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 2.4 C-1 Highway Commercial District (07-01-25)

Dear Lori,

Attached is the revised draft of Section 2.4 C-1 Highway Commercial 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 C-1 District has been reformatted to use tables and refer to other sections to provide for a more userfriendly layout of regulations and additional resources. Revisions were made as discussed at the Commission's April 21, 2025 meeting and subsequent staff meetings. The attached REDLINE version outlines the proposed changes with commentary, and the CLEAN version shows the resulting restructure. Major updates are as follows:

- Tables are used for Principal, Accessory, Conditional (renamed from Special Exception) Uses and Structures, with proposed land uses revised according to the Matrix of Allowed Uses.
- Parking requirements are moved to Section 2.1.
- > Specific regulations for Conditional Uses and Structures as well as Signs are moved to Section 2.9.
- > A new section is added for Temporary Uses and Structures for Zoning Administrator approval.
- > Development Regulations are moved to a table and expanded in scope and content.
- References are shown for relevant sections of the Zoning Ordinance and other County ordinances; these will become hyperlinks in the online version.

Recommendation

The Commission is asked to review and approve the revised draft of Section 2.4 C-1 Highway Commercial 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,

Saure \$ (de

Laura Carstens, Senior Planner

Attachments

| Dubuque Metropolitan Area Transportation Study | Eastern Iowa Development Corporation | Eastern Iowa Regional Utility Services System | Eastern Iowa Regional Housing Authority | ECIA Business Growth, Inc. | Region 1 Employment and Training | ECIA Regional Planning Affiliation | Region 8 Regional Transit Authority |

CHAPTER 2. ZONING DISTRICT REGULATIONS

2.4 C-1 HIGHWAY COMMERCIAL DISTRICT

A. Statement of Intent. The C-1 Highway Commercial District is intended to provide areas for commercial development which primarily serve the travelling public. This district is also intended to accommodate certain other commercial uses which ordinarily require access to a major street or highway.

B. Permitted Allowed Principal Uses and Structures and Required Parking.

Table B.1. lists the allowed principal uses and structures in the C-1 District as defined in Chapter 6,provided they comply with this Ordinance; applicable county, state, and federal codes; and thespecific provisions listed below. Additional Regulations reference related sections in the ZoningOrdinance.

Table B.1. C-1	District Principal Uses and Structu	ires		
Principal Uses and Structures	Required Parking	Additional Regulations		 Commented [LC1]: Required Parking moved to Section
Automotive, truck, farm implement or mobile home sales, service or				2.1
repair.	1 space for every 300 square	Ch. 6 Definitions; Section		
Motorcycle, boat, and recreation	feet of floor space	<u>2.8</u>		
Vehicle sales, service				
or <u>and</u> repair			 	 Commented [LC2]: Part of new Vehicle Sales, Service,
	1 space for every 300 square	Ch. 6 Definitions; Section		and Repair;
Mini-warehouse/Rental storage units	feet of floor space	2.8		allow in C-1, M-1, and M-2 as Principal use
Retail automotive fuel sales Gas	4 spaces plus storage for 4	Ch. 6 Definitions; Section		
station and car wash	other vehicles in each	2.8	 	 Commented [LC3]: Rename to Gas station
	service lane	<u> </u>		
Drive-in banksFinancial institution	3 spaces plus storage for3	Ch. 6 Definitions; Section		
	vehicles outside each teller lane	<u>2.8</u>		
Hotels and motels	1 space per unit	<u>Ch. 6 Definitions; Section</u>		
		<u>2.8</u>		
Plant NurserNursery,ies and garden	1 space for every 100 square	Ch. 6 Definitions; Section		
centers, and greenhouse	foot of floor area	<u>2.8</u>		
Antique shops, art galleries and				
studios, bait shops, fishing		Ch. 6 Definitions; Section		
and camping supply shops,		2.8		
convenience stores & liquor				
storesGeneral Retail			 	 Commented [LC4]: These various uses are combined in to
Restaurant s & nightclubs		Ch. 6 Definitions; Section		new general category use of General Retail
		<u>2.8</u>		
Drive in Restaurants Restaurant,	5 spaces for every 100 square	Ch. 6 Definitions; Section		
drive-in & refreshment areas	foot of floor area	2.8		
Nightclub/bar/tavern		Ch. 6 Definitions; Section		
		<u>2.8</u>		

<u>Table B.1. C-1</u>	District Principal Uses and Struct	ures	
Principal Uses and Structures	Required Parking	Additional Regulations	 Commented [LC1]: Required Parking moved to Section
Recreational Recreation, Indoor Commercial & amusement activities such as bowling alleys, miniature golf courses, driving ranges, skating rinks, dance halls Drive in theaters	Bowling: 5 spaces per lane; Miniature golf: 3 spaces per green; other: 1 space per 100 square foot of floor area Storage lanes outside ticket booth to accommodate 10% of theater	Ch. 6 Definitions; Section 2.8	 2.1 Commented [LC5]: These various uses are included in the definition of the new general land use category of Indoor Commercial Recreation.
Building material <u>s/Lumber yard</u> sales & distribution	5 spaces plus 1 space for each employee on the site plus 1 space for each company vehicle	Ch. 6 Definitions; Section 2.8	 Commented [LC6]: Combined Building material sales, distribution, storage with Lumber yard
Tourism welcome centers and information booths		Ch. 6 Definitions; Section 2.8	
Agricultural sales, service, and supply business		Ch. 6 Definitions; Section 2.8	 Commented [LC7]: Combine Agricultural service
Multiple family dwellings, including residential condominiums		Ch. 6 Definitions; Section 2.8	businesses in A-1 with Agricultural service and supply businesses in M-1 to create new general land use
Adult Day Care Center		Ch. 6 Definitions; Section 2.8	
Child Care Center		<u>Ch. 6 Definitions; Section</u> 2.8	
Child Development Home		Ch. 6 Definitions; Section 2.8	
Family Home		<u>Ch. 6 Definitions; Section</u> 2.8	
Preschool		<u>Ch. 6 Definitions; Section</u> 2.8	
Post High School		<u>Ch. 6 Definitions; Section</u> 2.8	
General Office		Ch. 6 Definitions; Section 2.8	
General Services		<u>Ch. 6 Definitions; <mark>Section</mark> <mark>2.8</mark></u>	 Commented [LC8]: New general use category of General Services
Personal Services		<u>Ch. 6 Definitions; <mark>Section</mark> <mark>2:8</mark></u>	 Commented [LC9]: New general use category of Persona Services
Place of Assembly		<u>Ch. 6 Definitions; <mark>Section</mark></u> 2.8	 Commented [LC10]: New general use category of Place of Assembly
Public Recreation		<u>Ch. 6 Definitions; Section</u> <mark>2.8</mark>	 Commented [LC11]: New general use category of Public
Public campground		<u>Ch. 6 Definitions; Section</u> 2.8	Recreation
Recreation, Outdoor Commercial		<u>Ch. 6 Definitions; <mark>Section</mark></u> <mark>2:8</mark>	 Commented [LC12]: New general use category of Outdoor Commercial Recreation

Principal Uses and Structures Required Reaking Additional Regulations Commented [LC1]: Required Parking moved to Section Animal hospital/veterinary clinici	Table B.1. C-1	District Principal Uses and Structu	res	
Animal hospital/veterinary glind	Principal Uses and Structures	Required Parking	Additional Regulations	Commented [LC1]: Required Parking moved to Section
Bed and breakfast home Commented [LC13]: Allow in C-1 as Principal use, with veterinary clinic Bed and breakfast home Ch. 6 Definitions; Section Barding or lodging house Ch. 6 Definitions; Section Event venue Definitions; Section Public exposition and fairgrounds Ch. 6 Definitions; Section Vestormarket Definitions; Section Public exposition and fairgrounds Ch. 6 Definitions; Section Vestormarket Definitions; Section Public maintenance facilities Ch. 6 Definitions; Section Public maintenance facilities Definitions; Section Public maintenance facilities Definitions; Section Railroads and public utilities but not including gaugement Definitions; Section Railroads and public utilities but not including gaugement Definitions; Section Railroads and public utilities but not including gaugement Definitions; Section Railroads and public utilities but not including gaugement Definitions; Section Railroads and public utilities but not including gaugement Definitions; Section Railroads and public utilities but not including gaugement Definitions; Section Railroads and public utilities but not including gaugement Definitic be approved.	Animal hospital /veterinary clinic		Ch. 6 Definitions; Section	2.1
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	the second se			
3. Rental storage units 1 space for every 300 square	3. Rental storage units	1	space for every 300 square	

.	Rental storage units	I space for every sou squar
		feet of floor space
4.	Retail automotive fuel sales	4 spaces plus storage for
		4 other vehicles in each
		sorvice Jane
		Service func
5	Drive-in banks	3 spaces plus storage for
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6. Hotels and motels	
7. Plant nurseries and garden centers	— 1 space for every 100 square foot of floor area
8. Antique shops, art galleries and studios, bait shops, fishing and camping supply shops, convenience stores & liquor stores 9. Restaurants & nightclubs	
10. Drive in restaurants & refreshment areas 5	spaces for every 100 square foot of floor area
11. Recreational & amusement activities such as bowling alleys miniature golf courses, driving ranges, skating rinks, dance M halls	Bowling: 5 spaces per lane liniature golf: 3 spaces per green; other: 1 space per 10 sq. ft. of floor area
12. Drive in theaters	Storage lanes outside ticket booth to accommodate 10% of theater
13. Building material sales & distribution	<u>5 spaces plus 1 space for</u> each employee on the site plus 1 space for each company vehicle

14. Tourism welcome centers and information booths

C. Permitted-Allowed Accessory Uses and Structures.

Table C.1. lists the allowed accessory uses and structures clearly incidental to the allowed principaluses and structures of the C-1 District as defined in Chapter 6, provided they comply with thisOrdinance; applicable county, state, and federal codes; and the specific provisions listed below.Additional Regulations reference related sections in the Zoning Ordinance.

Table C.1. C-1	District Accessory Uses and Struct			
Accessory Uses and Structures	Required Parking	Additional Regulations		 Commented [LC16]: Required Parking moved to Section
Uses and structures clearly incidental				2.1
and necessary to the permitted		Ch. 6 Definitions; Section		
allowed principal uses or structures		<u>2.8</u>		
of this district.				
Storage warehouses buildings in				
conjunction with the an		Ch. 6 Definitions; Section		
allowedpermitted principal uses or		<u>2.8</u>		
structures of this district.				
Temporary buildings used in				
conjunction with construction work				
provided that such buildings are				
removed promptly upon completion				
of the construction work				 Commented [LC17]: Moved to new Section 2.4.E.
Dwelling units in a commercial	2 off-street parking spaces per	Ch. 6 Definitions; Section		Temporary Uses and Structures
structure <u>; each unit provided with</u>	unit are provided.	2.8		
that an open yard of at least 2,400	unicare provideu.	2.0	J	

Table C.1. C-1 District Accessory Uses and Structures									
Accessory Uses and Structures	Required Parking	Additional Regulations							
square feet is reserved and									
maintained for each dwelling unit									
and that 2 off-street parking spaces									
per unit be provided.									
Child Care Home		<u>Ch. 6 Definitions; <mark>Section</mark> <mark>2.8</mark></u>							
Home-Based Business		<u>Ch. 6 Definitions; Section</u> 2.8							
Solar energy system: consumer-scale		Ch. 6 Definitions; Section							
and building-mounted		<u>2.8</u>							
Wind energy conversion system: non-		Ch. 6 Definitions; Section							
<u>commercial</u>		<u>2.8</u>							

PERMITTED ACCESSORY USES AND STRUCTURES

Commented [LC18]: Moved into Table C.1.

Commented [LC16]: Required Parking moved to Section

2.1

1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district.

2. Storage warehouses in conjunction with the permitted principal uses or structures of this district.

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

4. Dwelling units in a commercial structure provided that an open yard of at least 2,400 square feet is reserved and maintained for each dwelling unit and that 2 off street parking spaces per unit be provided.

D. <u>Allowed Special ExceptionConditional</u> Uses and Structures.

Table D.1. lists the allowed conditional uses and structures in the C-1 District as defined in Chapter6, provided they comply with this Ordinance; applicable county, state, and federal codes; and thespecific provisions listed in Section 2.9. These uses and structures shall comply with C-1 Districtdevelopment regulations in Section 2.4.F of this Ordinance unless specified otherwise in theirspecific conditions for approval listed below. Subject to Section 2.15(2) 4.5 of this Ordinance, andthe other requirements contained herein, the Board of Adjustment may issue a Conditional UsePermit for the following:

Table D.1. C-1 District Conditional Uses and Structures								
Conditional Uses and Structures	Required Parking	Additional Regulations						
Commercial communications (cell)		Ch. 6 Definitions, Section 2.9,						
station and tower, new and		Section 4.5						
existing		<u>Section 4.5</u>						
Commercial ly operated								
campgrounds, recreational vehicle		Ch. 6 Definitions, Section 2.9,						
parks or tourist camps on sites of		Section 4.5						
not less than five (5) acres								

Commented [LC19]: Required Parking moved to Section 2.1

Table D.1. C-1 District Conditional Uses and Structures								
Conditional Uses and Structures	Additional Regulations							
Wind energy conversion system:		Ch. 6 Definitions, Section 2.9,						
non-commercial		Section 4.5						
Addition of accessory structure to principal structure devoted to legal non-conforming use		<u>Ch. 6 Definitions, Section <mark>2.9</mark>,</u> <u>Section <mark>4.5</mark></u>						

SPECIAL EXCEPTION USES AND STRUCTURES

shall meet the front and rear yard requirements for this district and

shall provide side yards of not less than 25 feet, and

that 2 off-street parking spaces per substation or 1 per employee at the site be approved.

21. Commercial communications (cell) stations and towers, new and existing, provided that:

- 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 <u>one and a half (1.5) times</u> the height of the tower;
- b. That they will not interfere with the operation of any airport or landing strip; and
- c. That base screening and camouflage techniques are used unless prohibited by Federal Aviation Agency (FAA) regulations.
- d. The maximum total height of the tower shall be four-hundred (400) feet above average ground level (AGL).
- e. 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 must 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 12 feet are used to limit lighting to the tower site. Aircraft detection lighting system (ADLS) may be provided unless prohibited by FAA regulations.
- f. The Discontinuation, Catastrophic Failure, and Decommissioning regulations in the Jackson County WECS Ordinance #314 shall apply to new station and tower sites.
- g. 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.
- h. Review by the Board of Adjustment shall comply with the Iowa Code 8C Iowa Cell Siting Act.
- i. 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.
- 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.
- 3. Commercially operated campgrounds or tourist camps on sites of not less than 5 acres provided that:

a. no campsite shall be located within 50 feet of a Residential District and

Commented [LC19]: Required Parking moved to Section

2.1

Commented [LC20]: Moved to Principal Uses and Structures

Commented [LC21]: See Ch. 6 Definitions relating to campground and section 2.9 for new regulations.

- b.that water and sewage disposal facilities shall be approved by County and State Health Departments.
- 3. Wind energy conversion system: commercial, in accordance with the regulations for the placement of Wind Energy Conversion Systems (WECS) and substations on property located in the unincorporated areas of Jackson County are set for in Jackson County Ordinance #314.
- 4. Addition of accessory structures to principal structures devoted to legal non-conforming uses.

uses. ____ Commented [LC22]: Moved to Section 2.9 CUPs

- E. Temporary Uses and Structures Allowed by the 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 construction work.

2. Reserved.

F. <u>Development Regulations.</u> The following development regulations shall be met for all principal, accessory, conditional, and temporary uses and structures in the C-1 District unless specified otherwise in this Ordinance.

	Table F.1. C-1 District Development Regulations								
Turne of Lloop	Minim	um Lot	Minir	num Yard <u>S</u>	etback Req	uirements	Maximum		
Type of Uses and Structures	Area Width		Area Width Front Rear Side		Street side, corner lot	Height			
		Prin	cipal Uses	and Structu	<u>ires</u>				
Public maintenance facilities	See Note 1None,		<u>30 feet</u>	<u>25 feet</u>	<u>20 feet</u>	<u>30 feet</u>	2.5 stories or 35 feet		
Railroads and public utilities	except a require		30 feet	25 feet	25 feet	30 feet	2.5 stories or 35 feet		
<u>All others</u>		nent to	30 feet	25 feet	20 feet	30 feet	2 <u>.5</u> - and one-half stories or 35 feet		
		Acce	ssory Uses	and Struct	ures				
<u>Dwelling unit</u> (see Note 2)	20,000 <u>square</u> <u>feet</u>	<u>100 feet</u>	<u>30 feet</u>	<u>35 feet</u>	<u>10 feet</u>	<u>25 feet</u>	2.5 stories or 35 feet		
<u>Dwelling unit</u> (see Note 3)	12,000 square feet	<u>80 feet</u>	<u>30 feet</u>	<u>35 feet</u>	<u>10 feet</u>	<u>25 feet</u>	2.5 stories or 35 feet		
All others	See N	lote 1	<u>30 feet</u>	25 feet	<u>20 feet</u>	<u>30 feet</u>	2.5 stories or 35 feet		
		Cond	itional Use	s and Struc	tures				

Minimum Lot Minimum Yard-Setback Requirements Maximum and Structures Area Width Front Rear Side Street side, corner lot Height All See Note 1 30 feet 25 feet 20 feet 30 feet 2.5 stories or 35 feet All See Note 1 As per Zoning Administrator As per Zoning Administrator 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 system. Note 3. Served by community or municipal water supply and sewage disposal systems.		Ta	able F.1. C-1	L District De	evelopmen	t Regulatio	ns		
Type of Uses and Structures Area Width Front Rear Side Street side, corner tot Maximum All See Note 1 30 feet 25 feet 20 feet 2.5 stories gr 35 feet All See Note 1 As per Zoning Administrator 2.5 stories gr 35 feet 2.5 stories gr 35 feet Note 1. Minimum to a rear and width may be required by the County Health Department to provide dequate sewage disposal facilities. See Note 1. As per Zoning Administrator Note 3. Served with private well and septic system. Note 3. Served by community or municipal water supply and sewage disposal systems. Commented [LC23]: Moved into Table F.1. abore AXIMUM YARD AREA MINIMUM YARD MAXIMUM HEIGHT Commented [LC23]: Moved into Table F.1. abore Note 2. Served bidth Department Rear - 30 feet - and one half stories - Don feet - 30 feet - Conner let - 30 feet - and one half stories - Don feet storing sign per business-not exceed 16 square feet in area. - Conner let - 30 feet - Conner let - 30 feet - Temporary sign advecting the sale or lease of the premises not to exceed 16 square feet in area. - Conner let - 30 feet - Conner let - 30 feet - Temporary sign advecting the sale or lease of the premises not to exceed 16 square feet previde thata - Connefec	T	Minimum Lot Minimum Yard-Sethack Requirements							
All See Note1 20Test 20Test 20Test or 35 feet Temporary Uses and Structures All See Note1 As per Zoning Administrator Vice 1. Minimum lot area and width may be required by the County Health Department to provide adequate sweep disposal facilities. Commented ILC23]: Moved into Table F.1. abor ANIMUM YARD AREA MINIMUM YARD MAXIMUM HEIGHT Commented [LC23]: Moved into Table F.1. abor ANIMUM YARD AREA MINIMUM YARD MAXIMUM HEIGHT Commented [LC23]: Moved into Table F.1. abor ANIMUM YARD AREA MINIMUM YARD MAXIMUM HEIGHT Commented [LC23]: Moved into Table F.1. abor ANIMUM YARD AREA MINIMUM YARD MAXIMUM HEIGHT Commented [LC23]: Moved into Table F.1. abor ANIMUM YARD AREA MINIMUM YARD MAXIMUM HEIGHT Commented [LC23]: Moved into Table F.1. abor Anio wed Signs. The sign regulations shall be met for all principal, accessory, conditional, and Temporary uses and structures in the C-1 District unless specified otherwise in this Ordinance in accordance with Section 2.8. Commented in a control of sign for the business horated on the site provided that a - One free standing ging provides fact in height and 100 square feet per business or more than 1 square foot of sign area for every lineal foot of lot frontage, whichever is greater. A No sign shall be located in, worehang ore	<i>.</i> .	Area	Width	Front	Rear	Side			
All See Note 1 As per Zoning Administrator vote 1. Minimum Lot race and width may be required by the County Health Department to provide infecuate sewage discosal facilities. County Health Department to provide infecuate sewage disposal systems. Vote 3. Served by community or municipal water supply and sewage disposal systems. Commented [LC23]: Moved into Table F.1. aloo AKIHUM YARD AREA MINIMUM YARD MAXIMUM HEIGHT Commented [LC23]: Moved into Table F.1. aloo AND WIDTH REQUIREMENTS Commented [LC23]: Moved into Table F.1. aloo and county Health Department Rear 20 feet 2 and one half stories provide Signs. The sign regulations shall be met for all principal, accessory, conditional, and temporary uses and structures in the C-1 District unless specified otherwise in this Ordinance in accordance with Section 2.9 Immography depret business not exceeding 25 feet in height and 100 square feet in area face, b. Signs mounted or painted on the wall of a building shall not cover more than 20 percent of the wall of the building in which they are located, or 100 square feet per business or more than 1 square foot of sign area for every finde 200 square feet per business meters and storation and in the event their use shall be located in, overhang or project into a required ide or cear yard, but permitted signs may be placed in a required foot yard. Immographic builting is shall be used 200 square feet per business or more than 1 square foot of sign area for every line and presentable condition and in the event their use shall be located	All	<u>See N</u>	lote 1	<u>30 feet</u>	25 feet	<u>20 feet</u>	<u>30 feet</u>		
Initiation Initiation <td></td> <td></td> <td>Tem</td> <td>porary Use</td> <td>s and Struc</td> <td>tures</td> <td></td> <td></td> <th></th>			Tem	porary Use	s and Struc	tures			
decuate sewage disposal facilities. iote 2. Served with private well and septic system. iote 3. Served by community or municipal water supply and sewage disposal systems. AXIMUM YARD AREA MINIMUM YARD AND WIDTH REQUIREMENTS and one half stories Front 30 feet provide Sewage Side 2.0 feet provide Sewage Side 2.0 feet provide Sewage Side 2.0 feet Commented ILC23]: Moved into Table F.1. abo Allowed Signs. The sign regulations shall be met for all principal, accessory, conditional, and temporary uses and structures in the C-1 District unless specified otherwise in this Ordinance in accordance with Section 2.5. 2. Trade, business or industry identification signs for the business located on the site provided that: a. One free standing sign per business not severed 100 square feet per face; b. Signs mounted or painted on the wall of a building shall not cover more than 20 percent of the wall of the building in which they are located; or 100 square feet per face; c. The total combined area of all signs provideed 200 square feet per busines; or more than 1-square foot of sign area for every lineal foot of lot frontage, whichever is greater. a. No sign shall be created 200 square feet per busines; or more than 20 percent of the sign smay be ploted in a required front yard. d. All signs shall be promoty removed.									
AND WIDTH	<u>dequate</u> sewage lote 2. Served w	e disposal fa ith private v	i <u>cilities.</u> well and sep	otic system.	<u>.</u>			o provide	
 and, except as may be required Front 30 feet 2 and one half stories the County Health Department Rear 25 feet or 35 feet provide Sewage Side 20 feet Side Corner let 30 feet Allowed Signs. The sign regulations shall be met for all principal, accessory, conditional, and temporary uses and structures in the C-1 District unless specified otherwise in this Ordinance in accordance with Section 2.5. I. Temporary signs advertising the sale or lease of the premises not to exceed 16 square feet in area. 2. Trade, business or industry identification signs for the business located on the site provided that: a. One free standing sign per business not exceeding 25 feet in height and 100 square feet per face; b. Signs mounted or pointed on the wall of a building shall not cover more than 20 percent of the building in which they are located, or 100 square feet per business or more than 1 square foot of sign area for every lineal foot of lot frontage, whichever is greater. 3. No sign shall be located in, overhang or project into a required side or reary and, but permitted signs may be placed in a required front yard. 4. All signs chall be promptly removed. 5. They are not within 250 feet of a highway intersection, highway structure, residence, park, school, cemetery, public building: b. They are not within 300 feet of another billboard or advertising sign facing the same direction. c. No billboard or advertising sign shall exceed 750 square feet in area per face or 25 feet in height. 	AXIMUM YARD	AREA					AXIMUM HEIG	HT	Commented [LC23]: Moved into Table F.1. above.
the County Health Department Rear 25 feet or 35 feet provide Sewage Street olde, Corner lot 30 feet Allowed Signs. The sign regulations shall be met for all principal, accessory, conditional, and temporary uses and structures in the C-1 District unless specified otherwise in this Ordinance in accordance with Section 2.9. Temporary signs advertising the sale or lease of the premises not to exceed 16 square feet in area. Trade, butiness or industry identification signs for the business located on the site provided that: a. One free standing sign per business not exceeding 25 feet in height and 100 square feet per face; b. Signs mounted or painted on the wall of a building shall not cover more than 20 percent of the wall of a building shall not exceed 200 square feet per business or more than 1 square foot of sign area for every lineal foot of lot frontage, whichever is greater. 3. No sign shall be located in a neat, safe and presentable condition and in the event their use shall cose, they shall be promptly removed. 5. Billboards and advertising signs provided that! a. They are not within 200 feet of a highway intersection, highway structure, residence, parks, school, centeery, public or semi public building. b. They are not within 200 feet of a nother billboard or advertising sign facing the same direction. c. No billboard or advertising signs shall exceed 750 square feet in area per face or 25 feet in height. Commented [LC24]: Moved to Section 2.9								•	
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 c. The total combined area of all signs shall not exceed 200 square feet per business or more than 1 square foot of sign area for every lineal foot of lot frontage, whichever is greater. 3. No sign shall be located in, overhang or project into a required side or rear yard, but permitted signs may be placed in a required front yard. 4. 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. 5. Billboards and advertising signs provided that: a. They are not within 250 feet of a highway intersection, highway structure, residence, park, school, cemetery, public or semi public building. b. They are not within 300 feet of another billboard or advertising sign facing the same direction. c. No billboard or advertising sign shall exceed 750 square feet in area per face or 25 feet in height. 	2. Trade, bus a. One fro face; b. Signs m	iness or ind ee standing nounted or	lustry identi sign per bu painted on	fication sig siness not c the wall of	ns for the b exceeding 2 a building s	usiness loca 5 feet in he hall not cov	ated on the site ight and 100 squ ver more than 20	provided that: Jare feet per Opercent of	
 3. No sign shall be located in, overhang or project into a required side or rear yard, but permitted signs may be placed in a required front yard. 4. 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. 5. Billboards and advertising signs provided that: a. They are not within 250 feet of a highway intersection, highway structure, residence, park, school, cemetery, public or semi public building. b. They are not within 300 feet of another billboard or advertising sign facing the same direction. c. No billboard or advertising sign shall exceed 750 square feet in area per face or 25 feet in height. 	c. The tot	tal combine	d area of all	, I signs shall	not exceed	 200 square	e feet per busine	ess or more	
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 school, cemetery, public or semi-public building. b. They are not within 300 feet of another billboard or advertising sign facing the same direction. c. No billboard or advertising sign shall exceed 750 square feet in area per face or 25 feet in height. 	5. Billboards	and adverti	i sing signs p	, rovided tha	at:				
direction. C. No billboard or advertising sign shall exceed 750 square feet in area per face or 25 feet in height. height.						ən, highway	/ structure, resid	lence, park,	
height. Commented [LC24]: Moved to Section 2.9			n 300 feet c	of another k	oillboard or	advertising	sign facing the	same	
			vertising sig	n shall exco	eed 750 sqւ	lare feet in	area per face or	25 feet in	Commented [LC24]: Moved to Section 2.9
H. Required Off-Street Parking and Loading Spaces. The required off-street parking and loading	0	L							
spaces shall be met for all principal, accessory, conditional, and temporary uses and structures									

in the C-1 District unless specified otherwise in this Ordinance in accordance with Section 2.1 and Section 2.8.

H. Special Requirements

- H. Overhead or area light fixtures shall be located and focused so as to avoid casting direct light upon any adjacent residential property.
- 2. Prior to the issuance of a Certificate for any use in this district, the applicant shall submit plans for water supply and sewage disposal including anticipated water usage and shall provide satisfactory evidence to the Administrator that such facilities, including sewage lagoons, where needed, are adequate for the proposed development. Water supply and sewage disposal facilities shall be approved by the County and State Health Departments where required.

Commented [LC25]: Move to Section 2.9, revise with reference to Iowa DNR regulations

CHAPTER 2. ZONING DISTRICT REGULATIONS

2.4 C-1 HIGHWAY COMMERCIAL DISTRICT

A. Statement of Intent. The C-1 Highway Commercial District is intended to provide areas for commercial development which primarily serve the travelling public. This district is also intended to accommodate certain other commercial uses which ordinarily require access to a major street or highway.

B. Allowed Principal Uses and Structures.

Table B.1. lists the allowed principal uses and structures in the C-1 District as defined in Chapter 6, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. Additional Regulations reference related sections in the Zoning Ordinance.

Table B.1. C-1 District Principal Uses and Structures						
Principal Uses and Structures	Additional Regulations					
Vehicle sales, service and repair	Ch. 6 Definitions; Section 2.8					
Mini-warehouse/Rental storage unit	Ch. 6 Definitions; Section 2.8					
Gas station and car wash	Ch. 6 Definitions; Section 2.8					
Financial institution	Ch. 6 Definitions; Section 2.8					
Hotel and motel	Ch. 6 Definitions; Section 2.8					
Nursery, garden center, and greenhouse	Ch. 6 Definitions; Section 2.8					
General Retail	Ch. 6 Definitions; Section 2.8					
Restaurant	Ch. 6 Definitions; Section 2.8					
Restaurant, drive-in	Ch. 6 Definitions; Section 2.8					
Nightclub/bar/tavern	Ch. 6 Definitions; Section 2.8					
Recreation, Indoor Commercial	Ch. 6 Definitions; Section 2.8					
Building materials/Lumber yard	Ch. 6 Definitions; Section 2.8					
Tourism welcome centers and information booths	Ch. 6 Definitions; Section 2.8					
Agricultural sales, service, and supply business	Ch. 6 Definitions; Section 2.8					
Multiple family dwellings, including residential condominiums	Ch. 6 Definitions; Section 2.8					
Adult Day Care Center	Ch. 6 Definitions; Section 2.8					
Child Care Center	Ch. 6 Definitions; Section 2.8					
Child Development Home	Ch. 6 Definitions; Section 2.8					
Family Home	Ch. 6 Definitions; Section 2.8					
Preschool	Ch. 6 Definitions; Section 2.8					
Post High School	Ch. 6 Definitions; Section 2.8					
General Office	Ch. 6 Definitions; Section 2.8					
General Services	Ch. 6 Definitions; Section 2.8					
Personal Services	Ch. 6 Definitions; Section 2.8					
Place of Assembly	Ch. 6 Definitions; Section 2.8					
Public Recreation	Ch. 6 Definitions; Section 2.8					
Public campground	Ch. 6 Definitions; Section 2.8					
Recreation, Outdoor Commercial	Ch. 6 Definitions; Section 2.8					
Animal hospital/veterinary clinic	Ch. 6 Definitions; Section 2.8					
Bed and breakfast home	Ch. 6 Definitions; Section 2.8					

Table B.1. C-1 District Principal Uses and Structures					
Principal Uses and Structures	Additional Regulations				
Bed and breakfast inn	Ch. 6 Definitions; Section 2.8				
Boarding or lodging house	Ch. 6 Definitions; Section 2.8				
Event venue	Ch. 6 Definitions; Section 2.8				
Public exposition and fairgrounds	Ch. 6 Definitions; Section 2.8				
Kennel	Ch. 6 Definitions; Section 2.8				
Livestock market	Ch. 6 Definitions; Section 2.8				
Plumbing, heating, air conditioning, and sheet metal shops	Ch. 6 Definitions; Section 2.8				
Public maintenance facilities including garage and administrative office, but not including equipment and materials storage yard	Ch. 6 Definitions; Section 2.8				
Railroads and public utilities but not including equipment storage or maintenance yards	Ch. 6 Definitions; Section 2.8				

C. Allowed Accessory Uses and Structures.

Table C.1. lists the allowed accessory uses and structures clearly incidental to the allowed principal uses and structures of the C-1 District as defined in Chapter 6, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. Additional Regulations reference related sections in the Zoning Ordinance.

Table C.1. C-1 District Accessory Uses and Structures					
Accessory Uses and Structures	Additional Regulations				
Uses and structures clearly incidental and necessary to the allowed principal uses or structures of this district.	Ch. 6 Definitions; Section 2.8				
Storage buildings in conjunction with an allowed principal use or structure of this district.	Ch. 6 Definitions; Section 2.8				
Dwelling units in a commercial structure; each unit provided with an open yard of at least 2,400 square feet	Ch. 6 Definitions; Section 2.8				
Child Care Home	Ch. 6 Definitions; Section 2.8				
Home-Based Business	Ch. 6 Definitions; Section 2.8				
Solar energy system: consumer-scale and building-mounted	Ch. 6 Definitions; Section 2.8				
Wind energy conversion system: non-commercial	Ch. 6 Definitions; Section 2.8				

D. Allowed Conditional Uses and Structures.

Table D.1. lists the allowed conditional uses and structures in the C-1 District as defined in Chapter 6, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed in Section 2.9. These uses and structures shall comply with C-1 District development regulations in Section 2.4.F 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. C-1 District Conditional Uses and Structures					
Conditional Uses and Structures	Additional Regulations				
Commercial communications (cell) station and tower, new and	Ch. 6 Definitions, Section 2.9,				
existing	Section <mark>4.5</mark>				

Table D.1. C-1 District Conditional Uses and Structures					
Conditional Uses and Structures	Additional Regulations				
Commercial campgrounds, recreational vehicle parks or tourist	Ch. 6 Definitions, Section 2.9,				
camps on sites of not less than five (5) acres	Section <mark>4.5</mark>				
Wind energy conversion systems non-commercial	Ch. 6 Definitions, Section 2.9,				
Wind energy conversion system: non-commercial	Section <mark>4.5</mark>				
Addition of accessory structure to principal structure devoted to	Ch. 6 Definitions, Section 2.9,				
legal non-conforming use	Section <mark>4.5</mark>				

- E. Temporary Uses and Structures Allowed by the 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 construction work.
 - 2. Reserved.
- **F. Development Regulations.** The following development regulations shall be met for all principal, accessory, conditional, and temporary uses and structures in the C-1 District unless specified otherwise in this Ordinance.

Table F.1. C-1 District Development Regulations									
	Minimum Lot		Minimum Setback Requirements				Maximum		
Type of Uses and Structures	Area	Width	Front	Rear	Side	Street side, corner lot	Height		
	Principal Uses and Structures								
Public maintenance facilities	See Note 1		30 feet	25 feet	20 feet	30 feet	2.5 stories or 35 feet		
Railroads and public utilities			30 feet	25 feet	25 feet	30 feet	2.5 stories or 35 feet		
All others			30 feet	25 feet	20 feet	30 feet	2.5stories or 35 feet		
		Acce	ssory Uses	and Struct	ures				
Dwelling unit (see Note 2)	20,000 square feet	100 feet	30 feet	35 feet	10 feet	25 feet	2.5 stories or 35 feet		
Dwelling unit (see Note 3)	12,000 square feet	80 feet	30 feet	35 feet	10 feet	25 feet	2.5 stories or 35 feet		
All others	See Note 1		30 feet	25 feet	20 feet	30 feet	2.5 stories or 35 feet		
Conditional Uses and Structures									
All	See Note 1		30 feet	25 feet	20 feet	30 feet	2.5 stories or 35 feet		
Temporary Uses and Structures									

Table F.1. C-1 District Development Regulations								
Turne of Lloop	Minimu	m Lot	Minimum Setback Requirements				Maximum	
Type of Uses and Structures	Area	Width	Front	Rear	Side	Street side, corner lot	– Maximum Height	
All	See Note 1		As per Zoning Administrator					
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 system.								
Note 3. Served by community or municipal water supply and sewage disposal systems.								

- **G.** Allowed Signs. The sign regulations shall be met for all principal, accessory, conditional, and temporary uses and structures in the C-1 District unless specified otherwise in this Ordinance in accordance with Section 2.9.
- 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 C-1 District unless specified otherwise in this Ordinance in accordance with Section 2.1 and Section 2.8.