



October 7, 2025

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

RE: Zoning Ordinance Update – **CLEAN Draft of Section 2.4 C-1 Highway Commercial District (10-01-25)**

Dear Becca,

Attached is the CLEAN draft of Section 2.4 C-1 Highway Commercial District (10-01-25) for the Zoning Ordinance Update for review and approval by the Zoning Commission at their public hearing.

Discussion

The C-1 District has been reformatted to use tables and refer to other sections to provide for a more user-friendly layout of regulations and additional resources. Revisions were made as discussed at the Commission's April 21, 2025 meeting and subsequent staff meetings. The attached CLEAN version shows the resulting restructure. The REDLINE version will be posted on the website. Major updates are as follows:

- Tables are used for Principal, Accessory, Conditional (renamed from Special Exception) Uses and Structures, with proposed land uses revised according to the Matrix of Allowed Uses.
- Parking requirements are moved to Section 2.1.
- Specific regulations for Conditional Uses and Structures as well as Signs are moved to Section 2.9.
- A new section is added for Temporary Uses and Structures for Zoning Administrator approval.
- Development Regulations are moved to a table and expanded in scope and content.
- References are shown for relevant sections of the Zoning Ordinance and other County ordinances; these will become hyperlinks in the online version.

Recommendation

The Commission is asked to review and approve the CLEAN draft of Section 2.4 C-1 Highway Commercial District (10-01-25) at their public hearing.

Sincerely,

Laura Carstens, Senior Planner

Attachments

CHAPTER 2. ZONING DISTRICT REGULATIONS

2.4 C-1 HIGHWAY COMMERCIAL DISTRICT

A. Statement of Intent. The C-1 Highway Commercial District is intended to provide areas for commercial development which primarily serve the travelling public. This district is also intended to accommodate certain other commercial uses which ordinarily require access to a major street or highway in accordance with the Jackson County Land Use Policy Statement.

B. Allowed Principal Uses and Structures.

Table B.1. lists the allowed principal uses and structures in the C-1 District as defined in Chapter 6, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. Additional Regulations reference related sections in the Zoning Ordinance.

Table B.1. C-1 District Principal Uses and Structures	
Land Uses and Structures by Major Category	Additional Regulations
Residential and Lodging	
Bed and breakfast home	Ch. 6 Definitions; Section 2.8; Section 2.9
Bed and breakfast inn	
Boarding or lodging house	
Hotel/Motel	
Multiple family dwelling, including residential condominium	
Educational and Assembly	
Adult day care center	Ch. 6 Definitions; Section 2.8; Section 2.9
Child care center	
Child development home	
Family home	
Place of assembly	
Post high school	
Preschool	
Commercial	
Agricultural sales, service, and supply business	Ch. 6 Definitions; Section 2.8; Section 2.9
Animal hospital/Veterinary clinic	
Building materials/Lumber yard	
Event venue	
Fairgrounds and public exposition	
Financial institution	
Gas station and car wash	
General office	
General retail	
General services	
Kennel	
Livestock market	
Mini-warehouse/Rental storage unit	

Table B.1. C-1 District Principal Uses and Structures	
Land Uses and Structures by Major Category	Additional Regulations
Nightclub/Bar/Tavern	
Nursery, garden center, and greenhouse	
Personal services	
Plumbing, heating, air conditioning, and sheet metal shops	
Restaurants	
Restaurant, drive-in	
Tourism welcome center/Information booth	
Vehicle sales, service and repair	
Recreational	
Indoor commercial recreation	Ch. 6 Definitions; Section 2.8; Section 2.9
Outdoor commercial recreation	
Public campground	
Public recreation	
Industrial and Other	
Railroad, public utility, and public maintenance facility	Ch. 6 Definitions; Section 2.8; Section 2.9

C. Allowed Accessory Uses and Structures.

Table C.1. lists the allowed accessory uses and structures clearly incidental to the allowed principal uses and structures of the C-1 District as defined in Chapter 6, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. Additional Regulations reference related sections in the Zoning Ordinance.

Table C.1. C-1 District Accessory Uses and Structures	
Land Uses and Structures by Major Category	Additional Regulations
Residential	
Dwelling units in a commercial structure; each unit provided with an open yard of at least 2,400 square feet	Ch. 6 Definitions; Section 2.8; Section 2.9
Commercial	
Automated teller machine (ATM)	
Child care home	Ch. 6 Definitions; Section 2.8; Section 2.9
Home-based business	
Storage building in conjunction with an allowed principal use or structure of this district.	
Other	
Solar energy system: consumer-scale, building-mounted	
Uses and structures clearly incidental and necessary to the allowed principal uses or structures of this district.	Ch. 6 Definitions; Section 2.8; Section 2.9
Wind energy conversion system: non-commercial	

D. Allowed Conditional Uses and Structures.

Table D.1. lists the allowed conditional uses and structures in the C-1 District as defined in Chapter 6, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed in Section 2.9. These uses and structures shall comply with C-1 District development regulations in Section 2.4.F of this Ordinance unless specified otherwise in their

specific conditions for approval listed below. Subject to Section 4.5 and the other requirements contained herein, the Board of Adjustment may issue a Conditional Use Permit for the following:

Table D.1. C-1 District Conditional Uses and Structures	
Land Uses and Structures by Major Category	Additional Regulations
Commercial and Recreational	
Commercial campground, recreational vehicle park or tourist camp on site of not less than five (5) acres	Ch. 6 Definitions; Section 2.8; Section 2.9; Section 4.5
Commercial cell communications station and tower	
Other	
Addition of accessory structure to principal structure devoted to legal non-conforming use	Ch. 6 Definitions; Section 2.8; Section 2.9; Section 4.5
Wind energy conversion system: non-commercial	

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

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

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

F. Development Regulations.

Table F.1 lists the development regulations that shall be met for all principal, accessory, conditional, and temporary uses and structures in the C-1 District unless specified otherwise in this Ordinance. See Table F.2 below for Notes. Abbreviations: DU = dwelling unit, and sq ft = square feet.

Table F.1. C-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot Size		Minimum Setback Requirements (see Notes 4, 5, 6, and 7)				Maximum Height
	Area	Width	Front	Rear	Side	Street side	
Principal Uses and Structures							
Railroad, public utility and public maintenance facility	See Note 1		30 feet	25 feet	25 feet	30 feet	2.5 stories or 35 feet
All others			30 feet	25 feet	20 feet	30 feet	2.5stories or 35 feet
Accessory Uses and Structures							
Dwelling unit (see Note 2)	20,000 sq ft per DU	100 feet	30 feet	35 feet	10 feet	25 feet	2.5 stories or 35 feet

Table F.1. C-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot Size		Minimum Setback Requirements (see Notes 4, 5, 6, and 7)				Maximum Height
	Area	Width	Front	Rear	Side	Street side	
Dwelling unit (see Note 3)	12,000 sq ft per DU	80 feet	30 feet	35 feet	10 feet	25 feet	2.5 stories or 35 feet
Private garage or carport (see Note 6)	See Note 1		10 or 20 feet	5 feet	10 feet; 5 feet if detached	10 or 20 feet	2.5 stories or 35 feet
All others	See Note 1		30 feet	25 feet	20 feet	30 feet	2.5 stories or 35 feet
Conditional Uses and Structures							
All	See Note 1		30 feet	25 feet	20 feet	30 feet	2.5 stories or 35 feet
Temporary Uses and Structures							
All	See Note 1		As per Zoning Administrator				

Table F.2. lists the C-1 District Notes for Table F.1. Development Regulations above.

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

- G. Allowed Signs.** The sign regulations shall be met for all principal, accessory, conditional, and temporary uses and structures in the C-1 District in accordance with Section 2.9 Sign Regulations unless specified otherwise in this Ordinance.
- H. Required Off-Street Parking, Loading, and Stacking Spaces.** The required off-street parking, loading, and stacking spaces shall be met for all principal, accessory, conditional, and temporary uses and structures in the C-1 District in accordance with Section 2.1.C. Schedule of Required Off-Street Parking, Stacking, and Loading Requirements unless specified otherwise in this Ordinance.