



February 24, 2025

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

RE: Zoning Ordinance Update – Initial Draft of Section 2.2 A-1 Agricultural District (02-24-25)

Dear Lori,

Attached is the initial draft of Section 2.2 A-1 Agricultural District (02-24-25) for the Zoning Ordinance Update for consideration by the Zoning Commission at their March 10, 2025 meeting.

Discussion

The A-1 District has been reformatted to use tables and an outline format to provide for a more user-friendly layout of regulations and additional resources. 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 and Accessory Uses and Structures, and Sign regulations.
- Land uses and parking requirements are revised according to the Matrix of Allowed Uses.
- References are shown for relevant sections of the Zoning Ordinance and other County ordinances; these will become hyperlinks in the online version.
- An outline format has been used for Special Exception Uses and Structures, with additional conditions such as parking requirements for consistency and clarification.
- A new section has been added for Temporary Uses and Structures.

Recommendation

The Commission is asked to review the initial draft of Section 2.2 A-1 Agricultural District (02-24-25), 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,

Laura Carstens
Senior Planner

Attachment

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.

B. ~~Permitted-Allowed~~ Principal Uses and Structures and Required Parking. The table below lists the allowed principal uses and structures in the A-1 District and their required off-street parking. Additional Regulations reference related sections in the Zoning Ordinance.

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	2 spaces per dwelling unit	Ch. 6 Definitions
Seasonal dwellings	2 spaces per dwelling unit	Ch. 6 Definitions
Elder group home	0.5 space per dwelling unit	Ch. 6 Definitions
Family group home	0.5 space per dwelling unit	Ch. 6 Definitions
Bed and breakfast home	1 space per guest room	Ch. 6 Definitions
Daycare, Adult	1 space per 400 square feet of floor area	Ch. 6 Definitions
Daycare, Child	1 space per 400 square feet of floor area	Ch. 6 Definitions
Elementary School	1.5 spaces per employee maximum shift + drop-off/pickup or bus queue area 2 spaces per unit	Ch. 6 Definitions
Post High School	1 space per 400 square feet of floor area	Ch. 6 Definitions
Preschool	1 space per 400 square feet of floor area	Ch. 6 Definitions

A-1 District Principal Uses and Structures		
Principal Uses and Structures	Required Parking	Additional Regulations
Secondary School	1.5 spaces per employee on maximum shift + 1 space per 10 students + drop-off/pickup or bus queue area 1 space per classroom or office	Ch. 6 Definitions
Churches Place of assembly	1 space for every per 4-5 seats in the main auditorium	Ch. 6 Definitions
Cemeteries Cemetery	20 spaces off the right-of-way on drives or parking areas	Ch. 6 Definitions
Public exposition & fairgrounds	1 space for every 3 seats at the main arena	Ch. 6 Definitions
Intermittent or temporary commercial activity	50 spaces	
Public Recreation parks, playgrounds, campgrounds	5 spaces for each acre developed for active and recreation areas usage	Ch. 6 Definitions
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 1 space per 100-400 square feet of floor area	Ch. 6 Definitions
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

Commented [LC2]: 50 spaces is an arbitrary number; replace with an established parking ratio

Commented [LC1]: Moved Intermittent or temporary commercial activity to Special Requirements subsection

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

C. **Permitted Accessory Uses and Structures.** The table below lists the allowed accessory uses and structures clearly incidental to the allowed principal uses and structures of this district, provided they comply with this Ordinance. Additional Regulations reference related sections in the Zoning Ordinance.

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
Secondary farm dwellings	Section 1.20 Farms Exempt; Ch. 6 Definitions
Accessory dwelling unit	Section XX.XX Accessory Dwelling Unit (ADU) Standards; Ch. 6 Definitions
Private garages	Ch. 6 Definitions
Private swimming pools, tennis courts, gardens and greenhouses	Ch. 6 Definitions
Fence, wall, hedge	Section XX Fences, Walls, and Hedges; Ch. 6 Definitions
Home occupation Home-based business	Ch. 6 Definitions
Farm home occupation Farm home-based business	Ch. 6 Definitions
Temporary buildings used in conjunction with construction work provided that such buildings are removed promptly upon completion of the work.	Off-street parking as determined by Zoning Administrator; Ch. 6 Definitions
Roadside Farm stands for the sale of produce farm products produced on site	Provided that: access to such stands shall be so located so as to afford a minimum site sight distance of 750 feet to motor vehicles on adjacent roads, that no all parking spaces shall be located closer than at least 20 feet to from the road right-of-way, and that not less than a minimum 4 parking spaces shall be provided; Ch. 6 Definitions .
Consumer-scale solar energy array, building-mounted	Section 2.XX Solar Energy Systems
Wind energy conversion system, non-commercial	Wind Energy Conversion Systems (WECS) Ordinance

- ~~1. Uses and structures clearly incidental to the permitted principal uses and structures of this district including home occupations and farm home occupations as defined.~~
- ~~2. Secondary farm dwellings.~~
- ~~3. Private garages.~~
- ~~4. Private swimming pools, tennis courts, gardens and greenhouses.~~

Commented [LC5]: Moved list into chart

- ~~5. Temporary buildings used in conjunction with construction work provided that such buildings are removed promptly upon completion of the work.~~
- ~~6. 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.~~

D. Special Exception Uses and Structures.

Below is the list of the allowed special uses and structures in the A-1 District as defined in Chapter 6 of this Ordinance. 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 ~~2.15(2)~~4.7 of this Ordinance, and the other requirements contained herein, the Board of Adjustment may permit the following:

- ~~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 Meets off-street parking requirements: One (1) space per four hundred (400) square feet of floor.~~
- ~~2. **Bulk station** 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.~~
 - ~~d. Underground storage tanks shall be located no closer to any property line than the greatest depth to the bottom of such tanks.~~
 - ~~e. Above ground storage tanks shall be located at least one hundred fifty (150) feet from any property line.~~
 - ~~a-f. Meets off-street parking requirements: One (1) space for each employee, one (1) space for each company vehicle, and one (1) loading space for each ten thousand (10,000) square feet of floor space.~~

Commented [LC6]: Moved list of ag services businesses to Ch 6. Definitions as a new general use category of Agricultural Sales, Service, and Supply

Commented [LC7]: New definition for Bulk Stations, pulled out as separate Special Exception with additional standards.

2. Livestock auction sales, 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;
- a-b. ~~that~~ Off-street parking requirements: One (1) parking space for each employee, and one (1) space for each company vehicle, and one (1) parking space for every two (2) seats in the sales arena are provided.

3. Commercial feedlots 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. ~~It that it~~ is located so that prevailing winds will not cause dust or odors to create a nuisance for developed properties in the vicinity;
- b-d. ~~that~~ Meets off-street parking requirements: One (1) parking space for each employee and one (1) space for each company vehicle be provided.

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~~ 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~~ Meets off-street parking requirements: One (1) off-street parking space for each employee plus one (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~~

Commented [LC8]: This phrase applies to any Board of Adjustment action, so it can be removed as redundant.

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; ~~that sufficient off-street parking area be provided;~~
- 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. Meets off-street parking requirements: One (1) space for each employee plus one (1) space for each company vehicle.

6. Solid waste facility ~~Sanitary landfills, sanitary transfer stations, sanitary composting facilities, and sanitary recycling operations~~ provided that:

Commented [LC9]: Sanitary landfills, sanitary transfer stations, sanitary composting facilities, and sanitary recycling operations combined under new general use category of Solid Waste Facility

- 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-c. Meets off-street parking requirements: One (1) space for each employee plus one (1) space for each company vehicle.
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~~ Privately operated campgrounds, indoor and outdoor commercial recreation 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.
 - b. Meets off-street parking requirements:
 - i. Campground and Recreational Vehicle (RV) Park: one (1) space per camp site or RV site.
 - ii. Indoor Commercial Recreation use: one (1) space per two hundred fifty (250) square feet of floor area.
 - iii. Outdoor Commercial Recreation use: one (1) space per four (4) occupants plus one (1) space per employee on maximum shift.
- 3.8. Seasonal resorts which includes 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, and the minimum yard requirements shall be ten (10) feet for all yards.
 - 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.

Commented [LC10]: Temporary concrete plants moved to Temporary Use section.

Commented [LC11]: 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 have been combined under new general use categories of Indoor Commercial Recreation and Outdoor Commercial Recreation

~~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.

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

- ~~a.~~ 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 height of the tower.
- ~~b.~~ that they will not interfere with the operation of any airport or landing strip, and
- ~~a.~~ that base screening and camouflage techniques are used unless prohibited by Federal Aviation Agency F.A.A. regulations.
- ~~c.~~ The applicant shall show that their site has relatively low esthetic impact compared to other locations within the area of technical feasibility for the service being provided.
- ~~d.~~ The Board's review shall comply with the Iowa Code 8C Iowa Cell Siting Act.
- ~~e.~~ 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.
- ~~f.~~ The Zoning Administrator shall provide direct notification to all landowners within one-half (1) mile of the of the property lines of the cell station and/or tower sites.
- ~~b-g.~~ The Discontinuation, Catastrophic Failure, and Decommissioning regulations in the Jackson County WECS ordinance shall apply to new cell station and tower sites.

Commented [LC12]: Matches draft WECS Ordinance

4-10. Airports and landing fields approved by the Federal Aviation Agency.

- ~~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 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.

Commented [LC13]: Does this need to be a special exception? Should it be a principal use?

Commented [LC14]: Temporary permits not to exceed sixty (60) days for the location of car crushers moved to Temporary Uses section.

11. Conversion of existing dwellings or other structures to a two-family dwelling, provided that:

- ~~a.~~ A permit is obtained from the Jackson County Health Department for the sanitary system, and
- ~~b.~~ that the property meets the requirements for lot area and width and yards in the district, and
- ~~b-c.~~ that there be two (2) parking spaces for each dwelling in the unit.

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Commented [LC15]: These conditions seem to be basic code compliance. Does this need to be a special exception?

12. Golf courses and clubhouses, provided that:

~~a. Meets off-street parking requirements: parking shall include three (3) spaces per green or one (1) space for every one hundred (100) square feet of clubhouse floor area, whichever is greater.~~

~~e.b. In deciding such appeals, the Board of Adjustment shall consider the suitability of the proposed site for agricultural production.~~

~~5. Home industries as defined.~~

Commented [LC16]: Removed, since this is covered by new Iowa Code definition of home-based business.

~~6.13. Garden centers in conjunction with plant nurseries/nursery provided that one (1) off-street parking space per four hundred (400) square feet of floor area be provided.~~

~~7.14. Addition of accessory structures to principal structures devoted to legal nonconforming uses.~~

15. 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 [LC17]: What are we trying to do with "Maintain a maximum density of one (1) dwelling unit per two (2) acres"?
2 acres per dwelling unit is the **minimum lot area** for a single-family dwelling, and this is tied to septic tank or wastewater treatment. Recommend deletion.

16. Event venue 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.~~

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

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. Intermittent or temporary commercial activity provided that:

- a. No permanent structures are required.
- b. Uses do not exceed fourteen (14) days per year.
- c. Uses do not involve more than fifteen (15) acres.

- d. No public nuisance is created.
- e. Temporary off-street parking is provided as determined by the Zoning Administrator.

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** ~~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.

4. **Temporary permits for the storage of logs**, provided that:

- a. Such permit may be granted not to exceed XXX days
- b. The area be restored to a suitable condition free of refuse and debris.
- ~~a-c.~~ Upon a showing of good cause, the Zoning Administrator may grant an extension not to exceed thirty (30) days.

F. **Development Regulations.** The following development regulations shall be met for all principal, accessory, special exception uses and structures in the A-1 district unless specified otherwise in this Ordinance.

A-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot		Minimum Yard Requirements				Maximum Height
	Area	Width	Front	Rear	Side	Street side, corner lot	
Non-farm dwellings and education uses and structures	2 acres	200 feet	40 feet	30 feet	15 feet	30 feet	2- and one-half stories or 35 feet
<u>Seasonal resorts</u>	<u>10,000 square feet¹</u>	<u>200 feet?</u>	<u>10 feet</u>	<u>10 feet</u>	<u>10 feet</u>	<u>10 feet</u>	<u>2- and one-half stories or 35 feet</u>
<u>Other non-farm principal and special exception uses and structures</u>	<u>Minimum lot area and width may be required by the County Health Department to provide adequate sewage disposal facilities.</u>		<u>40 feet</u>	<u>30 feet</u>	<u>15 feet</u>	<u>30 feet</u>	<u>2- and one-half stories or 35 feet</u>
<u>Non-farm accessory uses and structures</u>	<u>None unless otherwise specified.</u>		<u>40 feet</u>	<u>30 feet; 5 feet if detached</u>	<u>15 feet</u>	<u>30 feet</u>	<u>2- and one-half stories or 35 feet</u>
<u>Other Farm Exempt Uses?</u>	None; except as may be required by the County Health Department to provide adequate sewage disposal facilities.						
<u>Notes: 1. See requirements for seasonal resorts under Section 2.2.D. Special Exception Uses and Structures.</u>							

- G. ~~Permitted-Allowed~~ Signs.** The following sign regulations shall be met for all principal, accessory, special exception uses and structures in the A-1 district unless specified otherwise in this Ordinance. 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.

A-1 District Sign Regulations					
Type of Sign	Maximum Size	Maximum Number	Faces	Allowable Placement	Illumination
Directional Sign only along U.S. Highway 61	One hundred fifty (150) square feet	Three (3) such signs in all districts combined	May be a double-faced or back-to-back sign	May be placed in required front yards	Indirect, non-intermittent lighting Indirect, non-intermittent lighting
Directional Sign	Thirty-two (32) square feet				
Public bulletin board	Sixteen (16) square feet	One (1) per street or road frontage	May be a double-faced or back-to-back sign	At least twenty (20) feet from any lot line or not more than five (5) feet from the main building	Indirect, non-intermittent lighting
Identification sign for the business or service on the premises	Thirty-two (32) square feet				
Temporary sign advertising the sale or lease of the premises	Sixteen (16) square feet				

- ~~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.~~

Commented [LC18]: Moved list into chart

~~7. Illumination of signs and bulletin boards shall be indirect, non-intermittent lighting.~~

~~8. 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. Special Requirements.

1. The establishment of feed lots, sanitary landfills 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~~.
2. Prior to the issuance of ~~Ce~~Compliance ~~Ce~~Certificates for temporary concrete plants, evidence shall be provided to the ~~Z~~Zoning ~~A~~Addministrator 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 Jackson County Engineer shall be posted to ensure repair of damage to the haul route.

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.

B. Allowed Principal Uses and Structures and Required Parking. The table below lists the allowed principal uses and structures in the A-1 District and their required off-street parking. Additional Regulations reference related sections in the Zoning Ordinance.

A-1 District Principal Uses and Structures		
Principal Uses and Structures	Required Parking	Additional Regulations
Agriculture	None	Section 1.20 Farms Exempt Ch. 6 Definitions
Horticulture; Nursery		
Farm, farming and the usual farm buildings		
Farm dwelling (principal)		
Grain storage bin		
Single-family dwelling	2 spaces per dwelling unit	Ch. 6 Definitions
Seasonal dwelling	2 spaces per dwelling unit	Ch. 6 Definitions
Elder group home	0.5 space per dwelling unit	Ch. 6 Definitions
Family group home	0.5 space per dwelling unit	Ch. 6 Definitions
Bed and breakfast home	1 space per guest room	Ch. 6 Definitions
Daycare, Adult	1 space per 400 square feet of floor area	Ch. 6 Definitions
Daycare, Child	1 space per 400 square feet of floor area	Ch. 6 Definitions
Elementary School	1.5 spaces per employee maximum shift + drop-off/pickup or bus queue area	Ch. 6 Definitions
Post High School	1 space per 400 square feet of floor area	Ch. 6 Definitions
Preschool	1 space per 400 square feet of floor area	Ch. 6 Definitions
Secondary School	1.5 spaces per employee on maximum shift + 1 space per 10 students + drop-off/pickup or bus queue area	Ch. 6 Definitions
Place of assembly	1 space per 4 seats	Ch. 6 Definitions

A-1 District Principal Uses and Structures		
Principal Uses and Structures	Required Parking	Additional Regulations
Cemetery	20 spaces off the right-of-way on drives or parking areas	Ch. 6 Definitions
Public exposition & fairgrounds	1 space for every 3 seats at the main arena	Ch. 6 Definitions
Public campground	1 space per camp site	Ch. 6 Definitions
Public Recreation	5 spaces for each acre developed for active and recreation areas usage	Ch. 6 Definitions
Kennel and riding stable	1 space per 400 square feet of floor area	Ch. 6 Definitions
Railroad, public utility and public maintenance garages and equipment and materials storage yards, but not including administrative or sales offices	1 space for each employee on site plus 1 space for each company vehicle	Ch. 6 Definitions

C. Accessory Uses and Structures. The table below lists the allowed accessory uses and structures clearly incidental to the allowed principal uses and structures of this district, provided they comply with this Ordinance. Additional Regulations reference related sections in the Zoning Ordinance.

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
Secondary farm dwelling	Section 1.20 Farms Exempt; Ch. 6 Definitions
Accessory dwelling unit	Section XX.XX Accessory Dwelling Unit (ADU) Standards; Ch. 6 Definitions
Private garage	Ch. 6 Definitions
Private swimming pool, tennis court, garden and greenhouse	Ch. 6 Definitions
Home-based business	Ch. 6 Definitions
Fence, wall, hedge	Section XX. Fences, Walls, and Hedges; Ch. 6 Definitions
Farm home-based business	Ch. 6 Definitions
Temporary building used in conjunction with construction work provided that such building is removed promptly upon completion of the work.	Off-street parking as determined by Zoning Administrator; Ch. 6 Definitions

A-1 District Accessory Uses and Structures	
Accessory Uses and Structures	Additional Regulations
Farm stand for the sale of farm products produced on site	Provided that: access shall afford a minimum sight distance of 750 feet to motor vehicles on adjacent roads, all parking spaces shall be located at least 20 feet from the road right-of-way, and a minimum 4 parking spaces shall be provided; Ch. 6 Definitions.
Consumer-scale solar energy array, building-mounted	Section 2.XX Solar Energy Systems
Wind energy conversion system, non-commercial	Wind Energy Conversion Systems (WECS) Ordinance

D. Special Exception Uses and Structures.

Below is the list of the allowed special uses and structures in the A-1 District as defined in Chapter 6 of this Ordinance. 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 4.7 of this Ordinance, and the other requirements contained herein, the Board of Adjustment may permit the following:

1. **Agricultural sales, service, and supply business** 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. Meets off-street parking requirements: One (1) space per four hundred (400) square feet of floor.

2. **Bulk station** for the storage 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.
 - 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.
 - d. Underground storage tanks shall be located no closer to any property line than the greatest depth to the bottom of such tanks.
 - e. Above ground storage tanks shall be located at least one hundred fifty (150) feet from any property line.
 - f. Meets off-street parking requirements: One (1) space for each employee, one (1) space for each company vehicle, and one (1) loading space for each ten thousand (10,000) square feet of floor space.

3. **Livestock auction sales**, 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. Off-street parking requirements: One (1) space for each employee, one (1) space for each company vehicle, and one (1) space for every two (2) seats in the sales arena.

4. **Commercial feedlot** 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, or place of public assembly.
 - b. Adequate provision for drainage, sanitation and waste disposal are provided.
 - c. It is located so that prevailing winds will not cause dust or odors to create a nuisance for developed properties in the vicinity.
 - d. Meets off-street parking requirements: One (1) space for each employee and one (1) space for each company vehicle.

5. **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 from any property line or public road right-of-way and no closer than five hundred (500) feet to any dwelling, park, or school.
 - b. Access to a public road shall not cause a real or potential traffic hazard.
 - c. 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. Meets off-street parking requirements: One (1) space for each employee plus one (1) space for each company vehicle.

6. **Ready mix concrete plant**, 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 from any dwelling, park or school.
 - b. Facilities be provided for controlling air and water pollution
 - c. Access to a public road shall not create a real or potential traffic hazard as determined by the Jackson County Engineer.
 - d. Meets off-street parking requirements: One (1) space for each employee plus one (1) space for each company vehicle.

7. **Solid waste facility** provided that:
 - a. 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.
 - c. Meets off-street parking requirements: One (1) space for each employee plus one (1) space for each company vehicle.

- 8. Privately-operated campgrounds, indoor and outdoor commercial recreation** provided 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.
 - b. Meets off-street parking requirements:
 - i. Campground and Recreational Vehicle (RV) Park: one (1) space per camp site or RV site.
 - ii. Indoor Commercial Recreation use: one (1) space per two hundred fifty (250) square feet of floor area.
 - iii. Outdoor Commercial Recreation use: one (1) space per four (4) occupants plus one (1) space per employee on maximum shift.
- 9. Seasonal resort** which includes three (3) or more seasonal dwellings 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, and the minimum yard requirements shall be ten (10) feet for all yards.
 - 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 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.
 - d. 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.
- 10. Commercial communications (cell) station and tower** provided that:
- a. 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 height of the tower.
 - b. They will not interfere with the operation of any airport or landing strip.
 - c. Base screening and camouflage techniques are used unless prohibited by Federal Aviation Agency regulations. The applicant shall show that their site has relatively low esthetic impact compared to other locations within the area of technical feasibility for the service being provided.
 - d. The Board's review shall comply with the Iowa Code 8C Iowa Cell Siting Act.

- e. 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.
- f. 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.
- g. The Discontinuation, Catastrophic Failure, and Decommissioning regulations in the Jackson County WECS ordinance shall apply to new cell station and tower sites.

11. Airport and landing fields approved by the Federal Aviation Agency.

12. Conversion of existing dwelling or other structure to a two-family dwelling, provided that:

- a. A permit is obtained from the Jackson County Health Department for the sanitary system, and
- b. The property meets the requirements for lot area and width and yards in the district, and
- c. There be two (2) parking spaces for each dwelling in the unit.

13. Golf course and clubhouse, provided that:

- a. Meets off-street parking requirements: three (3) spaces per green or one (1) space for every one hundred (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.

14. Garden center in conjunction with nursery provided that one (1) off-street parking space per four hundred (400) square feet of floor area be provided.

15. Addition of accessory structures to principal structures devoted to legal nonconforming uses.

16. Multiple family dwelling, including residential condominium, 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.
- c. The maximum number of dwelling units per structure shall not exceed eight (8),
- d. Two (2) off-street parking spaces per dwelling unit shall be provided.
- e. 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.

17. Event venue 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.

18. Commercial wind energy conversion system (C-WECS) provided that the application and review process shall comply with the Jackson County WECS Ordinance.

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. Intermittent or temporary commercial activity** provided that:
 - a. No permanent structures are required.
 - b. Uses do not exceed fourteen (14) days per year.
 - c. Uses do not involve more than fifteen (15) acres.
 - d. No public nuisance is created.
 - e. Temporary off-street parking is provided as determined by the Zoning Administrator.
- 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.
- 4. Temporary permits for the storage of logs**, provided that:
 - a. Such permit may be granted not to exceed **XXX days**
 - b. The area be restored to a suitable condition free of refuse and debris.
 - c. Upon a showing of good cause, the Zoning Administrator may grant an extension not to exceed thirty (30) days.

F. Development Regulations. The following development regulations shall be met for all principal, accessory, special exception uses and structures in the A-1 district unless specified otherwise in this Ordinance.

A-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot		Minimum Yard Requirements				Maximum Height
	Area	Width	Front	Rear	Side	Street side, corner lot	
Non-farm dwellings and education uses and structures	2 acres	200 feet	40 feet	30 feet	15 feet	30 feet	2- and one-half stories or 35 feet
Seasonal resorts	10,000 square feet ¹	200 feet?	10 feet	10 feet	10 feet	10 feet	2- and one-half stories or 35 feet
Other non-farm principal and special exception uses and structures	Minimum lot area and width may be required by the County Health Department to provide adequate sewage disposal facilities.		40 feet	30 feet	15 feet	30 feet	2- and one-half stories or 35 feet
Non-farm accessory uses and structures	None unless otherwise specified.		40 feet	30 feet; 5 feet if detached	15 feet	30 feet	2- and one-half stories or 35 feet
Farm Exempt Uses?	None; except as may be required by the County Health Department to provide adequate sewage disposal facilities.						
Notes: 1. See requirements for seasonal resorts under Section 2.2.D. Special Exception Uses and Structures.							

G. Allowed Signs. The following sign regulations shall be met for all principal, accessory, special exception uses and structures in the A-1 district unless specified otherwise in this Ordinance. 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.

A-1 District Sign Regulations					
Type of Sign	Maximum Size	Maximum Number	Faces	Allowable Placement	Illumination
Directional Sign only along U.S. Highway 61	One hundred fifty (150) square feet	Three (3) such signs in all districts combined	May be a double-faced or back-to-back sign	May be placed in required front yards	Indirect, non-intermittent lighting Indirect, non-intermittent lighting
Directional Sign	Thirty-two (32) square feet				
Public bulletin board	Sixteen (16) square feet	One (1) per street or road frontage	May be a double-faced or back-to-back sign	At least twenty (20) feet from any lot line or not more than five (5) feet from the main building	Indirect, non-intermittent lighting
Identification sign for the business or service on the premises	Thirty-two (32) square feet				
Temporary sign advertising the sale or lease of the premises	Sixteen (16) square feet				

H. Special Requirements.

1. The establishment of feed lots, sanitary landfills or other uses potentially hazardous to the environment, shall, where applicable, comply with the requirements of the appropriate division of the Iowa Department of Natural Resources as provided for in Iowa Code Chapter 455B.
2. 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 Jackson County Engineer shall be posted to ensure repair of damage to the haul route.