



October 7, 2025

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

RE: Zoning Ordinance Update – **CLEAN draft Section 2.9. Application of District Regulations (10-06-25)**

Dear Becca,

Attached is information regarding CLEAN draft Section 2.9. Application of District Regulations (10-06-25) for review and approval by the Zoning Commission at their public hearing.

Discussion

Regulations in the existing subsections 2.9. A. through F. remain largely the same. Section 2.9. has been revised based on discussion at Commission meetings. The attached CLEAN version shows the resulting restructure. The REDLINE version will be posted on the website. Major updates proposed are as follows:

- New Subsection G. Sign Regulations:
 - Current and new definitions, new illustrations for sign types and measurements, and new tables for sign types and zoning districts.
 - Establishing procedures and clear, consistent requirements for sign permits and signs.
 - Recommendation to increase sign area from 100 square feet to 200 square feet for signs in commercial and industrial districts was approved by consensus at July Commission meeting.
- New Subsection H. Conditional Uses and Structures: (Special Exception Uses and Structures currently)
 - General Provisions is established as overarching requirements to for clarity and consistency.
 - Conditional Uses and Structures are listed within tables of the major land use categories in in Section 2.1 for easier comparison and reference. Repetitive regulations are referenced.
 - Regulations are added for existing and new cell stations and towers, many industrial uses.
 - Asphalt and concrete batch plants are consolidated as a “batch plant” CUP to reflect existing uses.
 - Current regulations regarding industrial uses have been replaced with references to state codes.
- New Subsection I. Special Requirements currently listed in districts are combined.

Recommendation

The Commission is asked to review and approve CLEAN draft Section 2.9. Application of District Regulations (10-06-25) at their public hearing.

Sincerely,

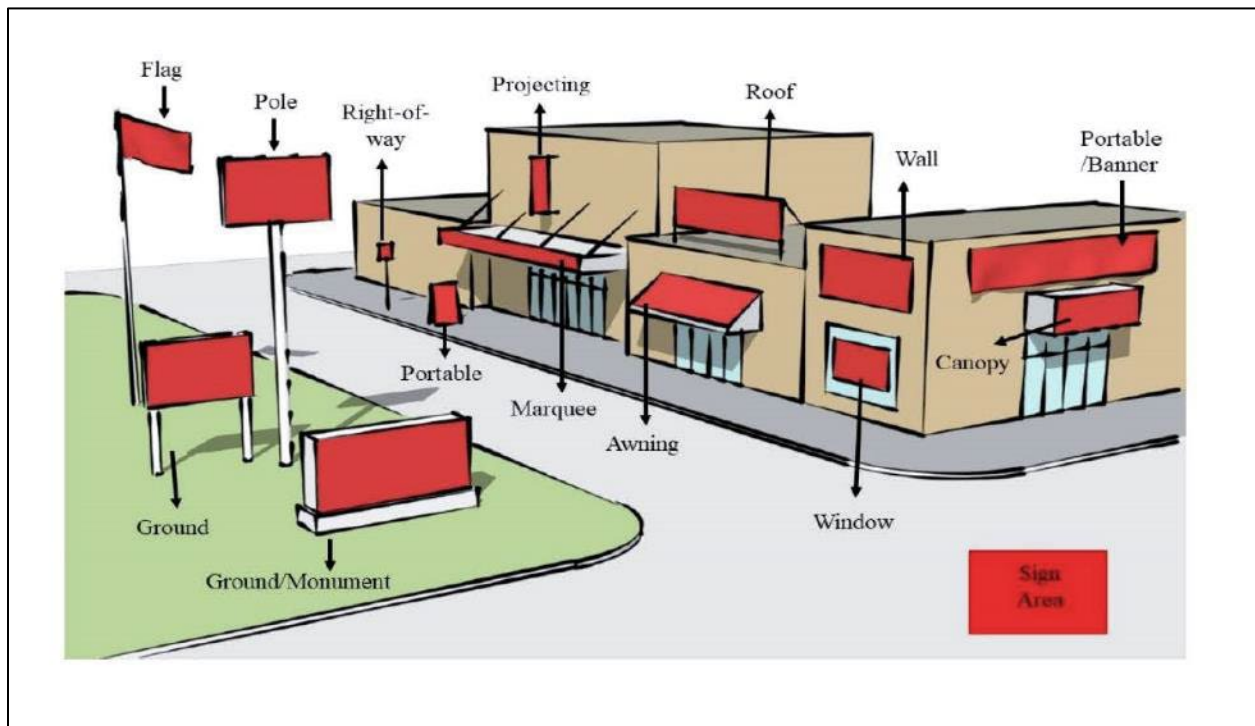
Laura Carstens, Senior Planner
Attachments

CHAPTER 2. ZONING DISTRICT REGULATIONS

2.9 Application of District Regulations. Subject to Section 1.20 Farm Exempt of this Ordinance, the regulations and restrictions of this ordinance shall apply as follows:

- A. Regulations to be Uniformly Applied.** The regulations set by this Ordinance shall apply uniformly to each class or kind of use, structure or land, and particularly within each district, except as hereinafter provided.
- B. All Uses, Buildings, and Structures to Conform.** No building, structure or lot shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered unless in conformity with all of the regulations herein specified for the district in which it is located.
- C. Height, Density or Setbacks Shall Not Be Violated.** No use, building or other structure shall hereafter be erected or altered to exceed the height, to accommodate or house a greater number of families or to have narrower or smaller rear setbacks, front setbacks, side setbacks, street side setbacks, or other open spaces, than herein required or in any other manner contrary to the provisions of this Ordinance.
- D. Separate Setbacks, Open Space and Off-Street Parking Required.** No part of a setback or other open space or off-street parking or loading space required about or in connection with any use, building, or structure for the purpose of complying with this Ordinance shall be included as part of a setback, open space or off-street parking or loading space similarly required for any other use, building, or structure.
- E. Minimum Setbacks and Lot Areas May Not Be Reduced.** No setback or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Setbacks or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.
- F. New Areas.** All territory which may hereafter become a part of the unincorporated area of the County shall be classified in the A-1 Agricultural District until otherwise classified; provided, however, that the Zoning Commission may recommend the appropriate district classification prior to such territory becoming a part of the County, and upon the holding of a public hearing and approval by the Board of Supervisors, the territory, upon becoming a part of the county, may be immediately so classified.
- G. Sign Regulations.** The following provisions, regulations, or exceptions shall apply equally to signs in all zoning districts as hereinafter provided. All signs requiring a permit must be evaluated before issuance of a permit by the Zoning Administrator. No signs will be allowed in the public road right of way except as hereinafter provided.
 - 1. Definitions.** For purposes of this Section, the following sign terms shall have the meaning herein ascribed to them:

Sign Any device (including but not limited to letters, words, numerals, figures, emblems, pictures, or any part or combination) used for visual communication designed to inform or attract the attention of the public and visible to the public right-of-way or other properties (*see illustration*).



Sign Type and Area Illustrative Examples (*Source: City of Dyersville Zoning Ordinance accessed 2023*)

Abandoned Sign. A sign, including the sign face and supporting structure, which refers to a discontinued business, profession, commodity, service, or other activity or use formerly occupying the site; or which contains no sign copy on all sign faces for a continuous period of six (6) months.

Sign Area. The area of the surface of a sign, bounded by the top, bottom and sides. See **Subsection 2.9.5. Sign Measurements** of this Section.

Awning Sign. A sign printed on such temporary or movable shelter supported entirely from the exterior wall of a building and composed of non-rigid materials except for supporting framework (*see example above*).

Banner Sign. A temporary sign made of flexible material with a printed message or graphic secured or mounted from a structure in such a way as to allow wind movement (*see example above*).

Billboard and Advertising Sign. An advertising device as defined and regulated in **Iowa Code Chapter 306C Subchapter II Billboard Control** and **Iowa Administrative Code 761 –Chapter 117. Outdoor Advertising** for a business, commodity or service located or offered elsewhere than upon the premises where such sign or billboard is located (*see example below*). See Off-Premise/Off-Site Sign.

Bulletin Board Sign. Any sign erected by a charitable, educational, or religious institution or public body which is erected upon the same property as said institution for purposes of announcing events which are held on the premises.

Campaign Sign/Yard Sign. As defined and regulated by Iowa Code Section 68A.406.

Canopy Sign. A sign that is part of, or attached to, a canopy structure. A canopy is a structure that is affixed to a building and carried by a frame that is supported by columns or posts affixed to the ground (*see example above*).

Destination Sign. A guide sign to direct motorists along highways as defined and regulated by the Iowa Department of Transportation (DOT). See Government Sign.

Directional Sign. Any sign that includes information in directing and guiding pedestrian and vehicular traffic, such as enter, exit, parking, etc. on public or private property (*see illustration on right*).

Double-Faced Sign. A sign consisting of no more than two (2) parallel or near parallel faces supported by a single structure. Also known as a “back-to-back sign” (*see examples below*).



Electronic Message Sign. A sign which uses an array of electronic illuminated lights, generally controlled by a computer or other electronic programming device to display information or supporting graphics (*see example below*).

Directional Sign
(Photo Credit: Model Sign Ordinance, Montgomery County Planning Commission, 2014)

Free-standing Sign. A sign anchored directly to the ground or supported by one (1) or more posts, columns, or other vertical structures or supports, and not attached to or dependent for support from any building (*see examples above and below*).

Government Sign. A sign, posting, notice, or similar elements placed, installed, or required by law by a city, county, state, or federal governmental agency in carrying out its responsibility to protect the public health, safety, and welfare, or for civic or recreational purposes (*see examples below*).

Ground/Monument Sign. A freestanding sign permanently affixed to the ground and supported entirely by a base structure (*see example above*).

Identification Sign. A sign identifying a specific business, service, activity, or profession, including but not limited to logo, trademark, name, address, and contact information, located on the premises (*see example below*). See On-Premise/On-Site Sign.

Illuminated Sign. A sign with an artificial light source incorporated internally or externally (directly or indirectly) for the purpose of illuminating the sign (*see example below*).

Marquee Sign. A sign attached to a marquee structure. A marquee is a permanent structure that is attached to, supported by, and projecting from a building, usually for the purpose of providing protection from the elements (*see example above*).

Moving Sign. A sign that conveys its message through rotating, changing, or animated elements by mechanical means or by action of wind currents.

Nameplate Sign. A sign indicating the name, address, and the practice of a permitted occupation.

Nonconforming Sign. A sign that was legally erected prior to the adoption of this Zoning Ordinance but which now violates the regulations of this Zoning Ordinance; see **Section 2.10. Nonconformities** of this Ordinance.

Off-Premise/Off-Site Sign. A sign identifying or advertising a business, profession, activity, service, or product that is not located, sold, or produced on the same site or premises as the sign (*see example below*). See Billboard and Advertising Sign.

On-Premise/On-Site Sign. A sign identifying or advertising a business, profession, activity, service, or product that is located, sold, or produced on the same site or premises as the sign (*see examples below*). See Identification Sign.

Portable sign. A sign that is designed to be transported or moved and is not permanently attached to the ground or a structure or building.

Pole Sign. A freestanding sign permanently supported by a structure of one or more poles, posts, uprights, or braces from the ground (*see example below*).

Projecting Sign. A building-mounted sign other than a wall sign that is attached to and projects from a building face with sign faces that are generally perpendicular to the building wall (*see illustration below*). They are also commonly referred to as “blade signs.” See Roof Sign and Wall Sign. See **Subsection 2.9.5. Sign Measurements** of this Section.

Roof Sign. A building-mounted sign that is erected, constructed, and maintained upon, against, or over the roof of a building, with its principal support on the roof structure (*see example above*). See Projecting Sign and Roof Sign.

Temporary Sign. A sign designed or fabricated of materials that advertise or communicate messages that change frequently or that become outdated, are made of materials of relatively low durability, or are intended to be removed or replaced within a period of six (6) months or less.

Tourist-Oriented Directional Sign (TODS). As defined and regulated by the Iowa Department of Transportation (DOT) in **Iowa Administrative Code 761—Chapter 119**. See Government Sign.

Wall Sign. A building-mounted sign attached to or painted on an exterior wall so that the sign faces are generally parallel with the side of a building that does not project more than two (2) feet from the building wall. A sign installed on a false or mansard roof also is considered a wall sign (*see example above*). See Projecting Sign and Roof Sign.

Window Sign. A sign applied, painted, or affixed inside a window for the purpose of viewing from outside the premises (*see example above*).



Sign Examples in Jackson County

A. Billboard and advertising sign: off-site, free-standing, back-to-back faces, external illumination

B. Identification signs: on-site, free-standing, double-faced, internal illumination, electronic message sign

C. Governmental and destination signs: exempt

(Photo credit: ECIA, 5/13/2025)

2. Exempted Signs. Table G.1. lists signs that are exempt from the sign regulations of this Section:

Table G.1. Exempted Signs		
Type of Sign	Specific Provisions and Exceptions	Maximum Sign Area
Directional signs	Directing and guiding traffic and parking on public or private property but bearing no advertising matter (see Note 1).	Six (6) square feet
Flags and insignia of any government	Except when displayed in connection with commercial promotion.	None
Government signs	Legal notices, identification, informational or directional signs.	None
Inside window signs	Including but not limited to signs for hours of operation, goods and services, or credit cards accepted.	None
Integral decorative or architectural features of buildings	Except letters, trademarks, moving parts, or moving lights.	None
Nameplate signs	Bearing only property numbers, post box numbers, names of occupants of premises or other identification of premises not having commercial connotations.	Six (6) square feet
Warning signs	No trespassing, no hunting and similar signs located on the premises.	Two (2) square feet
Note 1. These signs may be placed in required front setbacks in accordance with Section 2.1. D. Schedule of Development Regulations of this Ordinance.		

3. Allowed Signs Not Requiring a Sign Permit. Exempted signs as listed in Subsection 2.9.G.2 do not require a sign permit. Table G.2. lists the other allowed signs that do not require a sign permit under the sign regulations of this Section. Abbreviation: sq ft = square feet.

Table G.2. Allowed Signs Not Requiring a Sign Permit		
Type of Sign	Maximum Number	Maximum Sign Area
Canopy or fuel island sign for gas station	None	None
Nameplate sign for a single-family or two-family dwelling	One (1) per dwelling	Six (6) sq ft
Identification sign for home-based business or home industry	One (1) per use	Six (6) sq ft
Identification sign for multiple-family dwelling, boarding and lodging house, and bed and breakfast home or inn	One (1) per building	Twelve (12) sq ft
Identification sign for entrance and key facility in residential subdivision, mobile home park, and homeowner/property owner association development	One (1) per street frontage	Sixteen (16) sq ft
Public bulletin board and Identification sign for place of assembly, educational institution, and public building/site in A-1 and R-1 Districts	One (1) each per street frontage	Sixteen (16) sq ft
Temporary signs advertising the lease or sale of the premises in A-1, R-1, and C-1 Districts	One (1) per street frontage	Sixteen (16) sq ft
Temporary signs advertising the lease or sale of the premises in M-1 and M-2 Districts	One (1) per street frontage	Twenty-four (24) sq ft

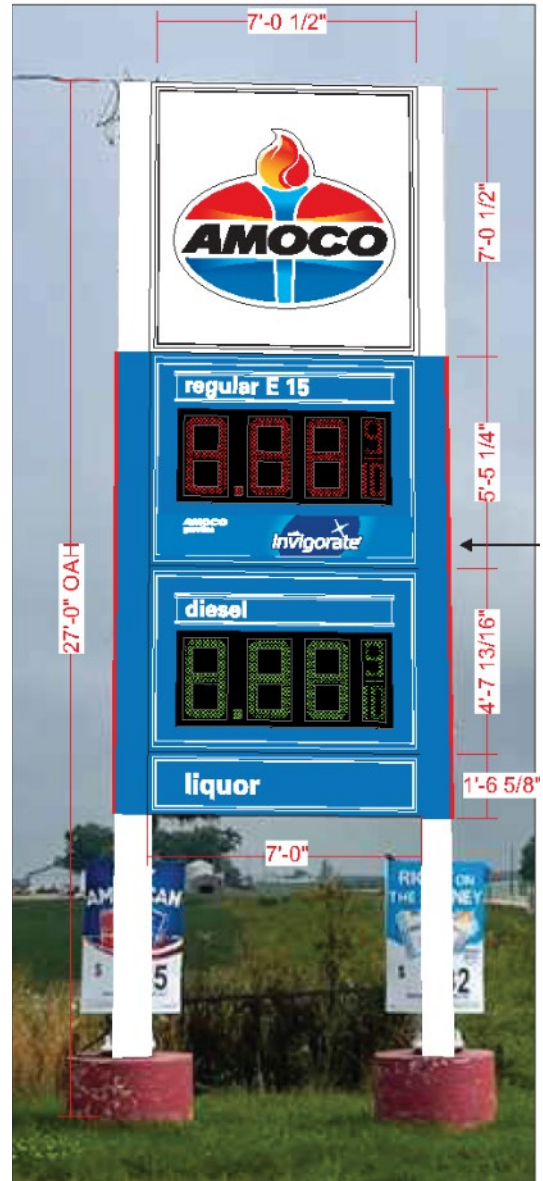
4. General Regulations.

- a. All signs requiring a permit shall have an approved permit from the Zoning Administrator before being erected, reconstructed or structurally altered to increase the exterior dimensions or height, or to accommodate a change in use of the building and/or premises or part thereof, in accordance with Chapter 3. Administration and Enforcement of this Ordinance.
- b. All signs shall be maintained in a neat, safe presentable condition and in the event their use shall cease, they shall be promptly removed within thirty (30) days and the surrounding area restored to a condition free from refuse and rubbish. See also Abandoned Sign.
- c. Any sign not conforming to the provisions of this Ordinance shall be made to conform or be removed in accordance with Section 2.10. Nonconformities of this Ordinance.
- d. Signs shall be located in such a nature as to not obscure or otherwise interfere with the effectiveness of an official traffic sign, signal or device and to not obstruct, or interfere, with the driver's view of approaching, merging, or intersecting traffic, as determined by the Zoning Administrator and the County Engineer.
- e. All signs shall be located in compliance with the setbacks established for all zoning districts except as hereinafter provided.
- f. All signs shall be prohibited on the public road right-of-way with the following exceptions: legal notices, traffic signs, street identification, information or directional signs erected or

required by governmental bodies, nameplates on mailboxes, and non-commercial informational signs approved by the Zoning Administrator and the County Engineer.

5. Sign Measurements. For regulating signs as described in this Zoning Ordinance the following shall apply:

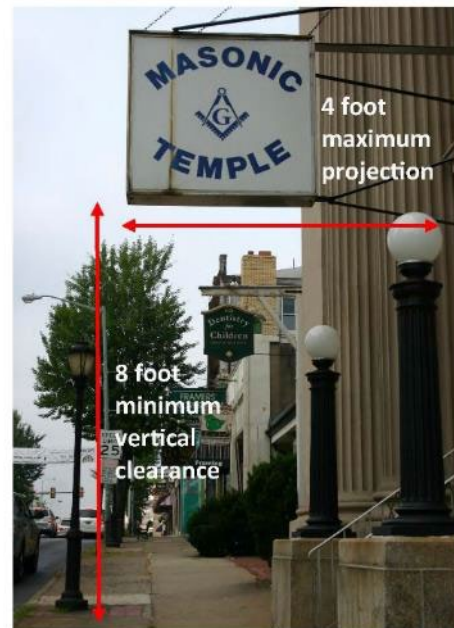
- a. Area.** Computation of sign area shall include the combination of the writing, emblem, illustrations, or other display, together with any background material or color forming an integral part of the display, but not including the supporting framework. On a multi-face sign the area is computed only from one face. Where the frame or cabinet is not in the shape of a rectangle, square, triangle or circle, the sign face area shall be determined by calculating the area of an imaginary rectangle drawn around the frame or cabinet (*see illustration*).
- b. Height.** Height shall be measured from the average ground level exclusive of any fill, berm, mounds, or excavation solely for locating the sign, to the highest point of the sign, or support structure, whichever is taller (*see illustration*).
- c. Projection.** Any building sign extending more than six (6) inches from the wall to which it is attached shall provide clearance of at least eight (8) feet above walkways and at least fifteen (15) feet above driveways (*see illustration below*).
- d. Setback.** The setback of a sign is measured from the property line to the line projected to the ground plane of the nearest portion of the sign.
- e. Number of Faces.** No sign shall have more than two (2) faces. Sign faces shall be parallel, unless determined by the City to be consistent with the architectural character of the building.



Sign Area and Height calculations
(Photo credit: CR Signs & Lighting, Inc.)

6. Sign Permit.

- a. A sign permit shall be obtained from the Zoning Administrator before any sign or sign structure shall be erected, reconstructed or structurally altered to increase the exterior dimensions or height, or to accommodate a change in use of the building and/or premises or part thereof.
- b. Any maintenance items such as a new sign panel, sign structure and other repair items which do not enlarge the sign or change the height or location, shall not require a sign permit.
- c. Sign permits must be approved before the beginning of construction, and shall be issued in accordance with this Ordinance.
- d. A certificate of compliance shall be issued after the lawful erection or alteration of the sign is completed and inspected by the Zoning Administrator in accordance with this Ordinance.
- e. A record of all certificates of compliance shall be kept on file in the Office of the Zoning Administrator, and copies shall be furnished upon request to any person having a proprietary, or tenancy interest in the sign affected.



Projecting Sign

- **Maximum 4-foot projection from building wall**
- **Minimum 8-foot clearance above walkways**
- **Minimum 15-foot clearance above driveways**

(Photo Credit: Model Sign Ordinance, Montgomery County Planning Commission, 2014)

7. Sign Permit Required for Billboard and Advertising Signs.

- a. **State Permit Required.** In accordance with Iowa Code Chapter 306C Subchapter II Billboard Control and Iowa Administrative Code 761 IAC 117, these off-site signs are regulated by the Iowa Department of Transportation (DOT) when placed in areas visible to the primary highway system. These signs are prohibited along scenic byways and in A-1 Agricultural and R-1 Residential Districts along the primary highway system. Any lawful nonconforming sign in these areas requires an Iowa DOT permit. These signs are allowed with an Iowa DOT permit along the primary highway system in C-1 Highway Commercial, M-1 Limited Industrial, and M-2 General Industrial Districts. Signs regulated with an Iowa DOT permit do not require a County sign permit.
- b. **County Permit Required.** If not regulated with an Iowa DOT permit, these signs require a County permit. These signs are allowed in the C-1 Highway Commercial, M-1 Limited Industrial, and M-2 General Industrial Districts. The County will regulate these signs in accordance with the Iowa DOT regulations and guidelines, including but not limited to:

general, scenic byway, and zoning prohibitions; size and spacing requirements; and light emitting diode (LED) displays.

8. **Sign Permit Required for Identification Signs** for allowed onsite principal, accessory, and conditional uses of the zoning district, provided that signs that utilize digital LED displays are restricted to messages for businesses and activities located on the property and to general messages (i.e., time, temperature, etc.) in accordance with Iowa DOT guidelines. These signs shall comply with **Section 2.1. D. Schedule of Development Regulations** of this Ordinance and with the following provisions by zoning district.

- a. **Table G.3.** lists the allowed identification signs for the A-1 Agricultural District and the R-1 Residential District. Abbreviation: sq ft = square feet.

Table G.3. Allowed Identification Signs in A-1 and R-1 Districts							
Zoning District	Maximum Number	Maximum Sign Area	Maximum Height	Minimum Distance From		Double-Faced	Lighting
				Lot Lines	Main Building		
A-1	One (1) per use per street frontage	Thirty-two (32) sq ft	Thirty-five (35) feet	Twenty (20) feet	Five (5) feet	Yes	See Note 1
R-1	One (1) per use per street frontage	Four (4) sq ft	Thirty-five (35) feet	Twenty (20) feet	Five (5) feet	Yes	See Note 1
Note 1. Illumination of all signs and bulletin boards shall be indirect, non-intermittent lighting.							

- b. **Table G.4** lists the allowed identification signs for the C-1 Highway Commercial, M-1 Limited Industrial, and M-2 General Industrial Districts. Abbreviation: sq ft = square feet and N/A = not applicable.

Table G.4. Allowed Identification Signs in C-1, M-1 and M-2 Districts					
Type of Sign	Maximum Number	Maximum Sign Area	Maximum Height	Allowed Setback Encroachment (see Note 1)	Double-Faced
Free-standing	One (1) per business per street frontage	Two hundred (200) sq ft	Thirty-five (35) feet	Required front yard setback only	Yes
Wall-mounted or Painted	One (1) per business per street frontage	Twenty (20) percent of wall area up to two hundred (200) sq ft	Not more than four (4) feet above building height	Required front yard setback only	N/A
Note 1. See Subsection 2.1.D.3. regarding allowed encroachments into setback areas.					

H. Regulations for Conditional Uses and Structures. The following provisions shall apply to all conditional uses and structures in all zoning districts in the unincorporated areas of the County:

- 1. General Provisions.** All conditional uses and structures shall comply with the following Sections of this Ordinance, unless provided otherwise in this Section:
 - a. Section 2.1 Schedule of District Regulations, including but not limited to the minimum off-street parking, stacking, and loading requirements.
 - b. The development regulations for each zoning district in Chapter 2. Zoning District Regulations.
 - c. Section 2.8 Supplemental Regulations.
 - d. Section 2.9 Application of District Regulations, including but not limited to sign regulations.
 - e. Chapter 3. Administration and Enforcement, including but not limited to compliance with county, state, and federal development requirements.
 - f. Section 4.5. Conditional Use Permits.
 - g. Specific requirements or conditional uses and structures are set forth below by the same major land use category found in Section 2.1 Schedule of District Regulations.
- 2. Residential Category. Table G.5.** lists the allowed conditional uses and structures in the Residential Category.

Table G.5. Residential Category of Conditional Uses and Structures	
a. Family Home,	as defined and regulated in Iowa Code Section 335.25.
b. Mobile home park on tract of five (5) acres or more,	provided that:
(1)	Each mobile home space has a minimum area of three thousand five hundred (3,500) square feet.
(2)	The mobile home park has a maximum density of eight (8) units per acre.
(3)	No mobile home, addition thereto or structure shall be closer than twenty-five (25) feet to any property line of the mobile home park nor closer than twenty (20) feet to another mobile home or any building in the park except where mobile homes are parked end to end, the end clearance shall be at least fifteen (15) feet.
(4)	All mobile home spaces shall abut on a hard-surfaced roadway of not less than twenty-four (24) feet in width which shall be adequately lighted and drained and which shall have unobstructed access to a public street or highway as approved by the County Engineer.
(5)	In addition to the requirements listed elsewhere in this Ordinance, the Board of Adjustment shall also consider:
i.	The effect of the proposed mobile home park and density of population on adjacent property values and the health, safety, and general welfare of future inhabitants of the mobile home park as well as residents of the surrounding area.
ii.	The suitability of the site for the proposed development with special attention to topography, subsurface conditions and the availability of necessary utility services.

iii.	The availability of schools, police protection, fire protection and other community services; and
iv.	The adequacy of streets and highways serving the area.
c. Mobile home subdivision on tract of ten (10) acres or more, provided that:	
(1)	The subdivision complies with the Jackson County Subdivision Regulations.
(2)	Each lot contains not less than six thousand (6,000) square feet of area and has a width of not less than forty-five (45) feet.
(3)	Each lot is connected to a community or municipal water supply and sewage disposal system.
(4)	No lot sold or leased may be used for other than an independent mobile home or mobile home converted to real estate.
d. Multiple family dwelling, including residential condominium, provided that:	
(1)	Such units are located no further than five (5) miles by normal travel routes from the nearest fire station.
(2)	Such units maintain a maximum density of one (1) dwelling unit per two (2) acres.
(3)	The maximum number of dwelling units per structure shall not exceed eight (8).

3. Educational and Assembly Category. Table G.6. lists the allowed conditional uses and structures in the Educational and Assembly Category.

Table G.6. Educational and Assembly Category of Conditional Uses and Structures	
a. Adult day care center	as defined and regulated in Iowa Administrative Code Chapter 481.70 Adult Day Services. For purposes of this Zoning Ordinance, Adult Day Care shall be regulated as a Family Home as defined herein.
b. Child care center	as defined and regulated in Iowa Chapter 237A and 441 Iowa Administrative Code Chapter 110.
c. Child development home	as defined and regulated in Iowa Chapter 237A and 441 Iowa Administrative Code Chapter 110.
d. Preschool	as defined and regulated in Iowa Code Section 256.2.

4. Commercial Category. Table G.7. lists the allowed conditional uses and structures in the Commercial Category.

Table G.7. Commercial Category of Conditional Uses and Structures	
a. Agricultural sales, service, and supply business.	
b. Airport and landing field	approved by the Federal Aviation Agency (FAA).
c. Building materials/Lumber yard.	
d. Commercial cell communications station and tower -- Existing,	provided that in accordance with the Iowa Code Chapter 8C Iowa Cell Siting Act:
(1)	For an "Existing tower" or "existing base station" as defined in Iowa Code Chapter 8C.
(2)	For a "Substantial change" as defined in Iowa Code Chapter 8C.
(3)	They are not closer to a dwelling, place of public assembly, or the boundary of the parcel owned or leased for the purpose a distance equal to one and a half (1.5) times the height of the tower.
(4)	They will not interfere with the operation of any airport or landing strip.
(5)	The maximum total height of the tower shall be four-hundred (400) feet above average ground level (AGL). Height shall be measured as defined in Iowa Code Chapter 8C I.

Table G.7. Commercial Category of Conditional Uses and Structures	
(6)	The Zoning Administrator shall provide direct notification to all landowners within one (1) mile of the of the property lines of the cell station and/or tower sites.
(7)	Review by the Board of Adjustment shall comply with the Iowa Code 8C.
(8)	The Board of Adjustment may approve a tower over the height of four-hundred (400) feet above average ground level (AGL) upon a showing of good cause and with Federal Communication Commission (FCC) and Federal Aviation Agency (FAA) approval if required.
(9)	No Construction Compliance Certificate shall be issued until evidence is provided that a communication service provider has contracted for space on the tower and that proper access has been approved from the public road system.
e. Commercial cell communications station and tower – New , provided that in accordance with the Iowa Code Chapter 8C Iowa Cell Siting Act, the request is for the following:	
(1)	For an “Initial placement or installation” as defined in Iowa Code Chapter 8C.
(2)	They shall comply with the above conditions (3) through (9) for existing towers and stations.
(3)	Base screening and camouflage techniques are used unless prohibited by Federal Aviation Agency (FAA) regulations.
(4)	Towers and transmission equipment shall not be illuminated unless required to conform to Federal Communications Commission (FCC), FAA, or other State or federal requirements. If lighting is required, the lighting alternative or design chosen shall cause the least disturbance to surrounding views and/or surrounding properties. Security lighting may be provided around the base of a tower if zero cut-off luminaries with a maximum mounting height of twelve (12) feet are used to limit lighting to the tower site. Aircraft detection lighting system (ADLS) shall be provided unless prohibited by FAA regulations.
(5)	The Discontinuation, Catastrophic Failure, and Decommissioning regulations in the Jackson County Wind Energy Conversion Systems (WECS) Ordinance shall apply to new station and tower sites.
f. Event Venue.	
g. Garden center in conjunction with nursery.	
h. Home industry , provided that:	
(1)	Any proposed home-based business not specifically prohibited by this Ordinance or Iowa Code and that employs two (2) or more persons who do not reside on the premises herein shall be considered as the conditional use of “Home Industry”, and may be granted or denied by the Board of Adjustment upon finding that the proposed home industry can meet the provisions of this section and Section 4.5 of this Ordinance.
(2)	For purpose of this section, a home industry shall operate as a “no impact home-based business” as defined and regulated by this section and Iowa Code Section 335.35, with the exception of Iowa Code Section 335.35 Subsections 1.c.(1) and 1.c.(2) (c).
(3)	The business activities shall be characterized by all of the following:
i.	is conducted on a residential premises, inside or adjacent to the dwelling and/or customary accessory structures, and
ii.	is carried on by a member of the family residing in the dwelling unit, and
iii.	is clearly secondary to the use of the dwelling unit for residential purposes, and
iv.	has no exterior display, no exterior storage of materials and no other exterior indication of the home industry or variation from the residential character of the principal building other than one (1) sign erected in conformance with the sign provision in its zoning district, and
v.	does not occupy an area greater than the floor area of the dwelling unit, and

Table G.7. Commercial Category of Conditional Uses and Structures	
vi.	is compatible with residential use of the property and surrounding residential use.
i.	Livestock market , provided that the operation complies with Iowa Code Section 172E.1 and Iowa Administrative Code 21—66.1(163).
j.	Mobile home/Manufactured home sales, service or repair.

6. **Recreational Category.** Table G.8. lists the allowed conditional uses and structures in the Recreational Category.

Table G.8. Recreational Category of Conditional Uses and Structures	
a.	Commercial campground and recreational vehicle (RV) park on less than five (5) acres of developed area , provided that:
(1)	The applicant shall submit a site plan for the proposed development that shows the provision of necessary incidental services, sanitation and recreation facilities and what measures will be taken to minimize adverse effects the proposed development might have on the environs.
(2)	Vehicular access for the site shall be approved by the County Engineer and shall not travel across or through a platted subdivision or leased-land community.
(3)	Based on the campground development type as defined in this Ordinance, any required water and sewage disposal facilities shall be approved by the County Health Department.
(4)	No campsite shall be located within fifty (50) feet of an R-1 Residential District.
(5)	The maximum number of campsites shall be four (4) per acre.
(6)	Recreation facilities shall be limited to passive recreation activities only.
b.	Commercial campground, recreational vehicle (RV) park, and tourist camp on sites of at least five (5) acres , provided that:
(1)	The use shall comply with the above conditions (1) through (4) for commercial campground on less than five (5) acres of developed area.
(2)	The maximum number of campsites and/or cabins shall be fifteen (15) per acre.
(3)	Recreation facilities may include both active and passive recreation activities.
c.	Golf course and clubhouse not including miniature course operated for a profit , provided that:
(1)	The use shall comply with the above conditions (1) and (2) for commercial campground on less than five (5) acres of developed area.
(2)	No clubhouse shall be located within fifty (50) feet of an R-1 Residential District.
d.	Indoor commercial recreation, including recreational lodge with a maximum of ten (10) units , provided that:
(1)	The use shall comply with the above conditions (1) and (2) for commercial campground on less than five (5) acres of developed area.
(2)	No building or structure shall be located within fifty (50) feet of an R-1 Residential District.
e.	Outdoor commercial recreation, on site of less than five (5) acres , provided that:
(1)	The use shall comply with the above conditions (1) and (2) for indoor commercial recreation.
f.	Private campground on site of less than five (5) acres , provided that:
(1)	There shall be no on-site sewage disposal.
(2)	There shall be only non-commercial operation for use by family and friends of the owner without payment or other consideration.
g.	Seasonal resorts, which include three (3) or more seasonal dwellings , provided that the following requirements be met:

Table G.8. Recreational Category of Conditional Uses and Structures	
(1)	The seasonal dwellings are rented or leased or located on land that is rented or leased for such seasonal dwellings, including uses and structures clearly accessory and incidental thereto.
(2)	Where served by a central sewage collection and treatment system or a central water distribution system, an area of not less than ten thousand (10,000) square feet shall be provided for each dwelling unit, with a minimum lot width of fifty (50) feet, and the minimum setback requirements shall be ten (10) feet for all setbacks.
(3)	Where neither central sewage collection or central water systems are provided, or where an individual lot or dwelling is severed from the development, such lot shall meet the development regulations of the A-1 Agricultural District as a separate lot.
(4)	The applicant shall submit a plan for the proposed development showing the locations or seasonal dwellings, required off-street parking spaces, proposed utilities and other facilities including an all-weather road designed to serve the development during its season of use including emergency vehicles.
(5)	The plan shall be accompanied by a statement from the applicant that the development is for seasonal dwellings only and not for dwellings for year-round occupancy other than that of the owner or operator of the resort.
h. Youth or Summer Camp, provided that:	
(1)	The use shall comply with the above conditions (1) and (2) for indoor commercial recreation.

7. Industrial Category. Table G.9. lists the allowed conditional uses and structures in the Industrial Category.

Table G.9. Industrial Category of Conditional Uses and Structures	
b. Animal feeding operation, provided that:	
(1)	Such use complies with separation and other requirements in Iowa Code Chapter 459 and Iowa Administrative Code Chapter 65.
(2)	That adequate provisions for drainage, sanitation and waste disposal are provided.
d. Auto wrecking/Junkyard on site of 5 acres or more, provided that:	
(1)	The front setback shall be maintained as an open space free of weeds and debris.
(2)	The site shall be enclosed with a fence or a suitable landscape planting that will screen the operation from the view of adjacent public streets and places of public assembly, parks, recreation areas and residential properties.
e. Batch plants, permanently placed, provided that:	
(1)	In the A-1 Agricultural District, batch plants shall be permanently placed on quarry sites.
(2)	The applicant shall submit a site plan for the proposed development that shows the location of planned structures and facilities, what measures will be taken to minimize adverse effects the proposed development might have on the environs, and whereby the land so used would be restored by the applicant to a condition compatible with the surrounding area upon conclusion of the operations.
(3)	Access to a public road shall not cause a real or potential traffic hazard as determined by the County Engineer. 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.
(4)	Such facility shall be operated in accordance with Iowa Administrative Code 701-110.23 and 567-21.10.

Table G.9. Industrial Category of Conditional Uses and Structures	
e. Bulk storage and retail distribution of anhydrous ammonia fertilizer under pressure and petroleum products under pressure, provided that:	
(1)	Underground Storage Tanks (USTs) shall be regulated in accordance with Iowa Code Section 455B and Iowa Administrative Code Chapters 135 and 136.
(2)	Aboveground Storage Tanks (ASTs) shall be regulated in accordance with Iowa Code Chapter 101 and Iowa Administrative Code Chapters 481-282, 481-286, and 481-288.
f. 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, provided that:	
(1)	The use shall comply with the above conditions (1) and (2) for Bulk storage and retail distribution.
h. Data Processing Center, provided that the operation complies with the Jackson County Data Processing Centers Ordinance.	
i. Mining and extraction of minerals or raw materials, including necessary processing equipment, provided that:	
(1)	The use shall comply with the above conditions (2) and (3) for Batch plants.
(2)	Such operation shall be in accordance in Iowa Code Chapter 208 Mines and Iowa Administrative Code 27-60.75 General mining activities.
i. Restricted manufacturing and processing businesses limited to the M-2 General Industrial District, provided that:	
(1)	The businesses comply with state and federal regulations governing the operation of their facilities and are limited to the following:
i.	Chemical plants
ii.	Explosives manufacture or storage
iii.	Fertilizer manufacturing
iv.	Garbage, offal, or dead animal reduction or dumping
v.	Gas manufacture
vi.	Refining of petroleum and natural gas and their products
vii.	Stockyard (as principal use) or slaughterhouse
(2)	The use shall comply with the above conditions (2) and (3) for Batch plants.
i. Solid Waste Facility, provided that:	
(1)	The use shall comply with the above conditions (2) and (3) for Batch plants.
(2)	Such facility shall be operated in accordance with Iowa Code Section 455B301 and Iowa Administrative Code 565—113.3.

8. **Other Category.** Table G.10. lists the allowed conditional uses and structures in the Other Category.

Table G.10. Other Category of Conditional Uses and Structures	
a. Addition of accessory structure to principal structure devoted to legal nonconforming use.	
b. Solar energy system, consumer scale freestanding in accordance with:	
(1)	The Development Regulations for principal uses and structures in the underlying zoning district set forth in Chapter 2. Zoning District Regulations of this Ordinance.
(2)	The provisions set forth in Sections 2.8 Supplemental Regulations, 2.9 Application of District Regulations, and 2.10 Nonconformities of the Ordinance.
c. Solar energy system: utility-scale freestanding. Reserved.	

Table G.10. Other Category of Conditional Uses and Structures

d. Wind energy conversion system: commercial, provided that the operation complies with the Jackson County Wind Energy Conversion System (WECS) Ordinance.

- I. Special Requirements for Commercial and Industrial Districts.** The following provisions shall apply to uses and structures in the commercial and industrial zoning districts as set forth below:
- 1. Lighting.** Overhead or area light fixtures shall be located and focused so as to avoid casting direct light upon any adjacent residential property.
 - 2. Water Supply and Sewage Disposal.** Prior to the issuance of a certificate for any use or structure, the applicant shall submit plans for water supply and sewage disposal including anticipated water usage and shall provide satisfactory evidence to the County Health Department that such facilities, including sewage lagoons, where needed, are adequate for the proposed development. No Construction Compliance Certificate shall be issued until evidence is provided that the water supply and sewage disposal facilities shall be approved by the County and State Health Departments where required.
 - 3. Screening of Exterior Storage.** In the C-1 Highway Commercial District and M-1 Limited Industrial District, no raw material, finished product or waste product which may cause dust or odor which would adversely affect adjoining properties shall be stored outside a building nor shall any other debris or waste product be permitted to accumulate on the site. Exterior storage or display established after the effective date of this provision, other than display of vehicles offered for sale, shall be screened from public view by means of distance, topography, fencing, or vegetation as approved by the Zoning Administrator.
 - 4. Location and Proximity.** In granting a Conditional Use Permit for uses and/or structures which pose a potential threat to the health, safety and well-being of persons or property in that area, the Board of Adjustment shall consider the location and proximity of existing and proposed residential areas, schools, places of public assembly and any other pertinent factors and shall require that adequate safeguards be taken to minimize the potential danger. In the event adequate safeguards and precautions cannot be met or complied with, the Board of Adjustment shall not grant approval for such Conditional Use Permit.