



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 user-friendly 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,

A handwritten signature in cursive script, reading "Laura Carstens".

Laura Carstens, Senior Planner

Attachments

## 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 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	Required Parking	Additional Regulations
<del>Automotive, truck, farm implement or mobile home sales, service or repair. —</del> <del>Motorcycle, boat, and recreation</del> Vehicle sales, service <del>or and repair</del>	1 space for every 300 square feet of floor space	Ch. 6 Definitions; Section 2.8
Mini-warehouse/Rental storage units	1 space for every 300 square feet of floor space	Ch. 6 Definitions; Section 2.8
<del>Retail automotive fuel sales</del> Gas station and car wash	4 spaces plus storage for 4 other vehicles in each service lane	Ch. 6 Definitions; Section 2.8
<del>Drive-in banks</del> Financial institution	3 spaces plus storage for 3 vehicles outside each teller lane	Ch. 6 Definitions; Section 2.8
Hotels and motels	1 space per unit	Ch. 6 Definitions; Section 2.8
<del>Plant Nurser</del> Nursery,ies and garden centers, and greenhouse	1 space for every 100 square foot of floor area	Ch. 6 Definitions; Section 2.8
<del>Antique shops, art galleries and studios, bait shops, fishing and camping supply shops, convenience stores &amp; liquor stores</del> General Retail		Ch. 6 Definitions; Section 2.8
Restaurants & nightclubs		Ch. 6 Definitions; Section 2.8
<del>Drive-in Restaurants</del> Restaurant, drive-in & refreshment areas	5 spaces for every 100 square foot of floor area	Ch. 6 Definitions; Section 2.8
Nightclub/bar/tavern		Ch. 6 Definitions; Section 2.8

**Commented [LC1]:** Required Parking moved to Section 2.1

**Commented [LC2]:** Part of new Vehicle Sales, Service, and Repair; allow in C-1, M-1, and M-2 as Principal use

**Commented [LC3]:** Rename to Gas station

**Commented [LC4]:** These various uses are combined in to new general category use of General Retail

Table B.1. C-1 District Principal Uses and Structures		
Principal Uses and Structures	Required Parking	Additional Regulations
Recreational <del>Recreation, Indoor Commercial</del> & 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
Building materials/Lumber yard 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
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

**Commented [LC1]:** Required Parking moved to Section 2.1

**Commented [LC5]:** These various uses are included in the definition of the new general land use category of **Indoor Commercial Recreation**.

**Commented [LC6]:** Combined Building material sales, distribution, storage with Lumber yard

**Commented [LC7]:** Combine Agricultural service businesses in A-1 with Agricultural service and supply businesses in M-1 to create new general land use

**Commented [LC8]:** New general use category of General Services

**Commented [LC9]:** New general use category of Personal Services

**Commented [LC10]:** New general use category of Place of Assembly

**Commented [LC11]:** New general use category of Public Recreation

**Commented [LC12]:** New general use category of Outdoor Commercial Recreation

Table B.1. C-1 District Principal Uses and Structures		
Principal Uses and Structures	Required Parking	Additional Regulations
Animal hospital/veterinary clinic		Ch. 6 Definitions; Section 2.8
Bed and breakfast home		Ch. 6 Definitions; Section 2.8
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, provided that any substation or building 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.	2 off street parking spaces per substation or 1 per employee at the site be approved.	Ch. 6 Definitions; Section 2.8

**Commented [LC1]:** Required Parking moved to Section 2.1

**Commented [LC13]:** Allow in C-1 as Principal use, with veterinary clinic

**Commented [LC14]:** Moved to Table F.1.

#### ~~PERMITTED PRINCIPAL USES AND STRUCTURES – REQUIRED PARKING~~

- ~~1. Automotive, truck, farm implement or mobile home sales, service or repair.~~ ~~1 space for every 300 square feet of floor space~~
- ~~2. Motorcycle, boat, and recreation vehicle sales, service or repair~~
- ~~3. Rental storage units~~ ~~1 space for every 300 square feet of floor space~~
- ~~4. Retail automotive fuel sales~~ ~~4 spaces plus storage for 4 other vehicles in each service lane~~
- ~~5. Drive in banks~~ ~~3 spaces plus storage for~~

**Commented [LC15]:** Moved into Table B.1.

	3 vehicles outside each teller lane
6. Hotels and motels	1 space per unit
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 halls	Bowling: 5 spaces per lane Miniature golf: 3 spaces per green; other: 1 space per 100 sq. ft. of floor area
12. Drive-in theaters	Storage lanes outside ticket booth to accommodate 10% of theater
13. Building material sales & distribution	5 spaces plus 1 space for 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 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	Required Parking	Additional Regulations
Uses and structures clearly incidental and necessary to the <del>permitted</del> <u>allowed</u> principal uses or structures of this district.		Ch. 6 Definitions; <u>Section 2.8</u>
Storage <del>warehouses-buildings</del> in conjunction with <del>the an</del> <u>allowed</u> <del>permitted</del> principal uses or structures of this district.		Ch. 6 Definitions; <u>Section 2.8</u>
<del>Temporary buildings used in conjunction with construction work provided that such buildings are removed promptly upon completion of the construction work</del>		
Dwelling units in a commercial structure; <del>each unit</del> provided <u>with</u> <del>that an open yard of at least 2,400</del>	2 off-street parking spaces per unit are provided.	Ch. 6 Definitions; <u>Section 2.8</u>

**Commented [LC16]:** Required Parking moved to Section 2.1

**Commented [LC17]:** Moved to new Section 2.4.E. Temporary Uses and Structures

**Table C.1. C-1 District Accessory Uses and Structures**

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

Commented [LC16]: Required Parking moved to Section 2.1

**PERMITTED ACCESSORY USES AND STRUCTURES**

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.~~

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

**D. Allowed Special Exception 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 2.15(2) 4.5 of this Ordinance, 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	Required Parking	Additional Regulations
Commercial communications <u>(cell)</u> station and tower, <u>new and existing</u>		Ch. 6 Definitions, <u>Section 2.9</u> , <u>Section 4.5</u>
Commercially <del>operated</del> campgrounds, <u>recreational vehicle parks</u> or tourist camps on sites of not less than five (5) acres		Ch. 6 Definitions, <u>Section 2.9</u> , <u>Section 4.5</u>

Commented [LC19]: Required Parking moved to Section 2.1

**Table D.1. C-1 District Conditional Uses and Structures**

Conditional Uses and Structures	Required Parking	Additional Regulations
Wind energy conversion system: non-commercial		Ch. 6 Definitions, Section 2.9, Section 4.5
Addition of accessory structure to principal structure devoted to legal non-conforming use		Ch. 6 Definitions, Section 2.9, Section 4.5

**Commented [LC19]:** Required Parking moved to Section 2.1

### **SPECIAL EXCEPTION USES AND STRUCTURES**

1. ~~Railroads and public utilities~~ but not including equipment storage or maintenance yards, provided that any substation or building 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.

**Commented [LC20]:** Moved to Principal Uses and Structures

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 one and a half (1.5) times the height of the tower;
  - That they will not interfere with the operation of any airport or landing strip; and
  - That base screening and camouflage techniques are used unless prohibited by Federal Aviation Agency (FAA) regulations.
  - The maximum total height of the tower shall be four-hundred (400) feet above average ground level (AGL).
  - 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.
  - The Discontinuation, Catastrophic Failure, and Decommissioning regulations in the Jackson County WECS Ordinance #314 shall apply to new station and tower sites.
  - 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.
  - Review by the Board of Adjustment shall comply with the Iowa Code 8C Iowa Cell Siting Act.
  - 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:
- no campsite shall be located within 50 feet of a Residential District and

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

**Commented [LC22]:** Moved to Section 2.9 CUPs

**Commented [LC22]:** Moved to Section 2.9 CUPs

**Commented [LC22]:** Moved to Section 2.9 CUPs

**Commented [LC22]:** Moved to Section 2.9 CUPs

**Commented [LC22]:** Moved to Section 2.9 CUPs

**Commented [LC22]:** Moved to Section 2.9 CUPs

**Commented [LC22]:** Moved to Section 2.9 CUPs

**Commented [LC22]:** Moved to Section 2.9 CUPs

**Commented [LC22]:** Moved to Section 2.9 CUPs



Table F.1. C-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot		Minimum <del>Yard Setback</del> Requirements				Maximum Height
	Area	Width	Front	Rear	Side	Street side, corner lot	
<u>All</u>	<u>See Note 1</u>		<u>30 feet</u>	<u>25 feet</u>	<u>20 feet</u>	<u>30 feet</u>	<u>2.5 stories or 35 feet</u>
<u>Temporary Uses and Structures</u>							
<u>All</u>	<u>See Note 1</u>		<u>As per Zoning Administrator</u>				
<u>Note 1. Minimum lot area and width</u> may be required by the County Health Department to provide <u>adequate</u> sewage <u>disposal facilities</u> .							
<u>Note 2. Served with private well and septic system.</u>							
<u>Note 3. Served by community or municipal water supply and sewage disposal systems.</u>							

<del>MAXIMUM YARD AREA</del>	<del>MINIMUM YARD AND WIDTH</del>	<del>MAXIMUM HEIGHT REQUIREMENTS</del>
<del>None, except as may be required by the County Health Department to provide Sewage</del>	<del>Front 30 feet</del>	<del>2 and one-half stories or 35 feet</del>
	<del>Rear 25 feet</del>	
	<del>Side 20 feet</del>	
	<del>Street side, Corner lot 30 feet</del>	

**Commented [LC23]:** Moved into Table F.1. above.

**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.

- ~~1. 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 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, whichever is smaller;~~
  - ~~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.~~

**Commented [LC24]:** Moved to 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.

#### **~~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 existing	Ch. 6 Definitions, Section 2.9, Section 4.5

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

**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							
Type of Uses and Structures	Minimum Lot		Minimum Setback Requirements				Maximum Height
	Area	Width	Front	Rear	Side	Street side, corner lot	
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
Accessory Uses and Structures							
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							
Type of Uses and Structures	Minimum Lot		Minimum Setback Requirements				Maximum Height
	Area	Width	Front	Rear	Side	Street side, corner lot	
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**.