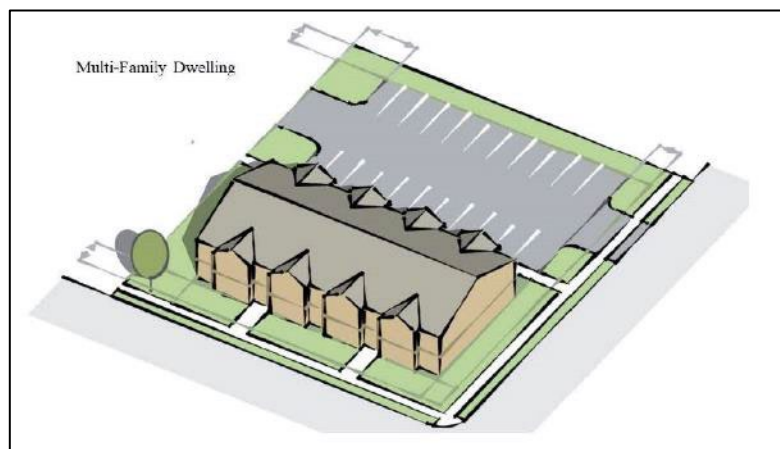
Driveway. A private roadway providing vehicle access between a property and a public street or other public roadway

Dwelling. As defined in Iowa Code Section 702.10.

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

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 homes as herein defined.

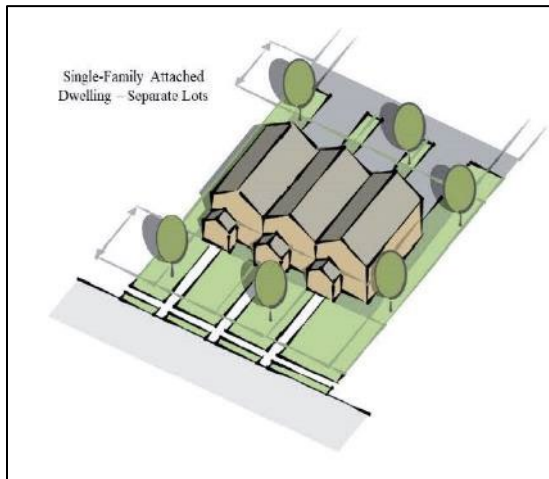
Dwelling, Seasonal. A single-family dwelling, mobile home, trailer, or house boat, intended for seasonal or temporary occupancy only and not permanently occupied as a family residence for more than one hundred eighty (180) days during any calendar year.



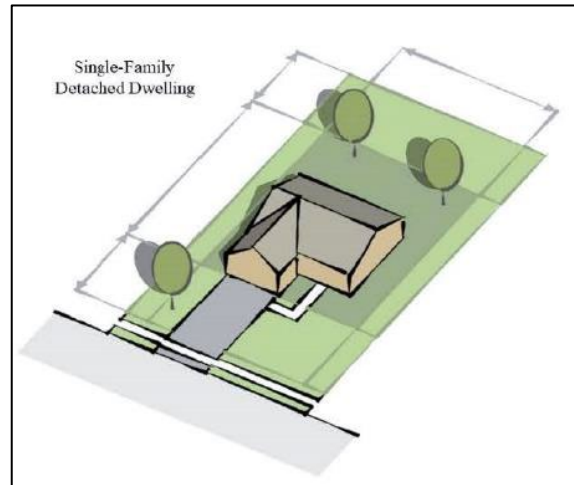
Multiple-Family Dwelling (Source: City of Dyersville, IA accessed 2023)

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 homes 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*).



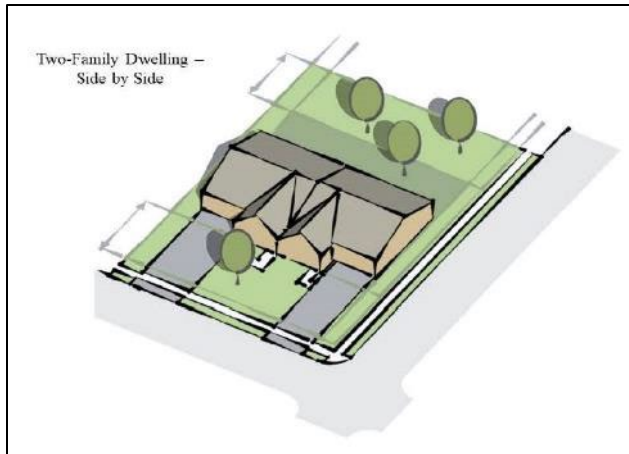
Single Family Attached Dwelling – Separate Lots (Source: City of Dyersville, IA accessed 2023)



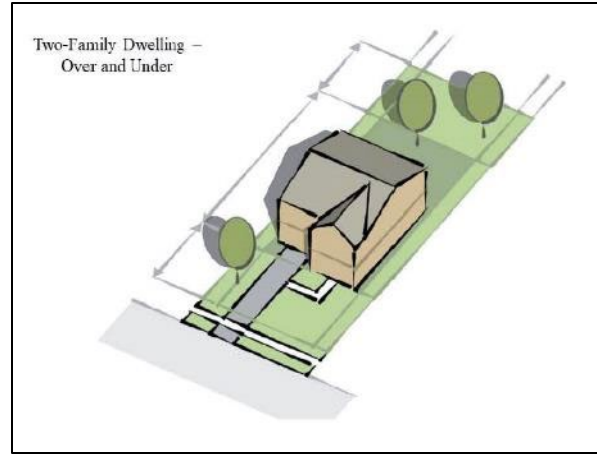
Single Family Detached Dwelling (Source: City of Dyersville, IA accessed 2023)

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 homes 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 homes as herein defined.



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



Two Family Dwelling – Over and Under (Source: City of 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 homes as herein defined (*see illustration for Attached Single-Family Dwelling*). This definition shall not include mobile homes as herein defined.

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

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

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

Event Venue. An indoor or outdoor place where events are held; may also be regulated in Iowa Administrative Code Chapter 44.

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 Event Venue and Fairgrounds.

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

Definitions.

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

Fairgrounds. As defined and regulated in Iowa Code Chapter 174 pertaining to county and district fairs.

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

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.”

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 or Roadside Stand. 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 Section 2.8. N. of this Ordinance.

Financial Institution. As defined in Iowa Code Section 535A.1. See 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 or cellar which is used for storage or incidental use.

Floor Area, Gross. See Gross 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.

Garage. A structure or building or portion thereof in which one 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.

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.

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

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.

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.

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.

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 Farm and Nursery.

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. A gas station is not a service station. For other services other than the sale of gasoline, see service station.

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.

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.

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 banking machines, appliance repair shops, watch and jewelry repair shops, and musical instrument repair shops.

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.

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.

Golf Course, Miniature. A small course where players use a putter to hit a ball into holes while navigating obstacles such as bridges, tunnels, and sharp corners.

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.

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 Garden Center.

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 Agriculture and Farm.

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

Guest Room. Any bedroom or other sleeping quarters for transient guests in a hotel.

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

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

Hedge. A solid and unbroken visual screen of self-supporting shrubs, bushes, or similar continuous plantings more than eighteen (18) inches in height. See Section 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 Section 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 Home-Based Business.

Homeowners Association. 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 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 Agriculture.

Hotel/Motel. Any building or structure, equipped, used, advertised as, or held out to the public to be an inn, hotel, motel, motor inn, or place where sleeping accommodations are furnished transient guests for hire. Supporting facilities may include restaurant, lounge, meeting and banquet rooms or convention facilities, recreational facilities (pool, fitness room), and/or other retail and service shops.

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) Definitions.

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) Definitions.

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

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

Land-Leased Community. As defined and regulated in Iowa Code 335.30A.

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) Definitions.

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

Livestock Market. As defined in Iowa Code Section 172E.1, and regulated in Iowa Administrative Code 21—66.1(163). See 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.

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 See Section 2.1.D. and Section 2.10 of this Ordinance and the Jackson County Subdivision Ordinance.

Lot Area. See Section 2.1.D. of this Ordinance.

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

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

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

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

Lot Frontage. See Section 2.1.D. of this Ordinance.

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

Lot Line. See Section 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 Section 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. See Welding.

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

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

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

Mine. As defined and regulated in Iowa Code Chapter 207 Coal Mining and as defined and regulated in Iowa Code Chapter 208 Mines.

Mining. As defined and regulated in Iowa Code Chapter 208 Mines and Iowa Administrative Code 27-60.75 General mining activities.

Mini-Warehouse. Defined as “mini-storage” in Iowa Administrative Code 701—211.14(423).

Mixed Building Use. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A) Definitions. See Mixed Use.

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 Mixed Building Use.

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 homes.

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

Modular Home. As defined in Iowa Code Section 435.1.

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

Nightclub/Bar/Tavern. An establishment used primarily for the serving of alcoholic beverages by the drink to the general public and where food or packaged alcoholic beverages may be served or sold as accessory to the primary use.

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 Agriculture, Farm, and Garden Center.

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

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.

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.

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.

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.

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.

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) Definitions.

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 Section 2.1 of this Ordinance. See also Accessory Use or Structure, and Conditional Use or Structure.

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

Property. As defined in Iowa Code 702.14.

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 pools, court games, field sports, ball courts, golf courses, and playgrounds. See 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.

Recreational Vehicle (RV). A park model recreational vehicle or a towable recreational vehicle as defined and regulated by [Iowa Code Section 322C.2](#). See 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 Campground.

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

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 lodges, community recreation centers; health and exercise clubs; bowling alleys; indoor theaters; dance halls; arcades; skating rinks; swimming pools; country club; private club or lodge; other indoor athletic facilities; and other functionally similar uses.

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 campgrounds, resorts, youth or summer camps, or golf courses.

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 Active Recreation.

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 parks; lakes; ponds; rivers, creeks; playgrounds; picnic areas; hunting areas; wildlife preserves; trails for hiking, biking, horseback riding, paddling, or recreation vehicles; interpretive centers; historic and cultural sites; campgrounds; marinas; docking facilities; and other functionally similar uses.

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.

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

Restaurant. A use engaged in the preparation and retail sale of food and beverages for consumption on-site or off-site, including the sale of alcoholic beverages on-site when conducted as a secondary feature of the use, producing less than fifty percent (50%) of the establishment’s gross income.

Restaurant, Drive-in. Any place or premises used for the sale, dispensing or serving of food, refreshments or beverages in automobiles, including those establishments where customers may serve themselves and may eat or drink the food, refreshments or beverages on the premises.

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.

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.

Septic System, Private. As defined and regulated in Iowa Administrative Code 69 and Iowa Code Section 455B.171.

Setback. The distance required between a property line or roadway easement line and the buildable area on a lot. See Section 2.1.D. of this Ordinance. See also Buildable Area.

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 buildings, fences, driveways, or landscaping features. See Section 2.1.D. of this Ordinance.

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

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

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

Setback, Street Side. See Section 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.

Sewer System, Community. A public or private sewerage 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.

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.

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.

State. Means the State of Iowa.

Stockyard. As defined and regulated in Iowa Administrative Code 21—66.1(163). See 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) Definitions.

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, except that any partial story used for residence purposes, other than for a janitor or caretaker or their family or by a family occupying the floor immediately below it, shall be deemed a full story.

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.

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

Structure. See Building.

Subdivision. See Jackson County Subdivision Ordinance.

Subdivision Plat. See Jackson County Subdivision Ordinance.

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.

Theater, Indoor. An indoor area, building or part of a building used primarily for the presentation of film, television, music video, or multimedia video, or for dramatic, dance, musical, or other live performances, that may or may not be open to the general public. Such establishments may include related services such as food and beverage sales and other concessions.

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

Truck Camper. As defined and regulated by Iowa Code Section 322C.2. See 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.

Tourist Camp. 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.

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

Use, Allowed. Any land use allowed within a zoning district. See Section 2.1 of this Ordinance.

Use, Not Allowed. Any land use, other than non-conforming, which is not allowed within a zoning district. See Section 2.1 and Section 2.10 of this Ordinance.

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 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. Any building or portion thereof used for the repair or straightening of a motor vehicle or frame and the painting of motor vehicles. Maintenance, service, and engine repair may be ancillary functions of the body work.

Vehicle Sales, Service, and Repair. The storage and display for the retail or wholesale sale, rental, or lease of more than two new or used vehicles, and which may include facilities for the maintenance, replacement of parts, service, incidental repair or body work of vehicles.

Veterinary Clinic. See Animal Hospital.

Violation. A failure of a 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) Definitions.

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 area of Jackson County for which regulations governing the use of buildings and premises or the height and area of buildings are uniform.

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. A written statement issued by the Zoning Administrator authorizing buildings, structures or use consistent with the terms of this Ordinance and for the purpose of carrying out and enforcing its provisions. See Chapter 3 of this Ordinance.

CHAPTER 6. DEFINITIONS ~~3-GENERAL PROVISIONS~~

36.1 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 Dwelling Unit (ADU). As defined and regulated in Iowa Code Section 331.301, Subsection 27 and Subsection 2.8.K. of this Ordinance.

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

1. 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 Section 2.1 of this Ordinance. See also Accessory Building, Principal Use or Structure, and Conditional Use or Structure.

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. See Family Home.

Agricultural Building. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A) Definitions. 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; ~~the processing, storage, and sale of grain for seed, or for livestock and poultry feed;~~ 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 but not including the sale or display of farm machinery, building materials or appliances. See also Bulk Storage.

2. Agriculture. Defined as “Agricultural Production” in Iowa Administrative Code 701—200.1(423). ~~The use of land for agricultural purposes, including farming, dairying, pasturage, horticulture, floriculture, viticulture and animal and poultry husbandry and the necessary accessory uses for treating or storing the produce provided, however, that any such accessory uses shall be secondary to that of normal agricultural activities. Agriculture shall not include commercial animal or poultry feeding or raising in confined lots or buildings as defined herein. See also Animal Feeding Operation, Commercial Greenhouse, Livestock, and Farm.~~

Airport. A portion of land or water that is used for aircraft to land and take off. An airport includes the landing fields, airport buildings, facilities, and rights of way.

~~3.~~ **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) Definitions.

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

~~4.~~ **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 Hospital/Veterinary Clinic. A veterinary practice, where domesticated household animals, large animals, and livestock, are given medical, surgical, dental, and obstetrics treatment, and emergency care, and the boarding of animals is limited to short term care incidental to the hospital or clinic use.

Animal Feeding Operation (AFO). As defined and regulated in Iowa Code Chapter 459 and Iowa Administrative Code Chapter 65. See Livestock Market.

Apartment. As defined in Iowa Code Section 499b.1

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 defined and regulated under Iowa Code Chapter 527 Electronic Transfer of Funds.

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

~~5.~~ **Basement.** A story having part but not more than one-half (1/2) of its height below grade. A basement is counted as a story for the purpose of height regulation.

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

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

Bed and Breakfast Home. As defined and regulated in Iowa Administrative Code 661-202.3(137C).

Bed and Breakfast Inn. As defined and regulated in Iowa Administrative Code 661-202.3(137C).

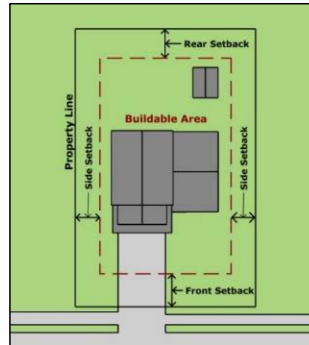
~~6.~~ **Billboard.** An advertising sign for a business, commodity or service located or offered elsewhere than upon the premises where such sign or billboard is located.

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

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

Boarding and Lodging Houses. As defined and regulated in Iowa Code Chapter 1350 Boarding Homes.

Buildable Area. The portion of a lot remaining after required yards and setbacks have been provided (see illustration. See Section 2.1.D of this Ordinance.



Buildable Area (Source: ECIA)

Building or Structure Height. Height Of A Building. The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for gable, hip and gambrel roofs. See Subsection 2.1.D of this Ordinance. See also Height of a Building.

Building Line. The extreme overall dimensions of a building or any projection thereof. Distances are to be measured from the most outwardly extended position of the structure. See also Setback.

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.

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.

Burial site: As defined and regulated in **Iowa Code Chapter 523I**.

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

9. — Campground. An area providing ~~spaces~~ ~~campsites~~ for two (2) or more ~~recreational vehicles~~, travel trailers, ~~camping trailers~~ ~~struck campers~~ or tent ~~sites~~ ~~camping~~ for temporary occupancy with necessary incidental services, sanitation and recreation facilities ~~to serve the traveling public, as defined by Iowa Code Section 557B.1 and Iowa Administrative Code 701—216.4(423)~~. See Commercial Campground and Public Campground.

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. 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 Public Campground.



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 Private Campground.

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. These campgrounds are owned, operated, and/or managed by federal, state, county, or city governmental agencies. See Commercial Campground.

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 Campground.

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.

40. Cellar. A story having more than one-half (1/2) its height below grade. A cellar is not included in computing the number of stories for the purpose of height measurement.

Cemetery: As defined and regulated in Iowa Code Chapter 523.

Child Care Center. As defined and regulated in Iowa Chapter 237A and 441 Iowa Administrative Code Chapter 110.

Child Care Home. As defined and regulated in Iowa Chapter 237A.

Child Development Home. As defined and regulated in Iowa Chapter 237A and 441 Iowa Administrative Code Chapter 110.

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



Public Campground, Spruce Creek County Park, Jackson County, Iowa. (Source: Google Maps accessed 2025)

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

Commercial Feedlot. ~~See Animal Feeding Operation. The feeding or raising of livestock, poultry or other animals in confined feedlots, dry lots, pens, cages or buildings as a commercial enterprise when not in conjunction with a farming operation.~~

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

~~12.~~ **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.

~~Special Exception~~**Conditional Use or Structure.** A use or structure that would not be appropriate generally or without restriction throughout the zoning ~~division or~~ 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 may be ~~permitted in zoning divisions or district as special exceptions if specific provisions for such special exceptions are made in this Zoning~~ 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 uses or structure, or an accessory use or structure, which requires Board approval. See Section 2.1 of this Ordinance. See also Accessory Use or Structure, and Principal Use or Structure.

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

~~13.~~ **Condominium, Residential.** As ~~established in~~ defined and regulated in Iowa Code Chapter 499B. Code of Iowa, a building or group of buildings in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. Residential condominiums shall be considered multiple-family dwellings for the purpose of this ~~Ordinance.~~ See also Multi-Family Dwelling and Apartment.

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.

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 (Co-op). As defined and regulated by Iowa Code Chapter 499.

14. **County.** The unincorporated portions of Jackson County, Iowa.

Data Processing Center. See Jackson County Data Processing Center Ordinance.

Deck. An uncovered (wood) 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) Definitions.

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

15. **Directional Signs.** Any sign erected to call attention and direct traffic to businesses located off the primary highway system. Such signs must be placed no more than five (5) miles from the business served and positioned specifically to guide traffic to the service available. Except adjacent to U.S. Highway 61, directional signs must serve businesses in unincorporated areas.

Commented [LC1]: Moved to Section 2.9. Sign Regulations.

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

16. **Drive-in Restaurant.** Any place or premises used for the sale, dispensing or serving of food, refreshments or beverages in automobiles, including those establishments where customers may serve themselves and may eat or drink the food, refreshments or beverages on the premises.

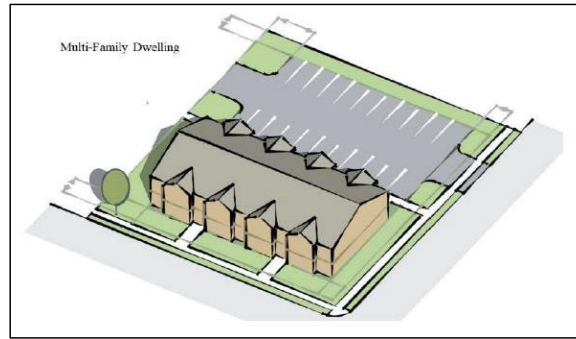
Commented [LC2]: Moved to Restaurant, Drive-In.

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

17. **Dwelling.** Any building or portion thereof which is designed for or used exclusively for residential purposes. As defined in Iowa Code Section 702.10.

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

18. Dwelling, Multiple-Family. A “multiple-unit residential building” as defined in Iowa Administrative Code 661—201.16(10A), building designed for or occupied by more than one (1) family as defined in this ordinance (see illustration). This definition shall not include mobile homes as herein defined.

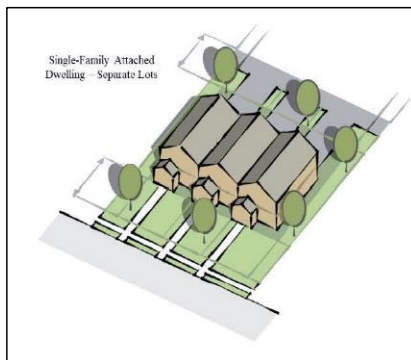


Multiple-Family Dwelling (Source: City of Dyersville, IA accessed 2023)

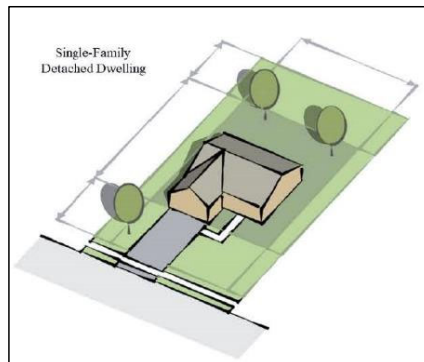
20. Dwelling, Seasonal. A single-family dwelling, ~~or~~ mobile home, ~~including trailer, or~~ house boats, intended for seasonal or temporary occupancy only and not permanently occupied as a family residence for more than one hundred eighty (180) days during any calendar year.

19. 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 homes 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).
- a.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: City of Dyersville, IA accessed 2023)

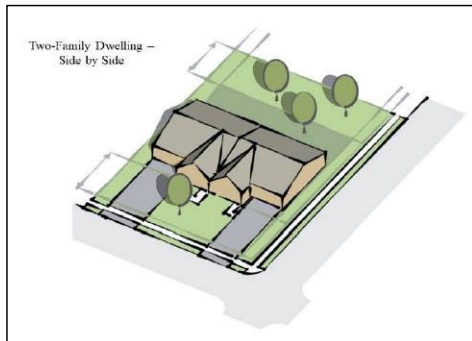


Single Family Detached Dwelling (Source: City of Dyersville, IA accessed 2023)

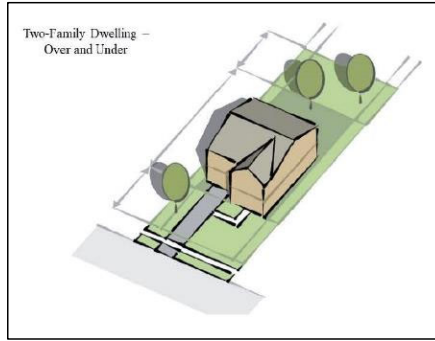
Dwelling, Townhouse. A building consisting of attached dwelling units, each extending from foundation to roof, with separate means of egress. Townhouses are typically not stacked and are limited to a

maximum of three stories. This definition shall not include mobile homes 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 homes as herein defined.



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



Two Family Dwelling – Over and Under (Source: City of 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 homes as herein defined (see illustration for Attached Single-Family Dwelling). This definition shall not include mobile homes as herein defined.

21. **Dwelling Unit.** As defined in Iowa Code Section 562A.6, subsection 3 and in Iowa Administrative Code 193B-5.1 (544A) Definitions. One (1) room, or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy or rental or lease on a weekly, monthly or longer basis and physically separated from any other rooms or dwelling units which may be in the same structure and containing independent cooking and sleeping facilities.

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

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

Event Venue. An indoor or outdoor place where events are held; may also be regulated in Iowa Administrative Code Chapter 44.

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 Event Venue and Fairgrounds.

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

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

Fairgrounds. As defined and regulated in Iowa Code Chapter 174 pertaining to county and district fairs.

22. **Family.** As defined in Iowa Administrative Code 441—130.1(234) Definitions. One (1) or more persons occupying a premises and living as a single housekeeping unit, whether or not related to each other by birth or marriage, as distinguished from a group occupying a boarding house, lodging house or hotel. A family as defined herein, shall include not more than four (4) unrelated persons.

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

23. **Farm.** An area of not less than ten (10) acres which is primarily adapted by reason of nature and area for use for agricultural purposes and is used for the growing of the usual farm products and their storage on the area as well as for the raising thereof of the usual farm poultry and farm animals. The term "farming" includes the operation of such area for one (1) or more of the above uses with the necessary accessory uses for treating or storing the produce provided, however, that the operation of any such accessory uses shall be secondary to that of the normal farming activities and such accessory uses do not include commercial feedlots or livestock cooperatives as defined herein. 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."

Farm Building. See Agricultural Building.

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

25. **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 or Roadside Stand. 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 [Section 2.8. N](#) of this Ordinance.

Financial Institution. As defined in [Iowa Code Section 535A.1](#). See General Services.

Fire Department. As defined in [Iowa Code Section 233.1](#).

Fire Station. As defined in [Iowa Code Section 233.1](#).

26. 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 or cellar which is used for storage or incidental use.

Floor Area, Gross. See Gross Floor Area.

27. 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.

Garage. A structure or building or portion thereof in which one 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.

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.

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

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.

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.

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.

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 Farm and Nursery.

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. A gas station is not a service station. For other services other than the sale of gasoline, see service station.

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.

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.

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 banking machines, appliance repair shops, watch and jewelry repair shops, and musical instrument repair shops.

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.

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.

Golf Course, Miniature. A small course where players use a putter to hit a ball into holes while navigating obstacles such as bridges, tunnels, and sharp corners.

~~28. —~~ **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.

~~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 Garden Center.

~~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 Agriculture and Farm.

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

~~Guest Room.~~ Any bedroom or other sleeping quarters for transient guests in a hotel.

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

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

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

~~29. —~~ **Height of a Building.** See Building or Structure Height. The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the mean height level between eaves and ridge for gable, hip and gambrel roofs.

~~30. —~~ **Home Occupation.** A business which

- ~~a. —~~ is conducted entirely within a dwelling unit or its customary accessory structures, and
 - ~~b. —~~ is carried on by a member of the family residing in the dwelling unit, and
 - ~~c. —~~ is clearly secondary to the use of the dwelling unit for residential purposes, and
 - ~~d. —~~ does not employ more than one (1) person outside the immediate family on the premises, and
 - ~~e. —~~ has no exterior display, no exterior storage of materials and no other exterior indication of the home occupation or variation from the residential character of the principal building other than one (1) sign erected in conformance with the sign provision in its zoning district, and
 - ~~f. —~~ does not occupy an area greater than thirty percent (30%) of the floor area of the dwelling unit, and
- ~~produces no offensive noises, vibration, smoke, dust, odors, heat or glare rendering such buildings or premises objectionable or detrimental to the residential character of the neighborhood.~~

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 Section 2.8.M. of this Ordinance.

~~31. **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 Home-Based Business.~~

- ~~a. is conducted on a residential premises, inside or adjacent to the dwelling and/or customary structures, and~~
- ~~b. is carried on by a member of the family residing in the dwelling unit, and~~
- ~~c. is clearly secondary to the use of the dwelling unit for residential purposes, and~~
- ~~d. produces no offensive noises, vibration, smoke, dust, heat or glare rendering the premises objectionable or detrimental to the character of the neighborhood.~~

~~32. **Home Occupation, Farm.** An occupation customarily engaged in on a farm, as a supplementary source of income, which~~

- ~~a. is clearly incidental and secondary to the operation of the farm, and~~
- ~~b. is carried on by a member of the family residing in the farm dwelling, and~~
- ~~c. does not employ more than one (1) person outside the resident family on the premises, and~~
- ~~d. is conducted within or adjacent to the farm dwelling or the customary farm outbuildings, and~~
- ~~e. has no exterior displays or storage of materials visible from the public road or other exterior indication or variation from the agricultural character of the farm other than not more than one (1) sign identifying the product or service available, which sign shall not exceed thirty two (32) square feet, and~~
- ~~f. produces no offensive noise, vibration, smoke, dust, odors, heat, glare or electrical interference detectable within the limits of the nearest neighboring farm dwelling.~~

Homeowners Association. 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 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 Agriculture.

Hotel/Motel. Any building or structure, equipped, used, advertised as, or held out to the public to be an inn, hotel, motel, motor inn, or place where sleeping accommodations are furnished transient guests for hire. Supporting facilities may include restaurant, lounge, meeting and banquet rooms or convention facilities, recreational facilities (pool, fitness room), and/or other retail and service shops.

Hunting Area. A place where people hunt game or wild animals for sport or food. Hunting areas can be

Commented [LC3]: Removed; farm exempt.

public or private, and can include areas for archery, rifle, or other types of hunting.

33.—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) Definitions.

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.

34.— Intermittent Or Temporary Commercial Activity. ~~An activity which occurs on a one-time temporary or intermittent basis and for which no permanent structures are required, along with associated camping and entertainment, such uses not to exceed 14 days per year, involve more than 15 acres, including parking, and creating no public nuisance. Examples include but are not limited to flea markets, consignment auctions, music or sport events, and commercial exhibitions.~~

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

35.— Junk Yard, Junkyard. Any area where waste, discarded or salvaged materials are bought, sold, exchanged, baled or packed, disassembled, stored, abandoned or handled, including the dismantling or "wrecking" of automobiles or other machinery, used lumber yards and places or yards for storage of salvage, house wrecking and structural steel materials and equipment, but not including areas where such uses are conducted entirely within a completely enclosed building. As defined and regulated in Iowa Code Section 306C.1 and Iowa Administrative Code 761—116.1(306C). See Auto Wrecker.

36.— Kennel. An establishment where dogs are boarded for compensation or where dogs are bred or raised for commercial purposes or sale. As defined and regulated in Iowa Code Chapter 162.

Land-Leased Community. As defined and regulated in Iowa Code 335.30A.

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) Definitions.

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

Livestock Market. As defined in Iowa Code Section 172E.1, and regulated in Iowa Administrative Code 21—66.1(163). See 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.

~~37.—~~ **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 trucks commercial vehicles, and which abuts a street, alley, or other appropriate means of ingress and egress, having a minimum dimension of twelve (12) by thirty five (35) feet and vertical clearance of at least fourteen (14) feet.~~

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](#).

~~38.—~~ **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 [Section 2.1.D.](#) and [Section 2.10](#) of this Ordinance and the [Jackson County Subdivision Ordinance](#). ~~an officially approved legal description occupied or intended for occupancy by one (1) or more main buildings together with accessory buildings. The boundaries of the lot shall be determined by its lot lines.~~

~~39.—~~ **Lot Area.** [See Section 2.1.D. of this Ordinance.](#) ~~The area included within the boundaries of a lot, including area over which public or private easements have been granted, but excluding that portion of a flag lot which is used primarily for access (the flagpole portion).~~

~~40.—~~ **Lot, Corner.** [See Section 2.1.D. of this Ordinance.](#) ~~A lot abutting upon two (2) or more streets at their intersection.~~

~~41.—~~ **Lot, Depth-Of.** [See Section 2.1.D. of this Ordinance.](#) ~~The mean horizontal distance between the front and rear lot lines.~~

Lot, Double Frontage. [See Section 2.1.D. of this Ordinance.](#)

~~42.—~~ **Lot, Flag.** [See Section 2.1.D. of this Ordinance.](#) ~~A lot having no frontage or access to a street or place except by a narrow strip of land which is included within the lot.~~

Lot Frontage. [See Section 2.1.D. of this Ordinance.](#)

Lot, Interior. [See Section 2.1.D. of this Ordinance.](#)

Lot Line. [See Section 2.1.D. of this Ordinance.](#)

~~43.—~~ **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.](#)

~~44.—~~ **Lot Width.** [See Section 2.1.D. of this Ordinance.](#) ~~The width of a lot measured at the front of the principal structure and at right angles to its depth.~~

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. See Welding.

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

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

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

Mine. As defined and regulated in Iowa Code Chapter 207 Coal Mining and as defined and regulated in Iowa Code Chapter 208 Mines.

Mining. As defined and regulated in Iowa Code Chapter 208 Mines and Iowa Administrative Code 27-60.75 General mining activities.

Mini-Warehouse. Defined as “mini-storage” in Iowa Administrative Code 701—211.14(423).

Mixed Building Use. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A) Definitions. See Mixed Use.

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 Mixed Building Use.

45. ~~Mobile Home.~~ As defined in Iowa Code Section 435.1 and regulated in Iowa Code Section 335.20. ~~A vehicle or vehicles used, or so originally constructed as to permit being used, as a conveyance upon the public streets or highways and duly licensed as such and constructed in such a manner as will permit occupancy for human habitation, dwellings or sleeping places for one (1) or more persons, provided further that this definition shall refer to and include all portable contrivances used or intended to be used generally for living and sleeping quarters and which are capable of being moved by their own power, towed or transported by another vehicle or vehicles. This definition shall also include and apply to such vehicles or structures that are located on a permanent or temporary foundation but shall not include mobile homes converted to real estate as defined herein.~~

46. Mobile Home or Manufactured Home Converted To Real Estate Property. ~~An unencumbered mobile home which has been attached to a permanent foundation on real estate owned by the mobile home owner, which has had the vehicular frame modified or destroyed, rendering it impossible to reconvert to a mobile home and which has been inspected by the assessor, the mobile home title, registration and license plates collected from the owner and the property entered on the tax rolls of the County 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 homes.

47. Mobile Home Park. As defined in Iowa Code Section 435.1. Any site, lot, field or tract of land upon which two (2) or more occupied mobile homes are harbored either free of charge or for revenue purposes including any building, structure, vehicle or enclosure intended for use as part of the equipment of such mobile home park.

Modular Home. As defined in Iowa Code Section 435.1.

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

Nightclub/Bar/Tavern. An establishment used primarily for the serving of alcoholic beverages by the drink to the general public and where food or packaged alcoholic beverages may be served or sold as accessory to the primary use.

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 Agriculture, Farm, and Garden Center.

Occupancy. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A) Definitions. See 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 \(544A\) Definitions](#).

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.

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.

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.

48.——Parking Space. An area surfaced with not less than four (4) inches of gravel or crushed stone or equally suitable material, enclosed in the main building or in any accessory building, or unenclosed, having an area of not less than one hundred eighty (180) square feet exclusive of driveways, permanently reserved for the temporary storage of one (1) automobile vehicle and connected with a street or alley by a surfaced driveway which affords satisfactory ingress or egress for automobiles.

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.

49.——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 \(544A\) Definitions](#).

50.——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 [Section 2.1](#) of this Ordinance. See also [Accessory Use or Structure, and Conditional Use or Structure](#).

Processing. As defined in [Iowa Administrative Code 701—215.15\(3\)](#).

Property. As defined in [Iowa Code 702.14](#).

Quarry, Active. Any site used primarily for extraction of sand, gravel, or stone for commercial purposes in compliance with the provisions of this ordinance. 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 pools, court games, field sports, ball courts, golf courses, and playgrounds. See [Passive Recreation](#).

52. —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, ~~with a maximum of ten (10) units.~~

Recreational Vehicle (RV). A park model recreational vehicle or a towable recreational vehicle as defined and regulated by [Iowa Code Section 322C.2](#). See [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 [Campground](#).

Recreation, Commercial. Any commercial enterprise which receives a fee in return for the provision of some recreational activity. See [Indoor Commercial Recreation](#), [Outdoor Commercial Recreation](#), and [Public Recreation](#).

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 lodges, community recreation centers; health and exercise clubs; bowling alleys; indoor theaters; dance halls; arcades; skating rinks; swimming pools; country club; private club or lodge; other indoor athletic facilities; and other functionally similar uses.

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 campgrounds, resorts, youth or summer camps, or golf courses.

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 Active Recreation.

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 parks; lakes; ponds; rivers, creeks; playgrounds; picnic areas; hunting areas; wildlife preserves; trails for hiking, biking, horseback riding, paddling, or recreation vehicles; interpretive centers; historic and cultural sites; campgrounds; marinas; docking facilities; and other functionally similar uses.

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.

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

Restaurant. A use engaged in the preparation and retail sale of food and beverages for consumption on-site or off-site, including the sale of alcoholic beverages on-site when conducted as a secondary feature of the use, producing less than fifty percent (50%) of the establishment’s gross income.

Drive-in Restaurant, Drive-in. Any place or premises used for the sale, dispensing or serving of food, refreshments or beverages in automobiles, including those establishments where customers may serve themselves and may eat or drink the food, refreshments or beverages on the premises.

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.

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.

Septic System, Private. As defined and regulated in Iowa Administrative Code 69 and Iowa Code Section 455B.171.

Setback. The distance required between a property line or roadway easement line and the buildable area on a lot. See Section 2.1.D. of this Ordinance. See also Buildable Area.

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 buildings, fences, driveways, or landscaping features. See Section 2.1.D. of this Ordinance.

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

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

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

Setback, Street Side. See Section 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.

53. Sewer System, Community. A public or private sewerage 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.

54. Signs. Any device designed to inform or attract the attention of persons not on the premises on which the sign is located, provided, however, that the following shall not be included in the application of the regulations herein:

- a. Signs not exceeding two (2) square feet in area and bearing only property numbers, post box numbers, names of occupants of premises or other identification of premises not having commercial connotations.

- ~~b. ——— Flags and insignia of any government except when displayed in connection with commercial promotion.~~
- ~~c. ——— Legal notices, identification, informational or directional signs erected or required by governmental bodies.~~
- ~~d. ——— Signs directing and guiding traffic and parking on public or private property but bearing no advertising matter.~~
- ~~e. ——— Warning signs, no trespassing, no hunting and similar signs not to exceed two (2) square feet in area located on the premises.~~
- ~~f. ——— Integral decorative or architectural features of buildings, except letters, trademarks moving parts or moving lights.~~

~~6. ——— **Billboard.** An advertising sign for a business, commodity or service located or offered elsewhere than upon the premises where such sign or billboard is located. 15. **Directional Signs.** Any sign erected to call attention and direct traffic to businesses located off the primary highway system. Such signs must be placed no more than five (5) miles from the business served and positioned specifically to guide traffic to the service available. Except adjacent to U.S. Highway 61, directional signs must serve businesses in unincorporated areas.~~

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**.

~~55. ——— **Special Exception.** A use or structure that would not be appropriate generally or without restriction throughout the zoning division or 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 may be permitted in zoning divisions or district as special exceptions if specific provisions for such special exceptions are made in this Zoning Ordinance.~~

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.

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.

State. Means the State of Iowa.

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

Storage Container. Any enclosed receptacle, without wheels, designed, built or intended to be used for

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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.

56.—Story. As defined and regulated in Iowa Administrative Code 193B-5.1 (544A) Definitions. That portion of a building, other than a cellar, included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, then the space between the floor and the ceiling next above it.

57.—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, except that any partial story used for residence purposes, other than for a janitor or caretaker or their family or by a family occupying the floor immediately below it, shall be deemed a full story.

58.—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.

59.—Street Line. The right-of-way line of a street.

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

60.—Structure, ~~Building.~~ ~~See Building. 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, installation such as signs, billboards, radio towers and other facilities not designed for storage of property or occupancy by persons.~~

Subdivision. See Jackson County Subdivision Ordinance.

Subdivision Plat. See Jackson County Subdivision Ordinance.

61.—~~Temporary Concrete Plant.~~ ~~Portland cement or asphaltic concrete mixing or batching facility for temporary use during the construction, repair, or maintenance of public roads, highways, or other public facilities.~~

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.

Theater, Indoor. An indoor area, building or part of a building used primarily for the presentation of film, television, music video, or multimedia video, or for dramatic, dance, musical, or other live performances, that may or may not be open to the general public. Such establishments may include related services such as food and beverage sales and other concessions.

62.—~~Travel Trailer or Camping Trailer.~~ As defined and regulated by Iowa Code Section 322C.2. See Recreational Vehicle. A vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designed to permit

~~the vehicle to be used as a place of human habitation by one (1) or more persons. Said vehicle may be up to eight (8) feet in width and any length provided its gross weight does not exceed 4,500 pounds, which shall be the manufacturer's shipping or the actual weight of the vehicle fully equipped, or any weight provided its overall length does not exceed twenty-eight (28) feet. Such vehicle shall be customarily or ordinarily used for vacation or recreation purposes and not used as a place of human habitation for more than ninety (90) days in any twelve (12) month period or it shall be classed as a mobile home, regardless of the size and weight limitation provided herein. This definition shall also include house cars and camp cars having motive power and designed for temporary occupancy as defined herein.~~

Truck Camper. As defined and regulated by Iowa Code Section 322C.2. See 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.

Tourist Camp. 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.

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

Use, Allowed. Any land use allowed within a zoning district. See Section 2.1 of this Ordinance.

Use, Not Allowed. Any land use, other than non-conforming, which is not allowed within a zoning district. See Section 2.1 and Section 2.10 of this Ordinance.

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.

~~63. —~~**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 Dimensional Variance. A variance is a relaxation of the terms of the zoning ordinance where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship. As used in this ordinance, a variance is authorized only for height, area and size of structure or size of yards and open spaces. Establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district.

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. Any building or portion thereof used for the repair or straightening of a motor vehicle or frame and the painting of motor vehicles. Maintenance, service, and engine repair may be ancillary functions of the body work.

Vehicle Sales, Service, and Repair. The storage and display for the retail or wholesale sale, rental, or lease of more than two new or used vehicles, and which may include facilities for the maintenance, replacement of parts, service, incidental repair or body work of vehicles.

Veterinary Clinic. See Animal Hospital.

Violation. A failure of a 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.

64. — **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). A public or private water distribution system having a common source of supply and necessary treatment facilities.

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) Definitions.

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.

65. — **Yard.** See Setback. an open space between a building and the adjoining lot lines unoccupied and unobstructed by any portion of a structure from two and one-half (2 1/2) feet above the ground upward except as otherwise provided herein.

~~66. **Yard, Front.** a yard extending across the front of a lot and being the minimum horizontal distance between the street or place line and the main building or any projection thereof, other than the projection of the usual uncovered steps, uncovered balconies or uncovered porch. On corner lots, the front yard shall be considered as parallel to the street upon which the lot has its least dimensions, except where the owner shall elect to front their building on the street parallel to the lot line having the greater dimension.~~

~~67. **Yard, Rear.** a yard extending across the rear of a lot and being the required minimum horizontal distance between the rear lot line and the rear of the main building or any projection thereof, other than the projections of uncovered steps, unenclosed balconies or unenclosed porches. On all lots the rear yard shall be in the rear of the front yard.~~

~~68. **Yard, Side.** a yard between the main building and the side line of the lot and extending from the required front yard to the required rear yard and being the minimum horizontal distance between a side lot line and the side of the main building or any projection thereto, except on the street side of a corner lot, the side yard shall extend from the required front yard to the rear lot line.~~

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 area of Jackson County for which regulations governing the use of buildings and premises or the height and area of buildings are uniform.

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. A written statement issued by the Zoning Administrator authorizing buildings, structures or use consistent with the terms of this Ordinance and for the purpose of carrying out and enforcing its provisions. See Chapter 3 of this Ordinance.