



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 2.5 M-1 Limited Industrial District (10-01-25)**

Dear Becca,

Attached is the CLEAN draft of Section 2.5 M-1 Limited Industrial District (10-01-25) for the Zoning Ordinance Update for review and approval by the Zoning Commission at their public hearing.

Discussion

The M-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 2.5 M-1 Limited Industrial District (10-01-25) at their public hearing.

Sincerely,

Laura Carstens, Senior Planner

Attachments

CHAPTER 2. ZONING DISTRICT REGULATIONS**2.5 M-1 LIMITED INDUSTRIAL DISTRICT**

A. Statement of Intent. The M-1 Limited Industrial District is intended principally for manufacturing, processing, storage, wholesaling, distribution and related uses that are generally contained within a building. It is further the intent of this district to accommodate such uses in appropriate locations which will not adversely affect existing and future land uses in other districts in accordance with the Land Use Policy Statement.

B. Allowed Principal Uses and Structures.

Table B.1. lists the allowed principal uses and structures in the M-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. M-1 District Principal Uses and Structures	
Land Uses and Structures by Major Category	Additional Regulations
Commercial	
Agricultural sales, service and supply business	Ch. 6 Definitions; Section 2.8; Section 2.9
Animal hospital/Veterinary clinic	
Building materials/Lumber yard	
Kennel	
Mini-warehouse/Rental storage unit	
Plumbing, heating, air conditioning, and sheet metal shops	
Vehicle paint and body shops	
Vehicle sales, service, and repair	
Industrial and Other	
Contractor construction office, maintenance shop or storage yard	Ch. 6 Definitions; Section 2.8; Section 2.9
Grain elevator	
Logging, storage only	
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.	
Railroad, public utility, and public maintenance facility	
Truck and freight terminals	
Welding, machine, and repair shops	
Wholesaling and warehousing but not including the bulk storage of anhydrous ammonia fertilizer under pressure or petroleum products under pressure, or highly volatile chemicals or materials	

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 M-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. M-1 District Accessory Uses and Structures	
Land Uses and Structures by Major Category	Additional Regulations
Residential	
Dwelling units for owners or persons employed on the premises; each unit shall be provided with an open yard of at least 2,400 square feet.	Ch. 6 Definitions; Section 2.8; Section 2.9
Commercial	
Home-based business	
Storage buildings in conjunction with an allowed principal use or structure of this district.	Ch. 6 Definitions; Section 2.8; Section 2.9
Other	
Solar energy system: consumer-scale, building-mounted or freestanding	
Uses and structures clearly incidental and necessary to an allowed principal use or structure 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 M-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. These uses and structures shall comply with M-1 District development regulations in **Section 2.5.F** unless specified otherwise in their specific conditions for approval listed in **Section 2.9**. Subject to **Section 4.5** and the requirements contained herein the Board of Adjustment may issue a Conditional Use Permit for the following:

Table D.1. M-1 District Conditional Uses and Structures	
Land Uses and Structures by Major Category	Additional Regulations
Commercial and Industrial	
Bulk storage and retail distribution of anhydrous ammonia fertilizer under pressure and petroleum products under pressure	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 nonconforming use	Ch. 6 Definitions; Section 2.8; Section 2.9; Section 4.5
Wind energy conversion system: commercial	

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

Table E.1. lists the following temporary uses and structures M-1 District as defined in **Chapter 6** of the 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 M-1 district development regulations unless specified otherwise below.

Table E.1. M-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.
Temporary batch plant	- Prior to the issuance of compliance certificates for temporary concrete plants, evidence shall be provided to the Zoning Administrator that the use will comply with applicable state and local environmental and transportation regulations, and, if the site is accessed by a gravel road, a performance bond approved by the County Engineer shall be posted to ensure repair of damage to the haul route. - The area be restored to a suitable condition free of refuse and debris.
Temporary permit for the location of a car crusher or similar equipment used in the processing, removal or disposal of junk	- Such permit may be granted not to exceed sixty (60) days for the purpose of facilitating the removal of junk from a nonconforming junkyard, but shall not be granted for the purpose of establishing a new junkyard or serve as a basis for the permanent expansion of a nonconforming junkyard. - In considering such permit, the Zoning Administrator shall determine the positive and negative effects on the environment anticipated both during and after the conclusion of such operation. - Upon a showing of good cause, the Zoning Administrator may grant an extension not to exceed thirty (30) days.

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 M-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. M-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot		Minimum Setback Requirements				Maximum Height
	Area	Width	Front	Rear	Side	Street side	
Principal Uses and Structures							
All	See Note 1		30 feet	25 feet	20 feet	25 feet	4 stories or 50 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
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
All others	See Note 1		30 feet	25 feet	20 feet	25 feet	4 stories or 50 feet
Conditional Uses and Structures							
All	See Note 1		30 feet	25 feet	20 feet	25 feet	4 stories or 50 feet
Temporary Uses and Structures							
All	See Note 1		As per Zoning Administrator				

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

Table F.2. Notes for M-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 M-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 M-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.