



May 14, 2025

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

RE: Zoning Ordinance Update – Revised Matrix of Allowed Uses (5th draft 5-14-25)

Dear Lori,

Attached is the Revised Matrix of Allowed Uses (5th draft 5-14-25) for the Zoning Ordinance Update for consideration by the Zoning Commission at their May 19, 2025 meeting.

Discussion

The Matrix of Allowed Uses is divided into two sections: General Land Uses and Specific Land Uses. General Land Uses and Parking recommendations are discussing in the General Land Uses and Parking Recommendations Executive Summary (2-24-25). The attached REDLINE version outlines the revised changes with commentary, and the yellow highlight refers to changes since the Commission's April 21, 2025 meeting.

The major change is the addition of C=Conditional, which represents the Conditional Use Permit introduced in Chapter 4. Board of Adjustment. Special Exception Uses and Structures are proposed to be renamed to Conditional Use Permit to reflect that they are allowed only after meeting required conditions in the Ordinance and any additional conditions set by the BOA. This new terminology is found in many updated city and county zoning ordinances in Iowa.

Recommendation

The Zoning Commission and Board of Adjustment asked to review the Revised Matrix of Allowed Uses (5th draft 5-14-25), and then to provide direction to staff for moving forward with the proposal.

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

Sincerely,

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

Laura Carstens
Senior Planner

Attachment

MATRIX OF ALLOWED USES: P=Principal, A=Accessory, C= Conditional (Special Exception), T=Temporary, N=Prohibit								5th Draft 05-14-25
Def.	GENERAL LAND USE CATEGORIES	A-1	R-1	C-1	M-1	M-2	Land Use Recommendations	Recommended Parking
x	Agricultural Sales, Service, and Supply	C		P	P		Combine Agricultural service businesses in A-1 with Agricultural service and supply businesses in M-1 to create new general land use	1 per 400 square feet of floor area
x	Agriculture	P	P	A	A	A		
x	Horticulture	P						None; farm exempt
x	Plant Nursery	P		P			If meet Agriculture and Farm definitions, allow as Principal use in A-1; use term "Nursery"	None; farm exempt
x	Dwelling							
x	Accessory dwelling unit	A	A				See Iowa Code 331.301	2 per dwelling unit
x	Condominium dwelling			P				2 per dwelling unit
	Conversion of existing dwelling or other structure to a two-family dwelling	C						2 per dwelling unit
	Dwelling unit in a commercial structure			A				2 per dwelling unit
	Dwelling unit for owners and persons watchmen or caretakers employed on the premises				A	A		2 per dwelling unit
x	Elder group home	P	P					0.5 per dwelling unit
x	Family home	P	P					0.5 per dwelling unit
x	Farm dwelling, principal	P						
x	Farm dwelling, secondary	A						
x	Multiple family dwellings, including residential condominiums	C	C	P			Allow as Principal Use in C-1	2 per dwelling unit
x	Seasonal dwelling	P	P				Will use current definition	2 per dwelling unit
x	Single-family dwelling	P	P					2 per dwelling unit
x	Single-family dwelling, attached			P				2 per dwelling unit
x	Single-family dwelling, detached	P	P					2 per dwelling unit
x	Townhouse dwelling			P				2 per dwelling unit
x	Two-family dwelling			P				2 per dwelling unit
x	Zero-lot-line dwelling			P				2 per dwelling unit
	Education							
x	Daycare, Adult	P	C	P				1 per 400 square feet of floor area
x	Daycare, Child	P	C	P				1 per 400 square feet of floor area
x	Elementary School	P	P				Separated school uses due to specific parking needs	1.5 per maximum shift + drop-off/pickup or bus queue area ± space per classroom or office
x	Post High School	P	P	P				1 per 400 square feet of floor area
x	Preschool	P	P					1 per 400 square feet of floor area
x	Secondary School	P	P					1.5 per maximum shift + 1 per 10 students + drop-off/pickup or bus queue area ± space per classroom or office
x	Farm						Added IA Code sections to current definition	
	Farm building	P						

MATRIX OF ALLOWED USES: P=Principal, A=Accessory, C= Conditional (Special Exception), T=Temporary, N=Prohibit								5th Draft 05-14-25
Def.	GENERAL LAND USE CATEGORIES	A-1	R-1	C-1	M-1	M-2	Land Use Recommendations	Recommended Parking
x	Farm dwelling, principal	P						None; farm exempt
x	Farm dwelling, secondary	A						
	Farming	P						
x	Farmland	P						
x	Farm home-based business- occupation	A					updated with Iowa Code	
x	Roadside Farm stands for the sale of produce- farm products produced on site	A					Rename to Farm Stand, link to farm products	minimum 4 spaces at least 20 feet from road right-of-way
x	General Office			P				1 per 400 square feet of floor area
x	General Retail			P				
	Antique shop			P			Part of new General Retail	1 per 400 square feet of floor area
	Art gallery			P				
	Art studio			P				
	Bait shop			P				
	Convenience store			P				
	Fishing and camping supply shop			P				
	Liquor stores			P				
x	General Services			P				1 per 400 square feet of floor area
x	Personal Service			P				1 per 400 square feet of floor area
x	Place of Assembly	P	P	P				
	Church	P	P	P			Part of new Place of Assembly, allow in C-1	1 per 4 seats 1 space for every 5 seats in the main auditorium
x	Community meeting building	P	P	P			Part of new Place of Assembly, allow in A-1 and C-1	1 per 4 seats 1 space for every 50 square feet of floor area
x	Recreation, Indoor Commercial							
	Bowling alley			P			Part of new Indoor Commercial Recreation	1 per 100 250 square feet of floor area Bowling: 5 spaces per lane- Community recreation building: 1 space for every 50 square feet of floor area
x	Community recreation center building		P	P				
	Dance hall			P				
	Recreation & amusement activities			P				
	Skating rink			P				
x	Theater, Indoor							
x	Recreation, Outdoor Commercial							
	Commercially operated campground on not less than 5 acres			P			Consider for Principal use in C-1	1 per RV or camp site
	Commercially operated tourist camp on not less than 5 acres			P			Consider for Principal use in C-1	1 per 4 occupants + 1 per employee on maximum shift
	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	C		P			Conditions: that 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. Consider for Principal use in C-1	1 per RV or camp site and 1 per 4 occupants + 1 per employee on maximum shift

MATRIX OF ALLOWED USES: P=Principal, A=Accessory, C= Conditional (Special Exception), T=Temporary, N=Prohibit								5th Draft 05-14-25
Def.	GENERAL LAND USE CATEGORIES	A-1	R-1	C-1	M-1	M-2	Land Use Recommendations	Recommended Parking
	Drive-in theater			P			Consider for SE in A-1	1 per 4 occupants + 1 per employee on maximum shift Storage lanes outside ticket booth to accommodate 10% of theater
	Driving range			P			Consider for SE in A-1	1 per 4 occupants + 1 per employee on maximum shift 1 space per 100 square feet of floor area
	Miniature golf course			P			Part of new general land use	1 per 4 occupants + 1 per employee on maximum shift 3 spaces per green
x	Recreation, Public							
	Lake, pond	P	P				Part of new Public Recreation	5 for each acre developed for active and recreation areas usage
	Public campground	P						1 per RV or camp site 5 for each acre developed for active and recreation areas usage
x	Public hunting area	P						5 for each acre developed for active and recreation areas usage
	Public park	P	P	P				
	Public playground	P	P					
	Public recreation area	P	P					
	Wildlife preserve	P						
x	Solid Waste Facilities							
	Sanitary composting facility	C				C	Combine under general land use: Solid Waste Facilities	1 per employee and 1 per company vehicle
	Sanitary landfill	C				C		
	Sanitary recycling operation	C				C		
	Sanitary transfer station	C				C		
x	Vehical Sales, Service, and Repair							
	Automobile and automotive sales, service and/or repair			P	P	P	Part of new Vehicle Sales, Service, and Repair; allow in C-1, M-1, and M-2 as Principal use	1 per 300 400 square feet of floor area space + display of vehicles for sale or rent
	Boat sales, service and/or repair			P	P	P		
	Construction equipment sales, service and/or repair			P	P	P		
	Farm implement sales, service and/or repair			P	P	P		
	Motorcycle sales, service, and repair			P	P	P		
	Recreational vehicle sales, service and/or repair			P	P	P		
	Snowmobile, golf cart, personal watercraft, similar recreational vehicles sales, service, repair			P	P	P		
	Truck sales, service and/or repair			P	P	P		

MATRIX OF ALLOWED USES: P=Principal, A=Accessory, C= Conditional (Special Exception), T=Temporary, N=Prohibit								5th draft 05-14-25
Def.	SPECIFIC LAND USES	A-1	R-1	C-1	M-1	M-2	Land Use Recommendations	Recommended Parking
x	Addition of accessory structure to principal structure devoted to legal nonconforming use	C	C	C	C	C	Allowed as a CUP in Section 1.10	As per Zoning Administrator
x	Airport and landing fields	C						0.5 per daily enplanements
x	Animal hospital/veterinary clinic			P	P		Allow in C-1 as Principal use, with veterinary clinic	1 per 400 sq ft of floor area 1 space for every 300 feet of sales, service or office floor area
x	Asphalt plants (permanently placed)					C		1 per every 2 employees and 1 per company vehicle
x	Auto wrecking on sites of 5 acres or more					C		2 per employee and 1 per company vehicle
x	Automobile paint and body shops			P	P	P	Change to: Vehicle Paint and Body	1 per 400 sq ft of floor area + storage of vehicles for sale or rent
x	Bed and breakfast home	P		P				1 per guest room
x	Bed and breakfast inn			P				1 per guest room
x	Boarding or Lodging House			P				1 per guest room
x	Building materials/Lumber yard			P	P	P	Combined Building material sales, distribution, storage with Lumber yard	1 per employee and 1 per company vehicle
x	Bulk storage for retail distribution of anhydrous ammonia fertilizer under pressure and petroleum products under pressure	C			C		Separate bulk storage as CUP in A-1, match conditions in M-1 and M-2 .	1 per employee, 1 per company vehicle, and 1 loading space per 10,000 sq ft of floor area
x	Bulk storage of oils, petroleum, flammable liquids and chemicals and the wholesale, but not retail, storage and distribution of anhydrous ammonia fertilizer and petroleum products under pressure.					C		1 per employee, 1 per company vehicle, and 1 loading space per 10,000 sq ft of floor area
x	Car Wash			P				1 per wash bay + 2 stacking per wash bay
	Car crusher or similar equipment used in the processing, removal or disposal of junk	T			T	T	Change to staff approval with temporary permit, allow in M-1 and M-2	As per Zoning Administrator
x	Cemetery	P	P					20 spaces off the right-of-way on drives or parking areas
	Chemical plant					C		1 per every 2 employees and 1 per company vehicle
x	Commercial communications stations and towers -- New and Existing	C		C	C	C	Iowa Code 8C Iowa Cell Siting Act; Discontinuation, Catastrophic Failure, and Decommissioning regulations in WECS ordinance	As per Zoning Administrator
x	Commercial feedlots	C						1 per employee and 1 per company vehicle
	Contract construction office, maintenance shop or storage yard				P	P		1 per maximum shift and 1 per company vehicle
x	Data Mining						To be determined; under review by ZC	To be determined
	Drive-in refreshment area			P			redundant; see Nightclub	n/a
x	Event Venue	C		P			ZA requested new use	1 per 400 sq ft of floor area
	Explosive manufacture or storage					C		1 per every 2 employees and 1 per company vehicle
x	Fairgrounds and Public Exposition	P		P			Allow in C-1	1 per 3 seats at the main arena

MATRIX OF ALLOWED USES: P=Principal, A=Accessory, C= Conditional (Special Exception), T=Temporary, N=Prohibit								5th draft 05-14-25
Def.	SPECIFIC LAND USES	A-1	R-1	C-1	M-1	M-2	Land Use Recommendations	Recommended Parking
	Fertilizer manufacturing					C		1 per every 2 employees and 1 per company vehicle
x	Financial Institution Drive-in bank			P			rename to a broader use, add stacking	1 per 400 sq ft of floor area + 2 stacking spaces per drive-through 3 spaces plus storage for 3 vehicles outside each teller lane
	Gas manufacture					C		1 per every 2 employees and 1 per company vehicle
	Garbage, offal, or dead animal reduction or dumping					C		1 per every 2 employees and 1 per company vehicle
x	Garden	A	A				Allow as Accessory Use in R-1	None
x	Garden center			P				1 per 400 sq ft of floor area
	Garden center in conjunction with plant -nursery	C		P			Allow as Principal Use in C-1, shorten term to "Nursery"	1 per 400 sq ft of floor area
x	Gas station Retail automotive fuel sales			P			Rename to Gas station	1 per 4 pumps + 1 per 400 sq ft of floor area retail + 2 stacking per wash bay 4 spaces plus storage for 4 other vehicles in each service lane
x	Golf course and clubhouse	C						3 per green or 1 per 100 sq ft of clubhouse floor area, whichever is greater
	Golf course and clubhouse but not including miniature golf course operated for a profit		P					
x	Grain storage bin	P			P	P	Allow in M-1 and M-2?	None
x	Greenhouse	A	A	P			Allow as Principal Use in C-1	None unless Commercial, then 1 per 400 sq ft of floor area
*	Home Industry	C						
x	Home-based business occupation	A	A				updated with Iowa Code	None
x	Hotel/Motel			P				1 per guest room unit
x	Information booth			P				1 per 500 sq ft of floor area
*	Intermittent or temporary commercial activity	P					remove from definitions and A-1	50 spaces
x	Junkyard on site of 5 acres or more					C		1 per employee and 1 per company vehicle
x	Kennel	P		P	P		Allow as Principal Use in C-1	1 per 400 sq ft of floor area 1 space for every 300 feet of sales, service or office floor area
x	Livestock auction sales	C		P			Allow as Principal Use in C-1	1 per employee, 1 per company vehicle, and 1 per every 2 seats in the sales arena
x	Logging, storage only	P			P		ZA requested new use	1 space per employee at the site plus 1 space per company vehicle
x	Logging, production and storage					P	ZA requested new use	
x	Manufacturing and processing, except that certain uses shall be permitted only as special exceptions					P		1 per every 2 employees on maximum shift, 1 per company vehicle, and 1 loading space per 10,000 sq ft of floor area

MATRIX OF ALLOWED USES: P=Principal, A=Accessory, C= Conditional (Special Exception), T=Temporary, N=Prohibit								5th draft 05-14-25
Def.	SPECIFIC LAND USES	A-1	R-1	C-1	M-1	M-2	Land Use Recommendations	Recommended Parking
	Manufacturing and processing uses that are contained within a building, have no publicly visible external storage and create no offensive noise, dust, odor, vibration, electrical interference or other environmental nuisance. The area devoted company vehicle to external storage shall not exceed the area of roofed structures on the parcel.				P	P	Allow as Principal use in M-2	1 per every 2 employees on maximum shift, 1 per company vehicle, and 1 loading space per 10,000 sq ft of floor area
	Mining and extraction of minerals or raw materials	C				C		1 per employee and 1 per company vehicle
x	Mobile home park		C					2 per mobile home
x	Mobile home/Manufactured home sales, service or repair			P				1 per 400 sq ft of floor area
	Mobile home subdivision contract of 10 acres or more		C					2 per mobile home
x	Nightclub/Bar/Tavern			P				1 per 250 sq ft of floor area + 2 stacking spaces per drive-through 5 spaces for every 100 square foot of floor area
	Plumbing, heating, air conditioning, and sheet metal shops			P	P		Allow as Principal Use in C-1	1 per employee and 1 per company vehicle
x	Private garage	A	A					None
	Private tennis court	A	A					None
	Private swimming pool	A	A					None
	Public maintenance garage, and equipment and materials storage yard, but not including administrative or sales office	P	C	P	P	P	Allow in C-1, M-1 and M-2	2 per substation or 1 per employee at the site plus 1 per company vehicle
x	Public utility but not including equipment storage or maintenance yard and building or administrative and sales office		C	C, P	P	P	Allow in C-1, M-1 and M-2	
x	Public utility including storage and maintenance yards				P	P		
x	Public utility, but not including administrative or sales office	P	C					
	Railroad, but not including administrative or sales office	P	C, P	C, P	P	P	Allow as principal use in all zones	
	Railroad including storage and maintenance yards				P	P		combine into one use
x	Ready mix concrete plant Ready mix plant	C				P		
	Ready mix concrete plant, permanently placed on quarry site	C						1 per employee and 1 per company vehicle
	Refining of petroleum and natural gas and their products					C		1 per every 2 employees and 1 per company vehicle

MATRIX OF ALLOWED USES: P=Principal, A=Accessory, C= Conditional (Special Exception), T=Temporary, N=Prohibit								5th draft 05-14-25
Def.	SPECIFIC LAND USES	A-1	R-1	C-1	M-1	M-2	Land Use Recommendations	Recommended Parking
x	Mini-Warehouse/Rental storage unit			P	P			1 per 5,000 sq ft of floor area 1 space for every 300 square feet of floor space
x	Restaurant			P				1 per 250 sq ft of floor area
x	Restaurant, Drive-in			P				1 per 250 sq ft of floor area + 2 stacking spaces per drive-through
x	Riding stable	P						1 per 400 sq ft of floor area
x	Seasonal resort which include three (3) or more seasonal dwellings	C						2 per dwelling unit
x	Solar Energy System: consumer-scale building-mounted	A	A	A	A	A	draft Section 2.XX Solar Energy Systems	
x	Solar Energy System: consumer-scale freestanding	C	N	C	C	C	draft Section 2.XX Solar Energy Systems	
x	Solar Energy System: utility-scale freestanding						To be determined	To be determined
x	Stockyard or slaughterhouse of animals					C	reword to Slaughterhouse	1 per every 2 employees and 1 per company vehicle
	Storage warehouse			A			Remove; Storage and Warehouse mean different types of services based on capacity, duration, etc.	
	Temporary buildings used in conjunction with construction work	A	A	A	A	A		As per Zoning Administrator
	Temporary concrete plant	T						1 per employee and 1 per company vehicle
x	Tourism welcome center			P				1 per 500 sq ft of floor area
x	Welding, machine and repair shops				P			1 per employee and 1 per company vehicle
x	Wind Energy Conversion System		N				As per Ordinance #314 approved by BOS	To be determined
x	Wind Energy Conversion System: Non-Commercial	A	N	A	A	A		
x	Wind Energy Conversion System: Commercial	C	N	C	C	C		
x	Wholesaling and warehousing, but not including the bulk storage of anhydrous ammonia fertilizer under pressure, petroleum products under pressure, or highly volatile chemicals or materials				P	P	Added definitions for Wholesaling and Warehousing. Recommend using the longer second definition in M-1, which includes highly volatile chemicals or materials.	1 per 2 employees on maximum shift, 1 per company vehicle, and 1 loading space per 10,000 sq ft of floor area
	Uses and structures clearly incidental to the permitted principal uses and structures	A	A	A	A	A		As per Zoning Administrator