CHAPTER 1. GENERAL PROVISIONS

- 1.1 Title.
- 1.2 Jurisdiction.
- 1.3 Purpose.
- 1.4 Effective Date.
- 1.5 Relationship to the Land Use Policy Statement and Comprehensive Plan.
- 1.6 Minimum Requirements Interpretation.
- 1.7 Separability Clause.
- 1.8 Not a Licensing Ordinance.
- 1.9 Private Agreement.
- 1.10 Code References.
- 1.11 Headings or Titles.
- 1.12 Cumulative Provisions.
- 1.13 Repeal of Conflicting Ordinances.
- 1.14 Iowa Open Meetings Law.
- 1.15 Establishment of Districts.
- 1.16 Adoption of Official Zoning Map.
- 1.17 Identification of Official Zoning Map.
- 1.18 Changes in Official Zoning Map.
- 1.19 Interpretation of District Boundaries.
- 1.20 Farms exempt.

CHAPTER 2. ZONING DISTRICT REGULATIONS

- 2.1 Schedules of District Regulations.
- 2.2 A-1 Agricultural District.
 - A. Statement of Intent.
 - B. Allowed Principal Uses and Structures and Required Parking.
 - C. Accessory Uses and Structures.
 - D. Special Exception Uses and Structures.
 - E. Temporary Uses and Structures Allowed by the Zoning Administrator.
 - F. Development Regulations.
 - G. Allowed Signs.
 - H. Special Requirements.
- 2.3 R-1 Residential District.
 - A. Statement of Intent.
 - B. Allowed Principal Uses and Structures and Required Parking.
 - C. Accessory Uses and Structures.
 - D. Special Exception Uses and Structures.
 - E. Temporary Uses and Structures Allowed by the Zoning Administrator.
 - F. Development Regulations.
 - G. Allowed Signs.
 - H. Special Requirements.

I. Alternative Residential Regulations (to be determined)

- 2.4 C-1 Highway Commercial District.
 - Statement of Intent.
 - B. Allowed Principal Uses and Structures and Required Parking.
 - C. Accessory Uses and Structures.
 - D. Special Exception Uses and Structures.
 - E. Temporary Uses and Structures Allowed by the Zoning Administrator.
 - F. Development Regulations.
 - G. Allowed Signs.
 - H. Special Requirements.
- 2.5 M-1 Limited Industrial District.
 - A. Statement of Intent.
 - B. Principal Uses and Structures and Required Parking.
 - C. Allowed Accessory Uses and Structures.
 - D. Special Exception Uses and Structures.
 - E. Temporary Uses and Structures Allowed by the Zoning Administrator.
 - F. Development Regulations.
 - G. Allowed Signs.
 - H. Special Requirements.
- 2.6 M-2 General Industrial District.
 - A. Statement of Intent.
 - B. Allowed Principal Uses and Structures and Required Parking.
 - C. Accessory Uses and Structures.
 - D. Special Exception Uses and Structures.
 - E. Temporary Uses and Structures Allowed by the Zoning Administrator.
 - F. Development Regulations.
 - G. Allowed Signs.
 - H. Special Requirements.
- 2.7 PUD Planned Unit Development District.
 - A. Statement of Intent.
 - B. Special Requirements.
- 2.8 Supplemental District Regulations.
 - A. Visibility At Intersection.
 - B. Accessory Buildings.
 - C. More Than One Principal Structure on A Lot.
 - D. Height Regulation Exceptions.
 - E. Use of Public Right-of-Way.
 - F. Proposed Use Not Covered in Ordinance.
 - G. Buildings to have Access.

- H. Off-Street Parking.
- I. Existing Farm Dwellings.
- J. Flag Lots.
- K. Compliance With Other County Development Requirements.
- L. Accessory Dwelling Units. (to be determined)
- M. Solar Energy Systems. (to be determined)
- N. Wind Energy Conversion Systems. (to be determined)
- O. Data Mining. (to be determined)

2.9 Application of District Regulations.

- A. Regulations To Be Uniformly Applied.
- B. All Uses and Structures to Conform.
- C. Height, Density or Yards Shall Not Be Violated.
- D. Separate Yards, Open Space and Off-Street Parking Required.
- E. Minimum Yard and Lot Areas May Not Be Reduced.
- F. New Areas.

2.10 Nonconformities.

- A. Nonconforming Lots of Record.
- B. Nonconforming Uses of Land.
- C. Nonconforming Structures.
- D. Nonconforming Uses of Structures.
- E. Repairs and Maintenance.
- F. Uses Under Exception Provision.

CHAPTER 3. ADMINISTRATION AND ENFORCEMENT.

- 3.1 Administration and Enforcement.
- 3.2 Appeals from Decision of Administrator.
- 3.3 Interpretation of Provisions.
- 3.4 Violation and Penalties.
- 3.5 Separate Offenses May Be Charged.
- 3.6 Injunction, Mandamus.
- 3.7 Zoning Permit Required.
 - A. Construction Compliance Certificate.
 - B. Occupancy Compliance Certificate.
- 3.8 Zoning Permit Not Required.
- 3.9 Application for Zoning Permit.
- 3.10 Fees.

CHAPTER 4. BOARD OF ADJUSTMENT

- 4.1 Board of Adjustment Created.
- 4.2 Proceedings of the Board of Adjustment.
- 4.3 Hearings; Appeals; Notice.
- 4.4 Stay of Proceedings.

- 4.5 The Board of Adjustment: Powers and Duties.
- 4.6 Administrative Review.
- 4.7 Special Exceptions.
- 4.8 Variances.
- 4.9 Decisions of the Board of Adjustment.
- 4.10 Remanding of Variances by the Board of Supervisors.
- 4.11 Appeals from the Board of Adjustment.

CHAPTER 5. ZONING COMMISSION.

- 5.1 Zoning Commission Created.
- 5.2 Proceedings of the Zoning Commission.
- 5.3 The Zoning Commission: Powers and Duties.
- 5.4 Text Changes and Amendments.
- 5.5 Map Change of Zoning District Boundaries (Rezoning).
- 5.6 Comprehensive Plan Adoption and Amendments.

CHAPTER 6. DEFINITIONS.

6.1 Definitions.