

## CHAPTER 2. ZONING DISTRICT REGULATIONS

### 2.3 R-1 Residential District.

**A. Statement of Intent.** The R-1 Residential District is intended to provide for limited residential development in the rural areas of the county where such use is compatible with surrounding land uses and where residential development will result in the most appropriate permanent use of the land with particular regard to agricultural land, woodlands and other natural resources in accordance with the Jackson County Land Use Policy Statement.

Subdivisions and individual lots were platted in the County's unincorporated areas prior to the effective date of the first Jackson County Zoning Ordinance on May 6, 1976. Alternative regulations and requirements have been established to better reflect and accommodate their historical and existing development and land uses patterns. Some of these older subdivisions may have an active property owners' association (POA).

**B. Allowed Principal Uses and Structures.**

**Table B.1.** lists the standard principal uses and structures allowed in the R-1 District as defined in Chapter 6 of this Ordinance, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. Additional Regulations reference related sections in the Zoning Ordinance. Standard regulations apply to all R-1 districts.

Table B.1. Standard R-1 District Principal Uses and Structures	
Land Uses and Structures by Major Category	Additional Regulations
<b>Residential and Lodging</b>	
Family home	Chapter 6; Section 2.8; Section 2.9
Seasonal dwelling, detached	
Single family dwelling, detached	
<b>Educational and Assembly</b>	
Adult day care center	Chapter 6; Section 2.8; Section 2.9
Elementary school	
Place of assembly	
Secondary school	
<b>Commercial and Recreational</b>	
Cemetery	Chapter 6; Section 2.8; Section 2.9
Golf course and clubhouse but not including miniature course operated for a profit	
Indoor commercial recreation	
Public recreation	
<b>Industrial and Other</b>	
Railroad, public utility and public maintenance facility, but not including equipment storage, maintenance yard, building or office	Chapter 6; Section 2.8; Section 2.9

**Table B.2.** lists the alternative principal uses and structures allowed in the R-1 District as defined in Chapter 6 of this Ordinance, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. Additional Regulations reference related sections in the Zoning Ordinance. Alternative regulations only apply to subdivisions and lots platted before May 6, 1976.

Table B.2. Alternative R-1 District Principal Uses and Structures	
Land Uses and Structures by Major Category	Additional Regulations
<b>Residential and Lodging</b>	
Family home	Chapter 6; Section 2.8; Section 2.9
Mobile home	
Mobile home converted to real estate	
Seasonal dwelling, detached	
Single family dwelling, detached	
<b>Educational and Assembly</b>	
Place of assembly	Chapter 6; Section 2.8; Section 2.9
POA owned indoor commercial recreation facility	
POA owned outdoor commercial recreation facility	

**C. Allowed Accessory Uses and Structures.**

**Table C.1.** lists the standard and alternative accessory uses and structures clearly incidental to the allowed principal uses and structures of this district as defined in Chapter 6 of this Ordinance, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. Additional Regulations reference related sections in the Zoning Ordinance. Standard regulations apply to all R-1 districts. Alternative regulations only apply to subdivisions and lots platted before May 6, 1976.

Table C.1. Standard and Alternative R-1 District Accessory Uses and Structures	
Land Uses and Structures by Major Category	Additional Regulations
<b>Residential -- Standard</b>	
Accessory Dwelling Unit (ADU)	Chapter 6; Section 2.8; Section 2.9
Attached and/or detached private garage or carport	
Deck, porch, balcony, boat dock, and other similar structure	
Fences, walls, and hedges	
Non-commercial nursery, garden and greenhouse	
Outdoor fixed fire pit and cooking equipment	
Private swimming pool, sports court, tennis court, and playground equipment	
Shed, gazebo, pergola, and other similar roofed freestanding structure	
<b>Educational, Assembly and Commercial</b>	
Child care home	Chapter 6; Section 2.8; Section 2.9
Home-based business	
<b>Other</b>	
Solar energy system: consumer-scale, building mounted	Chapter 6; Section 2.8; Section 2.9
Uses and structures clearly incidental to the allowed principal uses and structures of this district	
<b>Alternative Accessory Uses and Structures</b>	Additional Regulations
Accessory structure related to a principal use or structure on a separate lot	Chapter 6; Section 2.8; Section 2.9
Accessory structure related to a principal seasonal dwelling with no principal structure on lot	

**D. Allowed Conditional Uses and Structures**

**Table D.1.** lists the allowed conditional uses and structures in the R-1 District as defined in Chapter 6 of this Ordinance, provided they comply with this Ordinance; applicable county, state, and federal codes;

and the specific provisions listed below. These uses and structures shall comply with R-1 district development regulations in Subsection 2.2.F. of this Ordinance unless specified otherwise in their specific conditions for approval in Section 2.9 of this Ordinance and as listed below. Subject to Section 4.5 of this Ordinance and the other requirements contained herein, the Board of Adjustment may issue a Conditional Use Permit for the following:

Table D.1. R-1 District Conditional Uses and Structures	
Land Uses and Structures by Major Category	Additional Regulations
<b>Residential and Lodging</b>	
Mobile home parks on tracts of five (5) acres or more	Chapter 6; Section 2.8; Section 2.9; Section 4.5
Mobile home subdivisions on tracts of ten (10) acres or more	
Multiple-family dwellings, including residential condominiums	
<b>Educational and Assembly</b>	
Child care center	Chapter 6; Section 2.8; Section 2.9; Section 4.5
Child development home	
Preschool	
<b>Other</b>	
Addition of accessory structures to principal structures devoted to legal nonconforming uses	Chapter 6; Section 2.8; Section 2.9; Section 4.5

#### E. Temporary Uses and Structures Allowed by Zoning Administrator.

**Table E.1.** lists the allowed temporary uses and structures in the R-1 District as defined in Chapter 6 of this Ordinance that may be allowed by the Zoning Administrator, provided they comply with this Ordinance and the specific provisions listed below. These uses and structures shall comply with R-1 district development regulations unless specified otherwise below.

Table E.1. R-1 District Temporary Uses and Structures	
Types	Specific Provisions
Temporary building	Used in conjunction with construction work provided that such building is removed promptly upon completion of the work.
<i>Reserved.</i>	

#### F. Development Regulations.

**Table F.1.** lists the standard development regulations that shall be met for all principal, accessory, conditional, and temporary uses and structures in the R-1 District platted on or after May 6, 1976 unless specified otherwise in this Ordinance. See Table F.3. below for Notes. Abbreviations: DU = dwelling unit, and sq ft = square feet.

Table F.1. Standard R-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot Size		Minimum Setback Requirements (see Notes 4, 5, 6 and 7)				Maximum Height
	Area	Width	Front	Rear	Side	Street side	
Principal Uses and Structures							
Dwellings and Education & Assembly Uses (see Note 2)	20,000 square feet per dwelling unit or use	100 feet	30 feet	35 feet	10 feet	25 feet	2.5 stories or 35 feet
Dwellings and Education &	12,000 square feet	80 feet	30 feet	35 feet	10 feet	25 feet	2.5 stories or 35 feet

Table F.1. Standard R-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot Size		Minimum Setback Requirements (see Notes 4, 5, 6 and 7)				Maximum Height
	Area	Width	Front	Rear	Side	Street side	
Assembly Uses (see Note 3)	per dwelling unit or use						
Railroad, public utility & public maintenance facility	See Note 1		30 feet	35 feet	25 feet	25 feet	2.5 stories or 35 feet
All others	See Note 1		30 feet	35 feet	10 feet	25 feet	2.5 stories or 35 feet
Accessory Uses and Structures							
Accessory Dwelling Unit	See Subsection 2.8.K. for specific development regulations						
Private garage or carport (see Note 6)	See Note 1		10 or 20 feet	5 feet	10 feet; 5 feet if detached	10 or 20 feet	2.5 stories or 35 feet
All others	See Note 1		30 feet	5 feet	10 feet; 5 feet if detached	25 feet	2.5 stories or 35 feet
Conditional Uses and Structures							
Mobile home park or subdivision	See Subsection 2.9.H. for specific development regulations						
Multiple-family dwelling	20,000 sq ft per DU	200 feet	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
All others	See Note 1		30 feet	5 feet	20 feet	30 feet	2.5 stories or 35 feet
Temporary Uses and Structures							
All	See Note 1		As per Zoning Administrator				

**Table F.2.** lists the alternative development regulations that shall be met for all principal, accessory, and conditional uses and structures in the R-1 District located in subdivisions or on lots platted before May 6, 1976 that do not comply with R-1 standard development regulations for lot area, lot width, and/or setbacks, unless specified otherwise in this Ordinance. See Table F.3. below for Notes. Abbreviations: DU = dwelling unit, and sq ft = square feet.

Table F.2. Alternative R-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot Size		Minimum Setback Requirements (see Notes 4, 5, 6 and 7)				Maximum Height
	Area	Width	Front	Rear	Side	Street side	
Principal Uses and Structures							
Dwellings and POA uses (see Note 2)	20,000 sq ft per DU or use	100 feet per DU or use	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Dwellings and POA uses (see Note 3)	12,000 sq ft per DU or use	80 feet per DU or use	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Railroad, public utility & public	See Note 1		30 feet	35 feet	25 feet	25 feet	2.5 stories or 35 feet

Table F.2. Alternative R-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot Size		Minimum Setback Requirements (see Notes 4, 5, 6 and 7)				Maximum Height
	Area	Width	Front	Rear	Side	Street side	
maintenance facility							
All others	See Note 1		10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Accessory Uses and Structures							
Accessory Dwelling Unit	See Subsection 2.8.K. for specific development regulations						
Private garage or carport (see Note 6)	See Note 1		10 or 20 feet	5 feet	10 feet	10 or 20 feet	2.5 stories or 35 feet
All others	See Note 1		10 feet	5 feet	10 feet	10 feet	2.5 stories or 35 feet
Conditional Uses and Structures							
Mobile home park or subdivision	See Subsection 2.9.H. for specific development regulations						
Multiple-family dwelling	20,000 sq ft per DU	200 feet	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
All others	See Note 1		10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Temporary Uses and Structures							
All	See Note 1		As per Zoning Administrator				

**Table F.3.** lists the R-1 District Notes for Table F.1. Standard Development Regulations and Table F.2. Alternative Development Regulations above.

Table F.3. Notes for R-1 District Standard and Alternative Development Regulations	
Note 1. Minimum lot area and width may be required by the County Health Department to provide adequate sewage disposal facilities, which may require compliance with Iowa Administrative Code Chapter 69 and Iowa Administrative Code Chapter 49.	
Note 2. Served with private well and septic systems.	
Note 3. Served by community or municipal water supply and sewage disposal systems.	
Note 4. See Subsection 2.1.D.2.g. Average Front and Rear Setbacks.	
Note 5. Special Side Setback: For manufactured homes replacing legally existing nonconforming manufactured homes or mobile homes, the minimum rear setback shall be five (5) feet.	
Note 6. See Subsection 2.1.D.2.h. Front Setback for Off-Street Parking.	
Note 7. Minimum setback of thirty (30) feet along public roadway may be required by the County Engineer to provide adequate setback for future road improvements.	

**G. Allowed Signs.** The sign regulations shall be met for all principal, accessory, conditional, and temporary uses and structures in the R-1 District in accordance with Subsection 2.9.G. of this Ordinance unless specified otherwise in this Ordinance.

**H. Required Off-Street Parking, Loading, and Stacking Spaces.** The required off-street parking, loading, and stacking spaces shall be met for all principal, accessory, conditional, and temporary uses and structures in the R-1 District in accordance with Subsection 2.1.C. of this Ordinance unless specified otherwise in this Ordinance.

