



July 1, 2025

Lori Roling, Zoning Administrator
Jackson County Zoning Department
201 West Platt Street
Maquoketa, IA 52060

RE: Zoning Ordinance Update – **Revised Draft of Section 2.2 A-1 Agricultural District (07-01-25)**

Dear Lori,

Attached is the revised draft of Section 2.2 A-1 Agricultural District (07-01-25) for the Zoning Ordinance Update for review and approval by the Zoning Commission at their July 21, 2025 meeting.

Discussion

- The A-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 discussed at the Commission's April 21 and June 16 meetings, and subsequent staff meetings, have been completed. Adult and Child Care uses have been added. Campgrounds and related uses have been updated. Additional revisions for consistency with Iowa Code and with R-1 District have been made.

Background Research:

- 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.
- The report researched and prepared for the Leisure Lake Planned Unit Development (LLPUD) proposal formed the basis for the alternative recommendations. This report included input from the Leisure Lake Property Owners' Association (LLPOA). An analysis of the 549 R-1 zoned parcels in Leisure Lake community are shown in Table 1.

Table 1. Comparison of Zoning Regulations with Existing Conditions			
Zoning District	Minimum Lot Area (SF)	# Parcels Below Minimum Lot Area	Percent of Total
R-1 with well & septic	20,000	358	65.2%
R-1 with community water and sewer	12,000	212	38.6%
A-1 seasonal resort	10,000	173	31.5%

Standard and Alternative Regulations

- 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).
 - Standard regulations apply to all A-1 districts.
 - Alternative regulations only apply to subdivisions and lots platted before May 6, 1976.

- Allowed principal uses and structures are a short list from the R-1 Residential district combined with LLPOA rules, such as required connection to a sanitary sewage disposal system for residential structures occupied for an extended period.
- The issue of an accessory structure related to a principal use or structure on a separate lot that has been the subject of zoning enforcement would be allowed in the alternative subdivisions.
 - Accessory structures related to a principal use or structure may be allowed on the same lot as the principal use or structure or on a separate lot.
 - Accessory structures related to a principal seasonal dwelling use with no principal structure on the same lot may be allowed.
- Development Regulations are based on the regulations for dwellings in the R-1 Residential District, and the regulations governing a seasonal resort (conditional use in the A-1 Agricultural district).

Below are the draft development regulations. Those in yellow are from the R-1 district. Those in green are from the A-1 district. Those in blue are general regulations in the Zoning Ordinance.

Development Regulations	Dwellings and LLPOA uses with private well and septic system	Dwellings and LLPOA uses served by community water and sewage systems	Other Seasonal Dwellings	Accessory Uses and Structures
Minimum Lot Area	20,000 square feet	12,000 square feet	10,000 square feet	N/A
Minimum Lot Frontage	100 feet	80 feet	70 feet	N/A
Minimum Front Yard	10 feet	10 feet	10 feet	10 feet
Minimum Side Yard	10 feet	10 feet	10 feet	10 feet
Minimum Street Side Yard	10 feet	10 feet	10 feet	10 feet
Minimum Rear Yard	10 feet	10 feet	10 feet	5 feet
Maximum Height	35 feet or 2.5 stories	35 feet or 2.5 stories	35 feet or 2.5 stories	35 feet or 2.5 stories

The attached REDLINE version outlines the proposed changes with commentary, and the CLEAN version shows the resulting restructure. Major updates proposed 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.
- References are shown for relevant sections of the Zoning Ordinance and other County ordinances; these will become hyperlinks in the online version.
- Development Regulations are organized into a series of tables for standard and alternative regulations, and further divided for farm exempt, principal, accessory, conditional, and temporary uses and structures.

Recommendation

The Commission is asked to review and approve the revised draft of Section 2.2 A-1 Agricultural District (07-01-25), and then to provide direction to staff for moving forward with the proposal.

Please let me know if you have any questions. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Laura Carstens".

Laura Carstens
Senior Planner

Attachments

CHAPTER 2. ZONING DISTRICT REGULATIONS**2.2 A-1 Agricultural District.**

- A. Statement of Intent.** The A-1 Agricultural District is intended to preserve areas appropriate for agricultural and related uses and to reserve areas suitable for the efficient development of other uses when and if there is a demonstrated need and intent to develop such areas in accordance with the future land use policy.

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

- B. ~~Permitted~~ Allowed Principal Uses and Structures.**

Table B.1. lists the standard principal uses and structures allowed in the A-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. Standard regulations apply to all A-1 districts.

Table B.1. Standard A-1 District Principal Uses and Structures		
Principal Uses and Structures	Required Parking	Additional Regulations
Agriculture, horticulture, farms, farming and the usual farm buildings including farm dwelling	None	Section 1.20 Farms Exempt Ch. 6 Definitions
Horticulture, Nursery		
Farms, farming and the usual farm buildings		
Farm dwellings (principal)		
Grain storage bins		
Single-family dwellings, detached	2 spaces per unit	Ch. 6 Definitions; Section 2.8
Seasonal dwellings	2 spaces per unit	Ch. 6 Definitions; Section 2.8
Bed and breakfast home		Ch. 6 Definitions; Section 2.8
Elementary School	2 spaces per unit	Ch. 6 Definitions; Section 2.8
Post High School		Ch. 6 Definitions; Section 2.8
Secondary School	1 space per classroom or office	Ch. 6 Definitions; Section 2.8
Churches Place of assembly	1 space for every 5 seats in the main auditorium	Ch. 6 Definitions; Section 2.8

Commented [LC1]: Required Parking

Table B.1. Standard A-1 District Principal Uses and Structures		
Principal Uses and Structures	Required Parking	Additional Regulations
Cemeteries	20 spaces off the right-of-way on drives or parking areas	Ch. 6 Definitions; Section 2.8
Public exposition & fairgrounds	1 space for every 3 seats at the main arena	Ch. 6 Definitions; Section 2.8
Intermittent or temporary commercial activity	50 spaces	
Public campground		Ch. 6 Definitions; Section 2.8
Public Recreation parks, playgrounds, campgrounds	5 spaces for each acre developed for active and recreation areas usage	Ch. 6 Definitions; Section 2.8
Wildlife preserves, hunting areas, lakes, ponds	5 spaces for each acre developed for active and recreation areas usage	
Kennels and riding stables	2 spaces plus 2 spaces for every 100 square feet of floor area	Ch. 6 Definitions; Section 2.8
Logging, storage only		Ch. 6 Definitions; Section 2.8
Railroads, utilities public utility and public maintenance garages and equipment and materials storage yards, but not including administrative or sales offices, and temporary concrete plants placed on active quarry sites	1 space for each employee on site plus 1 space for each company vehicle	Ch. 6 Definitions; Section 2.8

Commented [LC1]: Required Parking

Commented [LC2]: Deleting this use, not needed

Commented [LC3]: Combined public parks, playgrounds, wildlife preserves, hunting areas, lakes, ponds under new general use category Public Recreation

Commented [LC4]: Moved temporary concrete plants placed on active quarry sites to Temporary Uses section under Temporary concrete plants

PERMITTED PRINCIPAL USES AND STRUCTURES **REQUIRED PARKING**

1. Agriculture, horticulture, farms, farming and the usual farm buildings including farm dwelling	None
2. Grain storage bins	None
3. Single family dwellings	2 spaces per unit
4. Seasonal dwellings	2 spaces per unit
5. Elementary & secondary schools	1 space per classroom or office
6. Churches	1 space for every 5 seats in the main auditorium
7. Cemeteries	20 spaces off the right-of-way on drives or parking areas
8. Public exposition & fairgrounds	1 space for every 3 seats at the main arena
9. Intermittent or temporary commercial activity	50 spaces
10. Public parks, playgrounds, campgrounds and recreation areas	5 spaces for each acre developed for active and recreation areas usage

11. ~~Wildlife preserves, hunting areas, lakes
ponds~~
12. ~~Kennels and riding stables~~ ~~2 spaces plus 2 space for every 100 square
feet of floor area~~
13. ~~Railroads, utilities and public~~ ~~1 space for each employee on site plus 1
maintenance garages and equipment and space for each company vehicle
materials storage yards, but not including
administrative or sales offices, and
temporary concrete plants placed on active
quarry sites~~

Commented [LC5]: Moved to Table B.1.

Table B.2. lists the alternative principal uses and structures allowed in the A-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. Alternative regulations only apply to subdivisions and lots platted before May 6, 1976.

Table B.2. Alternative A-1 District Principal Uses and Structures			
Principal Uses and Structures		Required Parking	Additional Regulations
Single family dwelling			Ch. 6 Definitions; Section 2.8
Seasonal dwelling			Ch. 6 Definitions; Section 2.8
Mobile home			Ch. 6 Definitions; Section 2.8
Mobile home converted to real estate			Ch. 6 Definitions; Section 2.8
Place of Assembly			Ch. 6 Definitions; Section 2.8
POA owned indoor commercial recreation facilities			Ch. 6 Definitions; Section 2.8
POA owned outdoor commercial recreation facilities			Ch. 6 Definitions; Section 2.8

Commented [LC6]: Required Parking moved to Section 2.1

C. ~~Permitted~~ Accessory Uses and Structures.

Table C.1. lists the allowed accessory uses and structures clearly incidental to the allowed principal uses and structures of this 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. Standard regulations apply to all R-1 districts.

Table C.1. Standard A-1 District Accessory Uses and Structures	
Accessory Uses and Structures	Additional Regulations
Uses and structures clearly incidental to the allowed principal uses and structures of this district including home occupations and farm home occupations as defined	Ch. 6 Definitions; Section 2.8
Secondary farm dwellings	Ch. 6 Definitions; Section 1.20 Farms Exempt
Accessory Dwelling Unit	Ch. 6 Definitions; Section 2.8
Attached and/or detached private garages garage or carport	Ch. 6 Definitions; Section 2.8

Table C.1. Standard A-1 District Accessory Uses and Structures

Accessory Uses and Structures	Additional Regulations
Deck, porch, balcony, boat dock, and other similar structure	Ch. 6 Definitions; Section 2.8
Private swimming pools, sports court, tennis courts, gardens and greenhouses	Ch. 6 Definitions; Section 2.8
Fences, walls, hedges	Ch. 6 Definitions; Section 2.8
Shed, gazebo, pergola, and other similar roofed freestanding structure	Ch. 6 Definitions; Section 2.8
Non-commercial nursery, garden and greenhouse	Ch. 6 Definitions; Section 2.8
Outdoor fixed fire pits and cooking equipment	Ch. 6 Definitions; Section 2.8
Child Care Home	Ch. 6 Definitions; Section 2.8
Home occupation Home-Based Business	Ch. 6 Definitions; Section 2.8
Agricultural experiences	Ch. 6 Definitions; Section 2.8
Farm home occupation	
Temporary buildings used in conjunction with construction work provided that such buildings are removed promptly upon completion of the work.	
Roadside stands for the sale of produce	Provided that access to such stands shall be so located so as to afford a minimum site distance of 750 feet to motor vehicles on adjacent roads, that no parking space shall be located closer than 20 feet to the road right of way and that not less than 4 parking spaces be provided.
Consumer-scale solar arrays: building mounted or freestanding	Ch. 6 Definitions; Section 2.8
Wind energy conversion systems, non-commercial	Ch. 6 Definitions; Section 2.8

Commented [LC7]: Allowed accessory use to a farm under Iowa Code Section 335.28

Commented [LC8]: Remove regulations, this use is farm exempt

Commented [LC9]: Moved to Section 2.2.E. Temporary uses and structures

Commented [LC10]: Remove regulations, this use is farm exempt

- ~~Uses and structures clearly incidental to the permitted principal uses and structures of this district including home occupations and farm home occupations as defined.~~
- ~~Secondary farm dwellings.~~
- ~~Private garages.~~
- ~~Private swimming pools, tennis courts, gardens and greenhouses.~~
- ~~Temporary buildings used in conjunction with construction work provided that such buildings are removed promptly upon completion of the work.~~
- ~~Roadside stands for the sale of produce provided that access to such stands shall be so located so as to afford a minimum site distance of 750 feet to motor vehicles on adjacent roads, that no parking space shall be located closer than 20 feet to the road right of way and that not less than 4 parking spaces be provided.~~

Commented [LC11]: Moved into Table C.1.

Table C. 2. lists the alternative accessory uses and structures clearly incidental to the allowed principal uses and structures of this 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. Alternative regulations only apply to subdivisions and lots platted before May 6, 1976.

Table C.2. Alternative A-1 District Accessory Uses and Structures		
Accessory Uses and Structures	Required Parking	Additional Regulations
Accessory structure related to a principal use or structure on a separate lot		Ch. 6 Definitions; Section 2.8
Accessory structure related to a principal seasonal dwelling with no principal structure on lot		Ch. 6 Definitions; Section 2.8

Commented [LC12]: Required Parking moved to Section 2.1

D. ~~Special Exception~~ Allowed Conditional Uses and Structures.

Table D.1. lists the allowed conditional uses and structures in the A-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 A-1 district development regulations in **Section 2.2.B** of this Ordinance unless specified otherwise in their specific conditions for approval listed below. Subject to **Section 2.15(2)4.5** and the other requirements contained herein, the Board of Adjustment may issue a Conditional Use Permit for the following:

Table D.1 A-1 District Conditional Uses and Structures		
Conditional Uses and Structures	Required Parking	Additional Regulations
Agricultural sales, service, and supply businesses		Ch. 6 Definitions; Section 2.9, Section 4.5
Bulk stations for the storage and retail distribution of anhydrous ammonia fertilizer under pressure and petroleum products under pressure		Ch. 6 Definitions; Section 2.9, Section 4.5
Livestock auction sales market	1 space per employee, 1 space per company vehicle, and 1 space for every 2 seats in the sales arena	Ch. 6 Definitions; Section 2.9, Section 4.5
Commercial feed lots/Animal feeding operations	1 space per employee and 1 space per company vehicle	Ch. 6 Definitions; Section 2.9, Section 4.5
Mining and extraction of minerals or raw materials, including necessary processing equipment	1 space per employee and 1 space per company vehicle	Ch. 6 Definitions; Section 2.9, Section 4.5
Ready mix concrete plants, permanently placed on quarry sites		Ch. 6 Definitions; Section 2.9, Section 4.5
Solid waste facilities		Ch. 6 Definitions; Section 2.9, Section 4.5

Commented [LC13]: Required parking moved to Section 2.1

Commented [LC14]: Combine Agricultural service businesses in A-1 with Agricultural service and supply businesses in M-1 to create new general land use

Commented [LC15]: Separate bulk storage as CUP in A-1, match conditions in M-1 and M-2 .

Commented [LC16]: Name changed to match Iowa Code 459 Animal Agriculture Compliance Act

Commented [LC17]: Name changed to match Iowa Code 459 Animal Agriculture Compliance Act

Table D.1 A-1 District Conditional Uses and Structures

Conditional Uses and Structures	Required Parking	Additional Regulations
Privately-operated Commercial campgrounds, <u>recreational vehicle</u> parks, and tourist camps on sites of <u>less than five (5) acres</u> indoor and outdoor commercial recreation uses operated by a private or nonprofit entity		Ch. 6 Definitions; <u>Section</u> <u>2.9, Section 4.5</u>
<u>Private campground on site of less</u> <u>than five (5) acres</u>		Ch. 6 Definitions; <u>Section</u> <u>2.9, Section 4.5</u>
Youth or Summer Camps		Ch. 6 Definitions; <u>Section</u> <u>2.9, Section 4.5</u>
<u>Indoor Commercial Recreation,</u> <u>including</u> recreational lodges with a maximum of ten (10) units		Ch. 6 Definitions; <u>Section</u> <u>2.9, Section 4.5</u>
<u>Outdoor Commercial Recreation,</u> <u>on sites of less than five (5) acres</u>		Ch. 6 Definitions; <u>Section</u> <u>2.9, Section 4.5</u>
Seasonal resorts		Ch. 6 Definitions; <u>Section</u> <u>2.9, Section 4.5</u>
Commercial communications (cell) stations and towers, <u>new and</u> <u>existing</u>		Ch. 6 Definitions; <u>Section</u> <u>2.9, Section 4.5</u>
Airports and landing fields approved by the Federal Aviation Agency (FAA)		Ch. 6 Definitions; <u>Section</u> <u>2.9, Section 4.5</u>
Golf courses and clubhouses	<u>3-per-green or 1-per-100 square</u> <u>feet of clubhouse floor area,</u> <u>whichever is greater</u>	Ch. 6 Definitions; <u>Section</u> <u>2.9, Section 4.5</u>
Home industry		Ch. 6 Definitions; <u>Section</u> <u>2.9, Section 4.5</u>
Garden centers in conjunction with plant nurseries		Ch. 6 Definitions; <u>Section</u> <u>2.9, Section 4.5</u>
Multiple family dwellings, including residential condominiums	<u>2-spaces-per-dwelling-unit</u>	Ch. 6 Definitions; <u>Section</u> <u>2.9, Section 4.5</u>
Addition of accessory structures to principal structures devoted to legal nonconforming uses		Ch. 6 Definitions; <u>Section</u> <u>2.9, Section 4.5</u>
<u>Event venues</u>		Ch. 6 Definitions; <u>Section</u> <u>2.9, Section 4.5</u>
<u>Adult Day Care Center</u>		Ch. 6 Definitions; <u>Section</u> <u>2.9, Section 4.5</u>
<u>Child Care Center</u>		Ch. 6 Definitions; <u>Section</u> <u>2.9, Section 4.5</u>
<u>Child Development Home</u>		Ch. 6 Definitions; <u>Section</u> <u>2.9, Section 4.5</u>

Commented [LC13]: Required parking moved to Section 2.1

Table D.1 A-1 District Conditional Uses and Structures		
Conditional Uses and Structures	Required Parking	Additional Regulations
Family Home		Ch. 6 Definitions; Section 2.9, Section 4.5
Preschool		Ch. 6 Definitions; Section 2.9, Section 4.5
Wind energy conversion system: commercial		Ch. 6 Definitions; Section 2.9, Section 4.5

Commented [LC13]: Required parking moved to Section 2.1

SPECIAL EXCEPTION USES AND STRUCTURES

1. **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; provided that:
 - a. The business produces no offensive noise, vibration, smoke, dust, odor, heat, glare or electrical interference detectable within the limits of the nearest dwelling.
 - b. The foregoing includes

Commented [LC18]: This common language is used for several of the conditional uses; it will be addressed in Section 2.9

2. **Bulk stations for the storage for and retail distribution of anhydrous ammonia fertilizer under pressure and petroleum products under pressure**, provided that:
 - a. The business produces no offensive noise, vibration, smoke, dust, odor, heat, glare or electrical interference detectable within the limits of the nearest dwelling.
 - b. Such use is located not closer than one thousand (1,000) feet to any school, church or place of public assembly, and
 - c. It is located so that prevailing winds will not cause gases or odors to create a nuisance or hazard for developed properties in the vicinity.

Commented [LC19]: New definition for Bulk Stations, pulled out as separate Conditional Use with additional standards.

a.

Commented [LC20]: These conditions will be addressed in Section 2.9

2. **Livestock auction sales market**, provided that:
 - a. The business produces no offensive noise, vibration, smoke, dust, odor, heat, glare or electrical interference detectable within the limits of the nearest dwelling.
 - b. that 1 parking space for each employee, and 1 space per company vehicle, and 1 parking space for every 2 seats in the sales arena are provided.

Commented [LC21]: Required parking moved to Section 2.1

3. **Commercial feedlots/Animal feeding operations**, provided that:
 - a. Such use is not closer than one thousand (1,000) feet to any dwelling unit other than that of the owner or operator, and any park, school, church or place of public assembly.
 - b. That adequate provision for drainage, sanitation and waste disposal are provided.
 - c. That it is located so that prevailing winds will not cause dust or odors to create a nuisance for developed properties in the vicinity.
 - d. that 1 parking space for each employee and 1 space for each company vehicle be provided.

Commented [LC22]: These conditions will be addressed in Section 2.9

Commented [LC23]: Required parking moved to Section 2.1

Commented [LC24]: These conditions will be addressed in Section 2.9

Commented [LC25]: Required parking moved to Section 2.1

4. **Mining and extraction of minerals or raw materials**, including necessary processing equipment, provided that:

- a. ~~The extraction site shall be located at least fifty (50) feet^{50'} from any property line or public road right-of-way and no closer than five hundred (500) feet^{500'} to any dwelling, park, or school.~~
 - b. ~~that Access to a public road shall not cause a real or potential traffic hazard.~~
 - c. ~~In addition, any person seeking a special exception for the mining or extraction of minerals or other raw materials shall submit a plan is submitted to the Zoning Administrator whereby the land so used would be restored by the applicant to a condition compatible with the surrounding area upon conclusion of the operations.~~
 - d. ~~and that 1 off-street parking space for each employee plus 1 off-street space for each company vehicle be provided.~~
 - e. ~~The Board of Adjustment shall prescribe additional site restrictions if deemed necessary for the protection of life and property and~~
5. **Ready mix concrete plants**, permanently placed on quarry sites, provided that:
- a. ~~The plant is located at least fifty (50) feet from the nearest property line or public road right-of-way and at least one thousand (1,000) feet^{1000'} from any dwelling, park or school.~~
 - b. ~~that Facilities be provided for controlling air and water pollution; and~~
 - c. ~~that Access to a public road shall not create a real or potential traffic hazard as determined by the Jackson County Engineer.~~
 - d.
6. **Solid waste facilities** ~~Sanitary landfills, sanitary transfer stations, sanitary composting facilities, and sanitary recycling operations~~ provided that:
- a. ~~that No such operation shall be located closer than one-thousand (1,000) feet to any dwelling, park or school.~~
 - b. ~~Such site shall be restored to a condition compatible with the adjacent area upon the conclusion of the operation.~~
 - e.
2. ~~Temporary concrete plants, provided that the area be restored to a suitable condition free of refuse and debris.~~
7. ~~Privately operated recreational lodges, campgrounds, youth or summer camps, ski slopes, gun clubs, marinas, docking facilities and recreation vehicle riding areas, race courses and similar outdoor recreation activities provided, however, that:~~
- a. ~~The applicant shall submit a plan for the proposed development and show what measures will be taken to minimize adverse effects the proposed development might have on the environs.~~
8. ~~Private campground on site of less than five (5) acres provided that: the maximum stay is seven (7) consecutive days, seasonal operation from May 1 through October 31, no on-site sewage disposal, non-commercial operation for use by family and friends of the owner without payment or other consideration on site of less than five (5) acres~~
9.

Commented [LC26]: Required parking moved to Section 2.1

Commented [LC27]: These conditions will be addressed in Section 2.9

Commented [LC28]: This phrase applies to any Board of Adjustment action, so it can be removed as redundant.

Commented [LC29]: These conditions will be addressed in Section 2.9

Commented [LC30]: Sanitary landfills, sanitary transfer stations, sanitary composting facilities, and sanitary recycling operations combined under new general use category of Solid Waste Facility

Commented [LC31]: These conditions will be addressed in Section 2.9

Commented [LC32]: Temporary concrete plants moved to Temporary Use section.

Commented [LC33]: Some uses have been combined under the new general use categories of Indoor Commercial Recreation and Outdoor Commercial Recreation, others like campgrounds and golf courses, are specific uses with unique regulations, moved to Section 2.9 CUPs

Commented [LC34]: These conditions will be addressed in Section 2.9

Commented [LC35]: Based on Board of Adjustment conditions for private campground case approved 06-23-25. Moved to Section 2.9

~~3-10.~~ **Seasonal resorts** which include three (3) or more seasonal dwellings ~~are-is~~ herein defined which 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, providing that the following requirements be met:

- a. 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 ~~yard-setback~~ requirements shall be **ten (10)** feet for all ~~yardssetbacks~~.
- ~~a-b.~~ 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 **yard, area and width requirements of the A-1 Agricultural District Development Regulations** as a separate lot.
- c. The applicant shall submit a plan for the proposed development showing the locations ~~of~~ 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.
- b. 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.

Commented [LC36]: Moved to Section 2.2.F development regulations

11. New Commercial communications (cell) stations and towers provided that:

- a. **In accordance with Iowa Code 8C Iowa Cell Siting Act , the request is for “Initial placement or installation” means the first time that transmission equipment is placed or installed on a wireless support structure.**
- b. **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 the one and a half (1.5) times the height of the tower;**
- c. **that They will not interfere with the operation of any airport or landing strip; and**
- d.
- a. **Base screening and camouflage techniques are used unless prohibited by Federal Aviation Agency (FAA) F.A.A. regulations.**
- e. **The maximum total height of the tower shall be four-hundred (400) feet above average ground level (AGL).**
- f. **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.**
- g. **The Discontinuation, Catastrophic Failure, and Decommissioning regulations in the Jackson County WECS Ordinance #314 shall apply to new station and tower sites.**
- h. **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.**
- i. **Review by the Board of Adjustment shall comply with the Iowa Code 8C Iowa Cell Siting Act.**
- j. **The Board of Adjustment may approve a tower over the height of four-hundred (400) feet above AGL upon a showing of good cause and with FCC and FAA approval if required.**

Commented [LC37]: These conditions will be addressed in Section 2.9

Commented [LC38]: Cell tower regulations are under further review. These conditions will be addressed in Section 2.9

- k. 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.

Commented [LC39]: These conditions will be addressed in Section 2.9

12. Existing Commercial communications (cell) stations and towers: In accordance with Iowa Code 8C Iowa Cell Siting Act, the request is for the following

Commented [LC40]: Cell tower regulations are under further review. These conditions will be addressed in Section 2.9

- a. "Existing tower" or "existing base station" means a tower or base station that has been reviewed and approved under the applicable zoning or siting process, or under another state or local regulatory review process. "Existing tower" includes a tower that was not reviewed and approved because it was not in a zoned area when it was built and lawfully constructed.
- b. "Substantial change" means a change in the existing support structure which results in one or more of the following:
- (1) Increase in the height of a tower
 - (2) Increase in the height of existing support structures
 - (3) Addition of an appurtenance to the body of the tower
 - (4) Addition of an appurtenance to an existing support structure
 - (5) Installation of any new equipment cabinets
 - (6) Installation of ground cabinets that are more than ten percent larger
 - (7) Excavation or deployment outside the current site
 - (8) Defeat of concealment elements of the existing support structure
 - (9) Noncompliance with conditions associated with the siting approval
- c. 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 the one and a half (1.5) times the height of the tower
- d. They will not interfere with the operation of any airport or landing strip.
- e. 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.
- f. Review by the Board of Adjustment shall comply with the Iowa Code 8C Iowa Cell Siting Act.
- g. The Board of Adjustment may approve a tower over the height of four-hundred (400) feet above AGL upon a showing of good cause and with FCC and FAA approval if required.
- h. 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.

4.13. Airports and landing fields approved by the Federal Aviation Agency (FAA).

Commented [LC41]: These conditions will be addressed in Section 2.9

- a. Temporary permits not to exceed 60 days for the location of car crushers or similar equipment used in the processing, removal or disposal of junk. Such permit may be granted for the purpose of facilitating the removal of junk from nonconforming junkyards, but shall not be granted for the purpose of establishing new junkyards or serve as a basis for the permanent expansion of nonconforming junkyards. In considering such permit, the Board of Adjustment shall determine the positive and negative effects on the

Commented [LC42]: Temporary permits not to exceed sixty (60) days for the location of car crushers moved to Temporary Uses section.

environment anticipated both during and after the conclusion of such operation. Upon appeal, the Board of Adjustment may grant an extension not to exceed 30 days.

- b. ~~Conversion of existing dwellings or other structures to a two-family dwelling, provided that a permit is obtained from the Jackson County Health Department for the sanitary system, and that the property meets the requirements for lot area and width and yards in the district, and that there be two parking spaces for each dwelling in the unit.~~

Commented [LC43]: These conditions are basic code compliance. They are similar to state code proposed for Accessory Dwelling Unit (ADU) . Recommend deletion, replace with internal ADU as an accessory use.

14. Golf courses and clubhouses, provided that:

- a. parking shall include 3 spaces per green or 1 space for every 100 square feet of clubhouse floor area, whichever is greater.
- b. In deciding such appeals, the Board of Adjustment shall consider the suitability of the proposed site for agricultural production.

Commented [LC44]: Required parking moved to Section 2.1

Commented [LC45]: These conditions will be addressed in Section 2.9

Commented [LC46]: The conditions will be addressed in Section 2.9

5-15. Home industries as defined.

6-16. Garden centers in conjunction with plant nurseries provided that one (1) off-street parking space per four hundred (400) square feet of floor area be provided.

Commented [LC47]: Required parking moved to Section 2.1

Commented [LC48]: Conditions will be addressed in Section 2.9

Commented [LC49]: Conditions will be addressed in Section 2.9

7-17. Addition of accessory structures to principal structures devoted to legal nonconforming uses.

18. Multiple family dwellings, including residential condominiums, provided that:

- a. Such units abut a hard-surfaced road,
- b. Are located no further than five (5) miles by normal travel routes from the nearest fire station, and
- c. maintain a maximum density of one (1) dwelling unit per two (2) acres.
- d. The maximum number of dwelling units per structure shall not exceed eight (8).
- e. Two (2) off-street parking spaces per dwelling unit shall be provided.
- f. Before a Construction Compliance Certificate is issued for this use, a permit for wastewater treatment facilities must be on file from the Jackson County Health Department or the Iowa Department of Natural Resources.

Commented [LC50]: Required parking moved to Section 2.1

Commented [LC51]: These conditions will be addressed in Section 2.9

19. Event venues provided that:

- a. One (1) off-street parking space per four hundred (400) square feet of floor area be provided.
- b. Before a Construction Compliance Certificate is issued for this use, a permit for wastewater treatment facilities must be on file from the Jackson County Health Department or the Iowa Department of Natural Resources.

Commented [LC52]: Required parking moved to Section 2.1

Commented [LC53]: These conditions will be addressed in Section 2.9

17. Commercial wind energy conversion systems (C-WECS) provided that the application and review process shall comply with the Jackson County WECS Ordinance #314.

Commented [LC54]: These conditions will be addressed in Section 2.9

Commented [LC55]: Moved to Section 2.9 as conditional uses and structures

E. Temporary Uses and Structures Allowed by Zoning Administrator. The following temporary uses and structures may be allowed by the Zoning Administrator, provided they comply with this Ordinance and the specific provisions listed below.

1. Temporary buildings used in conjunction with construction work provided that such buildings are removed promptly upon completion of the work.

1.2. Temporary concrete plants, provided that:

- a. The area be restored to a suitable condition free of refuse and debris.
- b. One (1) off-street parking space for each employee plus one (1) off-street space for each company vehicle be provided.

2.3. Temporary permits ~~not to exceed sixty (60) days~~ for the location of car crushers or similar equipment used in the processing, removal or disposal of junk provided that:

- a. Such permit may be granted not to exceed sixty (60) days for the purpose of facilitating the removal of junk from nonconforming junkyards, but shall not be granted for the purpose of establishing new junkyards or serve as a basis for the permanent expansion of nonconforming junkyards.
- b. In considering such permit, the ~~Board of Adjustment~~Zoning Administrator shall determine the positive and negative effects on the environment anticipated both during and after the conclusion of such operation. ~~and~~
- c. Upon ~~appeal~~ a showing of good cause, the ~~Board of Adjustment~~Zoning Administrator may grant an extension not to exceed thirty (30) days.

F. Development Regulations.

Table F.1. lists the standard development regulations that shall be met for all farm exempt, principal, accessory, conditional, and temporary uses and structures in the A-1 District platted on or after May 6, 1976 unless specified otherwise in this Ordinance.

Table F.1. Standard A-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot Size		Minimum Yard Requirements (see Notes 4 and 5)				Maximum Height
	Area	Width	Front	Rear	Side	Street side, corner lot	
Farm Exempt Uses and Structures							
All	See Note 1		None				None
Principal Uses and Structures							
Non-farm Dwellings and education Institutional Uses and structures	2 acres per dwelling unit or use	200 feet	40 feet	30 feet	15 feet	30 feet	<u>2.5 stories or 35 feet</u>
All others	See Note 1		<u>40 feet</u>	<u>30 feet</u>	<u>15 feet</u>	<u>30 feet</u>	<u>2.5 stories or 35 feet</u>
Accessory Uses and Structures							
Accessory Dwelling Unit	See Section 2.8 for specific development regulations						
Private garage or carport (see Note 6)	See Note 1		<u>10 or 20 feet</u>	<u>5 feet</u>	<u>10 feet</u>	<u>10 or 20 feet</u>	<u>2.5 stories or 35 feet</u>
All others	See Note 1		<u>40 feet</u>	<u>30 feet; 5 feet if detached</u>	<u>15 feet</u>	<u>30 feet</u>	<u>2.5 stories or 35 feet</u>
Conditional Uses and Structures							
Seasonal resorts (see Note 2)	2 acres per dwelling unit	200 feet	40 feet	30 feet	15 feet	30 feet	2.5 stories or 35 feet
Seasonal resorts (see Note 3)	10,000 square feet per dwelling unit	50 feet	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Multiple family dwellings	2 acres per dwelling unit	<u>200 feet</u>	<u>40 feet</u>	<u>30 feet</u>	<u>15 feet</u>	<u>30 feet</u>	<u>2.5 stories or 35 feet</u>
All others	See Note 1		<u>40 feet</u>	<u>30 feet</u>	<u>15 feet</u>	<u>30 feet</u>	<u>2.5 stories or 35 feet</u>
Temporary Uses and Structures							
All	See Note 1		As per Zoning Administrator				

Commented [LC56]: Revised for consistent wording with R-1 District

Notes for Standard A-1 District Development Regulations:

Note 1. Minimum lot area and width ~~None, except as~~ may be required by the County Health Department to provide adequate sewage disposal facilities.

Note 2. ~~Served with private well and septic systems.~~

Note 3. ~~Served by central sewage collection and treatment system or central water distribution system.~~

Note 4. ~~Average Front and Rear Setbacks: Where legally existing front or rear setbacks on adjacent parcels of continuous frontage are shorter than these minimums, 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).~~

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. ~~Front Setback for Off-Street Parking: For lots subject to Table F.1. regulations, 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 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-right-of-way shall comply with the alternative setbacks listed in Table F.1. (see illustrations).~~

Commented [LC57]: Added Notes 4 and 5 to be consistent with R-1 District.

MINIMUM LOT AREA MINIMUM YARD MAXIMUM HEIGHT
AND WIDTH REQUIREMENTS

Non-farm dwellings and	Front	40 feet	2 and one half stories
institutional uses	Rear	30 feet	or 35 feet
Area 2 acres	Side	15 feet	
Width 200 feet	Street side,		
	corner lot	30 feet	

Other Uses: ~~None; except as may be required by the County Health Department to provide adequate sewage disposal facilities.~~

Commented [LC58]: Moved into Table F.1.

Table F.2. lists the alternative development regulations that shall be met for all principal, accessory, conditional, and temporary uses and structures in the A-1 District located in subdivisions or on lots platted before May 6, 1976 that do not comply with A-1 standard development regulations for lot area, lot width, and/or setbacks, unless specified otherwise in this Ordinance.

Table F.2. Alternative A-1 District Development Regulations

Table F.2. Alternative A-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot Size		Minimum Setback Requirements (see Notes 4 and 5)				Maximum Height
	Area	Width	Front		Side	Street side, corner lot	
Principal Uses and Structures							
Dwellings and POA uses (see Note 2)	20,000 square feet per dwelling unit or POA use	100 feet per dwelling unit or POA use	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Dwellings and	12,000	80 feet per	10 feet	10 feet	10 feet	10 feet	2.5 stories

Table F.2. Alternative A-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot Size		Minimum Setback Requirements (see Notes 4 and 5)				Maximum Height
	Area	Width	Front		Side	Street side, corner lot	
POA uses (see Note 3)	square feet per dwelling unit or POA use	dwelling unit or POA use					or 35 feet
All others	See Note 1		10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Accessory Uses and Structures							
Accessory Dwelling Unit	See Section 2.8 for specific development regulations						
Private garage or carport (see Note 6)	See Note 1		10 or 20 feet	5 feet	10 feet	10 or 20 feet	2.5 stories or 35 feet
All others	See Note 1		10 feet	5 feet	10 feet	10 feet	2.5 stories or 35 feet
Conditional Uses and Structures							
Seasonal resorts (see Note 3)	20,000 square feet per dwelling unit	100 feet per dwelling unit	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Seasonal resorts (see Note 4)	10,000 square feet per dwelling unit	50 feet per dwelling unit	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Multiple family dwellings	20,000 square feet per dwelling unit	200 feet	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
All others	See Note 1		10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Temporary Uses and Structures							
All	See Note 1		As per Zoning Administrator				

Notes for Alternative A-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.

Note 2. Served with private well and septic systems.

Note 3. Served by central sewage collection and treatment system or central water distribution system.

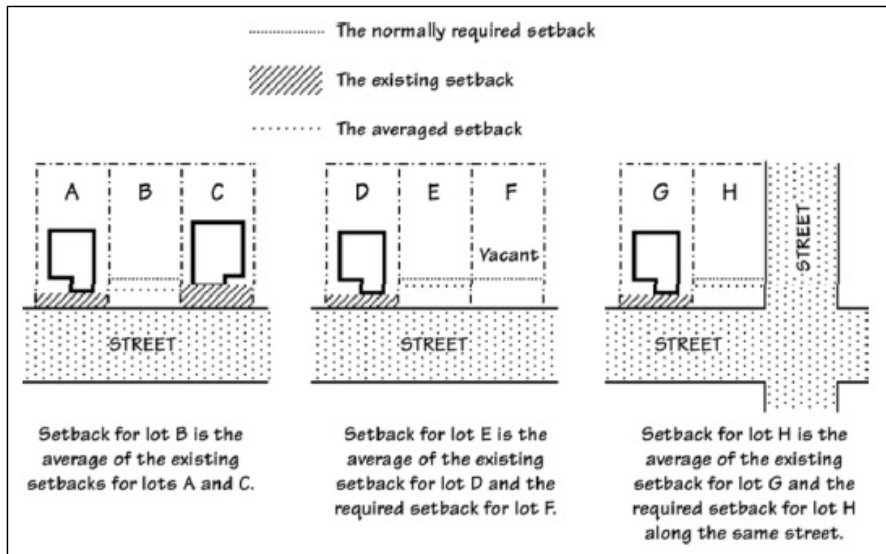
Note 4. Average Front and Rear Setbacks: Where legally existing front or rear setbacks on adjacent parcels of continuous frontage are shorter than these minimums, the required setback for a new structure shall be the average of setbacks of principal structures within five hundred (500) feet on parcels of continuous frontage (see illustration).

Note 5. Special Side Setback: For manufactured homes replacing legally existing nonconforming

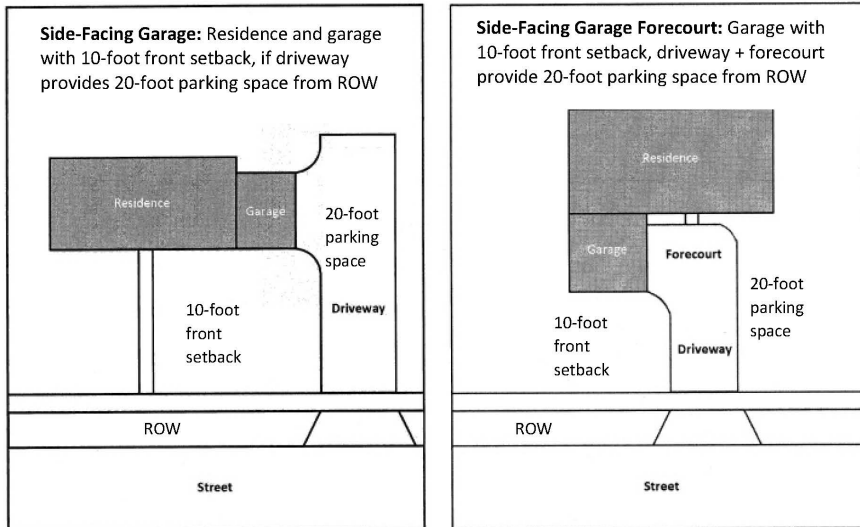
Notes for Alternative A-1 District Development Regulations:

manufactured homes or mobile homes, the minimum rear setback shall be five (5) feet.

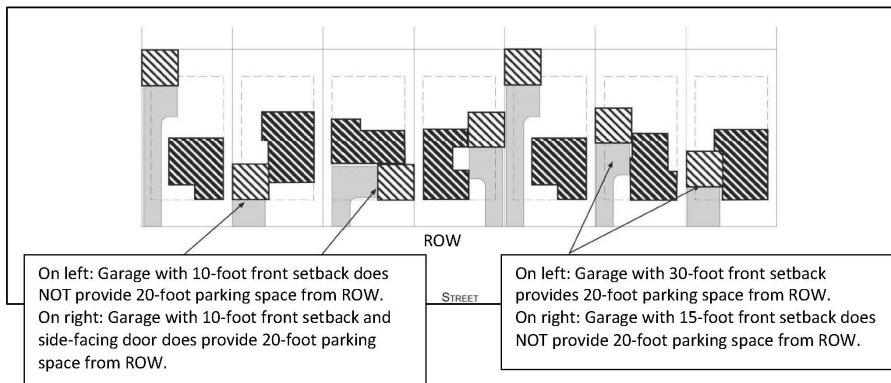
Note 6. Front Setback for Off-Street Parking: For lots subject to Table F.2. regulations, attached and/or detached private garages or carports must maintain a setback of twenty (20) feet from the door or opening of the garage facing the public right-of way. This setback is necessary to allow sufficient room for off-street parking. The sides of the garage or carport that do not face a public-right-of-way shall comply with the alternative setbacks listed in Table F.2. (see illustrations).



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



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)

- G. ~~Permitted~~**Allowed Signs.** The following sign regulations shall be met for all principal, accessory, conditional uses and structures in the A-1 Ddistrict unless specified otherwise in this Ordinance. (under review)

1. ~~Directional signs as defined not to exceed 150 square feet in area only along U. S. Highway 61 or 32 square feet in area elsewhere in the county, provided that no business shall have more than three (3) such signs in all districts combined.~~
2. ~~Church or public bulletin boards not to exceed 16 square feet in area.~~
3. ~~Identification signs for permitted principal uses, accessory uses and special exception uses of this district identifying the business or service on the premises not to exceed 32 square feet in area.~~
4. ~~Temporary signs advertising the sale or lease of the premises not to exceed 16 square feet in area.~~
5. ~~No use shall have more than 1 of each type of sign permitted for that use on each street or road frontage; however, each sign may be a double faced or back to back sign.~~
6. ~~Directional signs may be placed in required front yards. Other permitted signs shall be located at least 20 feet from any lot line or not more than 5 feet from the main building.~~
7. ~~Illumination of signs and bulletin boards shall be indirect, non-intermittent lighting.~~
- 8.1. ~~All signs shall be maintained in a neat, safe and presentable condition and in the event their use shall cease, they shall be promptly removed.~~

H. Required Off-Street Parking and Loading Spaces. The required off-street parking and loading spaces shall be met for all principal, accessory, conditional, and temporary uses and structures in the A-1 District unless specified otherwise in this Ordinance in accordance with **Section 2.1** and **Section 2.8**.

~~H. Special Requirements.~~

1. The establishment of feed lots, ~~sanitary landfills~~ **solid waste facilities** or other uses potentially hazardous to the environment, shall, where applicable, comply with the requirements of the appropriate division of the Iowa Department of ~~Environmental Quality~~ **Natural Resources** as provided for in **Iowa Code** Chapter 455B ~~of the Code of Iowa~~.

~~4.2. Reserved.~~

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.

Commented [LC59]: These requirements are under review and may be addressed in a separate section.

Commented [LC60]: The Special Requirements for each district will be addressed in Section 2.9

CHAPTER 2. ZONING DISTRICT REGULATIONS**2.2 A-1 Agricultural District.**

- A. Statement of Intent.** The A-1 Agricultural District is intended to preserve areas appropriate for agricultural and related uses and to reserve areas suitable for the efficient development of other uses when and if there is a demonstrated need and intent to develop such areas in accordance with the future land use policy.

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

B. Allowed Principal Uses and Structures.

Table B.1. lists the standard principal uses and structures allowed in the A-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. Standard regulations apply to all A-1 districts.

Table B.1. Standard A-1 District Principal Uses and Structures	
Principal Uses and Structures	Additional Regulations
Agriculture	Section 1.20 Farms Exempt Ch. 6 Definitions
Horticulture; Nursery	
Farms, farming and the usual farm buildings	
Farm dwellings (principal)	
Grain storage bins	
Single-family dwellings, detached	Ch. 6 Definitions; Section 2.8
Seasonal dwellings	Ch. 6 Definitions; Section 2.8
Bed and breakfast home	Ch. 6 Definitions; Section 2.8
Elementary School	Ch. 6 Definitions; Section 2.8
Post High School	Ch. 6 Definitions; Section 2.8
Secondary School	Ch. 6 Definitions; Section 2.8
Place of assembly	Ch. 6 Definitions; Section 2.8
Cemeteries	Ch. 6 Definitions; Section 2.8
Public exposition & fairgrounds	Ch. 6 Definitions; Section 2.8
Public campground	Ch. 6 Definitions; Section 2.8
Public Recreation	Ch. 6 Definitions; Section 2.8
Kennels and riding stables	Ch. 6 Definitions; Section 2.8
Logging, storage only	Ch. 6 Definitions; Section 2.8
Railroads, public utility and public maintenance garages and equipment and materials storage yards, but not including administrative or sales offices	Ch. 6 Definitions; Section 2.8

Table B.2. lists the alternative principal uses and structures allowed in the A-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. Alternative regulations only apply to subdivisions and lots platted before May 6, 1976.

Table B.2. Alternative A-1 District Principal Uses and Structures	
Principal Uses and Structures	Additional Regulations
Single family dwelling	Ch. 6 Definitions; Section 2.8
Seasonal dwelling	Ch. 6 Definitions; Section 2.8
Mobile home	Ch. 6 Definitions; Section 2.8
Mobile home converted to real estate	Ch. 6 Definitions; Section 2.8
Place of Assembly	Ch. 6 Definitions; Section 2.8
POA owned indoor commercial recreation facilities	Ch. 6 Definitions; Section 2.8
POA owned outdoor commercial recreation facilities	Ch. 6 Definitions; Section 2.8

C. Accessory Uses and Structures.

Table C.1. lists the allowed accessory uses and structures clearly incidental to the allowed principal uses and structures of this 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. Standard regulations apply to all R-1 districts.

Table C.1. Standard A-1 District Accessory Uses and Structures	
Accessory Uses and Structures	Additional Regulations
Uses and structures clearly incidental to the allowed principal uses and structures of this district	Ch. 6 Definitions; Section 2.8
Secondary farm dwellings	Ch. 6 Definitions; Section 1.20 Farms Exempt
Accessory Dwelling Unit	Ch. 6 Definitions; Section 2.8
Attached and/or detached private garage or carport	Ch. 6 Definitions; Section 2.8
Deck, porch, balcony, boat dock, and other similar structure	Ch. 6 Definitions; Section 2.8
Private swimming pool, sports court, tennis court,	Ch. 6 Definitions; Section 2.8
Fences, walls, hedges	Ch. 6 Definitions; Section 2.8
Shed, gazebo, pergola, and other similar roofed freestanding structure	Ch. 6 Definitions; Section 2.8
Non-commercial nursery, garden and greenhouse	Ch. 6 Definitions; Section 2.8
Outdoor fixed fire pits and cooking equipment	Ch. 6 Definitions; Section 2.8
Child Care Home	Ch. 6 Definitions; Section 2.8
Home-Based Business	Ch. 6 Definitions; Section 2.8
Agricultural experiences	Ch. 6 Definitions; Section 2.8
Consumer-scale solar arrays: building mounted or freestanding	Ch. 6 Definitions; Section 2.8
Wind energy conversion systems, non-commercial	Ch. 6 Definitions; Section 2.8

Table C. 2. lists the alternative accessory uses and structures clearly incidental to the allowed principal uses and structures of this 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. Alternative regulations only apply to subdivisions and lots platted before May 6, 1976.

Table C.2. Alternative A-1 District Accessory Uses and Structures	
Accessory Uses and Structures	Additional Regulations
Accessory structure related to a principal use or structure on a separate lot	Ch. 6 Definitions; Section 2.8
Accessory structure related to a principal seasonal dwelling with no principal structure on lot	Ch. 6 Definitions; Section 2.8

D. Allowed Conditional Uses and Structures.

Table D.1. lists the allowed conditional uses and structures in the A-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 A-1 district development regulations in Section 2.2.E 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 A-1 District Conditional Uses and Structures	
Conditional Uses and Structures	Additional Regulations
Agricultural sales, service, and supply businesses	Ch. 6 Definitions; Section 2.9, Section 4.5
Bulk stations for the storage and retail distribution of anhydrous ammonia fertilizer under pressure and petroleum products under pressure	Ch. 6 Definitions; Section 2.9, Section 4.5
Livestock market	Ch. 6 Definitions; Section 2.9, Section 4.5
Animal feeding operations	Ch. 6 Definitions; Section 2.9, Section 4.5
Mining and extraction of minerals or raw materials, including necessary processing equipment	Ch. 6 Definitions; Section 2.9, Section 4.5
Ready mix concrete plants, permanently placed on quarry sites	Ch. 6 Definitions; Section 2.9, Section 4.5
Solid waste facilities	Ch. 6 Definitions; Section 2.9, Section 4.5
Commercial campgrounds recreational vehicle parks, and tourist camps on sites of less than five (5) acres	Ch. 6 Definitions; Section 2.9, Section 4.5
Private campground on site of less than five (5) acres	Ch. 6 Definitions; Section 2.9, Section 4.5
Youth or Summer Camps	Ch. 6 Definitions; Section 2.9, Section 4.5
Indoor Commercial Recreation, including recreational lodges with a maximum of ten (10) units	Ch. 6 Definitions; Section 2.9, Section 4.5
Outdoor Commercial Recreation, on sites of less than five (5) acres	Ch. 6 Definitions; Section 2.9, Section 4.5
Seasonal resorts	Ch. 6 Definitions; Section 2.9, Section 4.5
Commercial communications (cell) stations and towers, new and existing	Ch. 6 Definitions; Section 2.9, Section 4.5
Airports and landing fields approved by the Federal Aviation Agency (FAA)	Ch. 6 Definitions; Section 2.9, Section 4.5
Golf courses and clubhouses	Ch. 6 Definitions; Section 2.9, Section 4.5
Home industry	Ch. 6 Definitions; Section 2.9, Section 4.5
Garden centers in conjunction with nurseries	Ch. 6 Definitions; Section 2.9, Section 4.5

Table D.1 A-1 District Conditional Uses and Structures	
Conditional Uses and Structures	Additional Regulations
Multiple family dwellings, including residential condominiums	Ch. 6 Definitions; Section 2.9, Section 4.5
Addition of accessory structures to principal structures devoted to legal nonconforming uses	Ch. 6 Definitions; Section 2.9, Section 4.5
Event venues	Ch. 6 Definitions; Section 2.9, Section 4.5
Adult Day Care Center	Ch. 6 Definitions; Section 2.9, Section 4.5
Child Care Center	Ch. 6 Definitions; Section 2.9, Section 4.5
Child Development Home	Ch. 6 Definitions; Section 2.9, Section 4.5
Family Home	Ch. 6 Definitions; Section 2.9, Section 4.5
Preschool	Ch. 6 Definitions; Section 2.9, Section 4.5
Wind energy conversion system: commercial	Ch. 6 Definitions; Section 2.9, Section 4.5

E. Temporary Uses and Structures Allowed by Zoning Administrator. The following temporary uses and structures may be allowed by the Zoning Administrator, provided they comply with this Ordinance and the specific provisions listed below.

- 1. Temporary buildings** used in conjunction with construction work provided that such buildings are removed promptly upon completion of the work.
- 2. Temporary concrete plants**, provided that:
 - a. The area be restored to a suitable condition free of refuse and debris.
 - b. One (1) off-street parking space for each employee plus one (1) off-street space for each company vehicle be provided.
- 3. Temporary permits for the location of car crushers** or similar equipment used in the processing, removal or disposal of junk provided that:
 - a. Such permit may be granted not to exceed sixty (60) days for the purpose of facilitating the removal of junk from nonconforming junkyards, but shall not be granted for the purpose of establishing new junkyards or serve as a basis for the permanent expansion of nonconforming junkyards.
 - b. 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.
 - c. 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 standard development regulations that shall be met for all farm exempt, principal, accessory, conditional, and temporary uses and structures in the A-1 District platted on or after May 6, 1976 unless specified otherwise in this Ordinance.

Table F.1. Standard A-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot Size		Minimum Yard Requirements (see Notes 4 and 5)				Maximum Height
	Area	Width	Front	Rear	Side	Street side, corner lot	
Farm Exempt Uses and Structures							
All	See Note 1		None				None
Principal Uses and Structures							
Dwellings and Institutional Uses	2 acres per dwelling unit or use	200 feet	40 feet	30 feet	15 feet	30 feet	2.5 stories or 35 feet
All others	See Note 1		40 feet	30 feet	15 feet	30 feet	2.5 stories or 35 feet
Accessory Uses and Structures							
Accessory Dwelling Unit	See Section 2.8 for specific development regulations						
Private garage or carport (see Note 6)	See Note 1		10 or 20 feet	5 feet	10 feet	10 or 20 feet	2.5 stories or 35 feet
All others	See Note 1		40 feet	30 feet; 5 feet if detached	15 feet	30 feet	2.5 stories or 35 feet
Conditional Uses and Structures							
Seasonal resorts (see Note 2)	2 acres per dwelling unit	200 feet	40 feet	30 feet	15 feet	30 feet	2.5 stories or 35 feet
Seasonal resorts (see Note 3)	10,000 square feet per dwelling unit	50 feet	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Multiple family dwellings	2 acres per dwelling unit	200 feet	40 feet	30 feet	15 feet	30 feet	2.5 stories or 35 feet
All others	See Note 1		40 feet	30 feet	15 feet	30 feet	2.5 stories or 35 feet
Temporary Uses and Structures							
All	See Note 1		As per Zoning Administrator				

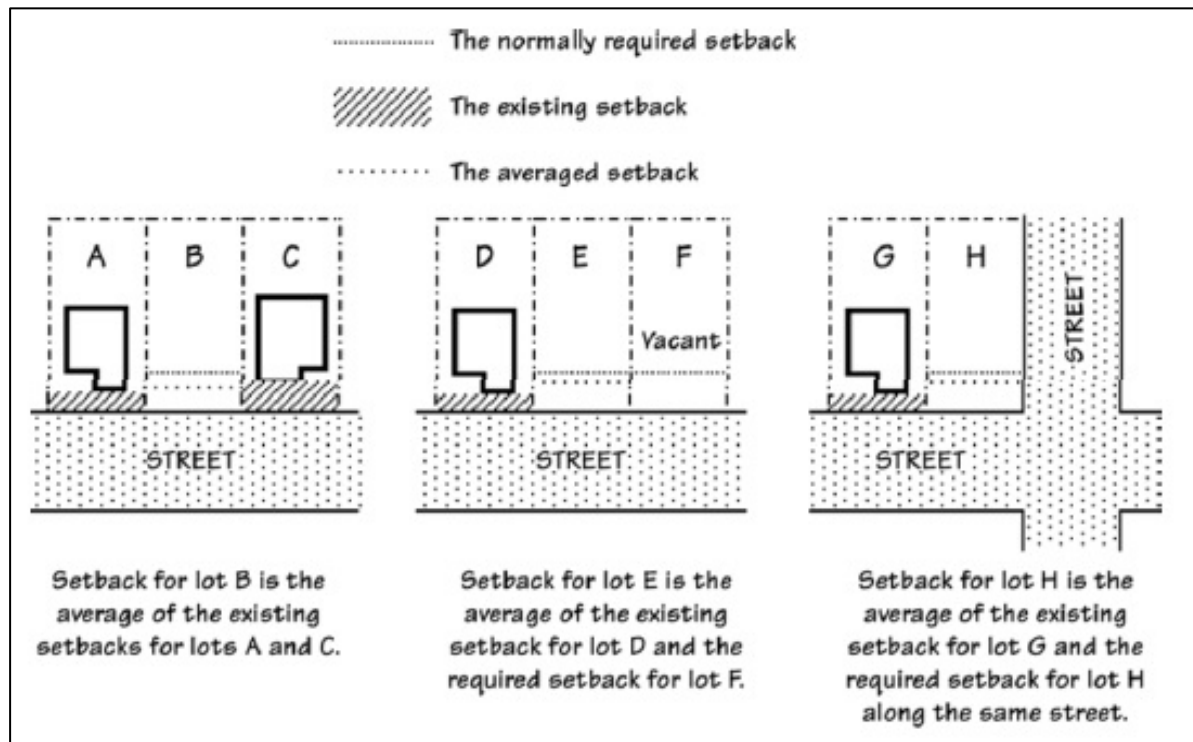
Notes for Standard A-1 District Development Regulations:							
Note 1. Minimum lot area and width may be required by the County Health Department to provide adequate sewage disposal facilities.							
Note 2. Served with private well and septic systems.							
Note 3. Served by central sewage collection and treatment system or central water distribution system.							
Note 4. Average Front and Rear Setbacks: Where legally existing front or rear setbacks on adjacent parcels of continuous frontage are shorter than these minimums, 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 (<i>see illustration</i>).							
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. Front Setback for Off-Street Parking: For lots subject to Table F.1. regulations, 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 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-right-of-way shall comply with the alternative setbacks listed in Table F.1. (<i>see illustrations</i>).							

Table F.2. lists the alternative development regulations that shall be met for all principal, accessory, conditional, and temporary uses and structures in the A-1 District located in subdivisions or on lots platted before May 6, 1976 that do not comply with A-1 standard development regulations for lot area, lot width, and/or setbacks, unless specified otherwise in this Ordinance.

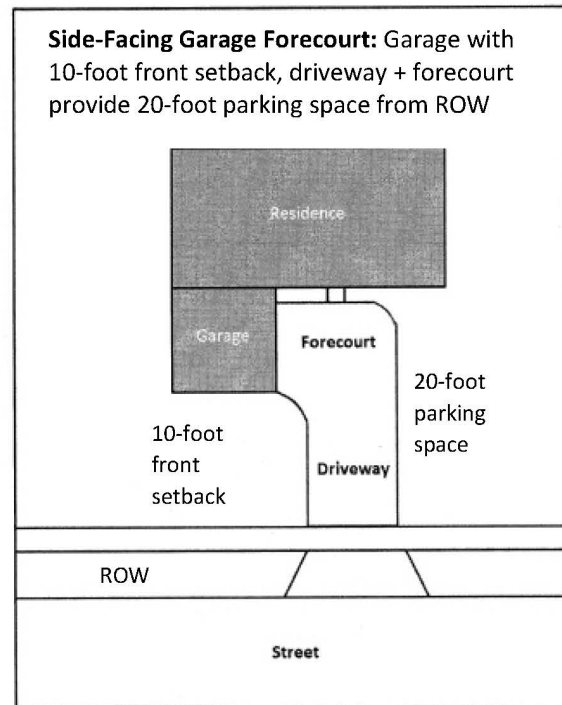
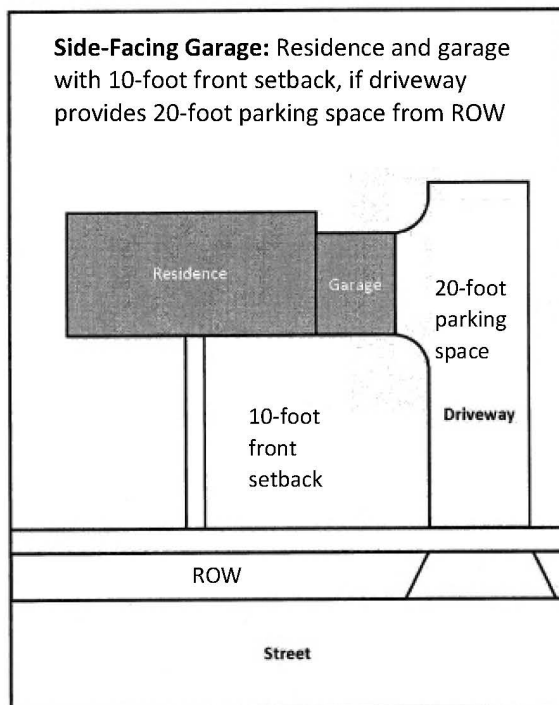
Table F.2. Alternative A-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot Size		Minimum Setback Requirements (see Notes 4 and 5)				Maximum Height
	Area	Width	Front		Side	Street side, corner lot	
Principal Uses and Structures							
Dwellings and POA uses (see Note 2)	20,000 square feet per dwelling unit or POA use	100 feet per dwelling unit or POA use	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Dwellings and POA uses (see Note 3)	12,000 square feet per dwelling unit or POA use	80 feet per dwelling unit or POA use	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
All others	See Note 1		10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Accessory Uses and Structures							
Accessory Dwelling Unit	See Section 2.8 for specific development regulations						
Private garage or carport (see Note 6)	See Note 1		10 or 20 feet	5 feet	10 feet	10 or 20 feet	2.5 stories or 35 feet

Table F.2. Alternative A-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot Size		Minimum Setback Requirements (see Notes 4 and 5)				Maximum Height
	Area	Width	Front		Side	Street side, corner lot	
All others	See Note 1		10 feet	5 feet	10 feet	10 feet	2.5 stories or 35 feet
Conditional Uses and Structures							
Seasonal resorts (see Note 3)	20,000 square feet per dwelling unit	100 feet per dwelling unit	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Seasonal resorts (see Note 4)	10,000 square feet per dwelling unit	50 feet per dwelling unit	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Multiple family dwellings	20,000 square feet per dwelling unit	200 feet	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
All others	See Note 1		10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Temporary Uses and Structures							
All	See Note 1		As per Zoning Administrator				

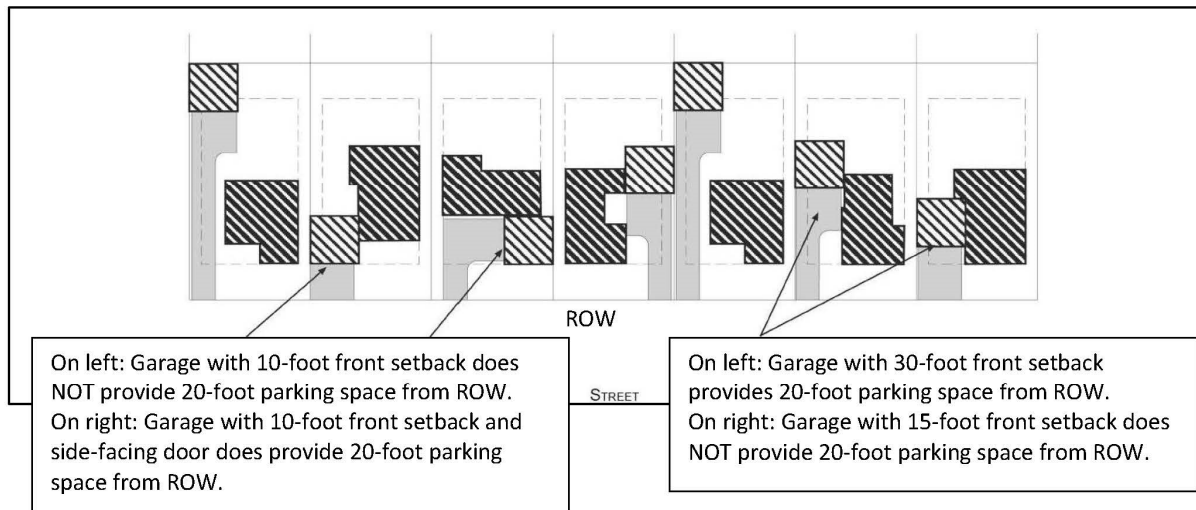
Notes for Alternative A-1 District Development Regulations:
Note 1. Minimum lot area and width may be required by the County Health Department to provide adequate sewage disposal facilities.
Note 2. Served with private well and septic systems.
Note 3. Served by central sewage collection and treatment system or central water distribution system.
Note 4. Average Front and Rear Setbacks: Where legally existing front or rear setbacks on adjacent parcels of continuous frontage are shorter than these minimums, 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 (<i>see illustration</i>).
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. Front Setback for Off-Street Parking: For lots subject to Table F.2. regulations, 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 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-right-of-way shall comply with the alternative setbacks listed in Table F.2. (<i>see illustrations</i>).



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



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)

- G. Allowed Signs.** The following sign regulations shall be met for all principal, accessory, conditional uses and structures in the A-1 District unless specified otherwise in this Ordinance. (under review)
- H. Required Off-Street Parking and Loading Spaces.** The required off-street parking and loading spaces shall be met for all principal, accessory, conditional, and temporary uses and structures in the A-1 District unless specified otherwise in this Ordinance in accordance with Section 2.1 and Section 2.8.