

MONONA COUNTY ORDINANCE NO. 29

TITLE: An amendment to the Monona County Zoning Ordinance amending Section 15 of the Monona County Zoning Ordinance.

BE IT ENACTED by the Board of Supervisors of Monona County, Iowa:

SECTION 1. Purpose: This ordinance amends the Zoning Ordinance Section 15 adopted March 7, 1978.

SECTION 2. Amendment: Section 15 (Highway Service Commercial District) shall be amended to include the following uses in Section A (1)-Principal Permitted Uses and to decrease the setback in Section C (3)-Bulk Regulations:

Section 15. CHS DISTRICT REGULATIONS (Highway Service Commercial Districts).

Statement of Intent. The CHS District is designed to provide for the general commercial needs of the highway traveling public. It is intended that this district be located only along major Federal and State Highways.

A. Principal Permitted Uses. Only the use of structures or land listed in this section shall be permitted in the CHS District.

1. Retail, service or recreational uses, such as the following:
 - a. Automobile accessory stores.
 - b. Barber shops and beauty parlors.
 - c. Bowling alleys.
 - d. Car wash.
 - e. Drug stores.
 - f. Gas stations, including minor automobile repairs as accessory but not principal use.
 - g. Gift shops.
 - h. Grocery stores.
 - i. Miniature golf courses and golf driving ranges.
 - j. Motels and motor hotels.
 - k. Offices, business and professional.
 - l. Restaurants, including drive-in restaurants.
 - m. Self-service laundry and dry cleaning establishments.
 - n. Swimming pools.
 - o. Taverns, bars and nightclubs.
 - p. Travel and tourist information centers.
 - q. Truck stops, including minor repairs as accessory but not principal permitted use.
 - r. Banks, savings and loan associations and similar financial institutions
 - s. Storage facilities for business
 - t. Rental storage and general storage of automobiles, trailers, motorcycles, boats and farm/agricultural equipment, goods and products for business use

2. Combinations of the above uses.

B. Permitted Accessory Uses.

1. Accessory uses customarily incidental to a principal permitted use.
2. Any exterior or roof sign; provided no such sign shall project more than eight (8) feet above the roof line.
3. One free standing or post sign referring only to a use or uses conducted on the premises may be erected in any yard abutting a public street, road or highway, provided however:
 - a. That such sign shall not have a surface area in excess of two hundred (200) square feet on any one side and not more than two sides of said sign shall be used for advertising purposes:
 - b. The bottom of the surface area of such sign shall not be less than twelve (12) feet above the ground surface upon which it is erected.

C. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 20.

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| 1. | Lot Area: | No minimum requirement. |
| 2. | Lot Width: | No minimum requirement. |
| 3. | Front Yard: | 20 feet. |
| 4. | Side Yards: | No minimum requirement. |
| 5. | Rear Yard: | 40 feet. |
| 6. | Maximum Height: | 45 feet. |
| 7. | Maximum Number of
Stories: | 3 stories. |

D. Off-Street Parking and Loading. Spaces for off-street parking and shall be provided in accordance with the provisions of Section 18 and 19.

SECTION 3. Ordinance Repealed. The previously adopted Zoning Ordinance (Section 15 of the Monona County Zoning Ordinance) is repealed.

SECTION 4. When effective: This amendment to the Zoning Ordinance should be effective after the final passage, approval and publication as provided by law.

Adopted by the Board of Supervisors this 22 day of September, 2009.

MONONA COUNTY BOARD OF SUPERVISORS

BY: /s/Stanley Skow

STANLEY SKOW, CHAIRPERSON

BY: /s/Brooke Kuhlmann

BROOKE KUHLMANN, COUNTY AUDITOR