

East Central Intergovernmental Association

a regional response to local needs



October 14, 2025

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

RE: Zoning Ordinance Update – CLEAN Draft of Section 2.1 Schedule of District Regulations (10-14-25)

Dear Becca,

Attached is the CLEAN draft of Section 2.1 Schedule of District Regulations (10-14-25) for the Zoning Ordinance Update for review and approval by the Zoning Commission at their public hearing.

Discussion

Section 2.1 Schedule of District Regulations has been expanded to use tables and refer to other sections to provide for a more user-friendly layout of regulations and additional resources. Updates have been made based on Commission review and consensus at their meetings on July 21, 2025 and August 18, 2025, and staff discussions during September 2025. The attached CLEAN and REDLINE versions show the resulting restructure. Major updates are as follows:

- Subsections A, B, and C are intended to serve as a guide for the step-by-step review process for a zoning inquiry, providing explanatory text, tables, and matrices for zoning districts; uses and structures by zoning district; major categories of land uses and structures; and required off-street parking, stacking, and loading requirements. Off-street parking regulations have been moved from Section 2.8. so that all parking requirements are in Section 2.1. Tables are updated to reflect updates to Subsection 2.9.h. Regulations for Conditional Uses and Structures.
- Subsection D explains the scope and context of development regulations to serve as a guide for review and more consistent interpretation. References to “yards” are removed throughout, with regulations focused on “setbacks.” Explanatory text, tables, and illustrations are provided for encroachments. Language and illustrations for average front setbacks and off-street parking setbacks have been moved from the A-1 and R-1 districts to reduce repetition and allow these options in all districts.

Recommendation

The Commission is asked to review and approve the CLEAN draft of Section 2.1 Schedule of District Regulations (10-14-25) at their public hearing. Please let me know if you have any questions. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Laura Carstens'.

Laura Carstens, Senior Planner

Attachments

Dubuque Metropolitan Area Transportation Study	Eastern Iowa Development Corporation	
Eastern Iowa Regional Utility Services System	Eastern Iowa Regional Housing Authority	ECIA Business Growth, Inc.
Region 1 Employment and Training	ECIA Regional Planning Affiliation	Region 8 Regional Transit Authority

| 7600 Commerce Park, Dubuque, IA 52002 | www.ecia.org | ecia@ecia.org |
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CHAPTER 2. ZONING DISTRICT REGULATIONS

2.1 Schedules of District Regulations. The following schedules of zoning district regulations are hereby adopted and declared to be a part of this ordinance.

- A. Schedule of Zoning Districts.** A zoning district is a section of the unincorporated areas of Jackson County in which zoning regulations and standards are uniform. **Table A.1. Schedule of Zoning Districts** lists the symbol and name of each zoning district. The A-1, R-1, C-1, M-1 and M-2 zoning districts each include a statement of intent; regulations for allowed principal, accessory, conditional, and temporary uses and structures; development regulations; allowed signs; and required off-street parking, stacking and loading spaces. The PUD zoning district includes a statement of intent and special requirements. These symbols shall be used on the Official Zoning Map (see **Chapter 1. General Provisions**).

Table A.1. Schedule of Zoning Districts	
Symbol	Name
A-1	Agricultural
R-1	Residential
C-1	Highway Commercial
M-1	Limited Industrial
M-2	General Industrial
PUD	Planned Unit Development

B. Schedule of Land Uses and Structures.

- 1. Types of Land Uses and Structures.** Land uses and structures in each zoning district are allowed as Farm Exempt, Principal, Accessory, Conditional, Temporary, or Not Allowed, subject to special standards and processes. **Table B.1. Schedule of Types Land Uses and Structures** lists the symbol, the name of each type of land use and structure, and examples of uses and structures.

Table B.1. Schedule of Types of Land Uses and Structures			
Symbol	Type	Examples of Uses	Examples of Structures
F	Farm Exempt	Agriculture, Nursery	Barn, Greenhouse
P	Principal	Residential, Education	Single-family dwelling, School building
A	Accessory	Garden, Parking	Fence, Porch, Garage, Parking lot, Sign
C	Conditional	Bulk storage, Mining	Storage tanks, Processing equipment
T	Temporary	Construction site	Construction trailer
N	Not Allowed	Industry in R-1 district	Concrete plant in R-1 district

- 2. Categories of Major Land Uses and Structures.** Land uses and structures are grouped into major land use categories for easier identification, regulation, and interpretation. **Table B.2. Schedule of Categories Major Land Uses and Structures** lists the name of each category with examples. The categories are listed in the order they will typically be found in this and other Sections of Chapter 2.

Table B.2. Schedule of Categories Major Land Uses and Structures	
Name	Examples
Farm Exempt	Farm, Grain bin
Residential	Family home, Single-family dwelling
Lodging	Boarding or lodging house, Motel
Educational and Assembly	Elementary school, Adult and child day care centers
Commercial	Car wash, General retail, Event venue
Recreational	Campground, Golf course
Industrial	Batch plant, Solid waste facility
Other Uses	Solar and wind energy systems

3. **Application.** The standards listed in this Section apply to development on all parcels in the unincorporated areas of the County upon the effective date of this Zoning Ordinance. In accordance with Section 2.10 Nonconformities, existing uses and structures that do not comply shall be subject to the requirements of Section 2.10. Planned Unit Developments (PUDs) may have flexibility in these development requirements, subject to the PUD approval process.
4. **Types of Uses and Structures.** Within zoning districts in the unincorporated areas of County, different types of uses and structures are allowed with different conditions and levels of permission. These uses and structures are displayed in Table B.3. Matrix of Principal and Conditional Uses and Structures. Levels of permission include:
 - a. **Farm Exempt Uses and Structures.** In accordance with Section 1.20 Farms Exempt, farms as defined in Chapter 6 of this Ordinance shall be exempt from any regulation or requirement adopted under the provisions of this Ordinance; however, this Ordinance may apply to any structure, building, dam, construction, deposit or excavation in or on the floodplains of any river or stream in accordance with the Jackson County Floodplain Management Ordinance. Farm exempt uses and structures are indicated in Table B.3. Matrix of Principal and Conditional Uses and Structures and in Table B.4. Matrix of Accessory and Temporary Uses and Structures by a “F” in the applicable cell.
 - b. **Principal Uses and Structures.**
 - (1) A “principal use” refers to the primary or main purpose for which a particular piece of land, building, or structure is used. A “principal structure” refers to the main building on a property in terms of size, area, and function, or a building where the principal use of the site is conducted.
 - (2) Principal uses and structures are permitted by right, subject to compliance with all regulations of this Ordinance. “Permitted by right” means a property owner can use their land or structure for a specific purpose as outlined in the Zoning Ordinance, without needing special permission or discretionary approval, in contrast to conditional uses and structures, which require Board of Adjustment review and approval.
 - (3) Principal uses and structures may subject to issuance of a zoning permit by the Zoning Administrator, and other applicable regulations in the Jackson County Code of Ordinances. Principal uses and structures may be subject to additional regulations in

Chapter 6, Section 2.8, and Section 2.9 of this Ordinance. These uses and structures are indicated in **Table B.3. Matrix of Principal and Conditional Uses and Structures** by a “P” in the applicable cell.

c. Accessory Uses and Structures.

- (1) An “accessory use” is a subordinate and incidental use of land that is located on the same lot as the principal use or structure and customarily associated with it. It is a use that is supportive of, related to, and dependent on, the primary activity on the property. An “accessory structure” is a subordinate and incidental building or structure located on the same lot as the principal use or structure and devoted to an accessory use.
- (2) An accessory use or structure cannot exist independently; it relies on the presence and function of the principal use, except as provided otherwise, such as with Alternative Residential Regulations (see **Subsection 2.1.B.2.g.** below).
- (3) Accessory uses and structures are allowed subject to compliance with all regulations of this Ordinance. Accessory uses and structures may be subject to issuance of a zoning permit by the Zoning Administrator, and other applicable regulations in the Jackson County Code of Ordinances. Accessory uses and structures may be subject to additional regulations in **Chapter 6, Section 2.8, and Section 2.9** of this Ordinance. These uses and structures are indicated in **Table B.4. Matrix of Accessory and Temporary Uses and Structures** by an “A” in the applicable cell.

d. Conditional Uses and Structures.

- (1) These uses and structures are subject to a review process to ensure they are compatible with the surrounding area and comply with specific conditions outlined in this Ordinance. They require approval of a Conditional Use Permit by the Board of Adjustment following the procedure set forth in **Section 4.5 Conditional Use Permit**, and are subject to compliance with all regulations of this Ordinance.
- (2) Conditional uses and structures may be subject to issuance of a zoning permit by the Zoning Administrator, and other applicable regulations in the Jackson County Code of Ordinances. Conditional uses and structures may be subject to other additional regulations in **Chapter 6, Section 2.8, and Section 2.9** of this Ordinance. These uses and structures are indicated in **Table B.3. Matrix of Principal and Conditional Uses and Structures** by a “C” in the applicable cell.

- e. Temporary Uses and Structures.** These uses and structures are allowed only on a temporary basis subject to compliance with all regulations of this Ordinance. Temporary uses and structures may be subject to issuance of a zoning permit by the Zoning Administrator, and other applicable regulations in the Jackson County Code of Ordinances. Temporary uses and structures may be subject to other additional regulations in **Chapter 6, Section 2.8, and Section 2.9** of this Ordinance. These uses and structures are indicated in **Table B.4. Matrix of Accessory and Temporary Uses and Structures** by a “T” in the applicable cell.

f. **Not Allowed Uses and Structures.** These uses and structures are not allowed in the specific zoning district. These uses and structures are indicated in **Table B.3. Matrix of Principal and Conditional Uses and Structures** and in **Table B.4. Matrix of Accessory and Temporary Uses and Structures** by an “N” in the applicable cell.

g. **Standard and Alternative Residential Regulations.**

(1) 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).

(2) The following subcategories for levels of permission were developed to accommodate existing and future development on parcels platted before May 6, 1976. Residential - Standard regulations apply in all A-1 and R-1 Districts for principal and accessory uses and structures while Residential - Alternative regulations only apply to subdivisions and lots platted before May 6, 1976. Residential – Alternative regulations and Residential - Standard regulations are shown for principal uses and structures in **Table B.3. Matrix of Principal and Conditional Uses and Structures** and for accessory uses and structures in **Table B.4. Matrix of Accessory, and Temporary Uses and Structures**.

5. **Matrix of Principal and Conditional Uses and Structures.** Table B.3. provides the Matrix of Principal and Conditional Uses and Structures listed by Major Category. The following codes in a cell shall apply as follows: P = Principal, C = Conditional, and N = Not Allowed. Table B.3. does not replace or supersede the additional standards and/or supplemental regulations in this Zoning Ordinance that apply to any use and any zoning district.

Table B.3. Matrix of Principal and Conditional Uses and Structures					
Land Uses and Structures by Major Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Farm Exempt					
Agriculture	F, P	N	N	N	N
Farm, farming and farm building	F, P	N	N	N	N
Farm dwelling, principal	F, P	N	N	N	N
Grain storage bin	F, P	N	N	N	N
Horticulture	F, P	N	N	N	N
Nursery	F, P	N	P	N	N
Residential – Alternative					
Mobile home	P	P	N	N	N
Mobile home converted to real estate	P	P	N	N	N
Mobile home park on tracts of five (5) acres or more	N	C	N	N	N
Mobile home subdivision on tracts of ten (10) acres or more	N	C	N	N	N
Multiple family dwelling, including residential condominium	C	C	P	N	N
Place of assembly	P	P	N	N	N

Table B.3. Matrix of Principal and Conditional Uses and Structures					
Land Uses and Structures by Major Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
POA owned indoor commercial recreation facility	P	P	N	N	N
POA owned outdoor commercial recreation facility	P	P	N	N	N
Seasonal dwelling, detached	P	P	N	N	N
Single-family dwelling, detached	P	P	N	N	N
Residential - Standard					
Conversion of structure to two-family dwelling	C	N	N	N	N
Family home	C	P	P	N	N
Mobile home park on tracts of five (5) acres or more	N	C	N	N	N
Mobile home subdivision on tracts of ten (10) acres or more	N	C	N	N	N
Multiple family dwelling, including residential condominium	C	C	P	N	N
Seasonal dwelling, detached	P	P	N	N	N
Single-family dwelling, detached	P	P	N	N	N
Lodging					
Bed and breakfast home	P	N	P	N	N
Bed and breakfast inn	N	N	P	N	N
Boarding or lodging house	N	N	P	N	N
Hotel/Motel	N	N	P	N	N
Educational and Assembly					
Adult day care center	C	P	P	N	N
Child care center	C	C	P	N	N
Child development home	C	C	P	N	N
Elementary school	P	P	N	N	N
Fairgrounds and public exposition	P	N	P	N	N
Place of assembly	P	P	N	N	N
Post high school	P	P	P	N	N
Preschool	C	C	P	N	N
Secondary school	P	P	N	N	N
Commercial					
Agricultural experiences	A	N	N	N	N
Agricultural sales, service, and supply business	C	N	P	P	N
Airport and landing field approved by the Federal Aviation Agency (FAA)	C	N	N	N	N
Animal hospital/Veterinary clinic	N	N	P	P	N
Building materials /Lumber yard	N	N	P	P	P
Car Wash	N	N	P	N	N
Cemetery	P	P	N	N	N
Commercial cell communications station and tower	C	N	C	C	C
Event venue	C	N	P	N	N
Financial institution	N	N	P	N	N

Table B.3. Matrix of Principal and Conditional Uses and Structures					
Land Uses and Structures by Major Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Garden center	N	N	P	N	N
Garden center in conjunction with nursery	C	N	P	N	N
Gas station	N	N	P	N	N
General office	N	N	P	N	N
General retail	N	N	P	N	N
General services	N	N	P	N	N
Greenhouse, commercial	N	N	P	N	N
Home industry	C	N	N	N	N
Kennel	P	N	P	P	N
Livestock market	C	N	P	N	N
Mini-warehouse/Rental storage unit	N	N	P	P	N
Mobile home/Manufactured home sales, service or repair	N	N	C	N	N
Nightclub/Bar/Tavern	N	N	P	N	N
Personal services	N	N	P	N	N
Plumbing, heating, air conditioning, and sheet metal shops	N	N	P	P	N
Restaurant	N	N	P	N	N
Restaurant, drive-in	N	N	P	N	N
Riding stable	P	N	P	N	N
Tourism welcome center/Information booth	N	N	P	N	N
Vehicle paint and body shops	N	N	P	P	P
Vehicle sales, service, and repair	N	N	P	P	P
Recreational					
Indoor commercial recreation, including recreational lodge with a maximum of ten (10) units	C	N	P	N	N
Commercial campground and recreational vehicle park on site of less than 5 acres	C	N	N	N	N
Commercial campground and recreational vehicle park on site of at least five (5) acres	N	N	C	N	N
Golf course and clubhouse not including miniature course operated for a profit	C	N	P	N	N
Golf course and clubhouse	P	N	N	N	N
Outdoor Commercial Recreation on site of less than five (5) acres	C	N	P	N	N
Private campground on site of less than five (5) acres	C	N	N	N	N
Public campground	P	N	P	N	N
Public recreation	P	P	P	N	N
Seasonal resort	C	N	N	N	N
Tourist camp on sites of not less than five (5) acres	C	N	N	N	N
Youth or Summer Camp	C	N	N	N	N
Industrial					

Table B.3. Matrix of Principal and Conditional Uses and Structures					
Land Uses and Structures by Major Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Animal feeding operation	C	N	N	N	N
Batch plant	C	N	N	N	P
Bulk storage and retail distribution of anhydrous ammonia fertilizer under pressure and petroleum products under pressure	C	N	C	C	N
Bulk storage of oils, petroleum, flammable liquids and chemicals and the wholesale, but not retail, storage and distribution of anhydrous ammonia fertilizer and petroleum products under pressure	N	N	N	N	C
Concrete products	N	N	N	N	P
Contractor construction office, maintenance shop or storage yard	N	N	N	P	P
Data Processing Center	?	?	?	?	?
Grain elevator	N	N	N	P	N
Junkyard on site of five (5) acres or more	N	N	N	N	C
Logging, storage only	P	N	N	P	N
Logging, production and storage	N	N	N	N	P
Manufacturing and processing businesses that are contained within a building and have no publicly visible external storage. The area devoted to external storage shall not exceed the area of roofed structures on the parcel.	N	N	N	P	P
Manufacturing and processing, not restricted as conditional use	N	N	N	N	P
Manufacturing and processing, restricted to conditional use	N	N	N	N	C
Mining and extraction of minerals or raw materials, including necessary processing equipment	C	N	N	N	C
Solid waste facility	C	N	N	N	C
Truck and freight terminals	N	N	N	N	P
Welding, machine and repair shops	N	N	N	P	N
Wholesaling and warehousing, but not including the bulk storage of anhydrous ammonia fertilizer under pressure, petroleum products under pressure, or highly volatile chemicals or materials	N	N	N	P	P
Other					
Addition of accessory structure to principal structure devoted to legal nonconforming use	C	C	C	C	C
Solar energy system: consumer-scale freestanding	C	N	C	C	C
Solar energy system: utility-scale freestanding	?	?	?	?	?
Wind energy conversion system: commercial	C	N	C	C	C
Railroad, public utility, and public maintenance facility	P	N	P	P	P

Table B.3. Matrix of Principal and Conditional Uses and Structures					
Land Uses and Structures by Major Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Railroads, public utility, and public maintenance garage, and public utility facility, but not including equipment storage, maintenance yards, buildings or offices		P			

- 6. Matrix of Accessory and Temporary Uses and Structures.** Table B.4. provides the Matrix of Accessory and Temporary Uses and Structures. The following codes in a cell shall apply as follows: F = Farm Exempt, A = Accessory Use, C = Conditional Use, T = Temporary Use, and N = Not Allowed. Table B.4. does not replace or supersede the additional standards and/or supplemental regulations in this Zoning Ordinance that apply to any use and any zoning district.

Table B.4. Matrix of Accessory and Temporary Uses and Structures					
Land Uses and Structures by Major Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Farm Exempt					
Farm dwelling, secondary	F, A	N	N	N	N
Farm market or roadside stand	F, A	N	N	N	N
Residential – Alternative					
Accessory structure related to a principal use or structure on a separate lot	A	A	N	N	N
Accessory structure related to a principal seasonal dwelling with no principal structure on lot	A	A	N	N	N
Residential - Standard					
Accessory dwelling unit (ADU)	A	A	A	N	N
Attached and/or detached private garage or carport	A	A	A	N	N
Child care home	A	A	A	N	N
Deck, porch, balcony, boat dock, and other similar structure	A	A	A	N	N
Dwelling unit in a commercial structure	N	N	A	N	N
Dwelling unit for owners or persons employed on the premises	N	N	N	A	A
Fences, hedges, and walls	A	A	A	A	A
Home-based business	A	A	A	N	N
Non-commercial nursery, garden and greenhouse	A	A	A	A	A
Outdoor fixed fire pit and cooking equipment	A	A	A	A	A
Private swimming pool, sports court, tennis court, and playground equipment	A	A	A	N	N
Shed, gazebo, pergola, and other similar roofed freestanding structure	A	A	A	A	A
Educational, Assembly and Commercial					
Automated teller machine (ATM)	N	N	A	N	N
Agricultural experiences	A	N	N	N	N
Child care home	A	A	A	N	N

Table B.4. Matrix of Accessory and Temporary Uses and Structures					
Land Uses and Structures by Major Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Home-based business	A	A	A	A	N
Storage building in conjunction with an allowed principal use or structure of this district	N	N	A	A	A
Other					
Burial site	A	N	N	N	N
Solar energy system: consumer-scale building-mounted	A	A	A	A	A
Temporary batch plant	T	N	N	T	T
Temporary building used in conjunction with construction work	T	T	T	T	T
Temporary car crusher or similar equipment	N	N	N	T	T
Uses and structures clearly incidental to the allowed principal uses and structures	A	A	A	A	A
Wind energy conversion system: non-commercial	A	N	A	A	A

C. **Schedule of Required Off-Street Parking, Stacking, and Loading Requirements.** Subject to Section 1.20 Farms Exempt and Section 4.5 Conditional Use Permit, the following provisions, regulations, or exceptions shall apply equally to allowed land uses and types in all zoning districts as hereinafter provided as shown in Table C.3 Matrix of Off-Street Parking, Stacking and Loading Requirements. Additional regulations in Chapter 6, Section 2.8, and Section 2.9 of this Ordinance. Planned Unit Developments (PUDs) may have flexibility in these requirements, subject to the PUD approval process.

1. **Calculation of Off-Street Parking Requirements.** The following provisions shall govern the computation of required off-street parking spaces:
 - a. **Computation.** Where computation of required off-street parking spaces results in a fractional number, the total required spaces for the use shall be rounded to the next higher whole number.
 - b. **Credit.** Where a lawful use exists at the time of adoption of this Ordinance that is deficient in the provision of required off-street parking, any new use hereafter established in its place shall conform to the parking requirements of this Section. However, in computing the off-street parking requirements for any new use, such new use shall be credited for the number of off-street parking spaces that the previous use was in deficit.
 - c. **Multiple Uses.** In cases of multiple uses on a single lot, the parking spaces required shall equal the sum of the requirements of the various uses computed separately unless a proposal for shared parking reduction is approved by the Zoning Administrator.
 - d. **Shared Use Parking Reduction.** Where more than one use is established on a single lot or within a single development in a non-residential district, the total number of off-street parking spaces required for each use may be combined and shared between uses. Where the uses have non-concurrent parking demands, a proposal for sharing a reduced number of

off-street parking spaces may be presented to the Zoning Administrator as part of the site plan review process. Conditional use applications for which sharing a reduced number of off-street parking spaces is being proposed shall have shared parking approved as part of the conditional use permit.

- e. **Expansion.** Whenever a building is enlarged in floor area, number of dwelling units, seating capacity or otherwise, an increase in the number of existing parking spaces shall be required. Whenever a building existing prior to the effective date of this Zoning Ordinance is enlarged to the extent of fifty percent (50%) or more in the floor area or in the area used, said building or use shall then and thereafter comply with the parking requirements set forth in this Ordinance.
- f. **Unnamed Use.** The parking space requirement for a use not specifically mentioned in this Ordinance, is the same as required for a use of similar nature as determined by the Zoning Administrator.

- 2. **Off-Street Parking, Stacking, Loading and Storage Design Provisions.** The provisions of this Subsection shall apply to uses and structures within all zoning districts of the County. No such use or structure shall be commenced, expanded, or enlarged in any manner unless the provisions of this Subsection are met. These provisions shall be in addition to the requirements set forth in Subsection 2.1.C.5. below.

- a. **Site Plan Required.** A site plan shall be required for the construction or creation of any off-street parking, stacking, loading, or storage facility, or the expansion of any existing off-street parking, storage, or loading facility, in conjunction with the procedures for application for a zoning permit in Chapter 3. Administration and Enforcement.

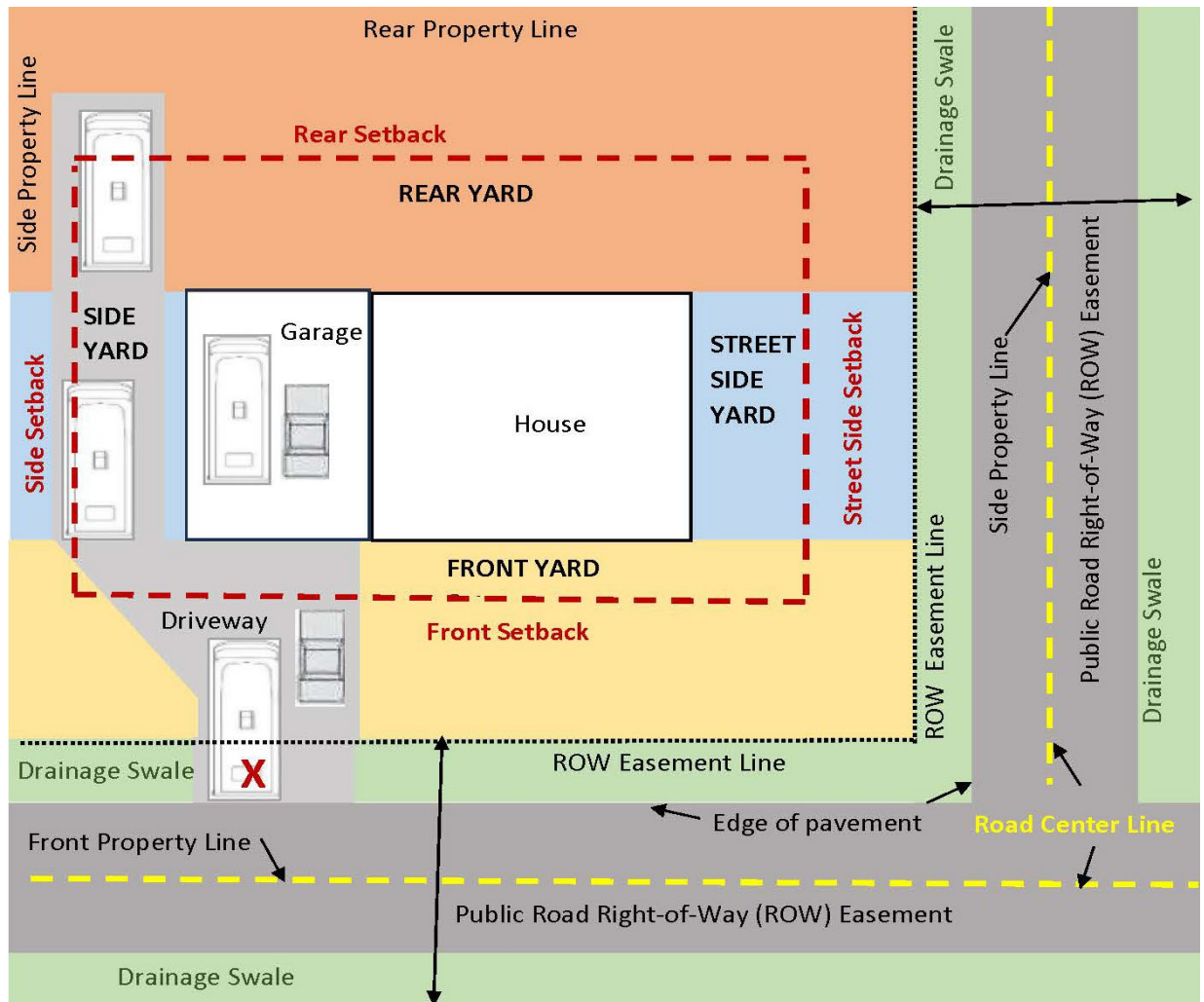
- b. **Design Standards.**

- (1) **Driveways, Entrances and Exits.** All driveways, entrances and exits for off-street parking, stacking, loading, and storage spaces shall be surfaced with not less than four (4) inches of gravel or crushed stone or equally suitable material and shall comply with Subsection 2.8.G. Buildings to Have Access.
- (2) **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 or drive aisles, 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 vehicles.
- (3) **Stacking Space.** Stacking spaces shall be surfaced with not less than four (4) inches of gravel or crushed stone or equally suitable material, having a minimum dimension of not less than nine feet (9') wide by twenty feet (20') long and located in accordance with Subsection 2.1.C.3. below.

- (4) **Loading Space.** A space within the main building or on the same lot providing for the standing, loading or unloading of trucks and other larger vehicles, surfaced with not less than four (4) inches of gravel or crushed stone or equally suitable material, having a minimum dimension of twelve (12) by thirty-five (35) feet and vertical clearance of at least fourteen (14) feet, and located in accordance with Subsection 2.1.C.4. below.
- (5) **Accessible Parking for Persons with Disabilities.** Parking for persons with disabilities shall be provided as required by Iowa Administrative Code 661.18 Parking for Persons with Disabilities. Such accessible parking spaces shall count toward meeting the off-street parking requirements of this Ordinance as set forth in Subsection 2.1.C.5. below.

c. Parking Location in Required Setbacks Allowed.

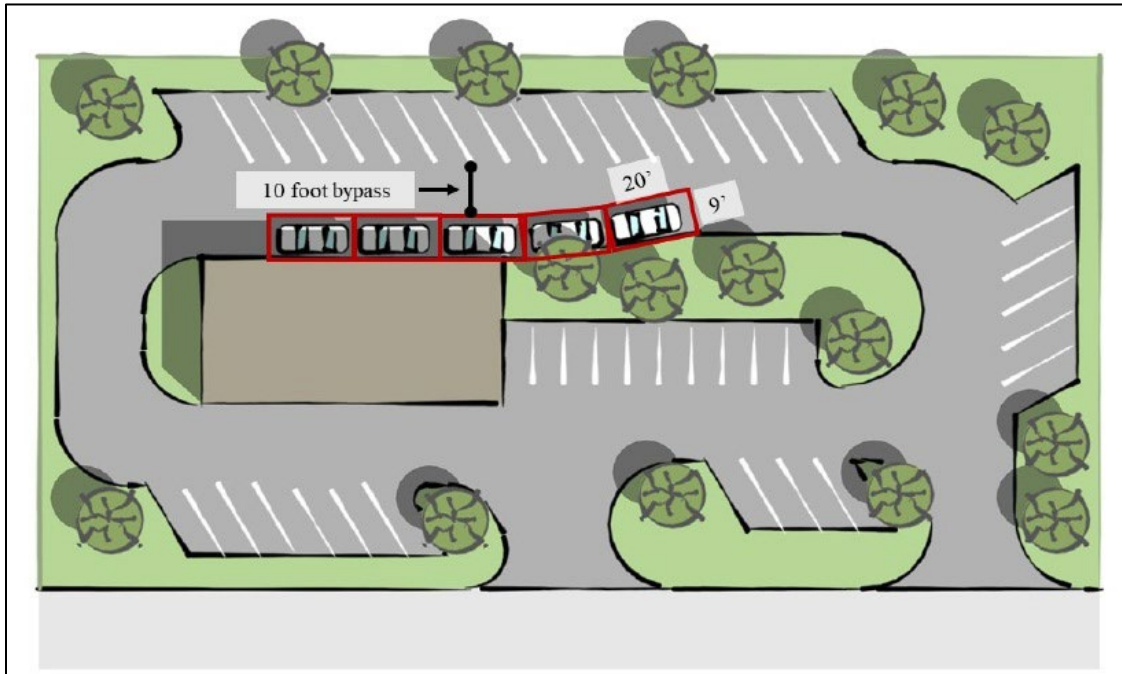
- (1) **Residential District.** Any required parking space required by this Ordinance may be provided in any required front setback or in the first five (5) feet inside the property line of any required street side, side or rear setback in a residential district, but not in the public right-of-way as per Subsection 2.8.E. Use of Public Right-of-Way (see Illustration).
- (2) **Non-Residential District.** Any required parking, stacking, or loading space, driveway, or any allowed merchandise, display or exterior storage of vehicles, may be provided in any required front setback or in the first five (5) feet inside the property line of any required side or rear setback in a non-residential district, but not in the public right-of-way as per Subsection 2.8.E. Use of Public Right-of-Way.



Allowable Setback Parking in Residential Districts (Source: ECIA)

3. **Off-Street Stacking Regulations for Drive-Through Services.** Commercial establishments providing drive-in or drive-through services shall provide minimum on-site stacking distance, not including the vehicle at the window/station, by land use and type of operation as provided in Table C.1. All drive-through services must provide a ten-foot (10') bypass for vehicles not in a drive-through queue. Stacking spaces shall be nine feet (9') wide by twenty feet (20') long (see illustration).

Table C.1. Off-Street Stacking Requirements	
General Land Use/Type of Operation	Minimum Stacking Space
Commercial uses with drive-through	Two (2) stacking spaces per service window or kiosk
Financial institution with drive-through and/or automated teller machine (ATM)	Two (2) stacking spaces per service window or ATM
Car wash, gas station with car wash	Two (2) stacking spaces per wash bay
Restaurant with drive-through	Two (2) stacking spaces per drive-through



Stacking Requirements for Drive-Through Services (Source: City of Dyersville, IA)

4. **Off-Street Loading Requirements.** There shall be provided at the time any building is erected or structurally altered, off-street loading spaces in accordance with the following provisions. Floor area is shown in square feet (sf).

Table C.2. Off-Street Loading Requirements	
General Land Use/Type of Operation	Minimum Loading Space
Child care center, Child development home, and Preschool	One (1) drop-off/pickup area
Elementary school, Secondary school	One (1) drop-off/pickup or bus queue area
Bulk storage for retail and wholesale distribution	One (1) loading space per ten thousand (10,000) sq ft of floor area
Manufacturing and processing businesses	
Wholesaling and warehousing	

5. **Minimum Off-Street Parking, Stacking and Loading Requirements.** At the time any building is erected or structurally altered, the minimum requirements for off-street parking, stacking, and loading spaces shall be provided for the allowed principal, accessory, conditional, and temporary uses and structures in all zoning districts in accordance with this Ordinance and with **Table C.3. Matrix of Off-Street Parking, Stacking and Loading Requirements**. Table C.3 lists the minimum off-street parking, stacking and loading requirements for all types of land uses and structures grouped by general land use categories Table C.3. does not replace or supersede the additional standards and/or supplemental regulations in this Zoning Ordinance that apply to any use and any zoning district. In Table C.3. the symbol “sq ft” refers to “square feet.”

Table C.3. Matrix of Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
Farm Exempt	
Agriculture	None; farm exempt
Farm, farming, and farm buildings	
Farm dwelling, principal	
Farm dwelling, secondary	
Farm market or roadside stand	
Grain storage bin	
Horticulture	
Nursery	
Residential	
Accessory Dwelling Unit (ADU)	See Section 2.8.K. ADU Standards
Child care home	As per Zoning Administrator
Conversion of existing dwelling or other structure to a two-family dwelling	See Section 2.8.K. ADU Standards
Dwelling units in a commercial structure	Two (2) parking spaces per dwelling unit
Dwelling units for owners or persons employed on the premises	
Family home	
Home-based business	As per Zoning Administrator
Mobile home park	Two (2) parking spaces per unit
Mobile home subdivision	Two (2) parking spaces per lot
Multiple family dwelling, including residential condominium	Two (2) parking spaces per dwelling unit
Seasonal dwelling, detached	
Single-family dwelling, detached	
Lodging	
Bed and breakfast home	One (1) parking space per guest room
Bed and breakfast inn	
Boarding or lodging house	
Hotel/Motel	
Educational and Assembly	
Adult day care center	One (1) parking space per four hundred (400) sq ft of floor area
Child care center	One (1) parking space per four hundred (400) sq ft of floor area plus one (1) drop-off/pick-up area
Child development home	
Elementary school	One and a half (1.5) parking spaces per employee on maximum shift plus one (1) drop-off/pickup or bus queue area
Fairgrounds and public exposition	One (1) parking space per three (3) seats at the main arena
Place of assembly	One (1) parking space per four (4) seats in the main auditorium

Table C.3. Matrix of Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
Post high school	One (1) parking space per four hundred (400) sq ft of floor area
Preschool	One parking space per four hundred (400) sq ft of floor area plus one (1) drop-off/pick-up area
Secondary school	One and a half (1.5) parking space per employee on maximum shift plus one (1) parking space per ten (10) students plus one (1) drop-off/pickup or bus queue area
Commercial	
Agricultural experiences	As per Zoning Administrator
Agricultural sales, service, and supply	One (1) parking space per four hundred (400) sq ft of floor area
Airport and landing fields	One (1) parking space per four hundred (400) sq ft of floor area
Animal hospital/Veterinary clinic	One (1) parking space per four hundred (400) sq ft of floor area
Auto wrecking/Junkyard on site of five (5) acres or more	As per Zoning Administrator
Building materials/Lumber yard	One (1) parking space per employee plus one (1) parking space per company vehicle
Car Wash	One (1) parking space per wash bay plus two (2) stacking spaces per wash bay
Cemetery	As per Zoning Administrator
Commercial cell communications station and tower	As per Zoning Administrator
Event venue	One (1) parking space per four hundred (400) sq ft of floor area
Financial institution, including automated teller machine (ATM)	One (1) parking space per four hundred (400) sq ft of floor area plus two (2) stacking spaces per service window or ATM
Garden center	One (1) parking space per four hundred (400) sq ft of floor area
Garden center in conjunction with nursery	One (1) parking space per four hundred (400) sq ft of floor area
Gas station	One (1) parking space per four (4) pumps plus one (1) parking space per four hundred (400) sq ft of floor area (retail) plus two (2) stacking spaces per wash bay
General office	One (1) parking space per four hundred (400) sq ft of floor area
General retail	One (1) parking space per four hundred (400) sq ft of floor area
General services	One (1) parking space per four hundred (400) sq ft of floor area
Greenhouse, commercial	One (1) parking space per four hundred (400) sq ft of floor area

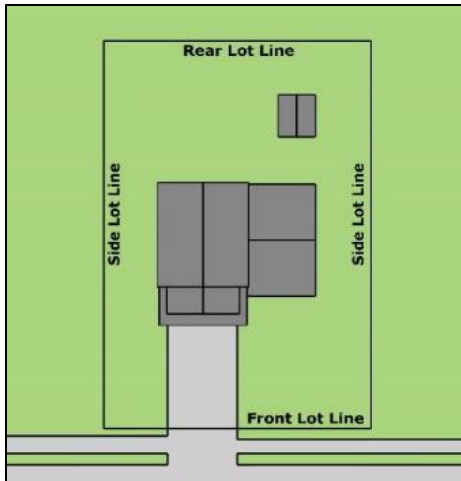
Table C.3. Matrix of Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
Home industry	As per Zoning Administrator
Kennel	One (1) parking space per four hundred (400) sq ft of floor area
Livestock market	One (1) parking space per employee plus one (1) parking space per company vehicle, plus one (1) parking space per two (2) seats in the sales arena
Mini-warehouse/Rental storage unit	One (1) parking space per five thousand (5,000) sq ft of floor area
Mobile home/Manufactured home sales, service or repair	One (1) parking space per four hundred (400) sq ft of floor area
Nightclub/Bar/Tavern	One (1) parking space per two hundred fifty (250) sq ft of floor area plus two (2) stacking spaces per drive-through
Personal service	One (1) parking space per four hundred (400) sq ft of floor area
Plumbing, heating, air conditioning, and sheet metal shops	One (1) parking space per employee plus one (1) parking space per company vehicle
Restaurant	One (1) parking space per two hundred fifty (250) sq ft of floor area
Restaurant, drive-in	One (1) parking space per two hundred fifty (250) sq ft of floor area plus two (2) stacking spaces per drive-through
Riding stable	One (1) parking space per four hundred (400) sq ft of floor area
Tourism welcome center/Information booth	One (1) parking space per five hundred (500) sq ft of floor area
Vehicle paint and body shops	One (1) parking space per four hundred (400) sq ft of floor area plus storage of vehicles
Vehicle sales, service, and repair	One (1) parking space per four hundred (400) sq ft of floor area plus display of vehicles
Recreational	
Indoor commercial recreation, including recreational lodge with a maximum of ten (10) units	One (1) parking space per two hundred fifty (250) sq ft of floor area
Commercial campground and recreational vehicle park on site of less than 5 acres	One (1) parking space per campsite
Commercial campground and recreational vehicle park on site of at least five (5) acres	One (1) parking space per campsite
Golf course and clubhouse not including miniature course operated at a profit	Three (3) parking spaces per green or one (1) parking space per one hundred (100) sq ft of clubhouse floor area, whichever is greater
Golf course and clubhouse	Three (3) parking spaces per green or one (1) per one hundred (100) sq ft of clubhouse floor area, whichever is greater

Table C.3. Matrix of Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
Outdoor commercial recreation, on site of less than five (5) acres	One (1) per four (4) occupants plus one (1) per employee on maximum shift
Private campground on site of less than five (5) acres	One (1) parking space per campsite
Public campground	One (1) parking space per campsite
Public recreation	Five (5) parking spaces for each acre developed for active and recreation areas usage
Seasonal resort	Two (2) parking spaces per dwelling unit
Storage building	None
Tourist camp on sites of not less than five (5) acres	One (1) parking space per campsite plus two (2) parking spaces per cabin
Youth or Summer Camp	One (1) parking space per campsite plus two (2) parking spaces per cabin
Industrial	
Batch plants	One (1) parking space per employee plus one (1) parking space per company vehicle
Bulk storage and retail distribution of anhydrous ammonia fertilizer under pressure and petroleum products under pressure	One (1) parking space per employee plus two (2) parking spaces per company vehicle and 1 loading space per ten thousand (10,000) sq ft of floor space
Bulk storage of oils, petroleum, flammable liquids and chemicals and the wholesale, but not retail, storage and distribution of anhydrous ammonia fertilizer and petroleum products under pressure.	One (1) parking space per employee plus two (2) parking spaces per company vehicle plus one (1) loading space per ten thousand (10,000) sq ft of floor space
Concrete products	One (1) parking space per employee plus one (1) per company vehicle
Contractor construction office, maintenance shop or storage yard	One (1) parking space per employee on maximum shift plus one (1) parking space per company vehicle
Data Processing Center	To be determined
Grain elevator	One (1) parking space per employee plus one (1) parking space per company vehicle
Logging, storage only	One (1) parking space per employee at the site plus one (1) parking space per company vehicle
Logging, production and storage	One (1) parking space per employee at the site plus one (1) parking space per company vehicle
Manufacturing and processing, contained within a building	One (1) parking space per two (2) employees on maximum shift plus one (1) parking space per company vehicle plus one (1) loading space per ten thousand (10,000) sq ft of floor area
Manufacturing and processing, not restricted as conditional uses	One (1) parking space per two (2) employees on maximum shift plus one (1) parking space per company vehicle plus one (1) loading space per ten thousand (10,000) sq ft of floor area

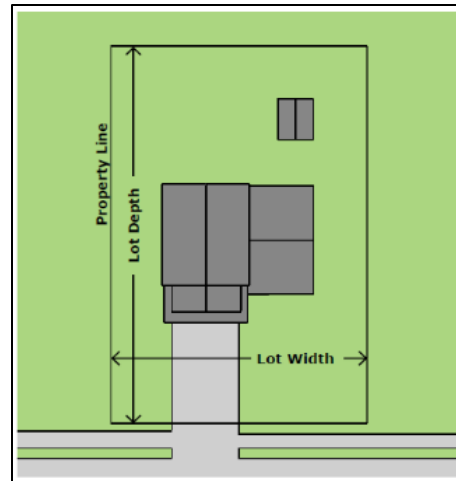
Table C.3. Matrix of Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
Manufacturing and processing, restricted as conditional uses	One (1) parking space per two (2) employees on maximum shift plus one (1) parking space per company vehicle plus one (1) loading space per ten thousand (10,000) sq ft of floor area
Mining and extraction of minerals or raw materials	One (1) parking space per employee plus one (1) parking space per company vehicle
Solid waste facility	One (1) parking space per employee plus one (1) parking space per company vehicle
Truck and freight terminals	One (1) parking space per employee plus one (1) parking space per company vehicle
Welding, machine and repair shops	One (1) parking space per employee plus one (1) parking space per company vehicle
Wholesaling and warehousing, but not including the bulk storage of anhydrous ammonia fertilizer under pressure, petroleum products under pressure, or highly volatile chemicals or materials	One (1) parking space per employee plus one (1) parking space per company vehicle, and 1 loading space per 10,000 sq ft of floor area
Other	
Addition of accessory structure to principal structure devoted to legal nonconforming use	As per Zoning Administrator
Railroad, public utility and public maintenance facility	Two (2) parking spaces per substation or one (1) parking space per employee at the site plus one (1) per company vehicle
Railroad, public utility, and public maintenance facility, but not including equipment storage, maintenance yards, buildings, or offices	Two (2) parking spaces per substation or one (1) parking space per employee at the site plus one (1) per company vehicle
Solar energy system: consumer-scale building-mounted	None
Solar energy system: consumer-scale freestanding	None
Solar energy system: utility-scale freestanding	To be determined
Temporary building used in conjunction with construction work	As per Zoning Administrator
Temporary car crusher or similar equipment	As per Zoning Administrator
Temporary batch plant	One (1) parking space per employee and one (1) parking space per company vehicle
Uses and structures clearly incidental to the permitted principal uses and structures	As per Zoning Administrator
Wind energy conversion system: non-commercial	None
Wind energy conversion system: commercial	None

D. Schedule of Development Regulations. Development regulations refer to dimensional zoning requirements that control the size and placement of buildings, uses, and structures on a property for the underlying zoning district. They establish minimum lot area and width, minimum yards and setbacks from property lines, and maximum building height, subject to other required approvals in accordance with Chapter 3. Administration and Enforcement. They shape the physical dimensions of a structure and its relationship to the surrounding land. Development Regulations are set forth in each zoning district for principal, accessory, conditional, and temporary uses. Subject to Section 1.20 Farms Exempt, Section 4.5 Conditional Use Permit, and Chapter 6. Definitions, the following provisions, regulations, or exceptions shall apply equally to allowed land uses and types in all zoning districts as hereinafter provided. Planned Unit Developments (PUDs) may have flexibility in these requirements, subject to the PUD approval process.

- 1. Measurement of Lot Area and Width.** As defined in Chapter 6 of this Ordinance, a lot needs to be large enough to accommodate buildings and other structures while also meeting minimum standards for setbacks, open space, and other zoning requirements. Minimum lot area and width are intended to manage land use and ensure public health with the provision of adequate water supply and sewage disposal systems. A lot served by a private well and septic system generally requires more lot area and width than a lot served by a community or municipal water supply and sewage disposal system. 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 49. Nonpublic Water Wells and Chapter 69. Private Sewage Disposal Systems.
 - a. Lot Area** is the total horizontal area included within the lot lines forming 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). Lot area generally is determined by multiplying lot depth by lot width (*see illustrations*).
 - b. Lot Depth** is the mean horizontal distance between the front and rear lot lines.
 - c. Lot Width** is the mean horizontal distance between the side lot lines.



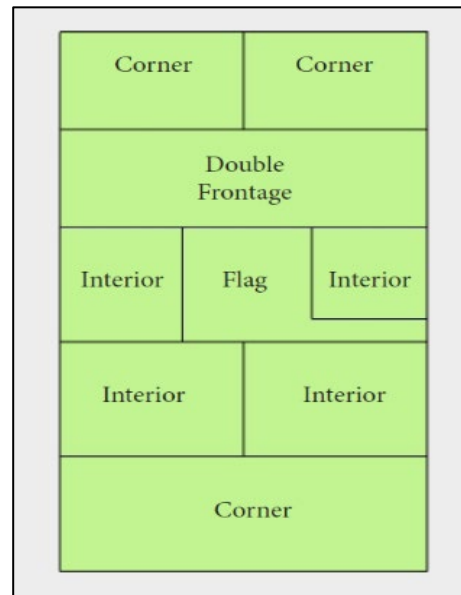
Types of Lot Lines (Source: ECIA)



Lot Depth and Width (Source: ECIA)

- d. **Types of Lots.** While standard lots are rectangular or square in shape, variations in lot shape and lot frontage can result in different types of lots. Lot frontage is all the sides of a lot that abut a street right-of-way or roadway easement (*see illustration*).

- (1) **Corner Lot.** A lot abutting upon two (2) or more streets at their intersection.
- (2) **Double Frontage Lot.** A lot which fronts on two parallel streets, or which fronts upon two streets which do not intersect at the boundaries of the lot.
- (3) **Flag Lot.** 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.

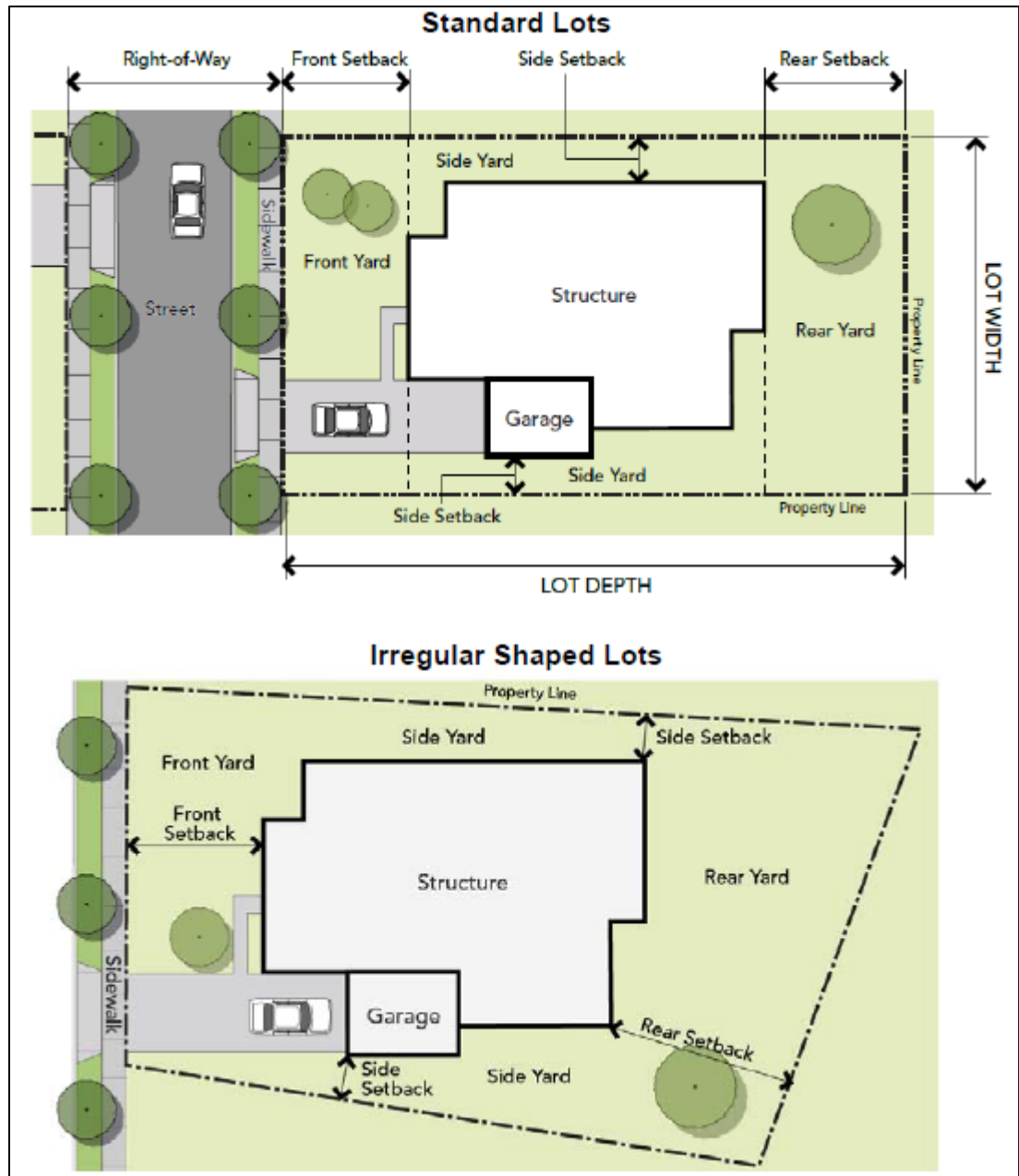


Types of Lots (Source: ECIA)

- (4) **Interior Lot.** A lot other than a corner lot or a double frontage lot.

- e. **Area and Width Requirements for Flag Lots.** Flag lots as defined shall be permitted in any district. That portion of the lot primarily suitable for access (the flagpole portion) shall have a minimum width of sixty (60) feet or, for lots in the A-1 Agricultural and R-1 Residential Zoning Districts having an area of less than double the minimum parcel area, thirty (30) feet. The minimum width established above may be reduced if supplemented by a recorded access easement in favor of the flag lot owner over adjacent land, to provide a total width of access right-of-way equal to the applicable minimum as stated above. The flagpole portion shall be excluded from the calculation of lot area for the purposes of this Ordinance only.

2. **Measurement of Required Setbacks.** As defined in Chapter 6 of this Ordinance, a setback is the minimum horizontal distance between the closest part of a building or structure and a lot line. The *Diagrams of Measuring Setbacks on Standard and Irregular Lots* (see illustration below) provide examples of how front, side, and rear setbacks are measured. Specific provisions follow.



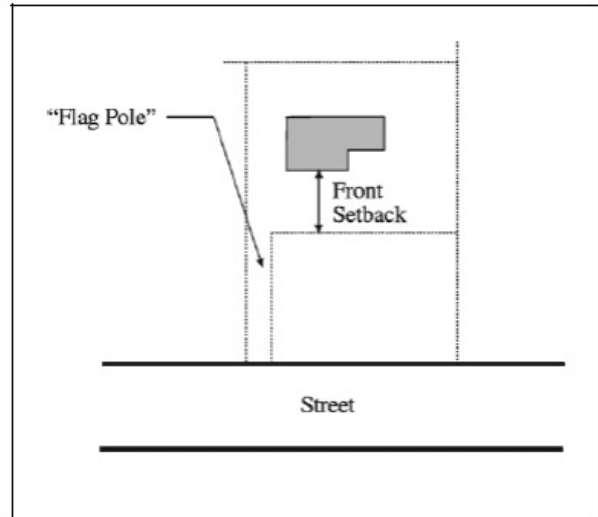
Diagrams of Measuring Setbacks on Standard and Irregular Lots
(Source: Arcadia, CA 2025)

- a. **Front Setback** shall be measured at right angles from the nearest point on the front lot line of the parcel to the closest part of the structure, establishing a setback line parallel to the front lot line, which extends between the side yards, except as follows:

(1) **Corner and Double Frontage Lots.** The measurement shall be taken from the closest part of the structure to the nearest point of the lot line abutting the street which provides the street address of the site.

(2) **Owner's Choice -- Corner and Double Frontage Lots.** The front setback 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. If these lot dimensions are equal, the owner may elect to front their building on either lot line.

(3) **Flag Lots.** For a parcel with a fee ownership strip extending from a street or right-of-way to the building area of the parcel, the front setback measurement shall be taken from the closest part of the structure to the point where the access strip ("flag pole") meets the bulk of the parcel along a continuous line, establishing a parallel setback line (*see illustration*).



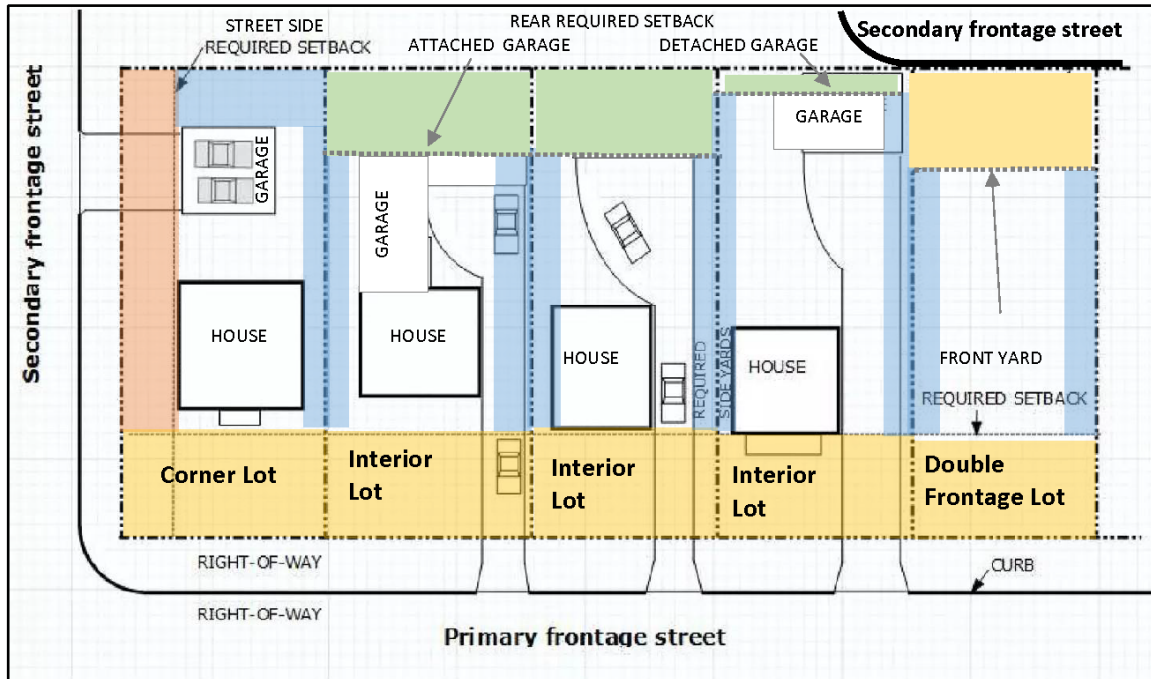
Measuring Flag Lot Setbacks

(Source: Pismo Beach, CA 2025)

- b. **Rear Setback** shall be measured at right angles from the nearest point on the rear lot line to the closest part of the structure, establishing a setback line parallel to the rear lot line which extends between the side yards, except there shall be no rear yard on a corner lot.
- c. **Side Setback** shall be measured at right angles from the nearest point on the side lot line of the parcel to the closest part of the structure; establishing a setback line parallel to the side lot line, which extends between the front and rear setbacks.
- d. **Street Side Setback** shall be measured at right angles from the nearest point of the side lot line bounding the street, or the easement for a private road, to the nearest point of the structure as follows.
- (1) On the street side of a corner lot, the street side setback shall extend from the required front setback to the rear lot line (*see illustration*).
 - (2) On the street sides of a double frontage lot, the side yards shall extend between the two (2) required front yards and there shall be no rear yard, unless the owner chooses a front yard as described above in **Subsection 2.1.D.2.a.(1)**.

Types of Setbacks on Corner, Interior, and Double Frontage Lots

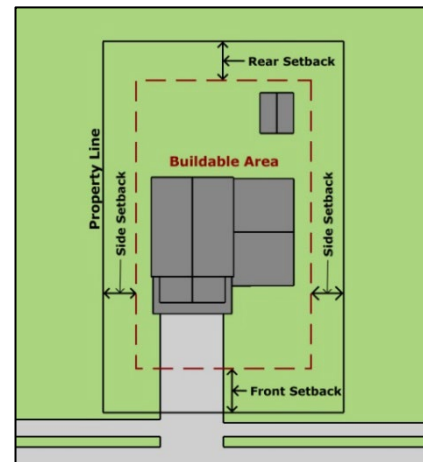
(Source: City of Columbus, OH accessed 2024)



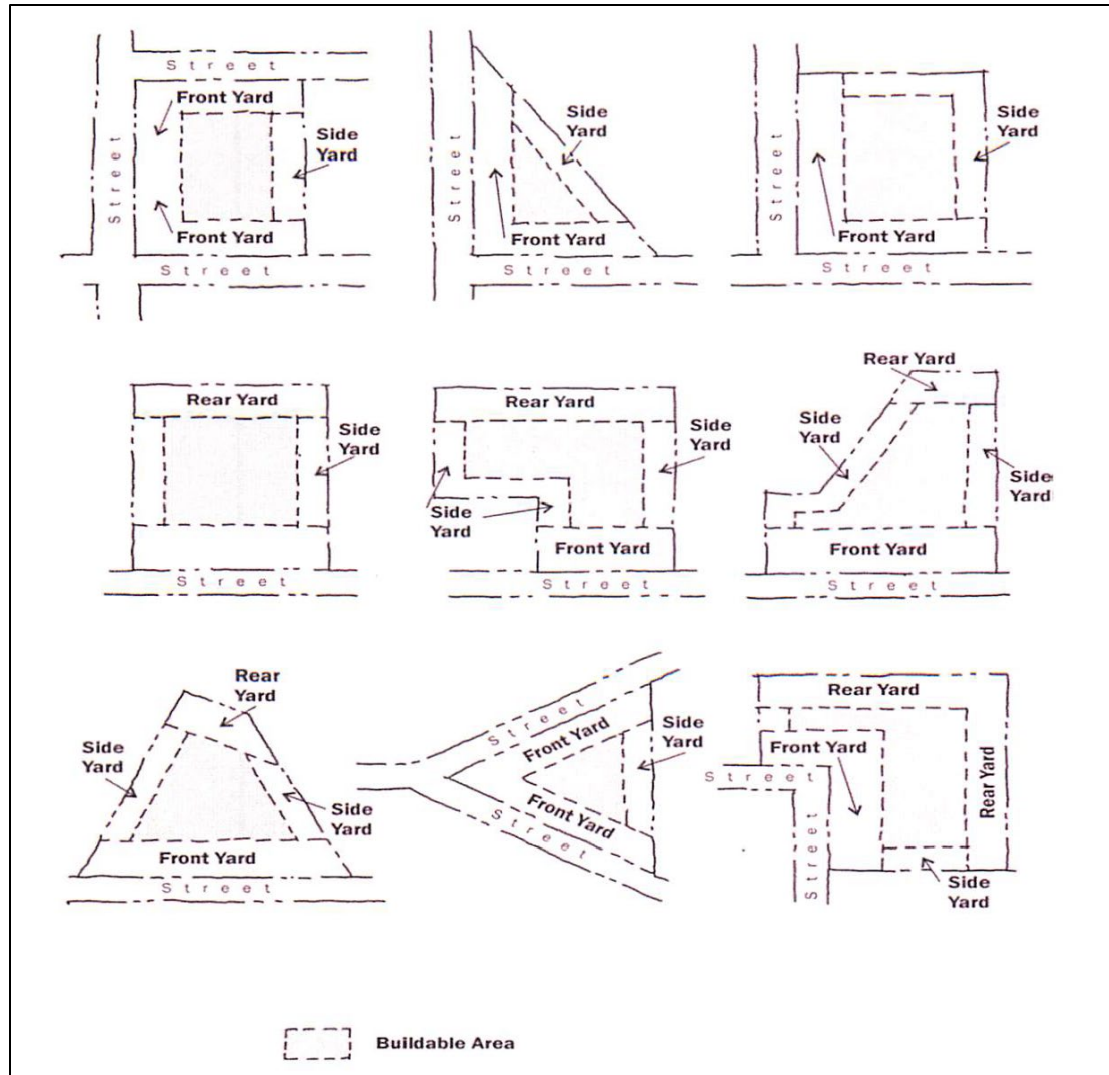
Front Setback Side Setback Rear Setback Street Side Setback

- e. **Special Setback for Lot.** If a lot configuration is oriented so that neither the term "side setback" nor the term "rear setback" clearly applies, the Zoning Administrator shall require a "special setback" with minimum dimensions as generally required for a side setback or a rear setback in the district, determining which shall apply by the relation of the portion of the lot on which the setback is to be located to the adjoining lot or lots, with due regard to the orientation and location of structures and buildable areas.

- f. **Buildable Area** is the portion of a lot remaining after all required front, side, and rear setbacks have been provided (see illustration on right). On corner and double frontage lots, and lots with special setbacks, the buildable area can take many shapes (see illustration below).

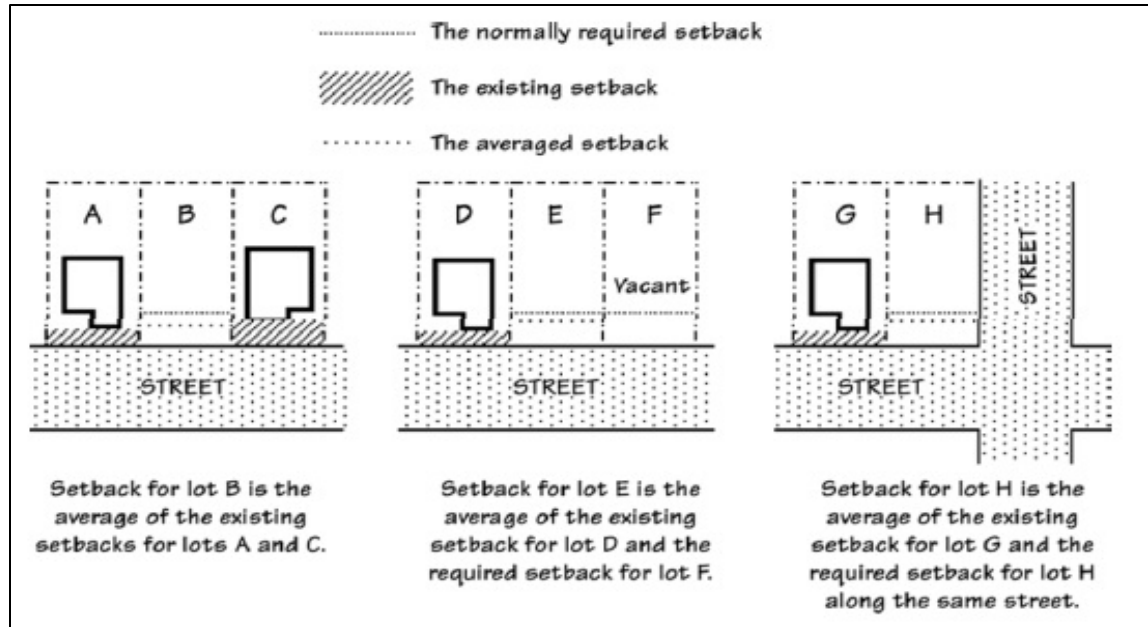


Buildable Area on Standard Lot
(Source: ECIA)



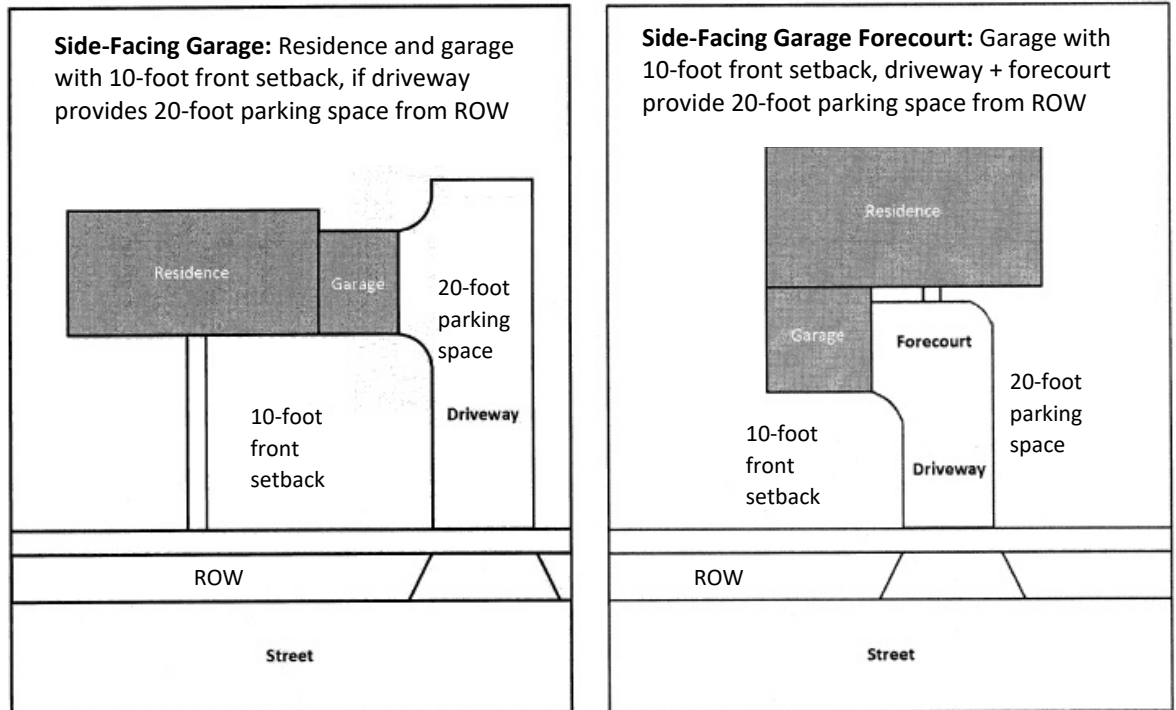
Types of Setbacks and Buildable Area on Corner and Double Frontage Lots, and Lots with Special Setbacks (Source: Gun Barrel City, TX accessed 2025)

- g. **Average Front and Rear Setbacks:** Where legally existing front or rear setbacks on adjacent parcels of continuous frontage are shorter than the minimum requirements, the required setback for a new structure shall be the average of setbacks of principal structures within five hundred (500) feet on parcels of continuous frontage (*see illustration*).

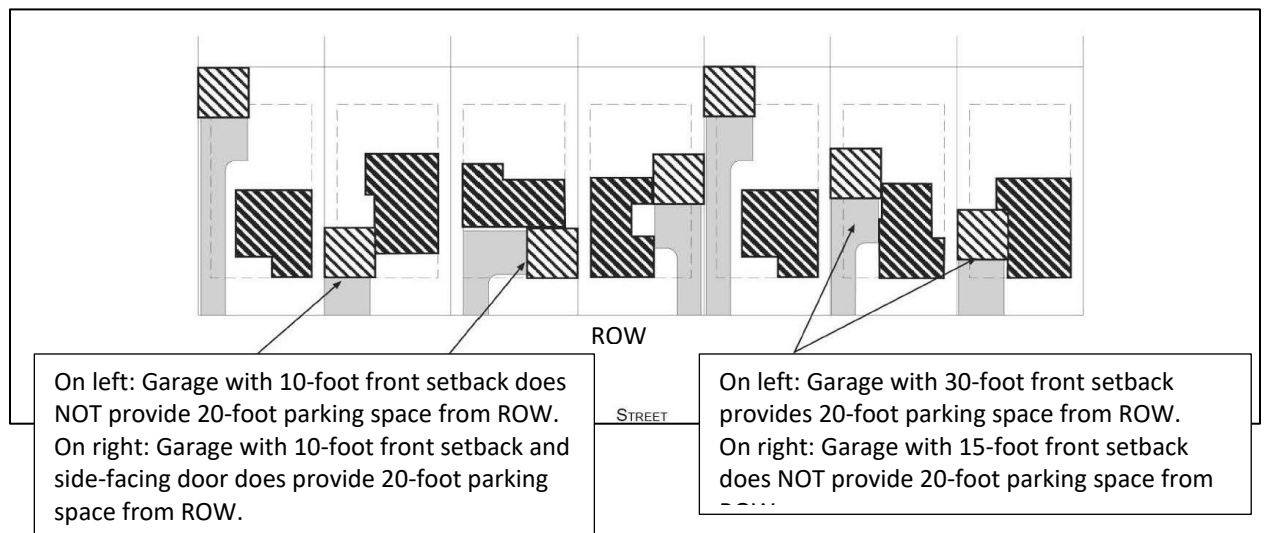


Examples: Calculation of Average Front Setback (Source: Sioux Falls, SD 2025)

- h. **Front Setback for Off-Street Parking:** Attached and/or detached private garages or carports must maintain a setback of twenty (20) feet from the door or opening of the garage facing the public or private road right-of-way. This setback is necessary to allow sufficient room for off-street parking. The sides of the garage or carport that do not face a public or private road right-of-way shall comply with the shorter setbacks listed in the applicable Development Regulations for the zoning district (*see illustrations below*).



Determining Front Setback with Side-Facing Garages (Source: City of Westlake, OH 2025)



Garage Locations and Front Setback for Off-Street Parking (Source: City of Baldwin Park, CA 2025)

- 3. Encroachments Allowed Within Required Setback Area.** As defined in Chapter 6 of this Ordinance, a setback encroachment is the extension or placement of a structure or architectural feature into a required setback area. The following encroachments may be located within an otherwise required setback, provided they are used in conjunction with a use or structure

allowed in the underlying zoning district, and provided that their location complies with **Section 2.8.A. Visibility at Intersections and Entrances** of this Ordinance.

Table D.1. Allowable Encroachments By Zoning District and Land Use or Structure shows when principal, accessory, conditional, and temporary uses and structures in any Zoning District are allowed encroachments into required setbacks or must comply with the required setbacks. Table D.2. does not apply to Farm Exempt Uses. See **Subsection 2.1.A.** and **Subsection 2.1.B.** of this Section for an explanation of symbols used in Table D.1. for zoning districts and land uses or structures.

Table D.1. Allowable Encroachments By Zoning District and Land Use or Structure			
Zoning District	Platted before May 6, 1976	Type of Land Use or Structure	Allowable Encroachments
A-1, R-1	Yes	P, C	Yes, see Table D.2.
A-1, R-1	Yes	A, T	No, must comply with required setbacks
C-1, M-1, M-2	Yes	P, C, A, T	No, must comply with required setbacks
All Districts	No	P, C, A, T	No, must comply with required setbacks

Table D.2. Allowable Encroachments in Required Setback by Type of Feature references the *Diagram of Setback Encroachments* (see illustration below), which shows how the setback is measured from the closest part of a structure to the lot line. The measurements impacting allowable setback encroachments are:

- A. Feature Encroaching into Required Setback,
- B. Maximum Encroachment into Required Setback,
- C. Minimum Distance from Lot Line, and
- D. Minimum Distance from Street Right-of-Way (ROW) or roadway easement.

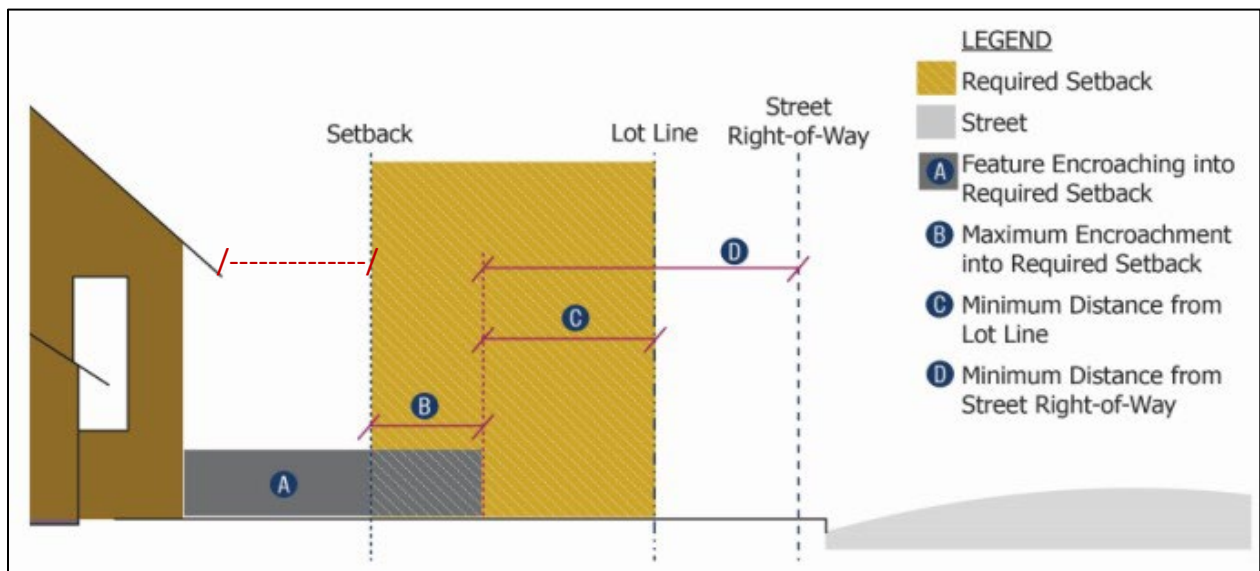


Diagram of Setback Encroachments (Source: Zebulon, NC 2025)

Table D.2. Allowable Encroachments in Required Setback by Type of Feature			
A. Feature Encroaching into Required Setback	B. Maximum Encroachment into Required Setback	C. Minimum Distance from Lot Line	D. Minimum Distance from Street ROW
Accessibility Features			
Fire escapes	Three (3) feet	Two (2) feet	Section 2.8.A.
Stairways that function as the principal means of access to dwelling units located on second floor or above	None	Required setbacks	Section 2.8.A.
Open-air access structures	Three (3) feet	Two (2) feet	Section 2.8.A.
Enclosed access structures	None	Required setbacks	Section 2.8.A.
Architectural Features	Three (3) feet	Two (2) feet	Section 2.8.A.
At-Grade Features	Three (3) feet	Two (2) feet	Section 2.8.A.
Driveways and Parking Features	Section 2.8.H.	Section 2.8.H.	Section 2.8.A.
Fences and hedges used as fences	Section 2.8.N.	Section 2.8.N.	Section 2.8.A.
Landscaping	No limit	No limit	Section 2.8.A.
Signs	Section 2.9.G.	Section 2.9.G.	Section 2.8.A.

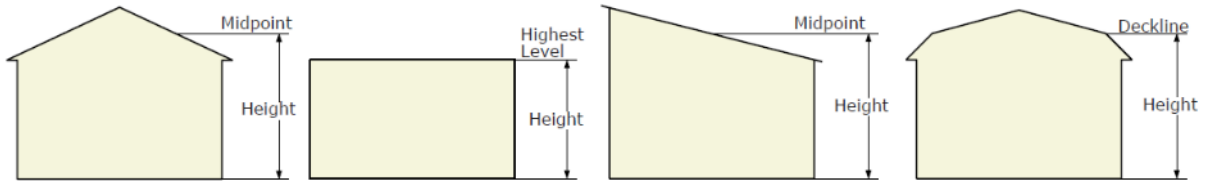
Table D.3. Examples of Allowable Encroachments by Type of Feature provides a range of examples for allowable encroachments for various types of features. Other examples not listed below may be allowed as determined by the Zoning Administrator.

Table D.3. Examples of Allowable Encroachments by Type of Feature	
Type of Feature	Examples
Accessibility Features	Steps, porch, stoop, deck, patio, stairway, fire escape, access ramp and similar features that function as a means of access to a structure.
Architectural Features	Awnings, shutters, canopies, arbors, trellises, balconies, bay windows, chimneys, cornices, sills, roof overhangs, eaves, gutters, and other similar features.
At-Grade Features	Play equipment, outdoor furniture, ornamental entry columns and gates, flag poles, lamp posts, HVAC equipment, mailboxes, outdoor fireplaces, grills, ornamental pools, planting boxes, sculptures, birdbaths, and other customary yard accessories.
Driveways and Parking Features	See Section 2.1.C.2, Off-Street Parking, Stacking, Loading and Storage Design Provisions.
Fences and hedges used as fences	See Section 2.8. N. Fences and Hedges.
Landscaping	Other landscape plantings.
Signs	See Section 2.9.G. Sign Regulations.

4. Maximum Height.

- a. **Building Height.** Maximum height regulations are established to promote a reasonable building scale and relationship between buildings. As defined in Chapter 6 of this Ordinance, building or structure height is measured as 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 illustration*). If a

building or structure is on sloped ground, the average of the highest and lowest grades of the site should be used to calculate its height. Exceptions are found in Section 2.8. D. Height Regulation Exceptions of this Ordinance.



Measuring Maximum Building Height by Roof Type (Source: ECIA)

- b. **Cell Tower Height.** Commercial cell communications stations, towers and antennas are allowed without regard to the height limits of the applicable zoning district. Height shall be measured as defined Iowa Code Chapter 8C Iowa Cell Siting Act. See Section 2.9.H Conditional Uses and Structures of this Ordinance.
- c. **Fence Height.** Fence height is measured as defined in Section 2.8.N. Fences and Hedges.
- d. **Sign Height.** Sign height is measured as defined in Section 2.9.G. Sign Regulations of this Ordinance.

5. Continuing Maintenance Required.

- a. All setbacks required by this Ordinance shall be provided and remain as open, unobstructed space.
- b. No part of a setback or open space required by this Zoning Ordinance for any structure shall be included as part of a setback or open space for any other structure, unless otherwise allowed by this Ordinance.
- c. The maintenance of any yard, setback, open space, minimum lot area, or off-street parking spaces required by this Ordinance shall be a continuing obligation of the owner of the property to which such requirements apply.
- d. No yard, setback, open space, lot area, or off-street parking area required by this Ordinance for any building, structure or use shall, by virtue of change of ownership or any other reason be used to satisfy any yard, setback, open space, lot area, or off-street parking area required for any other building, structure, or use, except as may be otherwise specifically provided in this Ordinance.
- e. In addition, no yard setback or lot existing at the effective date of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein for the underlying zoning district, except as may be otherwise specifically provided in this Ordinance.

CHAPTER 42. ZONING DISTRICT REGULATIONS

1-72.1 Schedules of District Regulations. The following schedules of zoning district regulations are hereby adopted and declared to be a part of this ordinance:

A. Schedule of Zoning Districts. A zoning district is a section of the unincorporated areas of Jackson County in which zoning regulations and standards are uniform. **Table A.1. Schedule of Zoning Districts** lists the symbol and name of each zoning district. The A-1, R-1, C-1, M-1 and M-2 zoning districts each include a statement of intent; regulations for allowed principal, accessory, conditional, and temporary uses and structures; development regulations; allowed signs; and required off-street parking, stacking and loading spaces. The PUD zoning district includes a statement of intent and special requirements. These symbols shall be used on the Official Zoning Map (see **Chapter 1 General Provisions**).

Table A.1. Schedule of Zoning Districts	
Symbol	Name
A-1	Agricultural
R-1	Residential
C-1	Highway Commercial
M-1	Limited Industrial
M-2	General Industrial
PUD	Planned Unit Development

B. Schedule of Land Uses and Structures.

1. Types of Land Uses and Structures. Land uses and structures in each zoning district are allowed as Farm Exempt, Principal, Accessory, Conditional, Temporary, or Not Allowed, subject to special standards and processes. **Table B.1. Schedule of Types Land Uses and Structures** lists the symbol, the name of each type of land use and structure, and examples of uses and structures.

Table B.1. Schedule of Land Uses and Structures			
Symbol	Type	Examples of Uses	Examples of Structures
F	Farm Exempt	Agriculture, Nursery	Barn, Greenhouse
P	Principal	Residential, Education	Single-family dwelling, School building
A	Accessory	Garden, Parking	Fence, Porch, Garage, Parking lot, Sign
C	Conditional	Bulk storage, Mining	Storage tanks, Processing equipment
T	Temporary	Construction site	Construction trailer
N	Not Allowed	Industry in R-1 district	Concrete plant in R-1 district

1. Categories of Major Land Uses and Structures. Land uses and structures are grouped into major land use categories for easier identification, regulation, and interpretation. **Table B.2. Schedule of Categories Major Land Uses and Structures** lists the name of each category with examples. The categories are listed in the order they will typically be found in this and other Sections of Chapter 2.

Table B.2. Schedule of Categories Major Land Uses and Structures	
Name	Examples
Farm Exempt	Farm, Grain bin
Residential	Family home, Single-family dwelling
Lodging	Boarding or lodging house, Motel
Educational and Assembly	Elementary school, Adult and child day care centers
Commercial	Car wash, General retail, Event venue
Recreational	Campground, Golf course
Industrial	Batch plant, Solid waste facility
Other Uses	Solar and wind energy systems

2. Application. The standards listed in this Section apply to development on all parcels in the unincorporated areas of the County upon the effective date of this Zoning Ordinance. In accordance with **Section 2.10 Nonconformities**, existing uses and structures that do not comply shall be subject to the requirements of **Section 2.10**. Planned Unit Developments (PUDs) may have flexibility in these development requirements, subject to the PUD approval process.

3. Types of Uses and Structures. Within zoning districts in the unincorporated areas of County, different types of uses and structures are allowed with different conditions and levels of permission. These uses and structures are displayed in **Table B.3. Matrix of Principal and Conditional Uses and Structures**. Levels of permission include:

a. Farm Exempt Uses and Structures. In accordance with **Section 1.20 Farms Exempt**, farms as defined in **Chapter 6** of this Ordinance shall be exempt from any regulation or requirement adopted under the provisions of this Ordinance; however, this Ordinance may apply to any structure, building, dam, construction, deposit or excavation in or on the floodplains of any river or stream in accordance with the Jackson County Floodplain Management Ordinance. Farm exempt uses and structures are indicated in **Table B.3. Matrix of Principal and Conditional Uses and Structures** and in **Table B.4. Matrix of Accessory and Temporary Uses and Structures** by a "F" in the applicable cell.

Commented [LC1]: New general category to more clearly identify farm exempt use and structures. Definition of Farm revised to refer to relevant Iowa Code and Iowa Administrative Code sections. See recommendations for Farm Definition

b. Principal Uses and Structures.

(1) A "principal use" refers to the primary or main purpose for which a particular piece of land, building, or structure is used. A "principal structure" refers to the main building on a property in terms of size, area, and function, or a building where the principal use of the site is conducted.

(2) Principal uses and structures are permitted by right, subject to compliance with all regulations of this Ordinance. "Permitted by right" means a property owner can use their land or structure for a specific purpose as outlined in the Zoning Ordinance, without needing special permission or discretionary approval, in contrast to conditional uses and structures, which require Board of Adjustment review and approval.

(3) Principal uses and structures may subject to issuance of a zoning permit by the Zoning Administrator, and other applicable regulations in the Jackson County Code of Ordinances. Principal uses and structures may be subject to additional regulations in

Chapter 6, Section 2.8, and Section 2.9 of this Ordinance. These uses and structures are indicated in Table B.3. Matrix of Principal and Conditional Uses and Structures by a “P” in the applicable cell.

c. Accessory Uses and Structures.

- (1) An “accessory use” is a subordinate and incidental use of land that is located on the same lot as the principal use or structure and customarily associated with it. It is a use that is supportive of, related to, and dependent on, the primary activity on the property. An “accessory structure” is a subordinate and incidental building or structure located on the same lot as the principal use or structure and devoted to an accessory use.
- (2) An accessory use or structure cannot exist independently; it relies on the presence and function of the principal use, except as provided otherwise, such as with Alternative Residential Regulations (see Subsection 2.1.B.2.g. below).
- (3) Accessory uses and structures are allowed subject to compliance with all regulations of this Ordinance. Accessory uses and structures may be subject to issuance of a zoning permit by the Zoning Administrator, and other applicable regulations in the Jackson County Code of Ordinances. Accessory uses and structures may be subject to additional regulations in Chapter 6, Section 2.8, and Section 2.9 of this Ordinance. These uses and structures are indicated in Table B.4. Matrix of Accessory and Temporary Uses and Structures by an “A” in the applicable cell.

Commented [LC2]: Notes the exception to the rule for pre-1976 residential subdivisions.

d. Conditional Uses and Structures.

- (1) These uses and structures are subject to a review process to ensure they are compatible with the surrounding area and comply with specific conditions outlined in this Ordinance. They require approval of a Conditional Use Permit by the Board of Adjustment following the procedure set forth in Section 4.5 Conditional Use Permit, and are subject to compliance with all regulations of this Ordinance.
- (2) Conditional uses and structures may be subject to issuance of a zoning permit by the Zoning Administrator, and other applicable regulations in the Jackson County Code of Ordinances. Conditional uses and structures may be subject to other additional regulations in Chapter 6, Section 2.8, and Section 2.9 of this Ordinance. These uses and structures are indicated in Table B.2. Matrix of Principal and Conditional Uses and Structures by a “C” in the applicable cell.

Commented [LC3]: New name for special exception uses and structures

- e. Temporary Uses and Structures.** These uses and structures are allowed only on a temporary basis subject to compliance with all regulations of this Ordinance. Temporary uses and structures may be subject to issuance of a zoning permit by the Zoning Administrator, and other applicable regulations in the Jackson County Code of Ordinances. Temporary uses and structures may be subject to other additional regulations in Chapter 6, Section 2.8, and Section 2.9 of this Ordinance. These uses and structures are indicated in Table B.4. Matrix of Accessory and Temporary Uses and Structures by a “T” in the applicable cell.

Commented [LC4]: Moved into new category for approval by Zoning Administrator instead of Board of Adjustment

f. **Not Allowed Uses and Structures.** These uses and structures are not allowed in the specific zoning district. These uses and structures are indicated in **Table B.3. Matrix of Principal and Conditional Uses and Structures** and in **Table B.4 Matrix of Accessory and Temporary Uses and Structures** by an “N” in the applicable cell.

Commented [LC5]: The Zoning Commission requested that this classification be added to the matrix.

g. **Standard and Alternative Residential Regulations.**

(1) 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).

(2) The following subcategories for levels of permission were developed to accommodate existing and future development on parcels platted before May 6, 1976. Residential - Standard regulations apply in all A-1 and R-1 Districts for principal and accessory uses and structures while Residential - Alternative regulations only apply to subdivisions and lots platted before May 6, 1976. Residential – Alternative regulations and Residential - Standard regulations are shown for principal uses and structures in **Table B.3. Matrix of Principal and Conditional Uses and Structures** and for accessory uses and structures in **Table B.3. Matrix of Accessory and Temporary Uses and Structures.**

5. **Matrix of Principal and Conditional Uses and Structures.** Table B.3. provides the Matrix of Principal and Conditional Uses and Structures. The following codes in a cell shall apply as follows: P = Principal, C = Conditional, and N = Not Allowed. Table B.3. does not replace or supersede the additional standards and/or supplemental regulations in this Zoning Ordinance that apply to any use and any zoning district.

Table B.3. Matrix of Principal and Conditional Uses and Structures					
Land Uses and Structures by Major Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Farm Exempt					
Agriculture	F, P	N	N	N	N
Farms, farming and farm buildings	F, P	N	N	N	N
Farm dwelling, principal	F, P	N	N	N	N
Farm home occupation					
Grain storage bins	F, P	N	N	N	N
Horticulture	F, P	N	N	N	N
Plant Nursery	F, P	N	P	N	N
Residential - Alternative					
Mobile home	P	P	N	N	N
Mobile home converted to real estate	P	P	N	N	N
Mobile home park on tracts of five (5) acres or more	N	C	N	N	N
Mobile home subdivision on tracts of ten (10) acres or more	N	C	N	N	N
Multiple family dwelling, including residential condominium	C	C	P	N	N

Commented [LC6]: Deleted, part of Farm definition and therefore Farm Exempt

Table B.3. Matrix of Principal and Conditional Uses and Structures					
Land Uses and Structures by Major Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
<u>Place of assembly</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>POA owned indoor commercial recreation facility</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>POA owned outdoor commercial recreation facility</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Seasonal dwelling, detached</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Single-family dwelling, detached</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
Residential - Standard					
Conversion of structure to two-family dwelling	C	N	N	N	N
<u>Family home</u>	<u>C</u>	<u>P</u>	<u>P</u>	N	N
Mobile home park on tracts of five (5) acres or more	N	C	N	N	N
Mobile home subdivision on tracts of ten (10) acres or more	N	C	N	N	N
Multiple family dwellings, including residential condominiums	C	C	<u>P</u>	N	N
<u>Seasonal dwellings, detached</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Single-family dwellings, detached</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
Lodging					
<u>Bed and breakfast home</u>	<u>P</u>	N	<u>P</u>	N	N
<u>Bed and breakfast inn</u>	N	N	<u>P</u>	N	N
<u>Boarding or lodging house</u>	N	N	<u>P</u>	N	N
Hotel/Motel	N	N	P	N	N
Educational and Assembly					
<u>Adult day care center</u>	<u>C</u>	<u>P</u>	<u>P</u>	N	N
<u>Child care center</u>	<u>C</u>	<u>C</u>	<u>P</u>	N	N
<u>Child development home</u>	<u>C</u>	<u>C</u>	<u>P</u>	N	N
Elementary school	P	P	N	N	N
Fairgrounds & and public exposition	P	N	<u>P</u>	N	N
<u>Place of assembly church, community meeting building</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Post high school</u>	<u>P</u>	<u>P</u>	<u>P</u>	N	N
<u>Preschool</u>	<u>C</u>	<u>C</u>	<u>P</u>	N	N
Secondary school	P	P	N	N	N
Commercial					
<u>Agricultural experiences</u>	<u>A</u>	N	N	N	N
<u>Agricultural sales, service, and supply businesses involving 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 including the sale or display of farm machinery, building materials or appliances</u>	C	N	P	P	N

Commented [LC7]: Added use, definitions, and standards to comply with Iowa Code

Commented [LC8]: Included in broader, more inclusive definition of new general land use category: **Place of Assembly**

Commented [LC9]: Added accessory use to comply with Iowa Code

Commented [LC10]: Combine Agricultural service businesses in A-1 with Agricultural service and supply businesses in M-1 to create a new General Land Use Category and incorporate this list of uses into the definition: **Agricultural sales, service, and supply businesses**

Table B.3. Matrix of Principal and Conditional Uses and Structures					
Land Uses and Structures by Major Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Airports and landing fields approved by the Federal Aviation Agency (FAA)	C	N	N	N	N
Animal hospital/Veterinary clinic	N	N	P	P	N
Building materials and distribution/Lumber yard sales & distribution	N	N	P	P	P
Car Wash	N	N	P	N	N
Cemeteries	P	P	N	N	N
Commercial cell communications stations and towers	C	N	C	C	C
Event venue	C	N	P	N	N
Financial institution Drive-in bank	N	N	P	N	N
Garden center	N	N	P	N	N
Garden center in conjunction with plant-nursery	C	N	P	N	N
Gas station Retail automotive fuel sales	N	N	P	N	N
General office	N	N	P	N	N
General retail Antique shops, art galleries and studios, bait shops, fishing and camping supply shops, convenience stores & liquor stores	N	N	P	N	N
General services	N	N	P	N	N
Greenhouse, commercial	N	N	P	N	N
Home industry	C	N	N	N	N
Kennel	P	N	P	P	N
Livestock market-market auction sales	C	N	P	N	N
Mini-warehouse/Rental storage units	N	N	P	P	N
Mobile home/Manufactured home sales, service or repair	N	N	C	N	N
Nightclub/Bar/Tavern	N	N	P	N	N
Personal services	N	N	P	N	N
Plumbing, heating, air conditioning, and sheet metal shops	N	N	P	P	N
Restaurants & nightclubs	N	N	P	N	N
Restaurant, drive-in Restaurants & refreshment areas	N	N	P	N	N
Riding stables	P	N	P	N	N
Tourism welcome center/Information booth	N	N	P	N	N
Automobile-Vehicle paint & and body shops	N	N	P	P	P
Vehicle sales, service, and repair Automobile and automotive sales, service and/or repair; Boat sales, service and/or repair; Construction equipment sales, service and/or repair; Farm implement sales, service and/or repair; Motorcycle sales, service, and repair; Motorcycle sales, service, and repair; Snowmobile, golf cart, personal watercraft, similar recreational vehicles sales, service, repair; Truck sales, service and/or repair	N	N	P	P	P
Recreational					

Commented [LC11]: new general land use category

Commented [LC12]: new general land use category

Commented [LC14]: Name and definition changed to match Iowa Code

Commented [LC15]: new general land use category

Commented [LC16]: Included in definition of new general land use category: Vehicle Sales, Service, and Repair

Table B.3. Matrix of Principal and Conditional Uses and Structures					
Land Uses and Structures by Major Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Indoor commercial recreation, including recreational lodges with a maximum of ten (10) units recreation & amusement activities such as bowling alleys, miniature golf courses, driving ranges, skating rinks, dance halls, indoor theaters, community recreation building	C	N	P	N	N
Commercial campground and recreational vehicle park on sites of less than 5 acres	C	N	N	N	N
Commercial campground and recreational vehicle park on sites of at least five (5) acres	N	N	C	N	N
Golf courses and clubhouses not including miniature courses operated for a profit	C	N	P	N	N
Golf courses and clubhouses	P	N	N	N	N
Outdoor Commercial Recreation on site of less than five (5) acres drive-in theaters, ski slopes, gun clubs, marinas, docking facilities and recreation vehicle riding areas, race courses and similar outdoor recreation activities;	C	N	P	N	N
Private campground on site of less than five (5) acres	C	N	N	N	N
Public campground	P	N	P	N	N
Public recreation lake, pond, hunting area, public park, public playground, public recreation area, wildlife preserves	P	P	P	N	N
Seasonal resorts	C	N	N	N	N
Tourist camp on sites of not less than five (5) acres	C	N	N	N	N
Youth or Summer Camps	C	N	N	N	N
Industrial					
Animal feeding operation Commercial feedlots	C	N	N	N	N
Ready mix Batch concrete plants	C	N	N	N	P
Bulk storage and retail distribution of anhydrous ammonia fertilizer under pressure and petroleum products under pressure	C	N	C	C	N
Bulk storage of oils, petroleum, flammable liquids and chemicals and the wholesale, but not retail, storage and distribution of anhydrous ammonia fertilizer and petroleum products under pressure	N	N	N	N	C
Concrete products	N	N	N	N	P
Contractor construction office, maintenance shop or storage yard	N	N	N	P	P
Data Processing Center	?	?	?	?	?
Grain elevator	N	N	N	P	N
Junkyard on site of five (5) acres or more	N	N	N	N	C
Logging, storage only	P	N	N	P	N
Logging, production and storage	N	N	N	N	-P

Commented [LC17]: Included in definition of new general land use category: **Indoor Commercial Recreation**

Commented [LC18]: See recommendations for Campground Zoning

Commented [LC19]: Included in definition of new general land use category: **Outdoor Commercial Recreation**

Commented [LC20]: See recommendations for Campground Zoning

Commented [LC21]: Included in definition of new general land use category: **Public Recreation**

Commented [LC22]: Name and definition changed to match Iowa Code

Commented [LC23]: New definition for Bulk Storage, pulled out of agricultural service business as a separate Conditional Use with additional standards.

Commented [LC24]: To be determined

Table B.3. Matrix of Principal and Conditional Uses and Structures					
Land Uses and Structures by Major Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Manufacturing and processing uses businesses that are contained within a building, and have no publicly visible external storage and create no offensive noise, dust, odor, vibration, electrical interference or other environmental nuisance . The area devoted to external storage shall not exceed the area of roofed structures on the parcel.	N	N	N	P	P
Manufacturing and processing, not restricted as conditional uses	N	N	N	N	P
Manufacturing and processing, except that certain uses shall be permitted only as restricted to special exceptions conditional use (see Section 2.6.D.)	N	N	N	N	C
Mining and extraction of minerals or raw materials, including necessary processing equipment	C	N	N	N	C
Solid waste facility	C	N	N	N	C
Truck & and freight terminals	N	N	N	N	P
Welding, machine and repair shops	N	N	N	P	N
Wholesaling and warehousing, but not including the bulk storage of anhydrous ammonia fertilizer under pressure, petroleum products under pressure, or highly volatile chemicals or materials	N	N	N	P	P
Other Uses					
Addition of accessory structure to principal structure devoted to legal nonconforming use	C	C	C	C	C
Solar energy system: consumer-scale freestanding	C	N	C	C	C
Solar energy system: utility-scale freestanding	?	?	?	?	?
Wind energy conversion system: commercial	C	N	C	C	C
Railroads, public utility utilities, and public maintenance facilities garages and equipment and materials storage yards, but not including administrative or sales offices; Public maintenance facilities including garage and administrative office, but not including equipment and materials storage yard; Railroads and public utilities but not including equipment storage or maintenance yards; Railroads, public maintenance garage, and public utility facilities including equipment and materials storage and maintenance yards and buildings, and administrative or sales offices	P	N	P	P	P
Railroads, public utility, and public maintenance garage, and public utility facilities, but not including equipment storage, or maintenance yards, and buildings or and administrative or sales offices		P			

Commented [LC25]: Sanitary landfills, sanitary transfer stations, sanitary composting facilities, and sanitary recycling operations combined in definition for new general use category of **Solid Waste Facility**

Commented [LC26]: Added definitions for Wholesaling and Warehousing; recommend using longer combined definition that includes "highly volatile chemicals or materials"

Commented [LC27]: To be determined

Commented [LC28]: Consolidation of similar descriptions; See recommendations for **Railroads and Utilities**

Commented [LC29]: Revised description; See recommendations for **Railroads and Utilities**

5-6. Matrix of Accessory and Temporary Uses and Structures. Table B.4. provides the Matrix of Farm Exempt, Accessory, and Temporary Uses and Structures. The following codes in a cell shall apply as follows: F = Farm Exempt, A = Accessory Use, C = Conditional Use, T = Temporary Use, and N = Not Allowed. Table B.4. does not replace or supersede the additional standards and/or supplemental regulations in this Zoning Ordinance that apply to any use and any zoning district.

Table B.4. Matrix of Accessory and Temporary Uses and Structures					
Land Uses and Structures by Major Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Farm Exempt					
Farm dwellings, secondary	F, A	N	N	N	N
Farm market or roadside stands for the sale of produce	F, A	N	N	N	N
Residential – Alternative					
<u>Accessory structure related to a principal use or structure on a separate lot</u>	A	A	N	N	N
<u>Accessory structure related to a principal seasonal dwelling with no principal structure on lot</u>	A	A	N	N	N
Residential - Standard					
<u>Accessory dwelling unit (ADU)</u>	A	A	A	N	N
<u>Attached and/or detached private garage or carport</u>	A	A	A	N	N
<u>Child care home</u>	A	A	A	N	N
Deck, porch, balcony, carport , boat dock, and other similar structure	A	A	A	N	N
Dwelling units in a commercial structure	N	N	A	N	N
Dwelling units for <u>owners or persons watchmen or caretakers</u> employed on the premises	N	N	N	A	A
Fences, hedges, <u>and walls</u>	A	A	A	A	A
Home-based business occupation	A	A	A	N	N
<u>Non-commercial nursery</u> , garden and greenhouse	A	A	A	A	A
<u>Outdoor fixed fire pit and cooking equipment</u>	A	A	A	A	A
Private swimming pool, <u>sports court</u> , tennis court, <u>and playground equipment</u>	A	A	A	N	N
<u>Shed, gazebo, pergola, and other similar roofed freestanding structure</u>	A	A	A	A	A
Educational, Assembly and Commercial					
<u>Automated teller machine (ATM)</u>	N	N	A	N	N
<u>Agricultural experiences</u>	A	N	N	N	N
<u>Child care home</u>	A	A	A	N	N
Home occupation <u>Home-based business</u>	A	A	A	A	N
Storage warehouses <u>building</u> in conjunction with the permitted an allowed principal uses or structures of this district	N	N	A	A	A
Other Uses					

Commented [LC30]: Accessory use is part of Farm definition and therefore Farm Exempt

Commented [LC31]: Added use, definitions, and standards to comply with Iowa Code

Commented [LC32]: Storage building and Warehouse mean different types of services based on capacity, duration, etc. are now separate uses

Table B.4. Matrix of Accessory and Temporary Uses and Structures					
Land Uses and Structures by Major Category	Zoning Districts				
	A-1	R-1	C-1	M-1	M-2
Burial site	<u>A</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Solar energy system: consumer-scale building-mounted	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
Temporary concrete batch plant	T	N	N	T	T
Temporary buildings used in conjunction with construction work	T	T	T	T	T
Temporary car crushers or similar equipment	N	N	N	T	T
Uses and structures clearly incidental to the allowed permitted principal uses and structures including home occupations and farm home occupations as defined	A	A	A	A	A
Wind energy conversion system: non-commercial	<u>A</u>	<u>N</u>	<u>A</u>	<u>A</u>	<u>A</u>

C. Schedule of Required Off-Street Parking, Stacking, and Loading Requirements. Subject to **Section 1.20 Farms Exempt** and **Section 4.5 Conditional Use Permit**, the following provisions, regulations, or exceptions shall apply equally to allowed land uses and types in all zoning districts as hereinafter provided as shown in **Table C.3 Matrix of Off-Street Parking, Stacking and Loading Requirements**. Additional regulations in **Chapter 6, Section 2.8**, and **Section 2.9** of this Ordinance. Planned Unit Developments (PUDs) may have flexibility in these requirements, subject to the PUD approval process.

1. Calculation of Off-Street Parking Requirements. The following provisions shall govern the computation of required off-street parking spaces:

- a. Computation.** Where computation of required off-street parking spaces results in a fractional number, the total required spaces for the use shall be rounded to the next higher whole number.
- b. Credit.** Where a lawful use exists at the time of adoption of this Ordinance that is deficient in the provision of required off-street parking, any new use hereafter established in its place shall conform to the parking requirements of this Section. However, in computing the off-street parking requirements for any new use, such new use shall be credited for the number of off-street parking spaces that the previous use was in deficit.
- c. Multiple Uses.** In cases of multiple uses on a single lot, the parking spaces required shall equal the sum of the requirements of the various uses computed separately unless a proposal for shared parking reduction is approved by the Zoning Administrator.
- d. Shared Use Parking Reduction.** Where more than one use is established on a single lot or within a single development in a non-residential district, the total number of off-street parking spaces required for each use may be combined and shared between uses. Where the uses have non-concurrent parking demands, a proposal for sharing a reduced number of off-street parking spaces may be presented to the Zoning Administrator as part of the site plan review process. Conditional use applications for which sharing a reduced number of

off-street parking spaces is being proposed shall have shared parking approved as part of the conditional use permit.

e. Expansion. Whenever a building is enlarged in floor area, number of dwelling units, seating capacity or otherwise, an increase in the number of existing parking spaces shall be required. Whenever a building existing prior to the effective date of this Zoning Ordinance is enlarged to the extent of fifty percent (50%) or more in the floor area or in the area used, said building or use shall then and thereafter comply with the parking requirements set forth in this Ordinance.

f. Unnamed Use. The parking space requirement for a use not specifically mentioned in this Ordinance, is the same as required for a use of similar nature as determined by the Zoning Administrator.

2. Off-Street Parking, Stacking, Loading and Storage Design Provisions. The provisions of this Subsection shall apply to uses and structures within all zoning districts of the County. No such use or structure shall be commenced, expanded, or enlarged in any manner unless the provisions of this Subsection are met. These provisions shall be in addition to the requirements set forth in Subsection 2.1.C.5. below.

Commented [LC33]: Moved from Section 2.8 to keep all parking requirements are in one section.

a. Site Plan Required. A site plan shall be required for the construction or creation of any off-street parking, stacking, loading, or storage facility, or the expansion of any existing off-street parking, storage, or loading facility, in conjunction with the procedures for application for a zoning permit in Chapter 3. Administration and Enforcement.

b. Design Standards.

(1) Driveways, Entrances and Exits. All driveways, entrances and exits for off-street parking, stacking, loading, and storage spaces shall be surfaced with not less than four (4) inches of gravel or crushed stone or equally suitable material and shall comply with Subsection 2.8.G. Buildings to Have Access.

(2) 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 or drive aisles, 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 vehicles.

Commented [LC34]: Based on current definition; moved from definitions to regulations

(3) Stacking Space. Stacking spaces shall be surfaced with not less than four (4) inches of gravel or crushed stone or equally suitable material, having a minimum dimension of not less than nine feet (9') wide by twenty feet (20') long and located in accordance with Subsection 2.1.C.3. below.

(4) Loading Space. A space within the main building or on the same lot providing for the standing, loading or unloading of trucks and other larger vehicles.

Commented [LC35]: Based on current definition; moved from definitions to regulations

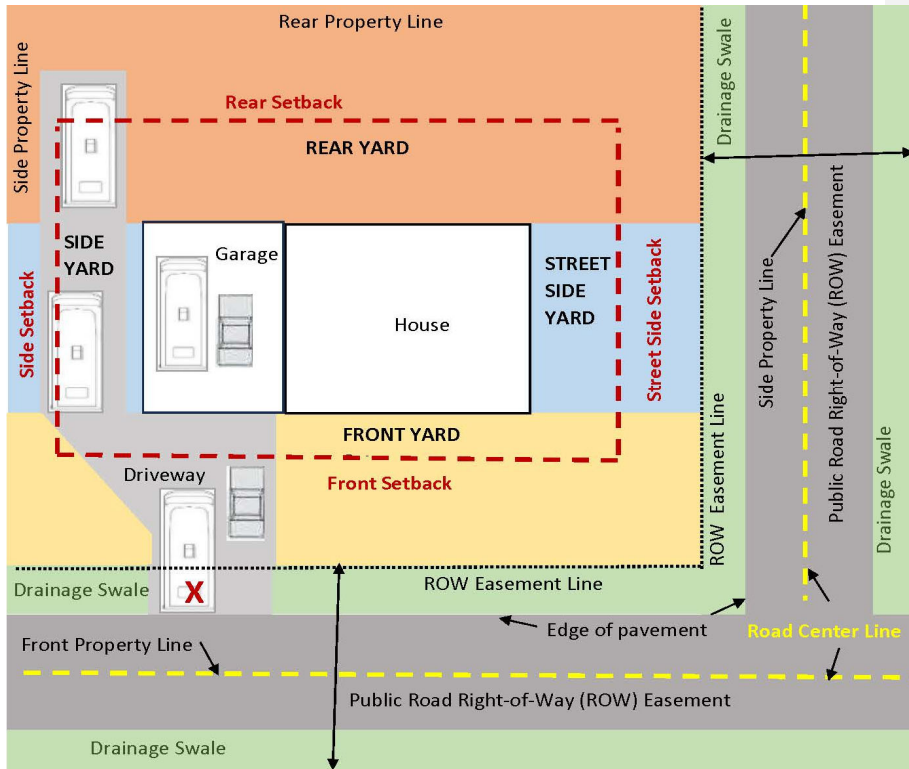
surfaced with not less than four (4) inches of gravel or crushed stone or equally suitable material, having a minimum dimension of twelve (12) by thirty-five (35) feet and vertical clearance of at least fourteen (14) feet, and located in accordance with Subsection 2.1.C.4. below.

- (5) **Accessible Parking for Persons with Disabilities.** Parking for persons with disabilities shall be provided as required by Iowa Administrative Code 661.18 Parking for Persons with Disabilities. Such accessible parking spaces shall count toward meeting the off-street parking requirements of this Ordinance as set forth in Subsection 2.1.C.5. below.

c. **Parking Location in Required Setbacks Allowed.**

- (1) **Residential District.** ~~Any required~~ parking space required by this Ordinance ~~shall~~ may be provided in any required front ~~yard setback or in the first five (5) feet inside the property line of any required street side, side or rear setback in a residential district, but not in the public right-of-way as per Subsection 2.8.E. Use of Public Right-of-Way (see Illustration), and no~~
- (2) **Non-Residential District.** Any required parking, ~~stacking, or loading space,~~ driveway, ~~nor any allowed~~ merchandise, display or exterior storage of vehicles, ~~shall~~ may be provided in any required front ~~yard setback or in the first five (5) feet inside the property line of any required side or rear yard setback in a commercial or non-residential industrial district, but not in the public right-of-way as per Subsection 2.8.E. Use of Public Right-of-Way.~~

Commented [LC36]: Moved from Section 2.8 to keep all parking requirements in one section.

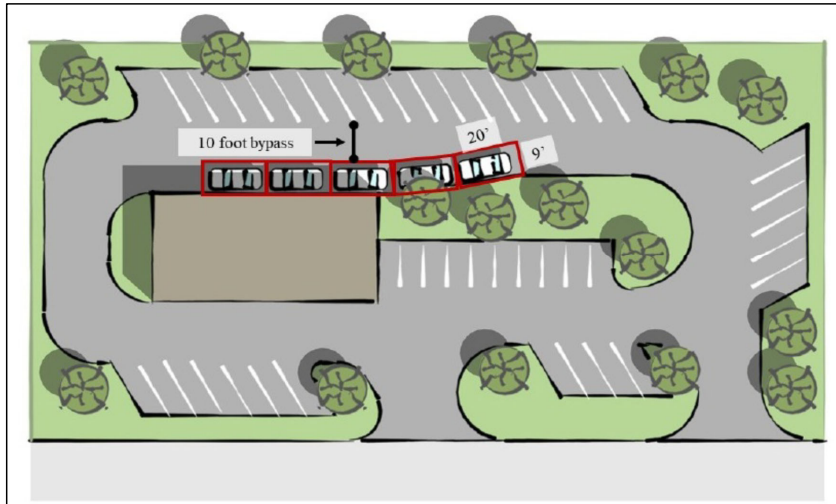


Allowable Setback Parking in Residential Districts (Source: ECIA)

- 3. Off-Street Stacking Regulations for Drive-Through Services.** Commercial establishments providing drive-in or drive-through services shall provide minimum on-site stacking distance, not including the vehicle at the window/station, by land use and type of operation as provided in Table C.1. All drive-through services must provide a ten-foot (10') bypass for vehicles not in a drive-through queue. Stacking spaces shall be nine feet (9') wide by twenty feet (20') long (see illustration).

Table C.1. Off-Street Stacking Requirements

General Land Use/Type of Operation	Minimum Stacking Space
Commercial uses with drive-through	Two (2) stacking spaces per service window or kiosk
Financial institution with drive-through and/or automated teller machine (ATM)	Two (2) stacking spaces per service window or ATM
Car wash, gas station with car wash	Two (2) stacking spaces per wash bay
Restaurant with drive-through	Two (2) stacking spaces per drive-through



Stacking Requirements for Drive-Through Services (Source: City of Dyersville, IA)

- 4. Off-Street Loading Requirements.** There shall be provided at the time any building is erected or structurally altered, off-street loading spaces in accordance with the following provisions. Floor area is shown in square feet (sf).

Table C.2. Off-Street Loading Requirements	
General Land Use/Type of Operation	Minimum Loading Space
<u>Child care center, Child development home, and Preschool</u>	<u>One (1) drop-off/pickup area</u>
<u>Elementary school, Secondary school</u>	<u>One (1) drop-off/pickup or bus queue area</u>
Bulk storage for retail and wholesale distribution	One (1) loading space per <u>ten thousand</u>
Manufacturing and processing businesses	<u>(10,000) sq ft of floor area</u>
Wholesaling and warehousing	

- 5. Minimum Off-Street Parking, Stacking and Loading Requirements.** At the time any building is erected or structurally altered, the minimum requirements for off-street parking, stacking, and loading spaces shall be provided for the allowed principal, accessory, conditional, and temporary uses and structures in all zoning districts in accordance with this Ordinance and with **Table C.3. Matrix of Off-Street Parking, Stacking and Loading Requirements**. Table C.3 lists the minimum off-street parking, stacking and loading requirements for all types of land uses and structures grouped by general land use categories Table C.3. does not replace or supersede the additional standards and/or supplemental regulations in this Zoning Ordinance that apply to any use and any zoning district. In Table C.3. the symbol "sq ft" refers to "square feet."

Table C.3. Matrix of Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
Farm Exempt	
Agriculture	None; farm exempt
Farm, farming, and farm buildings	
Farm dwelling, principal	
Farm dwelling, secondary	
Farm market or roadside stand	
Grain storage bins	
Horticulture	
Plant Nursery	
Residential	
Accessory Dwelling Unit (ADU)	See Section 2.8.K. ADU Standards
Child care home	As per Zoning Administrator
Conversion of existing dwelling or other structure to a two-family dwelling	See Section 2.8.K. ADU Standards 2 per unit
Dwelling units in a commercial structure; provided that an open yard of at least 2,400 square feet is reserved and maintained for each dwelling unit and that 2 off-street parking spaces per unit be provided.	Two (2) parking spaces per dwelling unit
Dwelling units for watchmen-owners or caretakers-persons employed on the premises; provided that an open yard of at least 2,400 square feet is reserved and maintained by the occupants	
Family home	As per Zoning Administrator
Home-based business occupation	
Mobile home park	Two (2) parking spaces per unit
Mobile home subdivision	Two (2) parking spaces per lot
Multiple family dwellings, including residential condominiums	Two (2) parking spaces per dwelling unit
Seasonal dwelling, detached	
Single-family dwelling, detached	
Lodging	
Bed and breakfast home	One (1) parking space per unit guest room
Bed and breakfast inn	
Boarding or lodging house	
Hotel/Motel	
Educational and Assembly	
Adult day care center	One (1) parking space per four hundred (400) sq ft of floor area
Child care center	One (1) parking space per four hundred (400) sq ft of floor area plus one (1) drop-off/pick-up area
Child development home	

Commented [LC37]: This requirement moved to Development Regulations section of zoning district

Table C.3. Matrix of Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
Elementary school	One and a half (1.5) parking spaces per employee on maximum shift plus one (1) drop-off/pickup or bus queue area 1 space per classroom or office
Fairgrounds and public exposition	One (1) parking space per three (3) seats at the main arena
<u>Place of assembly</u>	One (1) parking space for every 5 per four (4) seats in the main auditorium
<u>Post high school</u>	One (1) parking space per four hundred (400) sq ft of floor area
<u>Preschool</u>	One parking space per four hundred (400) sq ft of floor area plus one (1) drop-off/pick-up area
Secondary school	One and a half (1.5) parking space per employee on maximum shift plus one (1) parking space per ten (10) students plus one (1) drop-off/pickup or bus queue area 1 space per classroom or office
Commercial	
<u>Agricultural experiences</u>	As per Zoning Administrator
<u>Agricultural sales, service, and supply</u>	One (1) parking space per four hundred (400) sq ft of floor area 1 space for each employee plus 1 space for each company vehicle
Airport and landing fields	One (1) parking space per four hundred (400) sq ft of floor area 1 space for every 300 feet of sales, service or office floor area
Animal hospital/ <u>Veterinary clinic</u>	One (1) parking space per four hundred (400) sq ft of floor area 1 space for every 300 feet of sales, service or office floor area
Auto wrecking/Junkyard on site of five (5) acres or more	As per Zoning Administrator
<u>Building materials/Lumber yard</u>	One (1) parking space for each per employee plus one (1) parking space for each per company vehicle or 5 spaces plus 1 space for each employee on the site plus 1 space for each company vehicle
<u>Car Wash</u>	One (1) parking space per wash bay plus two (2) stacking spaces per wash bay 4 spaces plus storage for 4 other vehicles in each service lane
Cemetery <u>ies</u>	As per Zoning Administrator 20 spaces off the right-of-way on drives or parking areas
Commercial <u>cell</u> communications stations and towers	As per Zoning Administrator
<u>Event venue</u>	One (1) parking space per four hundred (400) sq ft of floor area
<u>Financial institution</u> Drive-in bank, including automated teller machine (ATM)	One (1) parking space per four hundred (400) sq ft of floor area plus two (2) stacking spaces per service

Table C.3. Matrix of Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
	window or ATM 3 spaces plus storage for 3 vehicles outside each teller lane
Garden center	<u>One (1) parking space per four hundred (400) sq ft of floor area</u>
Garden center in conjunction with plant nursery	<u>One (1) parking space per four hundred (400) sq ft of floor area</u>
<u>Gas station</u> Retail automotive fuel sales	<u>One (1) parking space per four (4) pumps plus one (1) parking space per four hundred (400) sq ft of floor area (retail) plus two (2) stacking spaces per wash bay 4 spaces plus storage for 4 other vehicles in each service lane</u>
<u>General office</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area</u>
<u>General retail</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area 5 spaces for every 100 square feet of floor area</u>
<u>General services</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area</u>
Greenhouse, <u>commercial</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area</u>
Home industry	<u>As per Zoning Administrator</u>
Kennel	<u>One (1) parking space per four hundred (400) sq ft of floor area 1 space for every 300 feet of sales, service or office floor area or 2 spaces plus 2 spaces for every 100 square feet of floor area</u>
Livestock market <u>auction sales</u>	<u>One (1) parking space per employee, plus one (1) parking space per company vehicle, and plus one (1) parking space per every two (2) seats in the sales arena</u>
<u>Mini-warehouse</u> / <u>Rental storage unit</u>	<u>1 per 5,000 sq ft of floor area One (1) parking space per five thousand (5,000) sq ft of floor area 1 space for every 300 square feet of floor space</u>
<u>Mobile home/Manufactured home sales, service or repair</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area 1 per 400 sq ft of floor area</u>
Nightclub/ <u>Bar/Tavern</u>	<u>One (1) parking space per two hundred fifty (250) sq ft of floor area plus two (2) stacking spaces per drive-through 5 spaces for every 100 square foot of floor area</u>
<u>Personal service</u>	<u>One (1) parking space per four hundred (400) sq ft of floor area</u>
Plumbing, heating, air conditioning, and sheet metal shops	<u>One (1) parking space per employee and plus one (1) parking space per company vehicle</u>
Restaurant	<u>One (1) parking space per two hundred fifty (250) sq ft of floor area 5 spaces for every 100 square feet of floor area</u>

Table C.3. Matrix of Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
Restaurant, drive-in	<u>One (1) parking space per two hundred fifty (250) sq ft of floor area plus two (2) stacking spaces per drive-through 5 spaces for every 100 square feet of floor area</u>
Riding stable	<u>One (1) parking space per four hundred (400) sq ft of floor area 2 spaces plus 2 spaces for every 100 square feet of floor area</u>
Tourism welcome center/Information booth	<u>One (1) parking space per five hundred (500) sq ft of floor area</u>
Vehicle <u>Automobile</u> paint and body shops	<u>One (1) parking space per four hundred (400) sq ft of floor area plus storage of vehicles</u>
<u>Vehicle sales, service, and repair</u>	<u>One (1) parking space per four hundred (400) 300- sq ft of floor area plus display of vehicles</u>
Recreational	
<u>Indoor commercial recreation, including recreational lodges with a maximum of ten (10) units</u>	<u>One (1) parking space per 400 two hundred fifty (250) sq ft of floor area Bowling: 5 spaces per lane Community recreation building: 1 space for every 50 square feet of floor area</u>
<u>Commercial campground and recreational vehicle park on sites of less than 5 acres</u>	<u>One (1) parking space per campsite</u>
<u>Commercial campground and recreational vehicle park on sites of at least five (5) acres</u>	<u>One (1) parking space per campsite</u>
Golf courses and clubhouses not including miniature courses operated at a profit	<u>Three (3) parking spaces per green or one (1) parking space per one hundred (100) sq ft of clubhouse floor area, whichever is greater</u>
Golf courses and clubhouses	<u>Three (3) parking spaces per green or one (1) per one hundred (100) sq ft of clubhouse floor area, whichever is greater</u>
<u>Outdoor commercial recreation, on site of less than five (5) acres</u>	<u>One (1) per four (4) occupants plus one (1) per employee on maximum shift</u>
<u>Private campground on site of less than five (5) acres</u>	<u>One (1) parking space per campsite</u>
<u>Public campground</u>	<u>One (1) parking space per campsite</u>
<u>Public recreation</u>	<u>Five (5) parking spaces for each acre developed for active and recreation areas usage</u>
Seasonal resort	<u>Two (2) parking spaces per dwelling unit</u>
Storage warehouse building	<u>None</u>
Tourist camp on sites of not less than five (5) acres	<u>One (1) parking space per campsite plus two (2) parking spaces per cabin</u>
Youth or Summer Camps	<u>One (1) parking space per campsite plus two (2) parking spaces per cabin</u>
Industrial	
Ready mix concrete <u>Batch</u> plants	<u>One (1) parking space per employee and plus one (1) parking space per company vehicle</u>

Table C.3. Matrix of Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
Bulk storage and retail distribution of anhydrous ammonia fertilizer under pressure and petroleum products under pressure	One (1) parking space for each per employee and plus two (2) parking spaces for each per company vehicle be provided and at least 1 loading space be provided for each per ten thousand (10,000) square feet sq ft of floor space
Bulk storage of oils, petroleum, flammable liquids and chemicals and the wholesale, but not retail, storage and distribution of anhydrous ammonia fertilizer and petroleum products under pressure.	One (1) parking space for each per employee and plus two (2) parking spaces for each per company vehicle be provided and at least plus one (1) loading space be provided for each per ten thousand (10,000) square feet sq ft of floor space
Concrete products	One (1) parking space per employee and plus one (1) per company vehicle
Contractor construction office, maintenance shop or storage yard	One (1) parking space for each per employee on maximum shift on maximum shift and plus one (1) parking space for each per company vehicle
<u>Data Processing Center</u>	<u>To be determined</u>
<u>Grain elevator</u>	<u>One (1) parking space per employee plus one (1) parking space per company vehicle</u>
<u>Logging, storage only</u>	<u>One (1) parking space per employee at the site plus one (1) parking space per company vehicle</u>
<u>Logging, production and storage</u>	<u>One (1) parking space per employee at the site plus one (1) parking space per company vehicle</u>
Manufacturing and processing, contained within a building	One (1) parking space for every per two (2) employees on the maximum shift plus one (1) parking space per company vehicle, and plus one (1) loading space per ten thousand (10,000) sq ft of floor area
Manufacturing and processing, not restricted as conditional uses	One (1) parking space per every two (2) employees on maximum shift, plus one (1) parking space per company vehicle, and plus one (1) loading space per ten thousand (10,000) sq ft of floor area
Manufacturing and processing, restricted as special exception conditional uses	One (1) parking space per every two (2) employees on maximum shift, plus one (1) parking space per company vehicle, and plus one (1) loading space per ten thousand (10,000) sq ft of floor area
Mining and extraction of minerals or raw materials	One (1) parking space per employee and plus one (1) parking space per company vehicle
<u>Solid waste facility</u>	<u>One (1) parking space per employee plus one (1) parking space per company vehicle</u>
Truck and freight terminals	One (1) parking space for each per employee and plus one (1) parking space for each per company vehicle
Welding, machine and repair shops	One (1) parking space for each per employee and plus one (1) parking space for each per company vehicle
Wholesaling and warehousing, but not including the bulk storage of anhydrous	One (1) parking space for each per employee, and plus one (1) parking space for each per company

Table C.3. Matrix of Off-Street Parking, Stacking and Loading Requirements	
Land Uses and Structures by Category	Minimum Requirements
ammonia fertilizer under pressure, petroleum products under pressure, <u>or highly volatile chemicals or materials</u>	vehicle, <u>and</u> 1 loading space per 10,000 sq ft of floor area
Other	
Addition of accessory structure to principal structure devoted to legal nonconforming use	<u>As per Zoning Administrator</u>
<u>Railroad, public utility and public maintenance facility</u>	<u>Two (2) parking spaces</u> per substation or <u>one (1) parking space</u> per employee at the site <u>plus one (1) per company vehicle</u>
<u>-Railroad, public utility, and public maintenance facility, but not including equipment storage, maintenance yards, buildings, or offices</u>	<u>Two (2) parking spaces</u> per substation or <u>one (1) parking space</u> per employee at the site <u>plus one (1) per company vehicle</u>
<u>Solar energy system: consumer-scale building-mounted</u>	<u>None</u>
<u>Solar energy system: consumer-scale freestanding</u>	<u>None</u>
<u>Solar energy system: utility-scale freestanding</u>	<u>To be determined</u>
Temporary concrete-batch plant	<u>One (1) parking space per employee and one (1) parking space per company vehicle</u>
Temporary buildings used in conjunction with construction work	<u>As per Zoning Administrator</u>
Temporary car crusher or similar equipment	<u>As per Zoning Administrator</u>
Uses and structures clearly incidental to the permitted principal uses and structures	<u>As per Zoning Administrator</u>
<u>Wind energy conversion system: non-commercial</u>	<u>None</u>
<u>Wind energy conversion system: commercial</u>	<u>None</u>

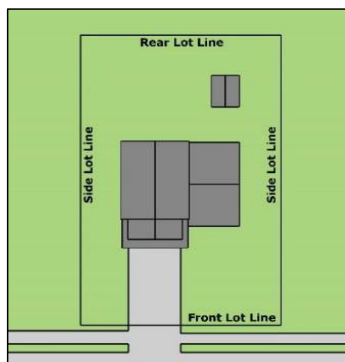
D. Schedule of Development Regulations. Development regulations refer to dimensional zoning requirements that control the size and placement of buildings, uses, and structures on a property for the underlying zoning district. They establish minimum lot area and width, minimum yards and setbacks from property lines, and maximum building height, subject to other required approvals in accordance with **Chapter 3. Administration and Enforcement**. They shape the physical dimensions of a structure and its relationship to the surrounding land. Development Regulations are set forth in each zoning district for principal, accessory, conditional, and temporary uses. Subject to **Section 1.20 Farms Exempt**, **Section 4.5 Conditional Use Permit**, and **Chapter 6. Definitions**, the following provisions, regulations, or exceptions shall apply equally to allowed land uses and types in all zoning districts as hereinafter provided. Planned Unit Developments (PUDs) may have flexibility in these requirements, subject to the PUD approval process.

1. Measurement of Lot Area and Width. As defined in **Chapter 6** of this Ordinance, a lot needs to be large enough to accommodate buildings and other structures while also meeting minimum

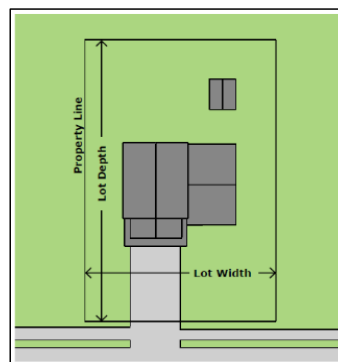
Commented [LC38]: New Subsection created to provide guidance on development regulations. Current regulations are scattered in definitions, merely implied, or entirely absent.

standards for setbacks, open space, and other zoning requirements. Minimum lot area and width are intended to manage land use and ensure public health with the provision of adequate water supply and sewage disposal systems. A lot served by a private well and septic system generally requires more lot area and width than a lot served by a community or municipal water supply and sewage disposal system. 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 49. Nonpublic Water Wells and Chapter 69. Private Sewage Disposal Systems.

- a. Lot Area** ~~The~~ is the total horizontal area included within the lot lines forming 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). Lot area generally is determined by multiplying lot depth by lot width (see illustrations).
- b. Lot Depth** ~~Of. The~~ is the mean horizontal distance between the front and rear lot lines.
- a.c. Lot Width** ~~The~~ is the mean horizontal distance between the side lot lines. width of a lot measured at the front of the principal structure and at right angles to its depth.



Types of Lot Lines (Source: ECIA)



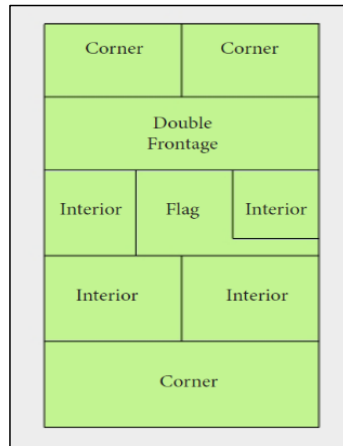
Lot Depth and Width (Source: ECIA)

d. Types of Lots. While standard lots are rectangular or square in shape, variations in lot shape and lot frontage can result in different types of lots. Lot frontage is all the sides of a lot that about a street right-of-way or roadway easement (see illustration).

(1) Corner Lot. A lot abutting upon two (2) or more streets at their intersection.

(2) Double Frontage Lot. A lot which fronts on two parallel streets, or which fronts upon two streets which do not intersect at the boundaries of the lot.

(2)(3) Flag Lot. 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.



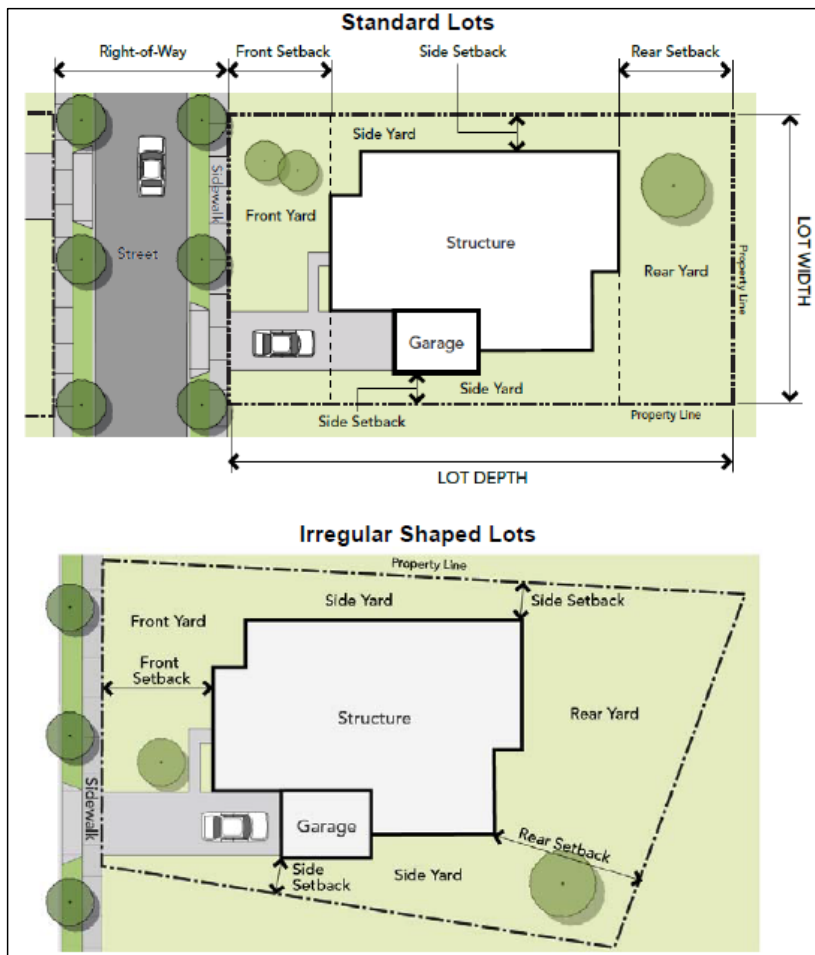
Types of Lots (Source: ECIA)

(4) Interior Lot. A lot other than a corner lot or a double frontage lot.

e. Area and Width Requirements for Flag Lots. Flag lots as defined shall be permitted in any district. That portion of the lot primarily suitable for access (the flagpole portion) shall have a minimum width of sixty (60) feet or, for lots in the A-1 Agricultural and R-1 Residential Zoning Districts having an area of less than double the minimum parcel area, thirty (30) feet. The minimum width established above may be reduced if supplemented by a recorded access easement in favor of the flag lot owner over adjacent land, to provide a total width of access right-of-way equal to the applicable minimum as stated above. The flagpole portion shall be excluded from the calculation of lot area for the purposes of this Ordinance only.

Commented [LC39]: Moved here from Section 2.8

2. Measurement of Required Setbacks. As defined in Chapter 6 of this Ordinance, a setback is the minimum horizontal distance between the closest part of a building or structure and a lot line. The *Diagrams of Measuring Setbacks on Standard and Irregular Lots* (see illustration below) provide examples of how front, side, and rear setbacks are measured. Specific provisions follow.



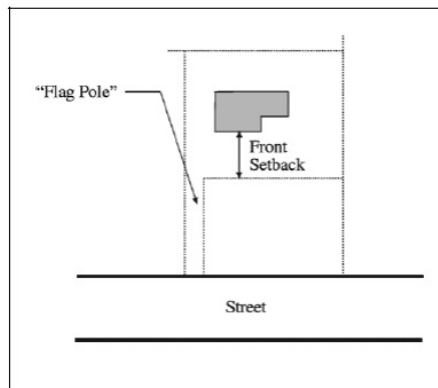
Diagrams of Measuring Setbacks on Standard and Irregular Lots
(Source: Arcadia, CA 2025)

a. Front Setback shall be measured at right angles from the nearest point on the front lot line of the parcel to the closest part of the structure, establishing a setback line parallel to the front lot line, which extends between the side yards, except as follows:

(1) Corner and Double Frontage Lots. The measurement shall be taken from the closest part of the structure to the nearest point of the lot line abutting the street which provides the street address of the site.

(2) Owner's Choice -- Corner and Double Frontage Lots. The front setback 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. If these lot dimensions are equal, the owner may elect to front their building on either lot line.

(3) Flag Lots. For a parcel with a fee ownership strip extending from a street or right-of-way to the building area of the parcel, the front setback measurement shall be taken from the closest part of the structure to the point where the access strip ("flag pole") meets the bulk of the parcel along a continuous line, establishing a parallel setback line (see illustration).



Measuring Flag Lot Setbacks

(Source: Pismo Beach, CA 2025)

b. Rear Setback shall be measured at right angles from the nearest point on the rear lot line to the closest part of the structure, establishing a setback line parallel to the rear lot line which extends between the side yards, except there shall be no rear yard on a corner lot.

c. Side Setback shall be measured at right angles from the nearest point on the side lot line of the parcel to the closest part of the structure; establishing a setback line parallel to the side lot line, which extends between the front and rear setbacks.

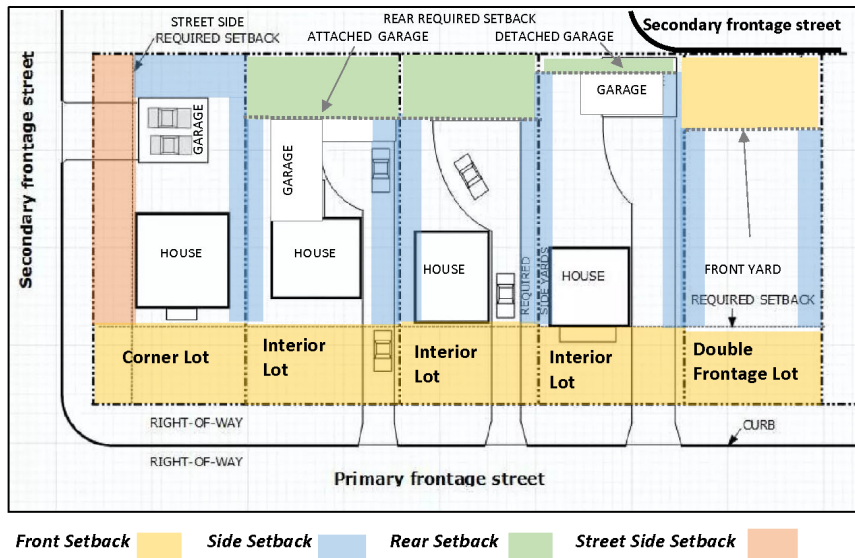
d. Street Side Setback shall be measured at right angles from the nearest point of the side lot line bounding the street, or the easement for a private road, to the nearest point of the structure as follows.

(1) On the street side of a corner lot, the ~~street side yard setback~~ shall extend from the required front ~~yard setback~~ to the rear lot line (see illustration).

(2) On the street sides of a double frontage lot, the side yards shall extend between the two (2) required front yards and there shall be no rear yard, unless the owner chooses a front yard as described above in Subsection 2.1.D.2.a.(1).

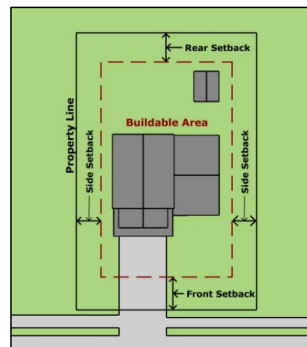
Types of Setbacks on Corner, Interior, and Double Frontage Lots

(Source: City of Columbus, OH accessed 2024)

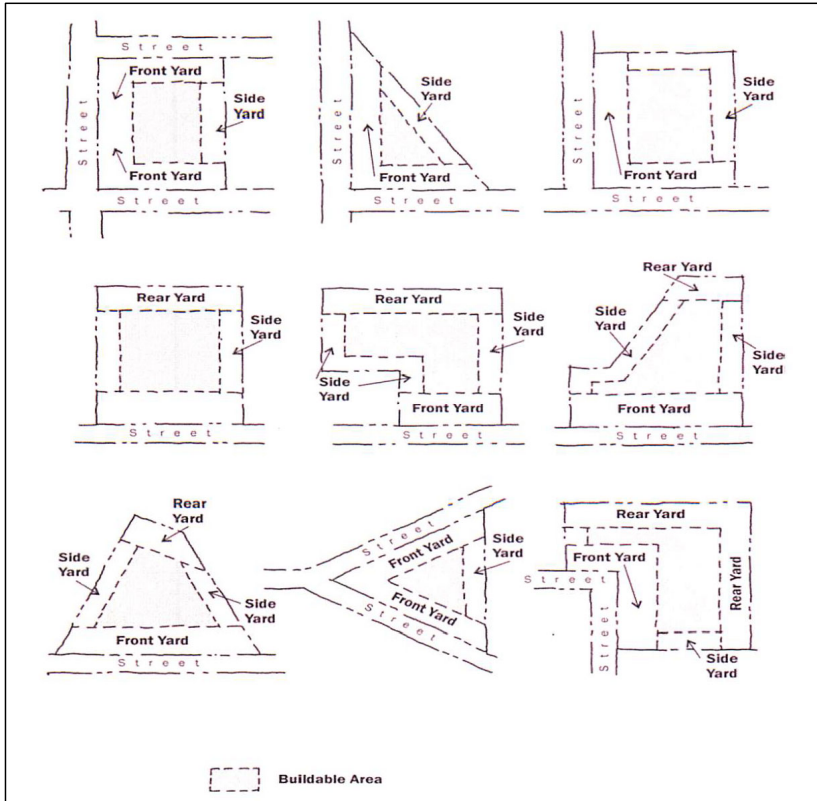


e. Special Setback for Lot. If a lot configuration is oriented so that neither the term "side setback" nor the term "rear setback" clearly applies, the Zoning Administrator shall require a "special setback" with minimum dimensions as generally required for a side setback or a rear setback in the district, determining which shall apply by the relation of the portion of the lot on which the setback is to be located to the adjoining lot or lots, with due regard to the orientation and location of structures and buildable areas.

f. Buildable Area is the portion of a lot remaining after all required front, side, and rear setbacks have been provided (see illustration on right). On corner and double frontage lots, and lots with special setbacks, the buildable area can take many shapes (see illustration below).

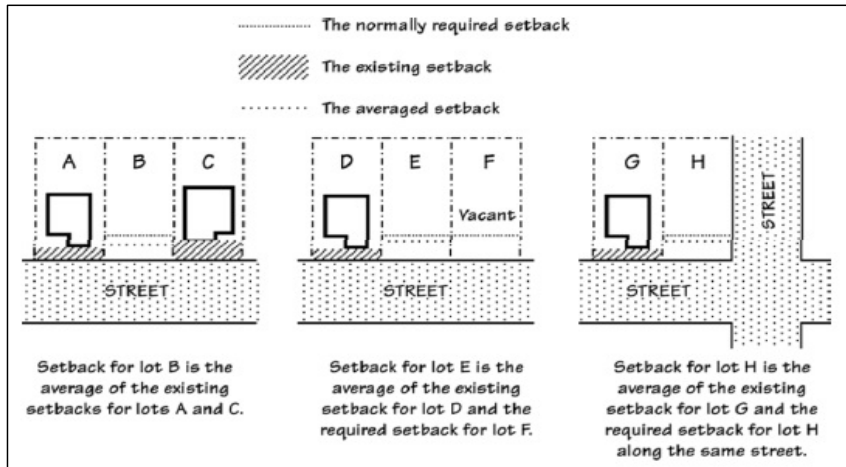


Buildable Area on Standard Lot
(Source: ECIA)



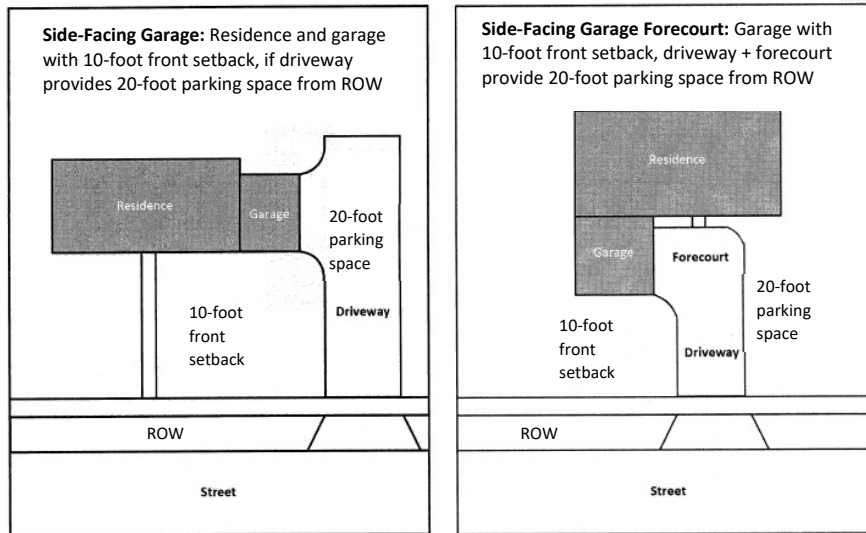
Types of Setbacks and Buildable Area on Corner and Double Frontage Lots, and Lots with Special Setbacks (Source: Gun Barrel City, TX accessed 2025)

- g. Average Front and Rear Setbacks:** Where legally existing front or rear yards-setbacks on adjacent parcels of continuous frontage are shorter than these minimums requirements, the required setback for a new structure shall be the average of setbacks of principal structures within five hundred (500) feet on parcels of continuous frontage (see illustration).

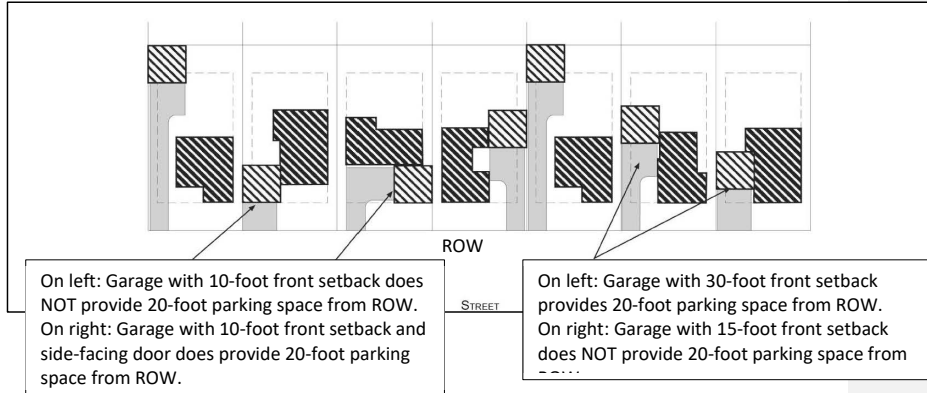


Examples: Calculation of Average Front Setback (Source: Sioux Falls, SD 2025)

h. Front Setback for Off-Street Parking: Attached and/or detached private garages or carports must maintain a setback of twenty (20) feet from the door or opening of the garage facing the public or private road right-of way. This setback is necessary to allow sufficient room for off-street parking. The sides of the garage or carport that do not face a public or private road right-of-way shall comply with the shorter setbacks listed in the applicable Development Regulations for the zoning district (see illustrations below).



Determining Front Setback with Side-Facing Garages (Source: City of Westlake, OH 2025)



Garage Locations and Front Setback for Off-Street Parking (Source: City of Baldwin Park, CA 2025)

4.3. Encroachments Allowed Within Required Setback Area. As defined in Chapter 6 of this Ordinance, a setback encroachment is the extension or placement of a structure or architectural feature into a required setback area. The following encroachments may be located within an otherwise required setback, provided they are used in conjunction with a use or structure

Commented [LC40]: Current ordinance: “the projection of the usual uncovered steps, uncovered balconies or uncovered porch.” Staff’s assumption is that “uncovered” means without a roof. No guidance is provided as to how to measure or regulate projections.

allowed in the underlying zoning district, and provided that their location complies with [Section 2.8.A. Visibility at Intersections and Entrances](#) of this Ordinance.

Table D.1. Allowable Encroachments By Zoning District and Land Use or Structure shows when principal, accessory, conditional, and temporary uses and structures in any Zoning District are allowed encroachments into required setbacks or must comply with the required setbacks. Table D.2. does not apply to Farm Exempt Uses. See [Subsection 2.1.A](#) and [Subsection 2.1.B](#) of this Section for an explanation of symbols used in Table D.1. for zoning districts and land uses or structures.

Table D.1. Allowable Encroachments By Zoning District and Land Use or Structure			
Zoning District	Platted before May 6, 1976	Type of Land Use or Structure	Allowable Encroachments
A-1, R-1	Yes	P, C	Yes, see Table D.2 .
A-1, R-1	Yes	A, T	No, must comply with required setbacks
C-1, M-1, M-2	Yes	P, C, A, T	No, must comply with required setbacks
All Districts	No	P, C, A, T	No, must comply with required setbacks

Table D.2. Allowable Encroachments in Required Setback by Type of Feature references the *Diagram of Setback Encroachments* (see illustration below), which shows how the setback is measured from the closest part of a structure to the lot line. The measurements impacting allowable setback encroachments are:

- [A. Feature Encroaching into Required Setback,](#)
- [B. Maximum Encroachment into Required Setback,](#)
- [C. Minimum Distance from Lot Line, and](#)
- [D. Minimum Distance from Street Right-of-Way \(ROW\) or roadway easement.](#)

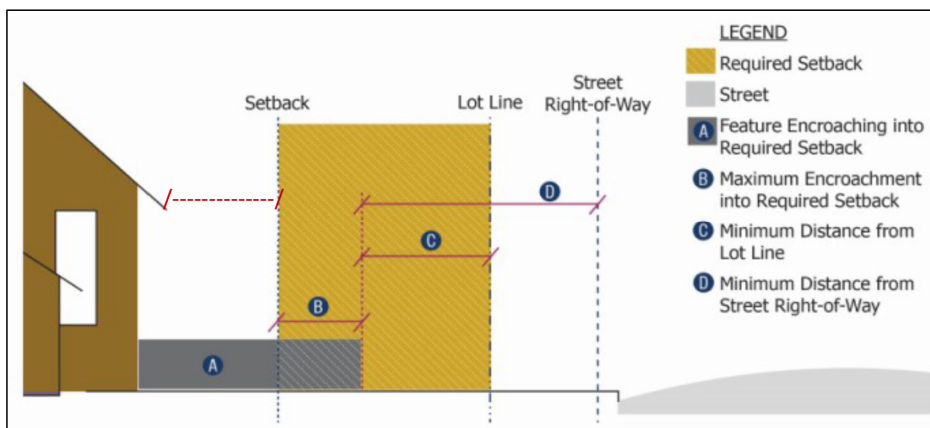


Diagram of Setback Encroachments (Source: Zebulon, NC 2025)

Table D.2. Allowable Encroachments in Required Setback by Type of Feature

A. Feature Encroaching into Required Setback	B. Maximum Encroachment into Required Setback	C. Minimum Distance from Lot Line	D. Minimum Distance from Street ROW
Accessibility Features			
Fire escapes	Three (3) feet	Two (2) feet	Section 2.8.A.
Stairways that function as the principal means of access to dwelling units located on second floor or above	None	Required setbacks	Section 2.8.A.
Open-air access structures	Three (3) feet	Two (2) feet	Section 2.8.A.
Enclosed access structures	None	Required setbacks	Section 2.8.A.
Architectural Features	Three (3) feet	Two (2) feet	Section 2.8.A.
At-Grade Features	Three (3) feet	Two (2) feet	Section 2.8.A.
Driveways and Parking Features	Section 2.8.H.	Section 2.8.H.	Section 2.8.A.
Fences and hedges used as fences	Section 2.8.N.	Section 2.8.N.	Section 2.8.A.
Landscaping	No limit	No limit	Section 2.8.A.
Signs	Section 2.9.G.	Section 2.9.G.	Section 2.8.A.

Table D.3. Examples of Allowable Encroachments by Type of Feature provides a range of examples for allowable encroachments for various types of features. Other examples not listed below may be allowed as determined by the Zoning Administrator.

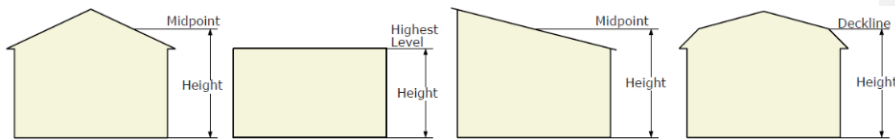
Table D.3. Examples of Allowable Encroachments by Type of Feature

Type of Feature	Examples
Accessibility Features	Steps, porch, stoop, deck, patio, stairway, fire escape, access ramp and similar features that function as a means of access to a structure.
Architectural Features	Awnings, shutters, canopies, arbors, trellises, balconies, bay windows, chimneys, cornices, sills, roof overhangs, eaves, gutters, and other similar features.
At-Grade Features	Play equipment, outdoor furniture, ornamental entry columns and gates, flag poles, lamp posts, HVAC equipment, mailboxes, outdoor fireplaces, grills, ornamental pools, planting boxes, sculptures, birdbaths, and other customary yard accessories.
Driveways and Parking Features	See Section 2.1.C.2. Off-Street Parking, Stacking, Loading and Storage Design Provisions.
Fences and hedges used as fences	See Section 2.8. N. Fences and Hedges.
Landscaping	Other landscape plantings.
Signs	See Section 2.9.G. Sign Regulations.

2.4. Maximum Height.

- a. **Building Height.** Maximum height regulations are established to promote a reasonable building scale and relationship between buildings. As defined in Chapter 6 of this Ordinance.

building or structure height is measured as 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 illustration). If a building or structure is on sloped ground, the average of the highest and lowest grades of the site should be used to calculate its height. Exceptions are found in Section 2.8. D. Height Regulation Exceptions of this Ordinance.



Measuring Maximum Building Height by Roof Type (Source: ECIA)

b. Cell Tower Height. Commercial cell communications stations, towers and antennas are allowed without regard to the height limits of the applicable zoning district. Height shall be measured as defined Iowa Code Chapter 8C Iowa Cell Siting Act. See Section 2.9.H Conditional Uses and Structures of this Ordinance.

c. Fence Height. Fence height is measured as defined in Section 2.8.N. Fences and Hedges.

d. Sign Height. Sign height is measured as defined in Section 2.9.G. Sign Regulations of this Ordinance.

5. Continuing Maintenance Required.

a. All setbacks required by this Ordinance shall be provided and remain as open, unobstructed space.

b. No part of a setback or open space required by this Zoning Ordinance for any structure shall be included as part of a setback or open space for any other structure, unless otherwise allowed by this Ordinance.

c. The maintenance of any yard, setback, open space, minimum lot area, or off-street parking spaces required by this Ordinance shall be a continuing obligation of the owner of the property to which such requirements apply.

d. No yard, setback, open space, lot area, or off-street parking area required by this Ordinance for any building, structure or use shall, by virtue of change of ownership or any other reason be used to satisfy any yard, setback, open space, lot area, or off-street parking area required for any other building, structure, or use, except as may be otherwise specifically provided in this Ordinance.

e. In addition, no yard setback or lot existing at the effective date of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein for the underlying zoning district, except as may be otherwise specifically provided in this Ordinance.