

CHAPTER 100

ZONING REGULATIONS

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100.01 TITLE AND PURPOSE. This chapter shall be known and may be cited and referred to as the “Monona County, Iowa, Zoning Ordinance,” and is referred to herein as the “Zoning Ordinance.” The Zoning Ordinance is adopted for the purpose of promoting public health, safety, morals, comfort and general welfare; to conserve and protect property and property values, to secure and provide the social and economic advantages resulting from an orderly planned use of land resources; and to facilitate adequate, but economical provisions for public improvements, all in accordance with a comprehensive plan and as permitted by the provisions of Chapter 335 of the Code of Iowa.

100.02 JURISDICTION. The provisions of this Ordinance shall apply to all of the unincorporated territory of Monona County, Iowa with the exception of lands owned by the United States of America, State of Iowa, or Omaha Tribe of Nebraska.

100.03 INTERPRETATION OF STANDARDS. In their interpretation and application, the provisions of this chapter shall be held to be minimum requirements. Where this chapter imposes a greater restriction than is imposed or required by other provisions of law or by other rules, regulations, or resolutions, the provisions of this Zoning Ordinance shall control.

100.04 AGRICULTURAL EXEMPTION. In accordance with the provisions of Chapter 335 of the Code of Iowa, no regulation or restriction adopted under the provisions of this chapter shall be construed to apply to land, farm houses, farm barns, farm outbuildings or other buildings, structures or erections which are primarily adapted, by reason of nature and area, for use for agricultural purposes, while so used; provided, however, such regulations or restrictions which relate to any structure, building, dam, obstruction, deposit or excavation in or on the flood plains of any river or stream shall apply thereto. It is the responsibility of any person or group claiming that certain property is entitled to exemption on the basis of this

section to demonstrate that the property is used for agricultural purposes. The Zoning Administrator shall be responsible for determination of whether a particular use of land is a farm and therefore eligible for exemption from the requirements of this ordinance. In making this determination, the Zoning Administrator shall consider the following factors as means of identifying a farm:

1. Any use of land that occupies forty (40) acres or more of land that is not clearly a non-farming use, such as a residence, commercial business or industrial enterprise, may be interpreted to be a farm.
2. Any use of land for which the operator attests to filing a Schedule F, or other tax document, as part of a federal income tax return that establishes the economic activity to be a farm, may be interpreted to be a farm.
3. Any building, structure or use that is integral to, or accessory to, a farm may be interpreted to be a farm use, including farm dwellings and outbuildings.

100.05 DEFINITIONS. For the purpose of this chapter, the following terms and words are defined, and the words “used or occupied” include the words “intended, designed, or arranged to be used or occupied.”

1. “Accessory use or structure” means a use or structure subordinate to the principal use of a building on the lot and serving a purpose customarily incidental to the use of the principal building.
2. “Adult” refers to a person who has attained the age of 18 years.
3. “Adult entertainment business” means a business which as a part of or in the process of delivering goods and services displays to its patrons specified sexual activities or specified anatomical areas in printed form or through any form of photographic medium or by use of male or female models. In reference to the above, the following definitions apply:
 - A. “Adult art studio” or “adult modeling studio” means an establishment or business which provides the services of modeling for the purpose of viewing and/or reproducing the human body wholly or partially in the nude by means of photography, painting, sketching, drawing or otherwise; provided entrance to such establishment and such services are available only to adults.
 - B. “Adult artist – body painting studio” means an establishment or business which provides the services of applying paint or other substance whether transparent or nontransparent to or on the human body when such body is wholly or partially nude; provided entrance to such establishment and such services are available only to adults.
 - C. “Adult bath house” means an establishment or business which provides the services of baths of all kinds, including all forms and methods of hydrotherapy; provided entrance to such establishment and such services are available only to adults; and not including such services provided by a medical practitioner or professional physical therapist licensed by the State of Iowa.

- D. “Adult book store” means an establishment or business having a substantial part of its stock in trade, books, magazines, photographs, pictures and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, as defined herein, and limited in sale of such sexual materials to adults.
- E. “Adult cabaret” means a cabaret which features go-go dancers, exotic dancers, strippers, male or female impersonators, or similar entertainers.
- F. “Adult massage” means any method of treating the external parts of the human body by rubbing, stroking, kneading, tapping or vibrating with the hand, other parts of the body, or any instrument, for any consideration or gratuity.
- G. “Adult massage establishment” means any establishment having a fixed place of business where massages are administered for any form of consideration or gratuity, including but not limited to, massage parlors, health clubs, sauna baths, and steam baths. This definition shall not be construed to include an establishments employing: (i) persons licensed by the State of Iowa under the provisions of Chapters 148, 148A, 148B, 148C, 149, 150, 150A, 151, 152, 152B, 152C, 157 or 158 of the Code of Iowa, when performing massage services as a part of the profession or trade for which licensed; (ii) persons performing massage therapy or massage services under the direction of a person licensed as described in (i) above; (iii) persons performing massage therapy or massage services upon a person pursuant to the written instruction or order of a licensed physician; (iv) nurses, aides, technicians and attendants at any hospital or health care facility licensed pursuant to Chapter 135B, 135C or 145A of the Iowa Code, in the course of their employment and under the supervision of the administrator thereof or of a person licensed as described in (i) above; (v) an athletic coach or trainer in any accredited public or private secondary school, junior college, college or university, or employed by a professional or semi-professional athletic teams or organization, in the course of his or her employment as such coach or trainer. This definition shall not be construed to include a volunteer fire department, a volunteer rescue squad or a nonprofit organization operating a community center, swimming pool, tennis court, or other educational, cultural, or recreational and athletic facilities, and facilities for the welfare of the residents of the area.
- H. “Adult mini motion picture theater” means an enclosed building with a capacity for less than 50 persons used for presenting motion pictures, slides or photographic reproductions distinguished or characterized by an emphasis on matters depicting, describing or relating to specified sexual activities or specified anatomical areas as defined herein for observation by patrons therein.

- I. “Adult motel” means a motel wherein material is presented which is distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.
- J. “Adult motion picture arcade” means any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five (5) or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on matter depicting or describing specified sexual activities or specified anatomical areas.
- K. “Adult motion picture theater” means an enclosed building used for presenting material distinguished or characterized by an emphasis on matter depicting or describing specified sexual activities or specified anatomical areas for observation by patrons therein.
- L. “Juice bar” means any establishment where alcoholic beverages are prohibited and where for any form of consideration or gratuity, models, dancers, strippers, and similar entertainers perform in nude or semi-nude for observation by patrons therein.
- M. “Model” means any person who for consideration or gratuity appears either nude or semi-nude to be either viewed, photographed, sketched, drawn, sculptured; to dance; to provide reading or counseling sessions; for body painting; to deliver a service or in connection with the sale of merchandise; or to present materials distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.
- N. “Model studio” means any establishment where for any form of consideration or gratuity, models who display specified anatomical areas are provided to be observed, or subject to lawful tactile conduct, sketched, drawn, painted, sculptured, photographed, or similarly depicted by persons paying such consideration or gratuity, or where for any form of consideration or gratuity, nude or semi-nude dancing, readings, counseling sessions, body painting and other activities that present materials distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas are provided for observation by or communication to persons paying such consideration or gratuity.
- O. “Nude encounter parlor” means an establishment having a fixed place of business where any person, therein engages in, conducts, or carries on, or permits to be engaged in, conducted or carried on, any business of viewing any person or persons or the actual encounter of any person or persons depicting, describing or relating to specified sexual activities as defined herein.

- P. “Nude photographic parlor” means an establishment having a fixed place of business, where any person, association, firm or corporation therein engages in, conducts, or carries on, or permits to be engaged in, conducted or carried on any business of photographing any person or persons depicting, describing or relating to specified sexual activities or specified anatomical areas, as defined herein.
- Q. “Specified anatomical areas” means: human genitals, pubic region, buttocks and female breasts below a point immediately above the top of the areola.
- R. “Specified sexual activities” means any sexual contact, actual or simulated, either natural or deviate, between two or more persons, or between a person and an animal, by penetration of the penis into the vagina or anus, or by contact between a finger of one person and the genitalia of another person or by use of artificial sexual organs or substitute therefor in contact with the genitalia or anus.
- S. “Substantial” means more than 25% of the book, magazine, film or video tape inventory is distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.
- T. An adult entertainment business is any one or more of the above or similar uses, which are customarily not open to persons who have not attained the age of 18 years.
- 4. “Agriculture” means the use of land for purposes of growing the usual agricultural or farm products, including vegetables, fruit, trees and grains, pasturage, dairying, livestock and poultry husbandry, and the necessary accessory uses for treating or storing the produce, provided that the operation of such accessory uses shall be secondary to that of the regular agricultural activities. If the tract of land is less than forty acres, it shall be presumed by nature and area that the tract is not primarily used for agricultural purposes. Refer to Section 100.04 for regulations regarding agricultural exemptions.
- 5. “Airport Hazard” or means any structure, tree or obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace for the purpose of determining the height limits as may be set forth in the Monona County Code of Ordinances.
- 6. “Airport, Official” means an official airport having height restrictions approved by Monona County and included as a Chapter in the Monona County Code of Ordinances.
- 7. “Apartment” means a room or suite of rooms in a multiple dwelling intended for or designed for use as a residence by a single family.
- 8. “Automobile salvage yard” means dismantling or wrecking of motor vehicles or trailers, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts. The presence on any lot, parcel or tract of land, of ten (10) or more vehicles

which for a period exceeding thirty (30) days have not been capable of operating under their own power, and from which parts have been removed or are to be removed for reuse, salvage, or sale, shall constitute *prima facie* evidence of an automobile salvage yard. (See also “salvage yard.”)

9. “Basement” means a story having part but not more than one-half (1/2) of its height below grade. A basement is counted as a story for the purpose of height regulations.
10. “Bed and breakfast” means a private residence which provides lodging and meals for guests, in which the host or hostess resides and in which no more than twenty (20) guests are lodged at the same time and which, while it may advertise and accept reservations, does not hold itself out to the public to be a restaurant, tavern, hotel, or motel, and serves food only to overnight guests.
11. “Billboard” includes all structures, regardless of the material used in the construction of the same, that are erected, maintained, or used for public display of posters, painted signs, wall signs, whether the structure be placed on the wall or painted on the wall itself, pictures or other pictorial reading matter which advertise a business or attraction which is not carried on or manufactured in or upon the premises upon which said signs or billboards are located.
12. “Board” means Monona County Board of Adjustment.
13. “Boarding house” means a building, other than a hotel, where for compensation, meals or lodging and meals are provided for five (5) or more persons.
14. “Borrow pit” means any place or premises where dirt, soil, sand, gravel, or other material is removed below the grade of surrounding land for any purpose other than that necessary and incidental to site grading or building construction.
15. “Buffer zone” means an area of land used to visibly separate one use from another or to shield or block noise, lights, or other nuisances.
16. “Buildable” means any lot, tract, or parcel of land that may be developed with structures designed for principal uses as permitted in the applicable zoning district. To be designated as buildable by the Zoning Administrator, the lot, tract, or parcel shall comply with all applicable requirements of this Chapter, including a survey as may be required to establish property lines and setbacks. Further, no lot, tract or parcel created after adoption of this Ordinance shall be considered buildable unless said parcel was split, divided or subdivided in accordance with the requirements of Chapter 200 – Division of Land and Subdivision Regulations as directed by the Zoning Administrator. Use of existing Lots of Record shall be considered buildable only if so determined by the Zoning Administrator in accordance with Chapter 200.
17. “Building” means any structure designed or intended for the support, enclosure, shelter or protection of persons, animals or property, but not including signs or billboards. When a structure is divided in separate parts by unpierced walls extending from the ground up, each part is deemed a separate building.

18. “Building, height of” means the vertical distance from the average natural grade at the building line to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip and gambrel.
19. “Building line” means the extreme over-all dimensions of a building as determined from its exterior walls or any part of a structural support or component which is nearest to the property line, other than usual uncovered steps and/or handicap ramps.
20. “Building Permit” means a written statement issued by the Zoning Administrator authorizing buildings, structures or uses consistent with the terms of this Zoning Ordinance and for the purpose of carrying out and enforcing its provisions.
21. “Building, pole” means any structure supported by posts or columns set into the ground or a granular foundation in lieu of being set on a perimeter foundation.
22. “Bulk stations” means distributing stations commonly known as bulk or tank stations, used for the storage and distribution of flammable liquids, or liquefied petroleum products where the aggregate capacity of all storage tanks is more than six thousand (6,000) gallons.
23. “Campground” means an area or tract of land on which accommodations for temporary occupancy are located or may be placed, including cabins, tents, and major recreational equipment, and which is primarily used for recreational purposes and retains an open air or natural character.
24. “Canopy” means a permanent roofed structure, including marquees and awnings, attached to and supported by a building and projecting from a building.
25. “Car wash” means an area of land and/or a structure with machine- or hand-operated facilities used principally for the cleaning, washing, polishing, or waxing of motor vehicles.
26. “Carport” means a roofed structure providing space for the parking of motor vehicles and enclosed on not more than two (2) sides. For the purpose of this chapter, a carport attached to a principal building shall be considered as part of the principal building and subject to all yard requirements herein.
27. “Cellar” means that portion of a building having more than one-half (1/2) of its height below grade. A cellar is not included in computing the number of stories for the purpose of height measurement.
28. “Cemetery” means land used or intended to be used for the burial of the dead, including mausoleums, columbariums and crematoriums when operated in conjunction with and within the boundary of such cemetery.
29. “Church or place of religious worship” means an institution that people regularly attend to participate in or hold religious services, meetings, and other activities. The term “church” shall not carry a secular connotation and shall include buildings in which the religious services of any denomination are held.

30. “Clinic, medical or dental” means a building or buildings in which physicians, dentists, or allied professional assistants are associated for the purpose of carrying on their professions.
31. “Club” means an organization of persons for special purposes or for the promulgation of sports, arts, literature, politics, fitness, or the like but not operated for profit, excluding churches, or other houses of worship.
32. “Cocktail lounge” means any place of business, other than a “night club,” located in and accessory to a hotel, motel, or restaurant, where liquor, beer or wine is sold for consumption on the premises, where music or other entertainment is limited to a piano bar or other one person performance.
33. “Commercial use” means the barter, exchange, sale, service or trade of goods, materials, or services, either tangible or intangible for financial, material or monetary gain.
34. “Commission” means the Monona County Zoning Commission.
35. “Communications tower” means a structure that is intended for transmitting or receiving television, radio, or telephone communications.
36. “Comprehensive Plan” means the Comprehensive Plan for Monona County, Iowa, which sets forth the County’s long range plans for land use and transportation management and development policies to guide the County’s growth and on which the County’s zoning regulations shall be based.
37. “Conditional use” – see “special use.”
38. “Condominium” means an estate in real property as regulated by Chapter 499B of the Code of Iowa consisting of an undivided interest in common with other purchasers in a portion of a parcel of real property, together with a separate interest in space in a building, such as an apartment. A condominium may include, in addition, a separate interest in other portions of such real property.
39. “Conservation easement” means an easement granting a right or interest in real property that is appropriate to retaining land or water areas predominantly in their natural, scenic, open, wooded, or topographic condition, retaining such areas as suitable habitat for fish, plants, or wildlife; or maintaining existing slopes and land use.
40. “Convenience store” means any retail establishment offering for sale food products, household items and other goods commonly found in grocery stores, as well as retail gas sales, and having a gross floor area of more than 1,200 square feet but less than 5,000 square feet.
41. “Cul-de-sac” means a local street, one end of which is closed and consists of a circular turn around.
42. “Day care center, day nursery or nursery school” means any private or public agency, institution, establishment, or place which provides supplemental parental

- care and/or educational work, other than lodging overnight, for seven (7) or more unrelated children of preschool age, for compensation.
43. “Day care home” means a private residence where care, protection and supervision are provided, for a fee, at least twice a week to less than seven (7) children at one time.
 44. “Density, gross” means the gross number of dwelling units permitted per gross acre of gross land within a defined area including public streets and open spaces.
 45. “Density, net” means the number of dwelling units per net acre of land being developed exclusive of public streets and open spaces.
 46. “Development” means any subdivision of land or man-made changes to improved or unimproved real estate, including but not limited to the construction of buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.
 47. “District” means a section or sections of the County within which the regulations governing the use of buildings and premises or the height and area of buildings and premises are uniform.
 48. “Drive-in facility” means an establishment that, by design of physical facilities or by service or packaging procedures, permits customers to receive a service or obtain a product while remaining in a motor vehicle or to be entertained while remaining in a motor vehicle.
 49. “Driveway” means a privately owned roadway giving access from a public street to a building plat or abutting property.
 50. “Dump” means a premises used for illegal discarding of trash, garbage, junk or other refuse; but not including legally operating, and fills or junk yards.
 51. “Dwelling” means any building or portion thereof which is designed or used exclusively for residential purposes, but not including a tent, cabin, trailer, or mobile home, shall be designed to be placed on, supported by and attached to a continuous perimeter foundation, which shall be permanent and constructed in accordance with the Monona County Building Permit and any applicable Building Codes or other regulations for site built housing.
 52. “Dwelling unit” means a room or group of rooms which are arranged, designed, or used as a dwelling for the occupancy of one (1) family containing sleeping, bathroom, and kitchen facilities.
 53. “Dwelling, condominium” means a multiple dwelling as defined herein whereby the title to each dwelling unit is held in separate ownership, and the real estate on which the units are located is held in common ownership solely by the owners of the units, with each owner having an undivided interest in the common real estate.
 54. “Dwelling, garden home” means a building containing only one dwelling unit on a separate lot and designed for and occupied exclusively for residence purposes by only one family within a townhome development.

55. “Dwelling, multiple family” means a residence designed for or occupied by three (3) or more families, with separate housekeeping and cooking facilities for each.
56. “Dwelling, row” means any one (1) of two (2) or more horizontally attached dwelling units in a continuous row located within a townhome development. Each dwelling is erected as a unit on a separate lot having an individual entrance. No more than six units shall be permitted in a single structure.
57. “Dwelling, single-family” means a detached residence designed for or occupied by one family only.
58. “Dwelling, two-family” (duplex) means a residence designed for or occupied by two (2) families only, with separate housekeeping and cooking facilities for each.
59. “Dwelling, townhome” or “townhouse” means a row dwelling or garden home which is characterized by common elements which are specified in or determined under the rules and regulations set forth by recorded covenants. Said covenants shall establish the guidelines for maintenance of common elements and permit free movement through common areas by members of the homeowners association to assure access to the structure exterior of each townhome unit by the individual unit owner.
60. “Easement” means a granted right by a land owner to a person, government agency, or public utility company to use land owned by another for a specific purpose.
61. “Exotic animals” means animals, other than domesticated livestock, poultry, or common pets such as cats, dogs, hamsters, guinea pigs, canaries, or other similar pets as determined by the Zoning Administrator.
62. “Fall zone” means the area contained within the boundaries of a circle, the center of which is the base of the any tower, and the radius of which is the total tower or system height, whichever is greater. The fall zone encompasses the area within which a system may collapse in the event of a structural failure.
63. “Family” means one or more persons occupying a single dwelling unit, provided that unless all members are related by blood, marriage, or adoption, no such family shall contain over four (4) persons.
64. “Farm” means a land area comprised of forty (40) acres or more which is used for agriculture.
65. “Feedlot” means any parcel of land or premises on which the principal use is the concentrated feeding within a confined area of cattle, hogs or sheep. The term does not include areas which are used for the raising of crops or other vegetation, and upon which livestock are allowed to graze or feed.
66. “Fill” means to raise the grade of land with the depositing of earth.

- 67. “Flashing lights” means a sudden or transient outburst of bright light; a flood of light briefly appearing and disappearing, or a single flash at regular intervals, the duration of light always being less than the duration of darkness.
- 68. “Flea market” means an occasional or periodic sales activity held within a building, structure, or open area where groups of individual sellers offer goods for sale to the public, not to include private garage sales.
- 69. “Flood” means a general and temporary condition of partial or complete inundation of normally dry land areas resulting from the overflow of streams or rivers or from the unusual and rapid runoff of surface waters from any source.
- 70. “Flood plain” means a land area susceptible to being inundated by water as a result of a flood.
- 71. “Floor” means the lower horizontal surface of a hollow structure, story or room, or the horizontal structure which separates stories in a building.
- 72. “Floor area” means the total area of all floors of a building or portion thereof measured to the outside surface of exterior walls or the centerline of walls to attached buildings or uses. It does not include garages, porches, balconies and other appurtenances. Space in the basement or cellar and all other space shall be included as floor area if habitable and used for a principal or accessory use permitted in the zone in which the building is located.
- 73. “Floor area ratio” means the square footage of floor area on all floors divided by the land area within the property lines.
- 74. “Freeboard” means a safety factor indicating the height above a projected flood occurrence level to which a levy or floodwall is constructed.
- 75. “Frontage” means the lot line adjoining a public street as measured along the street.
- 76. “Funeral home” means a building or part thereof used for human funeral services. Such building may contain space and facilities for: (i) embalming and the performance of other services used in preparation of the dead for burial; (ii) the performance of autopsies and other surgical procedures; (iii) the storage of caskets, urns, and other related funeral supplies; (iv) the storage of funeral vehicles; and (v) facilities for cremation. Where a funeral home is permitted, a funeral chapel shall also be permitted.
- 77. “Garage, private” means a building for the private use of the owner or occupant of a principal building situated on the same lot of the principal building for the storage of motor vehicles with no facilities for mechanical service or repair of a commercial or public nature.
- 78. “Garage, public” means a building designed and used for the storage of automotive vehicles operated as a business enterprise with a service charge or fee being paid to the owner or operator for the parking or storage of privately owned vehicles.

- 79. “Garage, repair” means any building, premises, or land in which or upon which a business, service, or industry involving the maintenance, servicing, repair or painting of motor vehicles is conducted or rendered.
- 80. “Garage, storage” means any building or premises, used for housing only, of motor-driven vehicles pursuant to previous arrangements and not to transients, and at which automobile fuels and oils are not sold and motor-driven vehicles are not equipped, repaired, hired or sold.
- 81. “Gas, filling or service station” means any building or premises used for the retail sale of liquefied petroleum products for the propulsion of motor vehicles, and including such products as kerosene, fuel oil, gasoline, diesel fuel, packaged naphtha, lubricants, tires, batteries, antifreeze, motor vehicle accessories, and other items customarily associated with the sale of such products. The rendering of accessory services is permitted including automatic car wash for one vehicle at a time, and making of repairs to motor vehicles except those of a major type. Repairs of a major type are defined to be spray painting; body, fender, differential, axle, spring, and frame repairs; major overhauling of engines requiring the removal of engine cylinder head or crankcase pan; repairs to radiators requiring the removal thereof; or complete recapping or retreading of tires.
- 82. “Grade” means the average of the finished ground level at the center of all walls of a building. In case walls are parallel to and within five (5) feet of a sidewalk, alley or other public way, the above ground level shall be measured at the elevation of the sidewalk, alley or public way.
- 83. “Greenhouse” means a building or accessory structure constructed chiefly of glass or other translucent material, which is devoted to the protection or cultivation of flowers or other tender plants.
- 84. “Group care facility” means a government licensed or approved facility which provides resident services in a dwelling to more than eight (8) individuals not including resident staff, but not exceeding 30 individuals. These individuals are developmentally disabled, aged or undergoing rehabilitation; are in need of adult supervision; and are provided services in accordance with their individual needs. Group care facilities shall not include nursing homes.
- 85. “Half-story” means a story with at least two (2) of its opposite sides situated in a sloping roof, the floor area of which does not exceed two-thirds (2/3) of the floor area of the floor immediately below it.
- 86. “Hazardous materials” means any substances or materials that, by reason of their toxic, caustic, corrosive, abrasive, or otherwise injurious properties may be detrimental or deleterious to the health of any person handling or otherwise coming into contact with such material or substance or as determined by the Iowa Department of Public Health.
- 87. “Health club” means an establishment providing physical fitness facilities and services to the public for a fee, including but not limited to: game courts, exercise equipment, exercise areas, running tracks, swimming pools, physical fitness

maintenance and weight control services and instructors, locker rooms, saunas and associated retail shop intended for members of club only.

- 88. “Home occupation” means a business, profession, occupation or trade conducted for gain or support as an accessory use entirely within a dwelling, or a structure, which is incidental and secondary to the use of such building for dwelling purposes and which does not change the essential residential character of such building.
- 89. “Homeowners or property owners association” means a formally constituted non-profit association or corporation made up of the property owners and/or residents of a definitive area; who collectively may take permanent responsibility for costs and upkeep of commonly owned or designated community property.
- 90. “Hospital” means an institution licensed by State law providing health services primarily for human in-patient medical or surgical care for the sick or injured and including related facilities such as laboratories, out-patient departments, training facilities, central services facilities, and staff offices that are an integral part of the facilities.
- 91. “Hotel or motel” means a building containing six (6) or more guest rooms in which lodging is provided and offered to the public on a temporary basis for compensation, and which is open to transient guests, in contrast to a boarding house or rooming house.
- 92. “Inoperable vehicle” means any motor vehicle, recreational vehicle, boat, trailer or semi-trailer which lacks a current registration or component part which renders the vehicle unfit for legal use.
- 93. “Insignias and flags” means insignias, flags and emblems of the United States, the State of Iowa, Monona County, municipal and other bodies of established government, or flags which display the recognized symbol of a non-profit or non-commercial organization.
- 94. “Junk” means old, wrecked, inoperable, or discarded automobiles, trucks, tractors and other such vehicles and parts thereof, wagons and other kinds of vehicles and parts thereof, scrap, used building materials, scrap contractor’s equipment, tanks, cans, barrels, boxes, drums, piping, bottles, glass, old iron, machinery, rags, paper excelsior, hair, mattresses, beds or bedding or any other kind of scrap or waste material which is stored, kept, handled or displayed for barter, resale, reuse, salvage, stripping, or trade.
- 95. “Junk yard” means any area where waste, discarded or salvaged materials are bought, sold, exchanged, baled or packed, disassembled or handled, including the dismantling or “wrecking” of automobiles or other vehicles or machinery, house wrecking yards, used lumber yards and places or yards for storage of salvaged house wrecking and structural steel materials and equipment; but not including areas where such uses are conducted entirely within a completely enclosed building. The presence on any property of ten (10) or more motor vehicles (as defined by Chapter 321 of the Code of Iowa) without current registration which

for a period exceeding thirty (30) days have not been capable of operating under their own power, and/or from which parts have been removed for re-use, salvage, or sale, shall constitute *prima facie* evidence of a junk yard.

- 96. “Kennel” means any premises on which five (5) or more dogs, six months or older, are kept for board, breeding, or sales purposes.
- 97. “Kilowatt (kW)” means the International System of Units’ standard unit of power equal to 1,000 Watts.
- 98. “Landfill” means a disposal site employing an engineering method of disposing of solid wastes in a manner that minimizes environmental hazards by spreading, compacting to the smallest volume, and applying cover material over all exposed waste at the end of each operating day.
- 99. “Laundry, self-service” means a business that provides home-type washing, drying and/or ironing machines for hire to be used by customers on the premises.
- 100. “Livestock” means animals kept, or raised for use or pleasure including cattle, horses, sheep, goats, swine, mules, donkeys, llamas, and similar hooved animals excluding buffalo and elk.
- 101. “Loading space” means any off-street space or berth on the same lot with a building or contiguous to a group of buildings, for the temporary parking (less than twenty-four hours) for a commercial vehicle while loading or unloading merchandise or materials.
- 102. “Lodging house” means a building where lodging only is provided for compensation for four (4) or more persons.
- 103. “Lot” means a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage and area and to provide such yards and other open space as are herein required. Such lot shall have frontage on a public road or approved private street and may consist of:
 - A. A single lot of record;
 - B. A portion of a lot of record;
 - C. A combination of complete lots of record, of complete lots of record and portions of lots of record, or of portions of lots of record; and
 - D. A parcel of land described by metes and bounds, provided that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of the Zoning Ordinance.
- 104. “Lot lines” means the lines bounding a lot, including the right-of-way line of any public road or highway acquired by easement.
- 105. “Lot of record” means a lot which is a part of a subdivision recorded in the office of the County Recorder of Monona County, or a lot or parcel described by metes and bounds, the description of which has been so recorded.
- 106. “Lot width” means the width of a lot measured at the building line and at right angles to its depth.

- 107. “Lot, corner” means a lot abutting upon two (2) or more streets at their intersection.
- 108. “Lot, depth of” means the mean horizontal distance between the front and rear lot lines.
- 109. “Lot, double frontage” means a lot having a frontage on two (2) non-intersecting streets, as distinguished from a corner lot.
- 110. “Lot, flag” means a lot with access provided to the bulk of the lot by means of a narrow corridor which does not meet the minimum permitted lot width requirements at the minimum setback distance from the public street.
- 111. “Lot, interior” means a lot other than a corner lot.
- 112. “Lot, reversed frontage” means a corner lot the side street line of which is substantially a continuation of the front lot line of the first platted lot to its rear.
- 113. “Lumber yard” means a premises on which primarily new lumber and related building materials are sold.
- 114. “Manufactured home” is a factory-built structure, which is built under the authority of 42 U.S.C. Sec. 5403, is required by Federal law to display a seal from the United States Department of Housing and Urban Development, and was constructed on or after June 15, 1976. If a manufactured home is placed in a mobile home park, the home must be titled and is subject to the mobile home square foot tax. If a manufactured home is placed outside a mobile home park, the home must be titled and is to be assessed and taxed as real estate.
- 115. “Marina” means a facility for storing, servicing, fueling, berthing, and securing and launching of private pleasure water craft that may include the sale of fuel and incidental supplies for the boat owners, crews, and guests.
- 116. “Mini-warehouse” means a building or group of buildings, no more than twenty-five (25) feet in height and not having any dimensions greater than one hundred fifty (150) feet per building, containing varying sizes of individualized, compartmentalized, and controlled stalls or lockers for the dead storage of customers’ goods or wares, excluding junk, explosive, or flammable materials, and other noxious or dangerous materials. No business activities other than rental of storage units shall be conducted on the premises.
- 117. “Mobile home” means a factory-built housing unit used for living, sleeping, business, or storage purposes, having no foundation other than wheels, blocks, skids, jacks, horses or skirtings, and which is, has been or reasonably may be equipped with wheels or other devices for transporting the structure from place to place, whether by motive power or other means. This does not include any mobile home that has had the tongue, wheels and axles removed and placed on a permanent foundation of at least forty-two (42) inches deep, said foundation being constructed out of concrete block with mortar, or a poured concrete foundation used to support the mobile home; said mobile home being converted to real estate

and considered a single-family detached dwelling. A mobile home shall not be construed to be a travel trailer or other form of recreational vehicle.

- 118. "Mobile home park" means any lot or portion of a lot upon which two (2) or more mobile homes, occupied for dwelling or sleeping purposes, are located, regardless of whether or not a charge is made for such accommodation.
- 119. "Modular home" means a factory-built structure which is manufactured to be used as a place of human habitation, is constructed to comply with the Iowa State Building Code for modular factory-built structures, and must display the seal issued by the State Building Code Commissioner. If a modular home is placed in a mobile home park, the home is subject to the annual tax as required by Section 435.22, Code of Iowa. If a modular home is placed outside a mobile home park the home shall be considered real property and is to be assessed and taxed as real estate.
- 120. "Motel, auto court" means a building or group of attached or detached buildings containing individual sleeping or living units for overnight auto tourists, with garage attached or parking facilities conveniently located to each such unit.
- 121. "New construction" means those structures or development for which the start of construction or installation commenced on or after the effective date of this Zoning Ordinance.
- 122. "Night club" means any place of business located within any building or establishment, established and operated for the purpose of supplying entertainment or music and a dance floor and providing meals and/or refreshments prepared for consumption on the premises.
- 123. "Nonconforming lot" means a lot which lawfully existed prior to the adoption, revision, or amendment of this ordinance, but which fails by reason of such adoption, revision, or amendment to conform to the new district regulation in which it is located.
- 124. "Nonconforming structure" means a building or structure existing at the effective date of adoption or amendment of this Zoning Ordinance which is allowed to lawfully exist, but does not comply with the terms of this chapter by reason of restrictions on area, lot coverage, height, setbacks, architecture, or other characteristics of the structure or its location on the lot.
- 125. "Nonconforming use" means a lawful use of land or building that does not comply with the use regulations for its zoning district but which complied with applicable regulations at the time the use was established.
- 126. "Non-profit institution" means a non-profit establishment maintained and operated by a society, corporation, individual, foundation or public agency for the purpose of providing charitable, social, education or similar services to the public, groups, or individuals. Cooperative non-profit associations, performing a service normally associated with retail sales or trade such as cooperative groceries,

granaries, equipment sales, etc., shall not be considered a non-profit institution under this chapter.

127. “Nursing or convalescent home” means a building or structure having accommodations and where care is provided for invalid, infirm, aged, convalescent, or physically disabled, or injured persons; not including mentally insane, mental deficiency or deterioration, inebriate, or contagious cases.
128. “Off premises” means the purpose is to advertise, identify and/or direct attention to a profession, business, service, activity, product, campaign or attraction which is not carried on, sold, offered, or manufactured in or upon the premises.
129. “Oscillating light” means light which is totally eclipsed at regular intervals; the duration of light is always greater than the duration of darkness (such as an electronic information display).
130. “Parcel or tract” means an aliquot part of a section, a lot within an official plat, or a government lot.
131. “Park” means any public or private land reserved for active and passive recreation to include such facilities as State Parks, County Parks, playgrounds, swimming pools, tennis courts, trails, shelters, and other similar uses associated with a designed recreation area. The term park is not intended to include private or public amusement parks, permanent carnivals, or similar type activities.
132. “Parking area, satellite” means off-street parking spaces located on a separate lot not adjoining the principal use for which they are required or associated with, whether in the same ownership as the property occupied by the principal use or leased from a separate owner.
133. “Parking space” means an area on a lot and/or within a building intended for the use of parking of a personal vehicle. This term is used interchangeably with parking stall.
134. “Patron” means a customer who purchases a commodity or service.
135. “Place of business” means any vehicle, building, structure, yard, area, lot, premises, or part thereof, or any other place in which or on which one or more persons engage in gainful occupation.
136. “Planned Unit Development” (PUD) means any development in which the proposed land use, transportation elements, population densities, building arrangement and types are set out in a unified, contiguous plan.
137. “Plant nursery” means any land used to raise trees, shrubs, flowers, and other plants for transplanting.
138. “Porch, unenclosed” means a roofed projection which has no more than fifty percent (50%) of each outside wall area enclosed by a building or siding material other than meshed screens.

- 139. “Poultry” means domesticated fowl valued for their meat or eggs and kept or raised for use or pleasure including chickens, turkeys, ducks, geese, guinea fowl, ostriches, emus and similar fowl.
- 140. “Premises” means any lot, plot, parcel or tract of land, building or buildings, structure or structures, used publicly or privately as a place of business, dwelling or meeting place.
- 141. “Principal building” means a building in which the principal use of the lot on which the building is located is conducted.
- 142. “Principal use” means the main use of land or structures as distinguished from an accessory use.
- 143. “Print shop” means a retail establishment that provides duplicating services using photocopy, blueprint, and offset printing equipment, including collating of booklets and reports.
- 144. “Public”; when used as an adjective for a particular use such as “public library” or “school, public”; means a specific use that is under the jurisdiction and maintenance of a governmental agency of the Federal, State, County or City government which may be used by the general public.
- 145. “Public thoroughfare” means any right-of-way under the jurisdiction and maintenance of the governmental agencies of the Federal, State or County government; which may be used by the public in general, and which may or may not serve as a frontage street to the abutting property.
- 146. “Quarter-quarter section” means the northeast, northwest, southwest or southeast quarter of a quarter section delineated by the United States Government system of land survey and which is approximately 40 acres in size.
- 147. “Recreational vehicle” (RV) means a vehicle which is: (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projection; (iii) designed to be self-propelled or permanently towable by a light duty vehicle; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
- 148. “Recreational vehicle park” means any parcel of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.
- 149. “Recycling center” means a building in which used material is separated and processed prior to shipment to others who will use those materials to manufacture new products.
- 150. “Recycling collection point” means an incidental use that serves as a neighborhood drop-off point for temporary storage of recoverable resources. No processing of such items is allowed. This facility would generally be located in a

shopping center parking lot or in other public/quasi-public areas, such as in churches and schools.

151. “Research laboratory” means a building or group of buildings in which are located facilities for scientific research, investigation, testing, or experimentation, but not facilities for the manufacture or sale of products except as incidental to the main purpose of the laboratory.
152. “Residential” or “residence” means any lot, plot, parcel, tract, area, or place of land or any building used exclusively for family dwelling purposes or intended to be used, including accessory uses specified herein.
153. “Restaurant” means an establishment that prepares and serves food and beverages to persons for immediate consumption.
 - A. “Carry-out” means a restaurant which prepares food and/or beverages which are packaged and delivered to the patrons or are picked up at the establishment by the customer, there is no consumption of food or beverages on the premises by patrons.
 - B. “Dine-in” means a restaurant where the patron consumes foods and beverages while seated at tables or counters located on the premises.
 - C. “Drive-in” means a restaurant that delivers prepared food and/or beverages to patrons in motor vehicles, regardless of whether or not it also serves prepared food and/or beverages to customers who are not in motor vehicles, for consumption on or off the premises.
154. “Resubdivision” means any change in the shape or size of any lot, tract or parcel of land previously platted for the purpose, whether immediate or future, of sale, rent, lease, building development, or other use. Any change in the shape or size of any lot, tract or parcel of land previously approved for building purposes whether immediate or future and regardless whether or not the same is vacant or improved in whole or in part, for sale, rent, lease, building development or other use.
155. “Right-of-way” means a strip of land occupied or intended to be occupied by a road (public or private), walkway, drainageway, railroad, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer, trail, or other public use; whether said right-of-way is a publicly or privately owned or whether rights are granted by easement or by title.
156. “Road, private” means a right-of-way open to vehicular ingress and egress established as a separate tract for the common use and benefit of certain, adjacent properties. This definition does not apply to individual driveways.
157. “Salvage dealer” means any person who buys, sells, transfers, delivers, or stores junk, including all persons who carry on such businesses at a shop, a salvage yard or as a peddler, and any person who by advertisement, sign or otherwise holds himself or herself out as a salvage dealer, or dealer in old or discarded metals, machinery, rags, paper stock, and the like.

- 158. “Salvage yard” means any place not fully enclosed within a building where a salvage dealer, in connection with the salvage dealer business, stores or deposits junk encompassing either (i) an area of 200 square feet or more, or (ii) ten or more inoperable motor vehicles, or used parts and materials thereof, which taken together equal the bulk of ten or more motor vehicles.
- 159. “School” means a facility that provides a curriculum of elementary and secondary academic instruction, including kindergartens, elementary schools, junior high schools, middle schools and high schools.
- 160. “School, business training” means a school which specializes in business, commercial and industrial training courses and is operated for commercial gain.
- 161. “Screening” means the method by which a view of one site from another adjacent site is shielded, concealed or hidden. Screening techniques include fences, walls, hedges, berms or other features. (See also “buffer zone.”)
- 162. “Seating capacity” means the actual seating capacity of an area based upon the number of seats or one seat per eighteen (18) inches of bench or pew length.
- 163. “Setback” means the required minimum horizontal distance permitted between the building line and the related front, side, or rear property line.
- 164. “Shopping center” means a grouping of retail businesses and service uses within a single Master Planned Complex of one or more buildings with common parking facilities, access and open space.
- 165. “Sidewalk café” means an area which is part of and adjacent to and directly in front of a street-level restaurant and located within the sidewalk area of the public right-of-way exclusively for dining, drinking, and pedestrian circulation. The encroachment area of the sidewalk cafe may be separated from the remainder of the sidewalk by railings, fencing, or landscaping planter boxes or a combination thereof as required by the Board.
- 166. “Sign” means any device designed to inform or attract the attention of persons not on the premises on which the sign is located; provided, however, the following shall not be included in the application of the regulations herein:
 - A. Signs not exceeding one (1) square foot in area and bearing only property numbers, post box numbers, names of occupants of premises, or other identification of premises not having commercial connotations;
 - B. Flags and insignia of any government except when displayed in connection with commercial promotion;
 - C. Legal notices; identification, informational or directional signs erected or required by governmental bodies;
 - D. Integral, decorative or architectural features of buildings, except letters, trademarks, moving parts or moving lights;
 - E. Signs directing and guiding traffic and parking on private property, and bearing no advertising matter; not exceeding two (2) square feet in area.

- 167. “Sign area” means the surface area of a sign shall be computed as including the entire area within a regular geometric form or combinations of regular geometric forms comprising all of the display area of the sign and including all of the elements of the matter displayed. Frames and structural members not bearing advertising matter shall not be included in computation of the surface area, except where such frames and structural members are used as an integral primary or subsidiary portion of the graphic, literal, or numerical display, such as forming a picture frame to facilitate continuity or providing contrasts to emphasize the intended purpose of the sign.
- 168. “Sign, awning” means a sign painted on or incorporated into an awning. The area of an awning sign shall be the area of the inscription or message incorporated into the awning, provided the awning is not internally illuminated. For an awning sign incorporated on an awning internally illuminated, the area of the entire awning shall be considered the sign area.
- 169. “Sign, building” means a sign which is wholly supported by the building wall, parallel to the plane thereof and which does not extend beyond the surface of said building wall more than twelve (12) inches. A building sign may be painted on, incorporated in, or affixed to the building wall, or any sign consisting of cut-out letters or devices affixed to the building wall with no background defined on the building wall.
- 170. “Sign, bulletin board” means a sign containing a surface area upon which is displayed the name of a religious institution, charitable organization, school, library, community center or similar institution and the announcement of its services or activities.
- 171. “Sign, construction” means signs identifying the architects, engineers, contractors and other individuals involved in the construction of a building and such signs announcing the character of the building enterprise or the purpose for the building is intended but not including product advertising.
- 172. “Sign, development identification” means a sign incorporated in or on the face of a wall which is approved as part of a subdivision plat or site plan and not a building sign.
- 173. “Sign, development off-premises” means signs identifying location or direction to a specific development or facility that is located on premises or off premises of the development or facility site.
- 174. “Sign, directory” means any sign that does not advertise a product or place of business, but exists solely to direct vehicular or pedestrian traffic to a location of a business or part of a business.
- 175. “Sign, free standing” means free standing signs including pole and ground signs, as regulated by this chapter, and includes any sign which is supported by one or more uprights or braces in or upon the ground and not attached to any building or wall.

- 176. “Sign, ground or monument” means an on-premises statuary, memorial or work of art or an on-premises free standing sign, other than a pole sign, that is supported in or upon the ground with a supporting column that has a perimeter which is not less than 50% of the sign perimeter.
- 177. “Sign, identification” means an on-premises sign that displays no more than the name, address, crest or insignia, occupation or profession of an occupant of the premises, name of any building on the premises or the trademark of the occupant.
- 178. “Sign, illuminated” means any sign which has characters, letters, figures, designs or outline illuminated by electric lights or luminous tubes as-part of the sign proper.
- 179. “Sign, billboard” means an on-premises pole sign which is constructed to attract the attention of interstate travelers and is located within one thousand two hundred (1,200) feet of the centerline of Interstate 29 and identifies or advertises the use of the principal buildings.
- 180. “Sign, memorial” means signs or tablets, names of buildings and date of erection when engraved into any masonry surface or when constructed of bronze or other incombustible materials. Memorial signs shall not contrast in color from the material of which said sign is constructed.
- 181. “Sign, obsolete” means signs that advertise an activity, business, product or service no longer conducted on the premises on which the sign is located.
- 182. “Sign, on-premises” means a sign the primary purpose of which is to advertise, identify, and/or direct attention to a profession, business, service, activity, product, campaign or attraction which is carried on, sold, offered or manufactured in or upon the premises.
- 183. “Sign, panel” means a message, inscription or logo which is painted or affixed to a panel of wood, plastic, cloth, fiberglass, or other material which is not part of the building’s exterior materials, is of greater area than the message, inscription or logo, and provides a background for the message, inscription or logo.
- 184. “Sign, perimeter” means the external boundary of a sign at its widest point per plain view.
- 185. “Sign, pole” means an on-premises free standing sign that is supported by one or more uprights not attached to, or braced by, any other structure.
- 186. “Sign, political campaign” means a sign, either on or off premises, announcing candidates seeking public political office in a forthcoming election or signs announcing political issues, for or against, to be considered in a forthcoming election.
- 187. “Sign, portable” means a free standing sign not permanently anchored or secured to the ground or any building or wall.
- 188. “Sign, projecting” means a sign, other than a wall sign, which projects from and is supported by a wall of a building or structure.

- 189. “Sign, public” means a sign of a non-commercial nature and in the public interest, erected by or upon the order of a public officer in the performance of public duty, such as safety signs, danger signs, trespassing signs, traffic signs, memorial plaques, signs of historical interest and all other similar signs, including signs designating hospitals, libraries, schools, airports and other institutions or places of public interest or concern.
- 190. “Sign, real estate” means a sign advertising the sale, rental or lease of the premises or part of the premises on which the sign is displayed.
- 191. “Sign, roof” means a sign erected upon or above a roof or parapet of a building.
- 192. “Sign, service” means a sign identifying restrooms, public telephone facilities, first aid stations, emergency shelters and other similar public service facilities.
- 193. “Sign, temporary” means a sign not permanently attached to the ground, wall or building, and intended to be displayed for a short and limited period of time.
- 194. “Sign, vehicle” means a message, inscription or logo painted, attached or incorporated on a motor vehicle which advertises or promotes the interest of any private or public firm, person, organization, or other entity, or to draw attention to the use on the premises.
- 195. “Site improvements” include all improvements to a site plan in addition to proposed buildings, and including but not limited to utilities, storm water management, parking, loading areas, landscaping, buffers, and free standing signs.
- 196. “Site plan” means a plan, prepared to scale, showing accurately and with complete dimensions the boundaries of a site and the location of all buildings, structures, uses, and principal site development features including contours proposed for a specific parcel of land as required by these regulations.
- 197. “Slope” means the change in ground elevation between two points.
- 198. “Small wind energy conversion system” or “SWECS” means a wind energy conversion system that has a rated capacity of up to one hundred (100) kilowatts and that is incidental and subordinate to a permitted use on the same parcel. A system is considered a SWECS only if it supplies electrical power solely for on-site use, except that when a parcel on which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company in accordance with Section 199, Chapter 15.11(5) of the Iowa Administrative Code. Refer to Section 100.22 for SWECS regulations.
- 199. “Special use” means use of land, water or building which is allowable only after the issuance of a special use permit by the Board of Adjustment under conditions specified in this chapter.
- 200. “Stable, private” means an accessory building in which horses are kept for private use and not for remuneration, hire or sale.

- 201. “Stable, public” means an accessory building in which horses are kept for commercial use including boarding, hire, instructions, and sale.
- 202. “Stable, riding club” means a building or structure used or intended to be used for the housing only of horses by a group of persons for noncommercial purposes.
- 203. “Start of construction” means the actual start which occurs when footings or structural support columns are installed or constructed. For a factory-built home, actual start will occur when it is placed on a site or foundation is constructed.
- 204. “Storage, Outdoor” means the storage of items not wholly contained within the walls and under the roof of a structure. Items stored within or under carports, porches, and similar structures, whether said structures stand alone or are attached to an enclosed structure, are considered as outdoor storage.
- 205. “Story” means that portion of a building included between the surface of any floor and the surface of the floor next above, except that the topmost story shall be that portion of a building included between the surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a walkout basement is more than five (5) feet above grade such basement shall be considered a story.
- 206. “Street or road line” means a dividing line between a lot, tract, or parcel of land and a contiguous street or road.
- 207. “Street or road, public” means any thoroughfare or public way which has been dedicated to the public or deeded to the County for street or road purposes.
- 208. “Structural alterations” means any replacement or changes in the type of construction or in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders beyond ordinary repairs and maintenance.
- 209. “Structural trim” means the molding, battens, capping, nailing strips, lattice, and platforms which are attached to the sign structure.
- 210. “Structure” means anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Among other things, structures include buildings, antenna, mobile homes, billboards, poster panels, factories, sheds, cabins, factory-built homes, satellite dish antenna, storage tanks, towers, and other similar uses.
- 211. “Subdivision” means a division of a lot, tract, or parcel of land into three (3) or more lots, building plots or sites, or other subdivisions of land for the purpose, whether immediate or future, of sale, transfer for building development, right-of-way dedication, or other use; provided, however, this definition of a subdivision does not include divisions of land into aliquot forty (40) acres or more in size parcels of land for agricultural purposes.
- 212. “Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

- 213. “Substantial improvement” means any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the improvement. This includes structures which have incurred substantial damage regardless of the actual repair work performed. The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement officer and which are the minimum necessary to assure safe living conditions.
- 214. “Subterranean home” means a home which has all but one wall completely covered and landscaped with earth including the roof.
- 215. “Tent” means any structure or enclosure, the roof or one-half or more of the sides of which are of silk, cotton, canvas, or any light material, either attached to a building or structure, or unattached.
- 216. “Total system height” means the height above grade of the WECS or SWECS system, including the generating unit and the highest vertical extension of any blades or rotors.
- 217. “Tower” means the vertical component of a WECS or SWECS that elevates the wind turbine generator and attached blades and rotors above the ground.
- 218. “Tower height” means the height of the fixed portion of the WECS or SWECS tower, measured from the ground to the top of the tower, excluding the wind turban generator and attached blades or rotors.
- 219. “Tourist cabin” means a small, single-family dwelling of simple construction used as one of the units of a tourist park.
- 220. “Tourist park” means any lot or plot of real property upon which two (2) or more tourist cabins or two (2) or more recreational vehicles, camp sites, travel trailers or any combination of tourist cabins, recreational vehicles, camp sites are located and maintained for seasonal temporary occupancy.
- 221. “Tower, guyed” means a tower that is supported, in whole or in part., by guy wires and ground anchors.
- 222. “Tower, lattice” means a self-supporting tower with three or four sides, open, steel framed structure used to support equipment.
- 223. “Tower, monopole” means a tower consisting of a single pole, constructed without guy wires and ground anchors.
- 224. “Townhouse” means a dwelling unit which is attached horizontally and not vertically to one or more other dwelling units, wherein the land or lot beneath each dwelling is individually owned by the owner of the dwelling. A townhouse subdivision shall have common elements which are specified in or determined under the rules and regulations set forth by recorded covenants. Covenants for a townhouse subdivision shall establish the guidelines for maintenance of common

elements and permit free movement through common areas by members of the homeowners association (council of co-owners) to assure access to the structural exterior of each townhouse unit by the individual unit owner.

- 225. "Trail" means a walk-way or bike-way designed with a paved surfaced pathway for travel by means other than by motorized vehicles.
- 226. "Trash" means cuttings from vegetation, refuse, paper, bottles, and rags. (See also "junk.")
- 227. "Travel trailer park" see "recreational vehicle park".
- 228. "Travel trailer" see "recreation vehicle".
- 229. "Truck stop" means a service station which is designed principally for the servicing and temporary parking of trucks.
- 230. "Truck terminal" means land and buildings used as a relay station for the transfer of a load from one vehicle to another or one party to another. The terminal cannot be used for permanent or long-term storage. The terminal facility may include storage areas for trucks, and buildings or areas for the repair of trucks associated with the terminal.
- 231. "Variance" means a modification of the specific regulations of this chapter granted by resolution of the Board of Adjustment in accordance with the terms of this chapter for the purpose of assuring that no property, because of special circumstances and hardships applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and zoning district.
- 232. "Vineyard" means the use of land for purposes of growing grapes and other fruits or vegetables and the necessary accessory uses for storing the produce, but not including winery uses
- 233. "Vision Triangle" means the triangular-shaped area at the corner of two street rights-of-way being defined as a setback line extending across the corner between points established twenty-five (25) feet along the right-of-way line when measured from the corner.
- 234. "Warehouse" means a building used primarily for the storage of goods and materials.
- 235. "Waterfront" means any site shall be considered as waterfront premises providing any of its lot lines abut on or are contiguous to any body of water, including a creek, canal, lake, river or any other body of water, natural or artificial, not including a swimming pool, whether said lot line is front, rear or side.
- 236. "Watt (W) means the International System of Units' standard unit of power, the equivalent of one joule per second.
- 237. "Wind energy conversion system" or "WECS" means a wind turban electrical generating facility comprised of an aggregation of parts, including the base, tower, generator, rotor, blades, supports, guy wires, and accessory equipment such as

power lines, transformers and battery banks, in such configuration as necessary to convert the kinetic energy of wind into electrical energy. The energy may be used on-site or distributed into the electrical grid.

- 238. “Wind Turbine Generator” means the component of a wind energy conversion system that transforms mechanical energy from the wind into electrical energy.
- 239. “Winery” means the production of wines from grapes or other fruits and vegetables and including wholesale and retail sales, catering, restaurant, banquet rooms, vineyard, or any combination thereof and provided all necessary permits and licenses have been approved.
- 240. “Yard” means an open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from thirty (30) inches above the general ground level upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the depth of a front yard or the depth of a rear yard, the least distance between the lot line, exclusive of public or private right-of-way, and the main building shall be used. In measuring a yard for the purpose of determining the width of a side yard, the least distance between the lot line, exclusive of public or private right-of-way, and the nearest permitted building shall be used.
- 241. “Yard, front” means a yard extending across the full width of the lot and measured between the front lot line, exclusive of public or private right-of-way, and the building or any projection thereof, other than the projection of the usual steps or unenclosed porches; the narrow frontage on a corner lot. In all cases, the front yard depth shall be measured from the right-of-way line.
- 242. “Yard, rear” means a yard extending across the full width of the lot measure between the rear lot line and the building or any projections other than steps, unenclosed balconies or unenclosed porches. On corner lots the rear yard shall be considered as parallel to the street upon which the lot has its least dimension. On both corner lots and interior lots, the rear yard is the opposite end of the lot from the front yard.
- 243. “Yard, side” means a yard extending from the front yard to the rear yard and measured between the side lot line and the nearest building.
- 244. “Yard, interior side” means any side yard that is not facing or adjacent to a public or private street or right-of-way.
- 245. “Yard, street side” means a side yard on a corner lot that abuts a public or private street or right-of-way.
- 246. “Zero lot line” means the location of a building on a lot in such a manner that one or more of the building’s sides rests directly on a lot line.
- 247. “Zone” means any one of the classes of districts established by this chapter which is designated by area upon the Official Zoning Map of Monona County.

248. “Zoning Administrator” means the Monona County Zoning Administrator, an administrative officer designated or appointed by the Monona County Board of Supervisors to administer and enforce the regulations contained in this Zoning Ordinance.

249. “Zoning certificate/building permit” means a written statement issued by the Zoning Administrator authorizing buildings, structures or uses consistent with the terms of this Zoning Ordinance and for the purpose of carrying out and enforcing its provisions.

100.06 OFFICIAL ZONING MAP. The boundaries of districts are indicated upon the Official Zoning Map of Monona County, Iowa, which map is made a part of the Zoning Ordinance by reference hereto. The Official Zoning Map and all the notations, references and other matters shown thereon shall be as much a part of the Zoning Ordinance as if the notations, references and other matters set forth by said map were all fully described herein. The Official Zoning Map shall be on file in the office of the Monona County, Iowa, Zoning Administrator and shall bear the signature of the Chairman of the Board of Supervisors attested by the County Auditor, under the certification that it is the Official Zoning Map referred to herein. If in accordance with the provisions of the Zoning Ordinance, changes are made in the district boundaries or other matter portrayed on the Official Zoning Map, the ordinance number and date of said change shall be recorded by the County Auditor on the Official Zoning Map. The Board of Supervisors may from time to time adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map, in the event that the Official Zoning Map becomes damaged or destroyed; or for purposes of clarity due to a number of boundary changes, or to correct drafting errors or omissions or to correspond to text amendments to the Zoning Regulations; provided, however, any such adoption shall not have the effect of amending the original Zoning Ordinance or any subsequent amendment thereof. *(See EDITOR’S NOTE at the end of this chapter for ordinances amending the zoning map.)*

100.07 INTERPRETATION OF DISTRICT BOUNDARIES. In cases where the exact location of a district boundary is unclear as shown on the Official Zoning Map in the office of the Zoning Administrator, the following rules shall be used in determining the location of said district boundary.

1. Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
3. Boundaries indicated as approximately following city limits shall be construed as following city limits.
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

5. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines.
6. Boundaries indicated as approximately following section lines, quarter section lines or quarter-quarter section lines shall be construed as following such lines.
7. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 6 above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the Map.
8. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections 1 through 7 above, the Board of Adjustment shall interpret the district boundaries.

100.08 APPLICATION OF DISTRICT REGULATIONS. The regulations set by this chapter within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter clarified and/or provided:

1. ***Zoning Districts Dividing Property.*** Where one parcel of property is divided into two or more portions by reason of different zoning district classifications, each of these portions shall be used independently of the others in its respective zoning classification, and for the purpose of applying the regulations of the Zoning Ordinance, each portion shall be considered as if in separate and different ownership. If there is uncertainty that all portions of the parcel independently meet the regulations for their respective districts, including applicable setbacks for existing structures, the Zoning Administrator shall require a Plat of Survey or Plat of Subdivision, as appropriate, to divide the parcel along all proposed zoning district boundary lines in order to demonstrate all requirements are met.
2. ***Vacated Rights-of-way.*** Whenever any street, road, alley or other public way is vacated by official action as provided by law, the Zoning Districts adjoining the side of such public way shall be automatically extended, depending on the side or sides to which such lands revert, to include the right-of-way of the public way thus vacated, which shall thenceforth be subject to all regulations of the extended district or districts.
3. ***Disincorporation.*** All territory which may hereafter become part of the unincorporated area of Monona County, Iowa, that is regulated by the Zoning Ordinance, by the disincorporation of any city, or any part thereof, shall automatically be classed as lying and being in the A-1 Agricultural District until such classification shall have been changed by amendment to this Zoning Ordinance, as provided by law.

4. **Occupancy.** No building, structure or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered unless in conformity with all of the regulations herein specified for the district in which it is located.
5. **Construction and/or Reconstruction.** No building or other structure shall hereafter be erected or altered:
 - A. To exceed the height,
 - B. To accommodate or house a greater number of families,
 - C. To occupy a greater percentage of lot area, or
 - D. To have narrower or smaller rear yards, front yards, side yards or other open spaces; than herein required; or in any other manner contrary to the provisions of this of this chapter.
6. **Division and Subdivision of land.** No lot, parcel or tract shall be split, divided, subdivided or recorded without complying with the requirements of Chapter 200 Division of Land and Subdivision Regulations under the direction of the Zoning Administrator. No farm house parcel shall be divided or subdivided from an existing farm that does not conform to the minimum requirements of this Chapter unless such farm house parcel is at least forty (40) acres in size following the lot split.
7. **Exclusive Yards.** No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this chapter shall be included as part of a yard, open space or off-street parking or loading space similarly required for any other building.
8. **Minimum Setback for Dwellings adjacent to Hazardous Material.** No new dwelling shall be constructed closer than 500 feet to any property line when the adjacent property is used for storage or use of hazardous materials; a determination as to whether certain materials shall be considered as hazardous shall be made by the Monona County Zoning Administrator in accordance with the regulations of the Iowa Department of Public Health and this Chapter.
9. **Street Side Yard Setback (Corner Lots).** For corner lots platted after the effective date of this Zoning Ordinance, the street side yard shall be equal to the setback regulation of the front yard setback of the lot itself. On corner lots platted and of record prior to the effective date of this Ordinance, the street side yard regulation in place at the time the lot was recorded shall apply to the longer street side of the lot except in the case of reverse frontage where the corner lot faces an intersecting street. In this case, there shall be a side yard on the longer street side of the corner lot of not less than fifty percent (50%) of the setback required on the lots to the rear of such corner lot, and no accessory building on said corner lot shall project beyond the setback line of the lots in the rear; provided further, this regulation shall not be interpreted as to reduce the buildable width of the corner lot facing an intersecting street and of record or as shown by existing contract of purchase at

the time of the effective date of the Zoning Ordinance, to less than fifteen (15) feet.

10. **Secondary Frontage Setback (Double-frontage Lots).** For all double-frontage lots, the shall provide the required front yard depth on both street frontages
11. **Building Lines on Approved Plats.** Whenever the plat of a land subdivision approved by the Board of Supervisors and on record in the office of the County Recorder shows a building line along any street for the purpose of creating a front yard or side street yard line, the building line thus shown shall apply along such frontage in place of any other yard line required in this chapter unless specific yard requirements in this chapter require a greater setback

100.09 GENERAL REGULATIONS

1. **Dwellings in A-1 or A-2 Zoning Districts.** One mobile home or modular home may be permitted as an accessory use to a principal single-family dwelling in the A-1 or A-2 district, provided each dwelling has its own wastewater disposal system and provided the accessory structure is situated such that all setbacks applicable would be met should the parcel ever be subdivided.
2. **Dwellings in R-1 or R-2 Zoning Districts.** No more than one (1) single-family dwelling or one (1) two-family dwelling is permitted on any lot or parcel in the R-1 or R-2 zoning districts
3. **New Dwellings adjacent to existing farming operations.** No building permit shall be issued for any new dwelling that is adjacent to existing livestock feeding operations, commercial feed lots, poultry farms, dairies, or confinements unless said dwelling meets or exceeds the minimum separation distance required by applicable Iowa law; provided that in no case shall the minimum separation distance be less than 1/2 mile. It shall be the responsibility of the building permit applicant to demonstrate such separation distance has been provided.
4. **Septic Permit required.** No building permits shall be issued for any structure in any zoning district until such time as the applicant has obtained an approved permit from the Monona County Environmental Health Department. Multiple-family residential dwellings and mobile home parks shall be required to have common wastewater treatment systems.
5. **Fences.** Fences may be constructed on any private property in any zoning district in Monona County provided said fence is not constructed in any public or private right-of-way or right-of-way easement and provided further that no fence shall be permitted impede visibility at intersections in accordance with Section 100.18-3. No building permit shall be required for the construction of fences.
6. **Prohibited Storage of Motor Vehicles.** Outdoor storage of motor vehicles shall be in conformance with the regulations and requirements of the Monona County Nuisance Ordinances. Property owner shall be responsible for obtaining all

necessary permits from Iowa Department of Transportation and Iowa Department of Natural Resources, said permits being a pre-requisite of conformance to this Zoning Ordinance.

100.10 NONCONFORMING USES AND STRUCTURES

- 1. **Intent.** Within the districts established by the Zoning Ordinance (or amendments that may later be adopted), there exist lots, structures and uses of land and structures which were lawful before the Zoning Ordinance was passed or amended, but which would be prohibited, regulated or restricted under the terms of the Zoning Ordinance or future amendment. It is the intent of this chapter to permit these nonconformities to continue until they are removed, but not to encourage their survival. It is further the intent of this chapter that nonconformities shall not be enlarged upon, expanded or extended, or used as grounds for adding other structures or uses prohibited elsewhere in the same district. To avoid undue hardship, nothing in this chapter should be deemed to require a change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of the Zoning Ordinance and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner; except that where demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, provided that such work shall be diligently carried on until completion of the building involved.
- 2. **Nonconforming Lots of Record.** In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this chapter, a single-family dwelling and customary accessory buildings may be erected on any single lot of record even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district provided the following requirements are met:
 - A. For Lots of Record established prior to the effective date of this Ordinance provided said lot met the minimum lot size and minimum lot width requirements of the applicable zoning district in place at the time of recordation.
 - B. Use of the existing lot of record conforms to Section 100.24-3 of this Chapter.
- 3. **Nonconforming Uses of Land.** Where, at the effective date of adoption or amendment of the Zoning Ordinance, lawful use of land exists that is made no longer permissible under the terms of the Zoning Ordinance as enacted or amended, such use may be continued subject to the following provisions:
 - A. No such nonconforming use shall be enlarged or increased, or extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of the Zoning Ordinance.

- B. No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of the Zoning Ordinance.
 - C. If any such nonconforming use of land ceases for any reason for a period of more than one year, any subsequent use of such land shall conform to the regulations specified by this chapter for the district in which such land is located.
4. ***Nonconforming Use of Structures.*** If a lawful use of a structure, or of structure and premises in combination, exists at the effective date of adoption or amendment of the Zoning Ordinance that would not be allowed in the district under the terms of this chapter, the lawful use may be continued subject to the following provisions:
- A. No existing structure devoted to a use not permitted by this chapter in the district in which it is located shall be enlarged, extended, constructed, reconstructed or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
 - B. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of the Zoning Ordinance, but no such use shall be extended to occupy any land outside such building.
 - C. If no structural alterations are made, any nonconforming use of a structure, or structure and premises, may be changed to another nonconforming use of the same or of a more restricted classification.
 - D. When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for two (2) years, the structure or structure and premises in combination shall not thereafter be used except in conformance with the regulations of the district in which it is located.
 - E. Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.
 - F. Any structure devoted to a use made nonconforming by the Zoning Ordinance that is destroyed by any means to an extent of fifty percent (50%) or more of its replacement cost at the time of destruction, exclusive of the foundation, shall not be reconstructed and used as before such happening. If the structure is less than 50% destroyed above the foundation, it may be reconstructed and used as before, provided it is done within one year of such happening, and is built of like or similar materials.
5. ***Nonconforming Structures.*** Where a structure exists at the effective date of adoption or amendment of the Zoning Ordinance that could not be built under the terms of this chapter by reason of restrictions on area, lot coverage, height, yards or other characteristics of the structure or its location on the lot, such structure

may be continued so long as it remains otherwise lawful, subject to the following provisions:

- A. No such structure may be enlarged or altered in a way which increases its nonconformity.
 - B. Should such structure be destroyed by any means to an extent of fifty percent (50%) or more of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of the Zoning Ordinance.
6. **Repairs and Maintenance.** On any building devoted in whole or in part to any nonconforming use, work may be done on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring or plumbing, provided the cubic content of the building as it existed at the time of passage or amendment of the Zoning Ordinance shall not be increased. Nothing herein shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared unsafe by any official charged with protecting public safety, upon order of such official.

100.11 ACCESSORY BUILDINGS. Accessory buildings shall meet the front yard requirements and be distant at least four (4) feet from alley lines, and from lot lines of adjoining lots which are in any A-1, R-1, R-2 or R-3 district, and on a corner lot they shall conform to the setback regulations on the side street. Accessory buildings, except buildings housing animals or fowl, may be erected as a part of the principal building, or may be connected thereto by a breezeway or similar structure, provided all yard requirements for a principal building are complied with. An accessory building which is not a part of the main building shall not occupy more than thirty percent (30%) of the rear yard and shall not exceed the maximum height permitted by the applicable zoning district regulations and shall be built no less than ten (10) feet from a principal building or any other accessory building; however, this regulation shall not be interpreted to prohibit the construction of a four hundred forty (440) square foot garage on a minimum rear yard.

100.12 HOME OCCUPATIONS. Subject to the limitations of this section, any home occupation that is customarily incidental to the principal use of a building as a dwelling shall be permitted in any dwelling unit. Any question of whether a particular use is permitted as a home occupation, as provided herein, shall be determined by the Zoning Administrator pursuant to the provisions of this chapter. A home occupation permit shall be required for all home occupation uses under this section. Home occupations in the A-1 or A-2 district do not qualify for agricultural exemption from the requirements of this section unless they are a farm-related accessory use. The Zoning Administrator shall approve, conditionally approve, or deny such request for home occupation. The regulations of this section are designed to protect and maintain the residential character of established neighborhoods while recognizing that certain professional and limited business activities have traditionally been carried on in the home. This section recognizes that, when properly limited and regulated, such activities can take place in a residential structure without

changing the character of either the neighborhood or the structure. The following regulations apply to dwellings located in all zoning districts:

1. **Use Limitations.** In addition to all of the use limitations applicable to the district in which it is located, no home occupation shall be permitted unless it complies with the following restrictions:
 - A. No more than two (2) employees that are not residents on the premises shall be employed.
 - B. No more than 25% or 400 square feet of the floor area of the dwelling unit, whichever is less, shall be devoted to the home occupation.
 - C. No alteration of the principal residential building shall be made which changes the character and appearance thereof as a dwelling.
 - D. The home occupation shall be conducted entirely within the principal dwelling unit or in a permitted building accessory thereto, and in no event shall such use be apparent from any public way.
 - E. There shall be no outdoor storage of equipment or materials used in the home occupation except in the A-1 zoning district in which case outdoor storage of equipment or materials used in the home occupation shall be enclosed by a fence not to exceed six (6) feet in height
 - F. Not more than one commercial vehicle used in connection with any home occupation shall be parked on the property, except in the A-1 zoning district which no more than two (2) such commercial vehicles shall be parked on the property.
 - G. No more than one vehicle or piece of equipment shall be displayed for sale or lease on the property except in the A-1 zoning district which no more than two (2) such vehicles or pieces of equipment shall be so displayed.
 - H. No mechanical, electrical or other equipment which produces noise, electrical or magnetic interference, vibration, heat, glare or other nuisance outside the residential or accessory structure shall be used.
 - I. No home occupation shall be permitted which is noxious, offensive or hazardous by reason of vehicular traffic, generation or emission of noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation or other objectionable emissions.
 - J. No sign, other than as permitted in Section 100.19 shall advertise the presence or conduct of the home occupation.
 - K. There shall be no off-premises signs.
2. **Home Occupations Permitted.** Customary home occupations include, but are not limited to, the following list of occupations; provided, however, that each such home occupation shall be subject to the use limitations set out in subsection 1 above.

- A. Providing instruction to not more than four students at a time.
- B. Office facilities for accountants, architects, brokers, doctors, dentists, engineers, lawyers, insurance agents and real estate agents.
- C. Office facilities for ministers, priests and rabbis.
- D. Office facilities for salesmen, sales representatives and manufacturer's representatives when no retail or wholesale sales are made or transacted on the premises.
- E. Studio of an artist, photographer, craftsman, writer or composer.
- F. Homebound employment of a physically, mentally or emotionally handicapped person who is unable to work away from home by reason of his or her disability.
- G. Shop of a beautician, barber, hair stylist, dressmaker or tailor.
- H. Bed and Breakfast establishments limited to not more than 3 guest rooms.
- I. Providing day care to not more than seven (7) children at one time.
- J. Bait shops, in agricultural zoning districts only.
- K. Repair shops of home appliances such as washers, dryers, clocks, and similar uses, in agricultural zoning districts only.
- L. Repair of automobiles and trucks provided the repairs are conducted within enclosed accessory structure in agricultural zoning districts only.

100.13 ZONING DISTRICTS ESTABLISHED.

1. In order to carry out the purpose and intent of the Zoning Ordinance, the unincorporated area of the County is hereby divided into ten (10) base zoning district classifications and **three (3)** overlay district as follows:

A. ***Base Zoning Districts.***

(1) *Agricultural Districts.*

- A-1 Agricultural District
- A-2 Agribusiness District

(2) *Residential Districts.*

- R-1 Rural Residential District
- R-2 Suburban Residential District
- R-3 Multiple-Family Residential District
- R-4 Mobile Home Park Residential District

(3) *Commercial Districts.*

- C-1 General Commercial District

- C-2 Highway Commercial District
- (4) *Industrial Districts.*
 - M-1 Light Industrial District
 - M-2 Heavy Industrial District
- B. ***Overlay Zoning Districts.***
 - (1) *Flood Plain Overlay Districts.*
 - FW Floodway District
 - FF Floodway Fringe District
 - FP General Flood Plain District
 - LF Low-to-Moderate Flood District
 - (2) *Airport Overlay District*
 - **James G. Whiting Memorial Field District**
 - (3) *Loess Hills Overlay District*

100.14 ZONING DISTRICTS DEFINED.

1. ***Agricultural Districts.*** The agriculturally zoned districts are intended and designed to preserve the agricultural resources of Monona County and protect prime agricultural land from encroachment of non-agricultural uses and activities. No temporary buildings, trailers, tents, portable or potentially portable structures shall be used for dwelling purposes.
 - A. *A-1 Agricultural District.* The A-1 District is intended to provide and preserve the agricultural resources of the County and rural use of land and protecting agricultural land from encroachment of non-agricultural uses and activities while accommodating very limited, low-density residential development generally associated with agricultural uses.
 - B. *A-2 Agribusiness District.* The A-2 District is intended to provide for those agriculturally related service uses that are unique to and interrelated to the A-1 District. Areas and parcels designated as an A-2 District are to be dispersed through the A-1 District.
2. ***Residential Districts.*** The residentially zoned districts are intended to provide for residential areas of various densities, to promote neighborhood quality of life, and to provide for those areas in a manner consistent with the comprehensive plan. It is intended that these districts shall not be used indiscriminately to permit any use that could potentially be detrimental to the public health, welfare, and safety of the

community. No temporary buildings, trailers, tents, portable or potentially portable structures shall be used for dwelling purposes.

- A. *R-1 Rural Residential District.* The R-1 District is intended and designed to provide for the development or redevelopment of low-density residential areas of the County with single family dwellings on large lots.
 - B. *R-2 Suburban Residential District.* The R-2 District is intended to provide for the development or redevelopment of low-density residential areas of the County with one and two-family dwellings on platted lots.
 - C. *R-3 Multiple-Family Residential District.* The R-3 District is intended to provide for the development or redevelopment of higher-density residential areas now developed with one-family, two-family, and multiple-family dwellings, including townhomes, apartments and condominiums on platting lots having common water supply and sanitary sewer treatment facilities.
 - D. *R-4 Mobile Home Park Residential District.* The R-4 District is intended to provide for the development of certain medium density residential areas, which by reason of their design and location are compatible with surrounding residential areas, for use as mobile home parks.
3. ***Commercial Districts.*** The commercially zoned districts are intended to provide for high quality area of various densities and intensities in an effort to promote quality of life, health and general welfare of citizens and visitors while providing a large variety of services and shopping, all consistent with the Comprehensive Plan. It shall be generally recognized that the type of use is not so important as the manner in which the use is accomplished. It is intended that these districts shall not be used indiscriminately to permit any use that could potentially be detrimental to the intent of the Zoning Ordinance.
- A. *C-1 General Commercial District.* The C-1 District is intended and designed to provide for general uses and activities of a retail business, service industry or professional office character that, by nature of their business, provide service and commodities that benefit the local needs of the unincorporated areas of the county. This district is most appropriately located along paved streets.
 - B. *C-2 Highway Commercial Services District.* The C-2 District is intended and designed to provide for general uses and activities of a retail business, service industry or professional office character that, by nature of their business, provide service and commodities that benefit the general needs of the County and the highway traveling public. This district is most appropriately located along arterial streets or in areas that can be adequately buffered from residential districts.
4. ***Industrial Districts.*** (M-1, M-2) The industrially zoned districts are intended to provide for manufacturing processes of various intensities needed on a local, State or national level while promoting the quality of life, health, and general welfare desired by the citizens of the County, all consistent with the Comprehensive Plan.

- A. *M-1 Light Industrial District.* The M-1 district is intended to reserve sites appropriate for the location of industrial uses of a light industrial nature with relatively limited environmental effects. No residential uses are permitted except farm dwellings in area used for agriculture, and except for owner or night watchman’s residence.
 - B. *M-2 Heavy Industrial District.* The M-2 district is intended to accommodate a wide variety of heavy industrial uses, some of which may have significant external effects. These uses may have operating characteristics that create conflicts with lower-intensity surrounding land uses. No residential uses are permitted except farm dwellings in area used for agriculture, and except for owner or night watchman’s residence.
5. ***Overlay Zoning Districts.*** Special Overlay Districts provide for modified base districts that are adapted to the specific needs of different parts of Monona County. These overlay districts are designed to recognize those special conditions which require specific regulation. Overlay districts are used in combination with base districts to expand the base district regulations, such that all parcels, uses and structures shall conform to the overlay district regulations where appropriate in addition to the applicable base zoning district regulations
- A. *Flood Plain Overlay Districts.* The Flood Plain Overlay District is designed as a zoning overlay to identify the general location of areas within the floodway and/or having special flood hazards.
 - (1) Monona County has adopted Flood Plain Management Ordinance No. 16, including the regulations and flood insurance rate map (FIRM) of the Federal Emergency Management Agency (FEMA) in accordance with Chapter 335 of the Code of Iowa.
 - (2) The Official Flood Plain Zoning Map is defined by said Ordinance No. 16 as the “Flood Insurance Rate Map(s) (FIRM)” prepared as part of the Flood Insurance Study for Monona County, dated May 2, 2002, (hereafter amended). If there are any discrepancies between the flood plain as depicted on the Official Zoning Map and the Official Flood Plain Zoning Map, the Official Flood Plain Zoning Map shall govern. Interpretation of Flood Plain Overlay District boundaries shall conform to the requirements of the Flood Plain Management Ordinance.
 - (3) The Flood Plain Overlay Districts include the following overlay districts as shown on the Official Flood Plain Zoning Map for Monona County:
 - (a) *FW Floodway District.* The FW district conforms to the Floodway areas in Zone AE as indicated on the FIRM.
 - (b) *FF Floodway Fringe District.* The FF district conforms to the special flood hazard area inundated by the 100-year flood in Zone AE as

indicated on the FIRM. Base flood elevations have been determined for Zone AE.

- (c) *FP General Flood Plain District.* The FP district conforms to the special flood hazard area inundated by the 100-year flood in Zone A or Zone A99 as indicated on the FIRM. No base flood elevations have been determined for Zone A. No base flood elevations have been determined for Zone A99 however such areas are to be protected from 100-year flood by a Federal flood protection system that is under construction.
 - (d) *LF Low-to-Moderate Flood District.* The LF district generally conforms to other flood areas in Zone X as indicated on the FIRM, including areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage area less than one square mile; and areas protected by levees from 100-year flood. The LF district is indicated on the Official Zoning Map for informational purposes only; no additional regulations are imposed.
- (4) Additional regulations are imposed upon properties within the FW, FF and FP Flood Plain overlay districts for the protection of life and property from losses and hazards caused the occupancy and use of the floodplain by buildings, structures or activities that may increase the effects of flooding.
 - (5) No structure or land shall be used and no structure or wastewater treatment facility (including septic systems) shall be located, extended, converted or structurally altered in any designated FW, FF or FP Flood Plain Overlay District without full compliance with the terms of the Flood Plain Management Ordinance No. 16 of Monona County as approved and amended, including but not limited to the requirement for a Flood Plain Development Permit.

B. Airport Overlay Districts

(1) James G. Whiting Memorial Field

- (a) The James G. Whiting Memorial Field Overlay District, which shall also be referred to as the Mapleton Municipal Airport within this Code of Ordinances, and amendments thereto, contained in Chapter 300(b), are a part of the Zoning Code of Ordinances and are in full force and effect.

C. Loess Hills Overlay District

(1) The Loess Hills Overlay District is intended to protect the geological, cultural, and historical significance of the Loess Hills in Monona County.

- (2) The overlay district boundaries shall be defined as extending 1

mile east or west of the Loess Hills.

(3) The boundary of the Loess Hills shall be determined by the Iowa Department of Natural Resources.

(4) All base zoning ordinances and amendments thereto are allowed in the Loess Hills Overlay District with the exception of:

(a) Large Wind Energy Conversion Systems, which shall be prohibited per Chapter 100.23 of this Code of Ordinances.

100.15 PRINCIPAL PERMITTED USES. Only the following uses of structures or land shall be permitted in each applicable zoning district.

PRINCIPAL PERMITTED USES											
Regulator	Zoning District										
	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	M-1	M-2	
Agricultural and Agri-business uses											
Animal hospital, veterinary clinic		PR					PR	PR			
Animal husbandry of exotics such as furbearing animals, wildlife parks, aquatic farms	SU	SU									
Animal husbandry, including raising and breeding of domesticated animals such as poultry and livestock, but not including commercial feed lots, poultry farms, dairies or confinement facilities	P	P	P								
Commercial feed lots, poultry farms, dairies or confinements	PR	PR									
Crop farming of usual products such as vegetables, fruits & vineyards, trees, and hay; grain storage and accessory drying facilities	P	P	P	PR	PR	PR	P	P	P	P	
Farm equipment repair including blacksmith, welding, & mechanical repair	P	P							P	P	
Farmer's markets		P					P	P			
Grain elevators, storage and wholesale distribution of grains; custom cleaning and grain drying		P								P	
Horse stables, kennels	PR	PR									
Livestock sale barns, storage and sale of livestock and feed provided dust is effectively controlled.		SR									
Nurseries, greenhouses and truck gardens.	P		P						P		
Sales of feed, seed, fertilizer and agricultural chemicals except ammonia.	P	P							P		
Salvage operations for farm-related activities	SU										
Storage and pumping of anhydrous ammonia.		SU									
Storage and repair of custom hire machinery, equipment and supplies incidental to farming including tillage equipment, chemical application equipment (ground types only) and similar uses.	P	P							P	P	
Tiling contractor storage and repair facilities		P							P	P	
Wineries including accessory wine sales, banquet rooms, catering and food sales and vineyards		PR					P	P			
Residential uses											
<u>Dwellings</u>											
Single-family dwelling, including manufactured homes, (on permanent foundation)	P		P	P	P						
Two-family dwellings (duplexes).				P	P						
Townhomes, attached (up to 6 du/building and 8 du per acre).					PR						

Regulator	Zoning District									
	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	M-1	M-2
Multiple-family dwellings (up to 24 du/building and up to 12 du/acre)					PR					
Accessory Caretaker dwelling									P	P
Mobile Home Parks, including mobile home dwellings but not mobile home sales or display						PR				
Mobile Homes (skirted)	P									
<u>Group Homes</u>										
College or University dormitories, sororities and fraternities					SU					
Family homes as permitted by and as limited by Section 335.25, Code of Iowa			P	P	P					
Group Homes, Boarding House					SU					
Seniors Assisted & Independent Living Facilities, Nursing Homes					SU					
<u>Institutional uses</u>										
<u>Religious & Cemeteries</u>										
Churches, chapels, temples and similar places of worship including Sunday school building.	P		P	P	P					
Cemeteries, including pet cemeteries	PR		PR	PR						
Mausoleums and crematories	PR									PR
Funeral Home			P				P			
<u>Civic</u>										
Forests or wildlife preserves	P	P	P	P	P	P	P	P	P	P
Private libraries, museums and similar institutions							P	P		
Private clubs, lodges or veterans organizations, except those holding a beer or liquor license					P		P	P		
Public buildings used by any department of the township, County, State or Federal government.	P	P					P	P		
Public museums, libraries, or community centers and similar cultural, administrative or public services uses.			P	P	P		P	P		
Public parks or playgrounds	P		P	P	P	P	P	P		
<u>Social services</u>										
Detention facilities, halfway houses					P					
Homeless shelters, food banks, soup kitchens					P					
<u>Educational</u>										
Boarding Schools					P					
Child Care, including licensed daycares, nursery schools and preschools.					SU		P	P		
Colleges and universities, public or private, including classrooms, offices, and athletic fields.	P		P		P		P	P		
Commercial trade schools and business colleges.						P	P	P		
Elementary and secondary schools, excluding Boarding Schools	P		P	P	P					

Regulator	Zoning District									
	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	M-1	M-2
<u>Medical</u>										
Blood banks, plasma centers							P	P		
Hospice services					P		P			
Hospitals, Clinics, Emergency care centers								P		
Medical & Dental offices, excluding clinics							P	P		
Opticians, including equipment sales and repairs							P	P		
Substance abuse treatment centers (in-patient)					P					
<u>Commercial uses</u>										
<u>Automotive</u>										
Convenience stores, gas stations, car washes							PR	PR		
Major repair garages including towing, vehicle assembly and body shops but not including vehicle wrecking, salvage yards or used parts yards									P	P
Minor repair garages, including vehicle servicing	SU						P	P		
Tire and auto accessory store.	SU						P	P		
Vehicle, trailer, mobile home, and farm implement establishments for sales or lease; but excluding wrecking and used parts yards.	SR							p		
Wrecking and used parts yards										SU
<u>Retail</u>										
Birds or pets, pet food and supplies							P	P		
Guns and ammunition stores								P		
Home improvement stores, garden supply, and lumber yards including outdoor sales but excluding contractor building materials yards								P		
Retail shops (less than 30,000 sf) including apparel, furriers, accessories, consignment, book, music, toy, florist, gift, card shops							P	P		
Retail stores (greater than 30,000 sf) including grocery, packaged liquor, drug, hardware, paint, arts & crafts, hobby, sporting goods, appliance and home entertainment stores								P		
Shopping plazas, strip malls, shopping malls								P		
<u>Consumer Services</u>										
Animal grooming							P	P		
Audio-visual sales and production, including broadcast studios, and film developing studios								P	P	
Clothing rental & repair shops including tailors, dressmakers, costume rentals							P	P		
Commercial dry cleaning or dyeing facilities with on-site processes								P	P	
Commercial laundry or diaper services, including Laundromats							P	P		
Drop off and pick up stations for dry cleaning and film, but not including on-site processes							P	P	P	

Regulator	Zoning District									
	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	M-1	M-2
Equipment repair shops including repair of appliances, bicycles, instruments, leather goods, and locksmith shops							P	P	P	
Exterminators, taxidermy								P	P	
Packaging and shipping shop but not including trucking							P	P		
Pawn shops								P		
Salons - Beauty, barber, tanning, manicure, masseur salons & spas excluding adult entertainment							P	P		
Small accessory repair shops for jewelry, watches, hats, shoes							P	P		
Studios - dance, martial arts, photography							P	P		
Tattoo and body piercing parlors							P	P		
Upholstering shops								P	P	
<u>Office</u>										
Agencies - Travel, real estate, and similar agencies							P	P		
Financial institutions, banks, and loan offices							P	P		
Governmental Offices							P	P	P	
Professional and commercial offices.							P	P		
Other general office uses							P	P		
<u>Lodging</u>										
Bed & Breakfast, lodging house	SU				P		P	P		
Campgrounds, RV parks	SU	P					PR	PR		
Hotels, Motels								P		
<u>Food Services</u>										
Banquet halls; lodges and social clubs holding a beer permit or liquor license							P	P		
Catering services							P	P		
Commercial Bakeries								P	P	
Meat markets, butcher shops							P	P	P	
Milk and dairy stores and distribution stations, excluding processing							P	P	P	
Restaurants, drive-thru								PR		
Restaurants - sit-down cafes & delicatessens but excluding drive-thrus							P	P		
Taverns or similar drinking establishments							P	P	P	
<u>Miscellaneous</u>										
Other automotive, retail, consumer service, office, lodging or food services establishments determined by the Zoning Administrator to be equivalent to the permitted uses listed above for the appropriate zoning district							P	P		

Regulator	Zoning District									
	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	M-1	M-2
Recreation & Entertainment uses										
<u>Commercial Entertainment (indoors)</u>										
Adult entertainment businesses									P	
Amusement parks, arcades								P	P	
Billiard halls, bowling alleys							P	P		
Exhibition halls and meeting areas							P	P		
Fitness Centers, health clubs and gyms							P	P		
Theaters, indoor							P	P		
<u>Commercial Recreation (primarily outdoors)</u>										
Drive-in theaters, outdoor theaters								PR	PR	
Ball fields, soccer fields, sports fields, or similar recreational uses and facilities	SU		SU	SU	SU	SU				
Gun clubs, firing & archery ranges, trap shooting and similar uses.		SU							SU	SU
Miniature golf courses, paint ball range								SU		
Public or Private golf courses, driving ranges and country clubs, including accessory swimming pools and tennis courts	SR		SR	SR	SR		SR	SR		
Racetracks for motorized vehicles, drag strips, dirt bike and snowmobile tracks		SU								SU
Riding Stables, corrals, rodeos	SU									
Swimming pools, aquatic centers, skating rinks,							P	P		
Temporary enterprises involving large assembly of people/automobiles such as carnivals, circuses, rodeos, show rings, music festivals, sporting events, farm machinery shows, and related auctions.	SU	SU							P	P
Industrial uses										
<u>Laboratories</u>										
Experimental, film or testing labs									P	P
<u>Manufacturing and Processing</u>										
Abattoirs, slaughter houses, meat packing and processing plants and stockyards, and distillation of bones.										P
Blacksmith, welding, cooperage or other metal shops including enameling, lacquering or painting with controlled emissions not causing noxious fumes/odors; excluding drop hammers and the like										P
Carpenter, sheet metal and sign painting shops									P	P
Foundry casting lightweight non-ferrous metals or electric foundry, not causing noxious fumes or odors.										P
Furniture stripping and refinishing										P
Manufacture and repair of electric signs, advertising structures, light sheet metal products, and heating & ventilating equipment.									P	P

Regulator	Zoning District									
	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	M-1	M-2
Manufacture and storage of hazardous materials and explosives										SU
Manufacture of musical instruments, novelties and molded rubber products.									P	P
Manufacture of pottery or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or natural gas.										P
Manufacture or assembly of electrical appliances, instruments and devices.									P	P
Manufacturing creameries, bottle works, wholesale ice and ice cream plants, cold storage warehousing and distribution stations.										P
Manufacturing of fertilizer, gas or glue rendering										SU
Manufacturing, compounding, assembling or treatment of articles from previously prepared materials such as bone, cloth, cork, fiber, leather, paper, plastics, metals or stones, tobacco, wax, yarns and wood.									P	P
Manufacturing, distribution, compounding, processing, packaging or treatment of cosmetics, pharmaceuticals, and food products, except fish and meat products, cereals, sauerkraut, vinegar, yeast, stock feed, flour, and the rendering or refining of fats and oils.										P
Mineral smelting or reduction of ores or metallurgical products.										SU
Mining and extraction for the sale of minerals and raw materials including sand and gravel pits, with restrictions.	SR									SR
Petroleum or petroleum products refining, including ethanol refining										SU
Printing and/or publishing houses									P	P
Sawmill, planing mill, tree services, fire wood storage and manufacture of wood products not involving chemical treatment.										P
<u>Construction</u>										
Concrete mixing, concrete products manufacture, including cement, lime, gypsum or plaster of paris										P
Contractor equipment and materials storage yards, including hauling services, or rental of equipment commonly used by contractors.									P	P
Temporary heavy construction services including asphalt or concrete mixing and aggregate crushing and screening	SU									SU
<u>Warehousing & Freight handling</u>										
Mini-storage facilities								P	P	P
Wholesale or warehouse businesses including cold storage plants and freight terminals									P	P

Regulator	Zoning District									
	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	M-1	M-2
<u>Yards</u>										
Auction houses including antiques and farm sales and storage yards									P	P
Flammable liquid storage yard, underground storage only										SU
Garbage, offal or dead animal reduction or dumping										SU
Outdoor storage of sand and gravel and wholesale distribution yards									P	P
Salvage yards including auto wrecking and salvage, used parts sales and junk, iron, rag storage or bailing.										SR
Transportation & Utility uses										
<u>Transportation</u>										
Aircraft landing fields and airports, equipment repair and maintenance	SU									
Public parking lots and garages							P	P		
Rail switch yards, equipment repair and maintenance										
Truck terminal yards, equipment repair and maintenance										
<u>Utilities</u>										
Natural gas transmission, regulating and storage facilities.	SU		SU						SU	SU
Electrical substations	SU		SU						SU	SU
Microwave, radio, television and cellular telephone communication towers and exchanges.	SR	SR								
Sanitary landfills, solid waste disposal facilities and yard waste composting facilities, recycling operations										SU
Water supply and storage tanks, sewage treatment facilities, lagoons and lift stations (private, serving adjacent subdivision)			SU	SU						
Water supply and storage tanks, sewage treatment facilities, lagoons and lift stations (public).	SU	SU								
Commercial Wind Farms	SU									
Small Wind Energy Conversion Systems (SWECS)	P	P	SU	SU	SU	SU	SU	SU	SU	SU
Solar Energy Systems	SU	SU	P	P	P	P	P	P	P	P
<u>Key</u> P = Permitted Use PR = Permitted Use With Restrictions SU = Special Use Permit required SR = Special Use Permit required, with restrictions										

Blank = Use Not Permitted

1. ***Restrictions for Principal Permitted Uses.*** Permitted uses with restrictions shall not be permitted to be established or maintained in any district which by reason of its nature or manner of operation is or may become hazardous, noxious, or offensive owing to the emission of odor, dust, smoke cinders, gas, fumes, noise, vibrations, refuse matter or water-carried waste. Permitted uses with restrictions shall demonstrate said use will not have any detrimental impact on existing neighboring uses due to traffic congestion or parking needs. The following restrictions shall apply to the appropriate permitted uses in all zoning districts:
 - A. *Agricultural crop production, nurseries, greenhouses and truck gardens.* Such agricultural uses shall be permitted in residential districts provided that no offensive odors are created and provided further that no offensive dust is created beyond the usual and customary dust associated with tilling, harvesting or similar necessary activities.
 - B. *Animal production commercial feed lots, poultry farms, dairies or confinements.* All feed lots, poultry farms and hog confinement facilities are permitted provided that all hog confinement facilities, feed lots and poultry farms meet all of the waste treatment requirements of the State of Iowa, including Iowa Department of Natural Resources, and obtain the necessary permits, where applicable, in conformance with the Code of Iowa, and a copy of the IDNR permit is provided to the Zoning Administrator prior to construction of said facilities. Such facilities shall have a minimum separation distance of one-half mile to any R-1, R-2, R-3 and R-4 zoning district unless the requirement for such separation distance is limited by the State of Iowa.
 - C. *Animal hospital or veterinary clinic.* Such animal uses shall be permitted provided any structure or area used for such purpose shall be at least 200 feet from any residential zoning district boundary and 100 feet away from any other zoning district boundary.
 - D. *Cemeteries, mausoleums and crematories.* All buildings shall be at least 200 feet from adjacent property lines.
 - E. *Drive-thru Restaurants.* Drive-thru restaurants shall be permitted in any commercial district provided the drive-thru lanes provide sufficient space for vehicle queuing on the premises and provided all drive-thru lanes and associated menu boards and speaker systems are located at least 200 feet from any residential zoning district.
 - F. *Exotic Animal Husbandry.* Exotic Animal Husbandry uses shall be in compliance with all Iowa laws governing such uses, including regulations regarding dangerous animals and permit requirements.
 - A. *Gas Stations and Convenience Stores.*

- (1) No gasoline filling station or a commercial customer or employee parking lot for 25 or more motor vehicles, or a parking garage or automobile repair shop shall have an entrance or exit for vehicles within 200 feet along the same side of a street of any school, public playground, church, hospital, public library or institution for dependents or for children, except where such property is in another block or on another street which the subject lot does not abut.
 - (2) Pump islands, light standards and related minor accessory equipment not involving repair work or servicing of vehicles other than for fuel, air, and water shall be permitted in the yard areas provided no gasoline pump or fuel dispensing equipment shall be located within 12 feet of any street right-of-way.
 - (3) No oil draining pit or appliance for such purpose shall be located within 25 feet of any "R" district boundary or street right-of-way line.
 - (4) On all corner lots, all vehicular entrances to, or exits from, and curb openings shall be set back a minimum of 50 feet from the projecting intersection of curb lines or edge of pavement and such openings shall not exceed 35 feet in width at the curb line or edge of pavement. There shall be a minimum of 20 feet of separation measured along the curb line between any series of driveways.
- G. *Kennels and horse stables.* All buildings, including exercise runways, are at least 200 feet from all property lines.
 - H. *Microwave, radio, television and cellular telephone communication towers.* Telecommunications towers and antennas shall be placed in accordance with the Monona County Ordinance #9 as approved and amended.
 - I. *Mining and extraction of minerals, including sand and gravel pits.* All operations are subject to the approval of the Iowa Department of Natural Resources, including plans for final site treatment of any such operation located in or on the flood plain of any river or stream.
 - J. *Additional Requirements for Mobile Home Parks.* Mobile home parks shall be permitted only when the additional requirements as defined in Section 100.18-7 have been met.
 - K. *Multiple-Family Dwellings, including Townhomes.* Multiple-family dwellings; such as apartments, condominiums, townhomes senior living centers, nursing homes and similar multiple-family uses; are permitted in only locations having common water and sewer systems unless specifically approved by the Monona County Health Department. Said approval may include increased lot areas or other restrictions as deemed necessary by the Monona County Health Department.
 - L. *Outdoor Theaters.* The screen for any drive-in movie theater or outdoor theater shall be so located as to not be visible from adjacent highways or

streets. Sufficient driveway area shall be provided so that cars will not be waiting in line on any public right-of-way or otherwise create a hazard to vehicular movement.

- M. *Recreation - Private golf courses.* Commercial golf courses may be permitted by the Board of Supervisors only after public hearing and recommendation by the Zoning Commission.

- N. *Recreational Vehicle Parks.* Recreational Vehicle Parks and their accessory buildings shall be designed for temporary parking of RV's only, said recreational vehicles shall be parked in the park for a period not to exceed six (6) months during any one (1) calendar year. The park shall have an opaque evergreen landscape screen not less than 10' in width and 20' in height along all rear and side yards. Private streets within the RV Park shall be a minimum of 25' wide with an asphaltic or Portland cement binder pavement or similar surface as approved by the County Engineer on the required Site Plan. Accessory buildings for an office, laundry facilities, and accessory supplies may be permitted provided such building is located within the central park area and shall be restricted to the use of the park occupants. Each RV space shall be a minimum of 20' wide by 55' long with one 9'x19' off-street parking stall for each RV space. Each RV space shall have minimum yards as follows: 10' front yard, 5' side yard, 5' rear yard. The minimum separation distance between any two RV's shall be not less than 10 feet.

- O. *Sale Barns.* All buildings, including any livestock holding facilities, are at least 400 feet from "R" residential district boundary lines.

- P. *Required Conditions for Industrial Uses and certain Commercial Uses.*
 - A. The best practical means available for the disposal of refuse matter or water-carried waste, the abatement of obnoxious or offensive odor, dust, smoke, gas, noise or similar nuisance, shall be employed.

 - B. All facilities required for the discharge, collection and treatment of liquid, solid or gaseous wastes shall be designed, constructed and operated in accordance with the regulations of the State of Iowa, including but not limited to the Iowa Water Pollution Control Commission, the Iowa Air Pollution Control Commission and the Iowa Department of Natural Resources.

 - C. All principal or accessory structures housing a use permitted only in the M-2 Heavy Industrial District shall be located at least two hundred (200) feet from any R-1, R-2, R-3, R-4, C-1 or C-2 zoning district boundary.

 - D. For uses requiring heating plants or ventilation equipment; including but not limited to trade services, bakeries, clothes cleaning/dyeing, lumber yards, and greenhouses; no heating plant or ventilating flue in connection with any such commercial operations shall be within 50 feet of any residential district.

2. **Special Use Permits.** Principal permitted uses designed “SUP” in this section shall be permitted only upon approval of a Special Use Permit by the Board of Adjustment in accordance with Section 100.32 of this Chapter in addition to conformance with all appropriate restrictions outlined subsection 3 of this section.

100.16 ACCESSORY USES. Only the following uses of structures or land shall be permitted in each applicable zoning district.

1. **Permitted Accessory Uses.** The following accessory uses are permitted in agricultural zoning districts:
 - A. Customary accessory uses and structures incidental and subordinate to the permitted principal uses, unless otherwise excluded.
 - B. Private garage or carport in association with a permitted residential use.
 - C. Accessory Mobile Home Dwellings (A-1 only), subject to the following:
 - (1) No more than one (1) mobile home for use as a non-farm dwelling on a lot accessory to a principal farm dwelling may be permitted subject to approval by the Zoning Administrator, subject to the requirements of Section 100.09-1.
 - (2) A permit for a temporary accessory mobile home dwelling for a period as determined by the Zoning Administrator shall be required.
 - (3) The Zoning Administrator shall approve, conditionally approve, or deny such request for an accessory mobile home dwelling.
 - D. Home Occupations as permitted in and as limited by Section 100.12.
 - E. The taking of boarders or the leasing of rooms by a resident family (A-1 only), provided the total number of boarders and roomers does not exceed three (3) per building.
 - F. Nursery schools, preschools and child care centers (R-2, R-3 only), provided the principal building is located at least 20 feet from all property lines, and further provided there is established and maintained a completely fenced and screened play lot in connection therewith
 - G. Temporary buildings, including mobile homes or trailers, for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.
 - H. Roadside stands for the sale of products grown on the premises in A-1 and A-2 districts only, provided applicant has obtained all necessary state licenses where required.
 - I. Solar collectors mounted on the ground in the rear yard or attached to the principal building facing the front, side or rear yard at a height no greater than the peak of the roof of the principal structure. If required, solar access

easements may be obtained from the adjoin property owners in accordance with State statutes.

- J. Small wind turbines for private on-site farm and residential use in any zoning district; if permitted in and as limited by Section 100.22.
- K. Sewage treatment facilities or lagoons, on-site, to serve an adjoining permitted building or buildings, including common facilities to serve and adjoining residential subdivision, all in accordance with requirements of Iowa DNR. Such facilities shall not be interpreted to include treatment facilities owned and/or operated by a municipality.
- L. Water supply and/or treatment facilities, on-site, to serve an adjoining permitted building or buildings, including common facilities to serve and adjoining residential subdivisions, all in accordance with requirements of Iowa DNR. Such facilities may include water supply and/or treatment facilities owned and/or operated by a municipality.
- M. Mobile home park accessory uses (R-4 only) to include only those non-residential uses required for the direct servicing and well-being of mobile home park residents and for park management and maintenance; such as common facility service buildings, storm shelters, laundry facilities, vending machines, garage, parking areas, storage facilities, garages, park management or maintenance buildings, community buildings, swimming pools and similar uses.

100.17 BULK REGULATIONS.

1. **Bulk Regulations.** The following minimum site development requirements shall be observed, subject to modifications contained in Section 100.18 of this Chapter.

BULK REGULATIONS										
Regulator	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	M-1	M-2
<i>Minimum Lot Area (Acres)</i>										
- Individual system(s)	2.0	2.0	2.0	2.0	2.0	-	2.0	2.0	2.0	2.0
- Common systems	3.0	3.0	0.25	0.45	3.0	5.0	None	None	None	None
<i>Maximum Density</i>										
- for Dwelling Units	2 du / 40 ac	2 du / 40 ac	-	-	12 du / ac	-	-	-	-	-
<i>Minimum Lot Width</i>										
- SF Dwellings	100'	-	100'	100'	100'	-	-	-	-	-
- 2F Dwellings	-	-	-	200'	200'	-	-	-	-	-
- Other Permitted Uses	200'	200'	200'	200'	200'	200'	None	None	None	None
<i>Minimum Front Yard</i>	75'	75'	75'	35'	50'	50'	50'	50'	75'	100'
<i>Minimum Side Yard</i>										
- SF, 2F Dwellings	15'	-	15'	10'	35'	-	-	-	-	-
- Other Uses	50'	50'	50'	35'	35'	35'	25'	35'	None	25'
- Other Uses, adj to "R"	50'	50'	50'	50'	50'	50'	40'	50'	25'	100'
<i>Minimum Rear Yard</i>										
- If adj to "R"	75'	75'	50'	35'	75'	50'	40'	40'	50'	50'
- If adj to "A, C, or M"	75'	75'	50'	35'	50'	30'	40'	40'	50'	50'
- Uses, adj to railroad	75'	75'	50'	35'	50'	30'	40'	40'	None	None
<i>Maximum Height</i>										
- Principal Structure	None	None	35'	35'	45'	45'	45'	45'	35'	75'
- Accessory structure	None	None	16'	16'	16'	16'	16'	16'	16'	75'
<i>Maximum # of Stories</i>										
- Principal Structure	None	None	3	3	3	3	3	3	None	None
- Accessory structure	None	None	1	1	1	1	1	1	None	None
<p>Key:</p> <ul style="list-style-type: none"> • " - " means not applicable • "Individual System" means the principal use has its own private wastewater treatment system and/or its own private water supply system. • "Common System" means the principal use is connected to BOTH a public or private common wastewater treatment plant or lagoon, approved by Monona County and Iowa DNR, and a rural water system or private common water supply system . <p>Notes:</p> <ol style="list-style-type: none"> 1. Bulk regulation minimum requirements are based on "net" areas or distances, exclusive of rights-of-way. 2. Front yard depth shall be measured from the right-of-way line, whether such right-of-way line represents the property line or an easement line 3. All front, side and rear yard setbacks for new dwellings adjacent to existing livestock feeding operations, including confinements and open feed lots, and from existing grain bins shall comply to Section 100.09-3. 4. Setbacks for all yards adjacent to rivers shall meet minimum yard requirements for the applicable zoning district. 										

100.18 ADDITIONAL REQUIREMENTS.

1. ***Street Frontage Required.*** Street frontage to a public or private street shall be provided for all lots containing any building used in whole or in part for residential, commercial, or industrial purposes unless such lot abuts at least one established public or private street. Private ingress/Egress easements or similar access easements shall not be accepted in lieu of street frontage for building purposes. The minimum street frontage for each such lot shall be the minimum lot width as required based on the zoning of the property unless the lot is an approved flag lot.
2. ***Flag lots.*** Flag lots may not be permitted for building purposes in agricultural zoning districts unless there exists a unique and demonstrable need based upon topography or similar existing conditions. Flag lots in any district shall only be created via a Plat of Survey or a Plat of Subdivision and said plat must be approved by the Zoning Administrator prior to recording. Flag lots, when permitted, shall have at least forty (40) feet of frontage on at least one street. For lots established after the effective date of this Ordinance, access easements shall not be considered acceptable frontage for building purposes. For agricultural purposes only, access may be provided via a private easement at least twenty (20) feet wide to a public or private street. Private streets shall be established only via a Plat of Subdivision and shall comply with the Monona County subdivision regulations.
3. ***Visibility at Intersections in All Districts.*** On a corner lot in any zoning district, nothing shall be erected, placed, planted or allowed to grow in such a manner as materially to impede vision between a height of two and a half (2½) and ten (10) feet above the centerline grades of the intersecting streets in the vision triangle area bounded by the street lines of such corner lots and a line joining points along said street lines twenty-five (25) feet from the point of the intersection.
4. ***Perimeter Foundations.*** A permanent perimeter foundation shall be required for all principal buildings except for modular and manufactured homes for which piers are permitted in accordance with State statutes and except for mobile homes. Pole buildings shall be permitted in all zoning districts for accessory structures only.
5. ***Land Division and Subdivision.*** No parcel of land, or residual parcel of land, shall be created following adoption of this Ordinance by means of division, subdivision, adjustment or combination that does not meet the requirements of this Zoning Ordinance.
6. ***Existing Parcels.*** Any parcel of land created and recorded prior to adoption of this Ordinance shall not be considered as a buildable lot or parcel until a determination is made by the Zoning Administrator.
7. ***Additional Requirements for Mobile Home Parks.***
 - A. ***Plan Required.*** Each petition for a change to the R-4 zoning classifications submitted to the Board of Supervisors shall be accompanied by a mobile home

park plan. Said plan shall show each mobile home space; the water, electrical, sewer lines serving each mobile home space; the location of fire hydrants, garbage cans, accessory buildings, driveways, walkways, recreation areas; required yards, parking facilities, lighting, landscaping, storm shelters and community facilities. The plan shall be considered by the County Zoning Commission, County Emergency Management Commission and the Board, who may approve or disapprove said plan or require such changes thereto as are deemed necessary to effectual the intent and purpose of this Zoning Ordinance, all in conformance to Section 100.25 of this chapter.

- B. *Lots.* The individual mobile home lot shall contain not less than 4,500 square feet, with a minimum depth of 90 feet. Each lot shall have a front yard of not less than 15 feet measured from the edge of the interior street to the mobile home. A minimum separation of at least 25' shall be provided between the rear and sides all mobile homes and structures. Entrance-ways, rooms, breezeways or other additions may be constructed as additions to any mobile home provided a minimum separation of 10' is maintained between all structures. No part of any mobile home space shall be closer than 75' to any public right-of-way.
- C. *Streets.* Entrance roads into the park from public streets shall be paved with Portland cement concrete or asphalt with concrete curb and gutter shall have a minimum pavement width of 31 feet, measured from back to back of curbs. Interior streets inside the park shall be private streets and paved with Portland cement concrete or asphalt with concrete curb and gutter and shall have a minimum pavement width of 28 feet, measured from back to back of curbs.
- D. *Parking.* Each mobile home shall be provided a minimum of two (2) off-street parking spaced, all conveniently located no more than 200 feet from the associated mobile home. All parking areas shall be paved with Portland cement concrete or asphalt.
- E. *Skirting.* Skirting of a permanent type material and construction shall be installed within 90 days of installation of each mobile home to enclose the open space between the bottom of a mobile home floor and the ground at the mobile home stand. This skirting shall be maintained in an attractive manner consistent with the exterior of the mobile home and to preserve the appearance of the mobile home park.
- F. *Utilities.* Public or common sewer and water facilities shall be provided for each mobile home park space and appropriate accessory structures in accordance with the requirements of the Iowa Department of Natural Resources. Any lagoons, or other treatment facilities, constructed in conjunction with the development, shall be located not less than 75 feet from any right-of-way or lot line (in the case of a lagoon, this distance shall be measured from the outside toe of the levee slope.)
- G. *Recreation Areas.* One or more recreation areas shall be provided that is easily accessible to all park residents. Said recreation areas shall have a minimum of

250 square feet of area for each mobile home in the park, exclusive of area within the individual mobile home lots.

H. *Storm Shelters.* A storm shelter for residents shall be required within the mobile home park, designed to withstand at least 250 mile per hour winds and fulfill the requirements of the Monona County Emergency Management Commission.

100.19 SIGN REGULATIONS

1. *Signs Permitted in all Zoning Districts.* Signs hereinafter designated are permitted in all zoning districts.

A. *Temporary Signs.*

- (1) *Real Estate Signs.* Signs advertising the sale, rental, or lease of the premises or part of the premises on which the signs are displayed. One non-illuminated sign, not to exceed eight (8) square feet, shall be permitted on each premises in all districts except the A-1 district which shall be permitted to have a non-illuminated sign not to exceed fifty (50) square feet. Such signs shall not extend higher than four (4) feet above grade level or be closer than ten (10) feet to any property line unless located on the wall of a building. Such signs shall be removed within seven (7) days after the disposition of the premises.
- (2) *Construction Signs.* Signs identifying the architect, engineer, contractor or other individuals involved in the construction of a building and such signs announcing the character of the building enterprise or the purpose for which the building is intended but not including product advertising. One non-illuminated sign not to exceed fifty (50) square feet shall be permitted per street frontage. Such sign shall not extend higher than ten (10) feet above grade level or be closer than 10 feet to any property line unless located on the wall of a building on the premises or on a protective barricade surrounding the construction. Such signs shall be removed within one week following completion of construction.
- (3) *Political Campaign Signs.* Signs announcing candidates seeking public political office or pertinent political issues. Such signs shall be confined to private property and shall be removed within one week following the election to which they pertain.
- (4) *Street Banners.* Signs advertising a public event providing that specific approval is granted under regulations established by the Board of Supervisors.
- (5) *Seasonal Decorations.* Signs pertaining to recognized national holidays and national observances.

B. *Directory Signs.* Signs without names or logos, existing solely to direct vehicle or pedestrian traffic to a business location, provided signs are no larger than eight (8) square feet per face, no taller than three (3) feet tall,

and at least five (5) feet from public right-of-way. Directory Signs shall be on premises signs, with no more than five (5) such signs per property.

- C. *Public Signs.* Signs of a non-commercial nature and in the public interest, erected by or upon the order of a public officer in the performance of public duty, such as safety signs, danger signs, trespassing signs, traffic signs, memorial plaques, signs of historical interest and other similar signs, including signs designating hospitals, libraries, schools and other institutions or places of public interest or concern.
- D. *Integral Signs.* Signs for churches or temples, or names of buildings, dates of erection, monumental citations, commemorative tablets and other similar signs when carved into stone, concrete or other building material or made of bronze, aluminum, or other permanent type of construction and made an integral part of the structure to which they are attached. Integral signs shall not use color to increase visibility from the public right-of-way.
- E. *Window Signs.* Such signs which are displayed inside of a window or within a building provided however, that lighted window signs shall be permitted only in those districts where lighted signs are permitted.
- M. *Home Occupation Signs.* In any district where dwellings are permitted, signs may be displayed for permitted home occupations. In residential zoning districts, not more than one unlighted sign, not larger than two (2) square feet in area, attached flat against the dwelling and displaying only the occupant's name and occupation, is permitted that shall advertise the presence or conduct of the home occupation. In any other such zoning district, not more than one unlighted sign, not larger than six (6) square feet in area, attached flat against the dwelling and displaying only the occupant's name and occupation, is permitted that shall advertise the presence or conduct of the home occupation.

2. **Signs permitted based on Zoning.** Signs hereinafter designated shall be permitted only in the designated zoning district, with size and height restrictions specified for each district.

Signs permitted based on Zoning.								
District	Building		Freestanding		Development Identification		Billboard	
	Max. Area (sf/lf)	Max. Height (ft)	Max. Area (sf)	Max. Height (ft)	Max. Area (sf)	Max. Height (ft)	Max. Area (sf)	Max. Height (ft)
A-1	-	-	10	12	-	-	-	-
A-2	2	10	50	25	-	-	750	50
R-1,2	-	-	-	-	50	12	-	-
R-3,4	-	-	-	-	50	12	-	-
C-1	2	10	50	25	-	-	750	50
C-2	2	15	200	30	-	-	750	50
M-1,2	2	15	200	30	-	-	750	50

- A. **Building Signs.** Building signs include: building signs, awning signs, identification signs, projecting signs not prohibited herein, roof signs not prohibited herein. Maximum building sign area shall be based on linear feet of building frontage being occupied by the premises. Building signs shall be situated on building walls facing the street. In no case shall building signs be visible from an adjacent residential district; building signs shall not be located on a wall facing an adjacent “R” district, projecting signs shall not be permitted on buildings adjoining residential district. However, building signs shall be permitted across the street from residential districts.
- B. **Freestanding Signs.** Freestanding signs include: pole signs, ground signs, monument signs and identification signs. Freestanding signs do not include highway high rise signs. Freestanding signs shall not be located in any side or rear yards adjacent to residential districts. Maximum freestanding sign area shall be per face, with a maximum of two faces per sign. Pole signs shall not be less than 12 feet above the sidewalk or 10 feet above the surface of the ground on which it is erected. Ground signs shall not be more than 10 feet tall. Freestanding sign faces shall be no more than nine 9 feet wide or tall.
- C. **Billboard Signs.** Billboard signs shall not be permitted in any residential district. Such signs shall be situated no more than 1,200 feet from the centerline of Interstate 29 and no closer than 500 feet from the nearest other freestanding billboard sign. Maximum highway freestanding sign shall be per face, with a maximum of two faces per sign.

- D. Development Identification Signs include development identification signs and development off-premises signs provided such off-premises signs do not exceed 32 square feet in area.
3. ***Prohibited Signs.*** Signs hereinafter designated shall be prohibited in all zoning districts.
- A. *Obsolete Signs.* Signs that advertise an activity, business, product or service no longer conducted on the premises on which the sign is located.
- B. *Banners, Balloons, Posters, etc.* Signs which contain or consist of banners, balloons, posters, pennants, ribbons, streamers, spinners, or other similarly moving devices, except as specifically provided herein. These devices when not part of any sign are also prohibited.
- C. *Off-Premises Signs on Public Property.* Off-premises signs located on public property.
- D. *Flashing Signs.* No flashing, blinking, or rotation lights shall be permitted for either permanent or temporary signs.
- E. *Moving Signs.* No sign shall be permitted any part of which moves by any mechanical or electronic means.
- F. *Painted Wall Signs.* Off-premises signs painted on building walls.
4. ***General Sign Regulations.***
- A. *Conformance Required.* Except as may be hereinafter specified, no sign shall be erected, placed, maintained, converted, enlarged, reconstructed or structurally altered which does not comply with all of the regulations established by this chapter.
- B. *Maintenance.* All signs shall be maintained in a good state of repair, including, but not limited to, the structural components, the lighting if any, the portion attaching the sign to the ground or structure, and the surface features.
- C. *Nonconforming Signs.* Where a sign exists at the effective date of adoption or amendment of the Zoning Ordinance that could not be built under the terms of this chapter by reason of restrictions on area, use, height, setback, or other characteristics of the sign or its location on the lot, such sign may be continued so long as it remains otherwise lawful, subject to the following provisions:
- (1) No such sign may be enlarged or altered in a way which increases its nonconformity; however, reasonable repairs and alterations may be permitted.
 - (2) Should such sign be destroyed by any means to an extent of fifty percent (50%) or more of its replacement cost at time of

destruction, it shall not be reconstructed except in conformity with the provisions of this chapter.

- D. *Permit Required.* A sign permit, approved by the Zoning Administrator, shall be required before the erection, construction, alteration, placing, or locating of all signs conforming with this chapter.
- E. *Permit Not Required.* A permit shall not be required for temporary signs, repainting without changing permanent wording, composition, or colors; or for non-structural repairs.
- F. *Plans.* A copy of plans and specifications shall be submitted to the Zoning Administrator for each sign regulated by this chapter. Such plans shall show sufficient details about size of the sign, location and materials to be used and such other data as may be required for the Zoning Administrator to determine compliance with this chapter.
- G. *Appeal.* Any person or persons aggrieved by the decision of the Zoning Administrator to approve or disapprove a sign permit, as provided by this chapter, may appeal such decision to the Board of Adjustment as provided in this chapter.

100.20 OFF-STREET LOADING SPACES. In any district in connection with every building or part thereof hereafter erected, having a gross floor area of 10,000 square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, hospital, mortuary, laundry, dry cleaning or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building at least one off-street loading space plus one additional such loading space for each 20,000 square feet or major fraction thereof of gross floor area so used in excess of 10,000 square feet. Each loading space shall be not less than twelve (12) feet in width and forty (40) feet in length. Such space may occupy all or any part of any required yard or open space; except where adjoining an “R” district it shall be set back at least twenty (20) feet and effectively screen planted.

100.21 OFF-STREET PARKING AREAS.

- 1. In all districts, in connection with every industrial, commercial business, trade, institutional, recreational, or dwelling use, and similar uses, spaces for parking and storage of vehicles shall be provided in accordance with the following schedule. Required off-street parking facilities shall be primarily for the parking of private passenger automobiles of occupants, patrons or employees of the principal use served and shall be located on private property, outside any public or private rights-of-way.
 - A. Automobile sales and service garages – 50% of gross floor area.
 - B. Banks, business and professional offices – 50% of gross floor area.

- C. Bowling alleys - 5 spaces for each alley.
 - D. Churches and schools – 1 space for each 5 seats in a principal auditorium. Where no auditorium is involved, 1 space for each staff member.
 - E. Dance halls, assembly halls – 200% of floor area used for dancing or assembly.
 - F. Dwellings – 2 parking spaces for each family or dwelling unit; including mobile homes located within or outside a mobile home park.
 - G. Funeral homes, mortuaries – 1 parking space for each 5 seats in the principal auditorium.
 - H. Furniture and appliance stores, household equipment or furniture repair shops – 100% of floor area used for display.
 - I. Hospitals – 1 space for each 4 beds, plus 1 space for each 3 employees, plus 1 space for each 2 staff doctors.
 - J. Hotels, motels, lodging houses – 1 space for each bedroom.
 - K. Manufacturing plants – 1 space for each 3 employees on the maximum working shift.
 - L. Restaurants, taverns and night clubs – 200% of gross floor area.
 - M. Retail stores, shops, super markets, etc., over 2,000 square feet in floor area –250% of gross floor area.
 - N. Retail stores, shops, super markets, etc., under 2,000 square feet of floor area –100% of gross floor area.
 - O. Sports arenas, auditoriums other than in schools - 1 parking space for each 5 seats.
 - P. Theaters, assembly halls with fixed seats - 1 parking space for each 5 seats.
 - Q. Wholesale establishments or warehouses - 1 space for each 2 employees.
2. In the case of any building, structure or premises the use of which is not specifically mentioned herein, provisions for a use which is so mentioned and to which said use is similar, as determined by the Zoning Administrator, shall apply.
 3. All parking lots or parking areas shall be provided an access drive of not less than ten (10) feet in width in the case of a dwelling, and not less than twenty-four (24) feet in width in all other cases for two-way traffic; except in the case where a minimum of two one-way drives are provided in which case each drive shall be not less than sixteen (16) feet in width. Such access drives shall lead to all loading or unloading spaces and all parking or

storage areas required hereunder in such manner as to secure the most appropriate development of the property in question. Except where provided in connection with a use permitted in a residence district, such easement of access or access drive shall not be located in any residence district.

4. Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot, shall be developed and maintained in accordance with the following requirements.
 - A. No part of any parking space shall be closer than 5 feet to any established highway, street right-of-way or alley line. In case the parking lot adjoins an "R" district, it shall be set back at least 25 feet from the "R" district boundary and shall be effectively screen-planted.
 - B. Any off-street parking area, including any commercial parking lot for more than two vehicles, shall be surfaced as specified below, shall be approved by the County Engineer, shall be so graded and drained as to dispose of all surface water accumulation within the area, and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self propelled vehicles.
 - (1) Parking areas having access from a paved street or streets shall be surfaced with an asphaltic or Portland cement binder pavement or such other surface as shall be approved by the County Engineer, so as to provide a durable and dustless surface.
 - (2) Parking areas having access from one paved street and one gravel street may have gravel surfacing, provided the driveway approach within the public right-of-way of the paved street shall be paved with an asphaltic or Portland cement binder pavement or such other surface as shall be approved by the County Engineer. The driveway approach within the public right-of-way of the gravel street may be gravel.
 - (3) Parking areas having access only from gravel streets may have gravel surfacing and gravel driveway approaches as shall be approved by the County Engineer.
 - C. Any lighting used to illuminate any off-street parking area, including any commercial parking lot, shall be so arranged as to reflect the light away from adjoining premises in any "R" district.
 - D. Off-street parking areas in agricultural and residential districts shall be provided on the same lot with the principal use. Off-street parking and loading areas may occupy all or part of any required yard or open space, subject to the provisions of this section, except that no required off-street parking or loading areas shall be located in any required front yard in an agricultural or residence district.

100.22 SMALL WIND ENERGY CONVERSION SYSTEMS.

The intent of the regulations of this Section is to balance the need for clean, renewable energy resources with the need to protect the public health, safety, and welfare. The regulations of this Section are found to be necessary to ensure that small wind energy conversion systems are appropriately designed, sited, and installed. Small wind energy conversion systems include only those systems having a rated capacity of no more than fifteen kilowatts (15 kW) for residential districts and land uses, and no more than one hundred kilowatts (100kW) for all other zoning districts and land uses.

1. **Accessory Use.** A Small Wind Energy Conversion System (SWECS) shall be allowed only as an accessory use to a permitted principal use. The Zoning Administrator may grant a zoning permit to allow a SWECS in any zoning district provided no such permit may be granted unless the SWECS is in compliance with all regulations of this Section, including prior approval of a Special Use Permit when applicable.
2. **Special Use Permit Required.** No zoning permit shall be issued for any SWECS that is proposed to be constructed in a residential zoning district until after a Special Use Permit has been approved by the Board of Adjustment in accordance with Section 100.32 of this Chapter. This requirement does not apply to commercial, industrial, or agricultural zoning districts.
3. **Zoning Permit Required.** It shall be unlawful to construct, erect, install, alter, or locate any SWECS within Monona County, unless a zoning permit has been obtained from the Zoning Administrator or their designee. In granting such permit, the Zoning Administrator or their designee may impose conditions on the use in addition to the regulations of this Section. The zoning permit may be revoked by the Zoning Administrator or their designee any time the approved system does not comply with the regulations of this Section and the conditions imposed at the time the permit was granted. The owner/operator of the SWECS must also obtain any other permits required by other federal, state, and local agencies or departments prior to obtaining an approved zoning permit or installing the system, and shall comply with all applicable overlay district regulations.
4. **Permit Application Information.** An application for a zoning permit for a SWECS shall be made on forms provided by the County. Along with the application, the applicant shall submit the following information:

- A. **Site Plan.** One (1) complete copy of a site plan and fee shall be submitted in accordance with Section 100.25. The site plan shall be based on a certified instrument survey by a surveyor licensed in the State of Iowa. A Plat of Survey is required to establish property lines and/or setbacks. The site plan shall include the following:
- (1) Location of the SWECS on the site and total height of the system, including blades, rotor diameter, and ground clearance;
 - (2) Utility lines, telephone lines and any other lines, both above and below ground, within a radius of 200% of the tower height measured from the tower base to the highest reach of the rotor tip, or 500 feet, whichever is larger;
 - (3) Details as to how the power will be delivered to the grid, including the route and size of poles and towers to be used;
 - (4) Property lot lines, land uses and the location and dimensions of all existing structures and uses on and off site within a radius of 200% of the tower height measured from the tower base to the highest reach of the rotor tip, or 500 feet, whichever is larger; and
 - (5) Standard site drawings and dimensional representations of the wind turbine structure, including the tower and base.
5. **Installation.** Installation shall be done by a qualified professional and according to manufacturer's recommendations.
6. **Location.**
- A. No more than one (1) SWECS shall be installed on any lot or parcel.
 - B. No part of a SWECS shall be located within or over drainage, utility or other established easements, or on or over any property lines.
 - C. A SWECS shall be located entirely in the rear yard in permitted districts.
 - D. A SWECS shall not be located in any required setback.

- E. A SWECS shall be located in compliance with all Federal Aviation Administration (FAA) regulations, guidelines and standards. It is the owner's responsibility to ensure compliance with the FAA.
- F. A SWECS shall not be installed within 20 feet laterally from any overhead electric power line (excluding secondary electric service lines or service drops).
- G. A SWECS shall not be installed within 10 feet laterally from any underground electric distribution line.

7. Bulk Regulations.

- A. *Setbacks.* The minimum distance between any SWECS and any property line shall be a distance that is equivalent to one hundred ten percent (110%) of the total system height.
- B. *Minimum Lot Size.* The minimum net lot size for a SWECS shall meet the current zoning ordinance, exclusive of right-of-way.
- C. *Maximum Tower Height.* The maximum tower height of a SWECS shall conform to the following restrictions:
 - (1) one hundred (100) feet for residential properties,
 - (2) one hundred eighty (180) feet for commercial properties,
 - (3) three hundred sixty (360) feet for industrial properties, or
 - (4) five hundred (500) feet for agricultural properties.

Site plans with a SWECS exceeding the height limits of this chapter shall require a special exception prior to the issuance of a building permit. In no case shall a SWECS exceed 150% of the height allowed within this chapter.

- D. *Clearance of Blade:* No portion of any SWECS blade shall extend within thirty (30) feet of the ground. No portion of any SWECS blade shall extend over parking areas, driveways or sidewalks. No portion of any SWECS blade

shall extend within twenty (20) feet of the nearest tree or structure.

8. ***Automatic Over Speed Controls:*** Every SWECS shall be equipped with manual (electronic or mechanical) and automatic over speed controls to limit the blade rotation speed within the design limits of the specific system.
9. ***Restriction on Use of Electricity Generated.*** A SWECS shall be used exclusively to supply electrical power for on-site use, except that excess electrical power generated by the SWECS and not presently need for on-site use may be used by the utility company in accordance with Section 199, Chapter 15.11(5) of the Iowa Administrative Code.
10. ***Fall-Zone Clearance.*** No existing or proposed dwelling unit or principal structure shall be located closer than a distance equal to the total system height from the base of the tower of any SWECS. Other accessory structures may be located no closer to the base of the tower than seventy-five percent (75%) of the total system height.
11. ***Tower Configuration.*** Any SWECS under fifty (50) feet in total system height may have a monopole, guyed, or lattice design for the tower. All SWECS towers with a total system height of more than fifty (50) feet shall only be allowed a monopole design for the tower.
12. ***Security.***
 - A. ***Lighting.*** No light shall be installed on the tower, unless required to meet FAA regulations.
 - B. ***Signage.*** One sign, limited to four (4) square feet, shall be posted at the base of the tower. The sign shall include a notice of no trespassing, a warning of high voltage, and the phone number of the owner/operator to call in case of emergency.
 - C. ***Climbing Apparatus.*** All climbing apparatus shall be located at least eight (8) feet above the ground, and the tower must be designed to prevent climbing within the first eight (8) feet.
 - D. ***Fencing.*** To limit access to the tower, a non-climbable fence six (6) feet high with locked gate may be required

around the SWECS at the discretion of the Zoning Administrator or their designee.

13. **Maintenance.** Structures and facilities shall be well maintained in an operational condition that poses no potential safety hazard.
14. **Electromagnetic Interference.** Every SWECS shall be designed and constructed so as not to cause radio and television interference.
15. **Removal.** If the SWECS remains nonfunctional or inoperative for a continuous period of one (1) year, the system shall be deemed discontinued and abandoned and shall constitute a public nuisance.

A. The owner/operator shall remove the abandoned system at their sole expense. Removal of the system includes the entire structure, including transmission equipment, and fencing from the property. Nonfunctioning or lack of operation may be proven by reports from the interconnected utility. If removal of towers and appurtenant facilities is required, the Zoning Administrator shall notify the owner/operator.

B. If the property owner does not remove the abandoned system and appurtenant structures within the timeframe provided on the official notice from the Zoning Administrator, the County may cause the structure to be removed and shall assess the costs to the property owner by invoice or property tax lien.

16. The SWECS, if not off-grid, shall meet the requirements for interconnection and operation as set forth by the utility and the Iowa Utilities Board. No permit of any kind shall be issued until Monona County has been provided with a copy of an executed interconnection agreement. Off-grid systems, defined as not being connected to the distribution network of a utility, shall be exempt from this requirement.

100.23 COMMERCIAL WIND FARMS. The intent of the regulations of this Section is to balance the need for clean, renewable energy resources with the need to protect the public health, safety, and welfare. The regulations of this Section are found to be necessary to ensure that wind energy conversion systems (WECS) are appropriately designed, sited, and installed. Wind energy conversion systems are defined as a single turbine designed for more than one hundred kilowatts (100 kW) of electrical output. Multiple interconnected WECS installed for utility-scale energy production may be referred to as a Wind Farm.

1. **Use.**
 - A. **Accessory Use.** Wind Energy Conversion System (WECS) shall be allowed only as an accessory use to a permitted principal use in residential, commercial, and industrial zoning districts and land uses.
 - B. **Principal Use.** WECS shall be allowed as a principal use only in agricultural zoning districts and land uses. A free-standing or guyed tower with a height up to 500 feet is a permitted special use.
2. **Special Use Permit Required.** No zoning permit shall be issued for any WECS that is proposed to be constructed until after a Special Use Permit has been approved by the Board of Adjustment in accordance with Section 100.32 of this Chapter.
 - A. The special use permit shall be valid so long as the structure conforms to the site plan on file with the Monona County Zoning Administrator and the Monona County Zoning Ordinance.
 - B. **Pre-application Informational Conference Required.** Whenever a WECS development is proposed in the jurisdiction of Monona County, the owner/developer of the planned WECS development is required to hold a public informational conference on the proposed WECS development. This conference shall be held a minimum of 30 days and a maximum of 90 days prior to the date of the first public hearing with the Board of Adjustment. The conference shall be held in Monona County at a place adequate in size to serve the anticipated attendance. The conference shall be advertised in the official county newspaper once a week for the two weeks prior to the conference. The ad in the newspaper shall be a minimum size of 1/8 page. The ad shall include as a minimum the name of the proposed project, the time and place of the conference and a description of the proposed project. The owner/developer of the proposed WECS project is responsible in meeting all of these requirements and shall provide documentation to the county that all of these requirements have been met. This shall be the time and place for landowners, municipal government officials, and other members of the public to make their concerns known to the developers and the Zoning Board of Adjustment.

3. ***Process.*** The process for obtaining a Special Use Permit for a WECS shall be as follows:
 - A. Zoning Permit Application with preliminary site plan
 - B. Notification of agencies in Section 5(B) of this chapter
 - C. Pre-application Informational Conference
 - D. Public Hearing of the Zoning Board of Adjustment for the purposes of approval or disapproval for a Special Use Permit
 - E. Upon approval of a Special Use Permit, issuance of zoning permits and clearance for site development
4. ***Zoning Permit Required.*** It shall be unlawful to construct, erect, install, alter, or locate any WECS within Monona County, unless a zoning permit has been obtained from the Zoning Administrator or their designee. The owner and/or operator of the WECS must also obtain any other permits required by other federal, state, and local agencies or departments prior to obtaining an approved zoning permit or installing the system, and shall comply with all overlay district regulations.
5. ***Permit Application Information.*** An application for a zoning permit for a WECS shall be made on forms provided by the County. Along with the application, the applicant shall submit the following information:
 - A. ***Site Plan.*** One (1) complete copy of a site plan and fee shall be submitted in accordance with Section 100.25. The site plan shall be based on a certified instrument survey by a surveyor licensed in the State of Iowa. A Plat of Survey, Easement Plat, or Record of Lot Tie is required to establish property lines, setbacks, and documented legal control of the fall zone. The site plan shall include the following:
 - (1) Location of each WECS on the site and total height of the system, including blades, rotor diameter, ground clearance, and fall zone for each tower;
 - (2) Utility lines, telephone lines and any other lines, both above and below ground, within a radius of 200% of the tower height measured from the tower base to the highest reach of the rotor tip;

- (3) Details as to how the power will be delivered to the grid, including the route and size of poles and towers to be used;
- (4) Property lot lines, land uses and the location and dimensions of all existing structures and uses on and off site within a radius of 200% of the tower height measured from the tower base to the highest reach of the rotor tip, or 500 feet, whichever is larger;
- (5) Standard drawings and dimensional representations of the wind turbine structure, including the tower and base for individual WECS; and
- (6) A line drawing of the electrical components in sufficient detail to allow for a determination that the manner of the installation conforms to the Iowa Electric Code.

B. Notification.

- (1) The WECS project owner and/or operator is responsible for notifying the following agencies of their planned project and allowing the agency 120 days to do a preliminary review. Documentation of notification of these agencies, and any reports from the agencies are to be provided to the county 30 days prior to the first Zoning Board of Adjustment public hearing on such matter. If nothing is received from the reviewing agencies within 120 days, the permitting process will continue. For the purposes of this Chapter section, it is recommended that any issues be addressed prior to the public hearing.

- Federal Aviation Administration
- Army Corps of Engineers
- U.S. Fish and Wildlife Service
- U.S. Bureau of Land Management
- Iowa Department of Transportation
- Iowa Department of Natural Resources
- Iowa Utilities Board
- Monona County Engineer's Office
- Local EMS Fire and Rescue
- Local airport authorities including but not limited to: James G Whiting Memorial Field in

Mapleton

- (2) It is required that the owner and/or operator have a preliminary review with the Iowa Department of Natural Resources early in the planning stages of all WECS projects located in Monona County.
- (3) Notice shall be given by ordinary mail to all property owners located within one (1) mile of the property for which the special use is requested in accordance with Section 100.32 of this chapter.

6. *Bulk Regulations.*

A. *Setbacks.*

- (1) The Wind Energy Conversion System (WECS) shall be placed at a distance at least 200% of the height of the turbine, measured from the base to the highest reach of the rotor tip, or 1200 feet, whichever is greater, from any human-occupied structure.
 - a. A human-occupied structure is defined as a residential dwelling, school, place of worship, commercial building, or any other structure occupied by humans for residential, business, or leisure purposes for three hours or more, 52 days or more per year.
 - b. The Zoning Administrator or their designee may require a larger setback from property lines and public right-of-way in order to minimize shadow flicker, nuisance noise, and other possible documented effects to humans living and working in these structures. All of this is to be addressed as part of the application by the owner and/or operator.
 - c. All WECS must be placed at a distance greater than or equal to 110% of its height, measured from the base of the tower to the highest reach of the rotor tip, from property lines and overhead utility lines.
- (2) The WECS shall be placed a minimum of 110% of its height, measured from the base to the highest reach of the rotor tip, from any non-human-occupied

structures, defined as barns, warehouses, or any other buildings not occupied by humans for more than three hours per day, 52 days per year. The measurement is to be taken from the nearest point of the unoccupied structure to the center of the base of the turbine.

- B. *Minimum Lot Size.* The minimum net lot size for any WECS shall meet the current zoning ordinance, exclusive of right-of-way.
- C. *Maximum Tower Height.*
- (1) The maximum tower height of a WECS shall be five hundred (500) feet.
 - (2) Site plans with a WECS exceeding the height limits of this chapter shall require a special exception prior to the issuance of a zoning permit. In no case shall a WECS exceed 150% of the maximum height allowed in this chapter.
- D. *Clearance of Blade:* No portion of any WECS blade shall extend within thirty (30) feet of the ground. No portion of any WECS blade shall extend over parking areas, driveways or sidewalks, with the exception of roads intended for accessing the WECS and/or surrounding agricultural land. No portion of any WECS blade shall extend within twenty (20) feet of the nearest tree or structure.

7. *Location.*

- A. No more than one (1) accessory WECS shall be installed on any lot or parcel in a residential, commercial, or industrial zoning district.
- B. No part of a WECS shall be located within or over drainage, utility or other established easements, or on or over any property lines.
- (1) At no time shall any part of the WECS overhang an adjoining property without securing appropriate easements from adjoining property owners, or filing a Record of Lot Tie agreement with the Monona County Auditor.
 - (2) If the deed to two or more adjoining parcels are owned

by the same person, trust, business, or other type of ownership, the site plan must stay within the required setbacks of each individual parcel unless said parcels are part of an official Record of Lot Tie or a perpetual easement has been recorded.

- C. An accessory WECS shall be located entirely in the rear yard in permitted districts.
 - D. A WECS shall not be located in any required setback.
 - E. A WECS shall be located in compliance with all Federal Aviation Administration (FAA) regulations, guidelines and standards. It is the owner's responsibility to ensure compliance with the FAA.
8. A WECS shall not be located within one (1) mile of the Loess Hills, as determined by the Loess Hills Overlay District.
9. **Interconnection.** The WECS, if not off-grid, shall meet the requirements for interconnection and operation as set forth by the utility and the Iowa Utilities Board. No permit of any kind shall be issued until Monona County has been provided with a copy of an executed interconnection agreement. Off-grid systems, defined as not being connected to the distribution network of a utility, shall be exempt from this requirement.
10. **Installation.** Installation shall be done by a qualified professional and according to the manufacturer's recommendations.
- A. All equipment used for installation shall follow an approved route to the site. The route shall be approved by the County Engineer or their designee.
 - B. Color, finish, and markings. WECS shall to the extent reasonably possible, use materials, color, and texture that will blend with the natural setting and existing environment. All WECS will be marked as required by FAA. Any guy wires will have a colored spherical marker.
11. **Mitigation of Damages to Public Infrastructure:**
- A. The owner and/or operator of the WECS shall remedy any adverse effect on any duly established drainage district caused by construction of the WECS project.

- B. Costs of repair of damage and any maintenance to county roads, rights-of-way, or any county infrastructure resulting from the construction phase of the WECS project shall be the responsibility of the owner and/or operator of the WECS.
 - C. Any substantiated interference with electronic devices shall be remedied by the owner and/or of the WECS.
 - D. Documentation required from the owner and/or operator accepting any responsibility of a, b, and c above as part of the application.
12. ***Restriction on Use of Electricity Generated.*** An accessory WECS shall be used exclusively to supply electrical power for on-site use, except that excess electrical power generated by the WECS and not presently need for on-site use may be used by the utility company in accordance with Section 199, Chapter 15.11(5) of the Iowa Administrative Code.
13. ***Fall-Zone Clearance.*** The fall-zone of a WECS may not overlap with the fall-zone of any communications tower.
14. ***Security.***
- A. ***Lighting.*** No light shall be installed on the tower, unless required to meet FAA regulations.
 - B. ***Signage.***
 - (1) One sign, limited to four (4) square feet, shall be posted at the base of each tower. The sign shall include a notice of no trespassing, a warning of high voltage, and the phone number of the owner and operator to call in case of emergency.
 - (2) Each entrance to a wind farm shall include a notice of restriction to authorized personnel, a warning of high voltage, and the phone number of the owner and/or operator to call in case of emergency.
 - (3) Each driveway will be given a 911 address by Monona County, and each WECS at that address will be given a unique letter or number for the purpose of identification.

- C. *Climbing Apparatus.* All external climbing apparatus for accessory WECS shall be located at least eight (8) feet above the ground, and the tower must be designed to prevent climbing within the first eight (8) feet.
 - D. *Fencing.* To limit access to the tower, a non-climbable fence six (6) feet high with locked gate may be installed around the WECS at the discretion and expense of the owner and/or operator.
15. **Maintenance.** Structures and facilities shall be well maintained in an operational condition that poses no potential safety hazard.
16. **Electromagnetic Interference.** Every WECS shall be designed and constructed so as not to cause radio and television interference.
17. **Removal.** If a WECS remains nonfunctional or inoperative for a continuous period of one (1) year, the system shall be deemed discontinued and abandoned and shall constitute a public nuisance.
- A. The owner and/or operator shall have one (1) year to remove the abandoned system at their sole expense. Nonfunctioning or lack of operation may be proven by reports from the interconnected utility. If removal of towers and appurtenant facilities is required, the Zoning Administrator or their designee shall notify the owner and operator.
 - B. If the property owner does not remove the abandoned system and appurtenant structures within the timeframe provided on the official notice from the Zoning Administrator, the County may cause the structure to be removed and shall assess the costs to the property owner by invoice or property tax lien.

100.24 SUPPLEMENTAL AND QUALIFYING REGULATIONS.

- 1. **Construction of Accessory Building Before Principal Building.** No certificate for an accessory building shall be issued until and unless a certificate has been issued for the principal building. An accessory building shall not be occupied prior to beginning of construction on the principal building.
- 2. **Replacement Dwellings – Temporary Construction Occupancy of Original Structure.** Whenever a zoning permit is issued for a new dwelling in an agricultural or residential zoning district to replace an existing dwelling, the existing dwelling may remain occupied during construction only if approved by

the Zoning Administrator. Said approval shall limit the duration of such occupancy to no longer than eighteen (18) months after the date of the zoning permit. The original dwelling shall be removed and properly disposed of within 24 months of the date the zoning permit unless said structure conforms to all zoning regulations and has been so approved by the Zoning Administrator.

3. ***Use of Existing Lots of Record.*** In any district where dwellings are permitted, a single-family dwelling may be located on any lot or plot of official record having frontage on a public or private street as of the effective date of the Zoning Ordinance irrespective of its area or width in accordance with Section 100.10-2 of this Chapter; provided, however:
 - A. The sum of the side yard widths of any such lot or plot shall not be less than twelve (12) feet, but in no case less than four (4) feet of the width of the lot for any one side yard.
 - B. The depth of the rear yard of any such lot need not exceed twenty percent (20%) of the depth of the lot, but in no case less than fifteen (15) feet.
 - C. The depth of the front yard of any such lot in areas where some lots are developed with a front yard that is less than the minimum required for the district by this chapter or where some lots have been developed with a front yard greater than required by this chapter, the following rule shall apply. Any new building or addition in front thereof shall not be closer to the street right-of-way than the average of the front yard of the first building on each side within a distance of two hundred (200) feet measured from building to building, except as follows:
 - (1) Buildings located entirely on the rear half of a lot shall not be counted.
 - (2) No buildings shall be required to have a front yard greater than fifty (50) feet.
 - (3) If no building exists on one side of a lot within two hundred (200) feet of the lot in question, the minimum front yard shall be the same as the building on the other side.
 - D. A parcel of land created by specific quantity description for agricultural or taxation purposes does not constitute a Lot of Record and shall not be considered a buildable lot for any use unless the Zoning Administrator determines said parcel meets all requirements for a lot, based upon the zoning of said parcel. The Zoning Administrator may require a survey to demonstrate the parcel meets all applicable requirements, including lot size, lot width, street frontage, and setbacks to all proposed and existing structures.
4. ***Water and Sewage Requirements.*** In all districts where a proposed building, structure or use will involve the use of sewage facilities, and public sewer and/or water is not available, the sewage disposal system and domestic water supply shall comply with all of the requirements and standards of the Monona County Board of Health.

5. **Structure Permitted Above Height Limits.** The building height limitations of the Zoning Ordinance shall be modified as follows:
 - A. Chimneys, cooling towers, elevator bulk-heads, fire towers, monuments, stage towers or scenery lofts, water towers, small wind energy conservation systems, churches, ornamental towers and spires, wireless communication towers, radio or television towers or necessary mechanical appurtenances may be erected to a height in accordance with existing or hereafter adopted regulations of Monona County; provided, however, no such structure shall be permitted to extend into the approach zones, clear zones or other restricted air space required for the protection of any public airport and provided such structure has a fall zone setback of at least 110% of the height of the structure.
 - B. Public, semi-public or public service buildings, hospitals, sanitariums, or schools, when permitted in a district, may be erected to a height not exceeding sixty (60) feet, and churches and temples, when permitted in a district, may be erected to a height not exceeding seventy-five (75) feet, if the building is set back from each property line at least one (1) foot for each foot of additional building height above the height limit otherwise provided in the district in which the building is built.
6. **Exceptions to Yard Requirements.** Every part of a required yard shall be open to the sky unobstructed with any building or structure, except for a permitted accessory building in a rear yard, except the following:
 - A. Horizontally projecting roof overhangs and chimneys into the setback up to two (2) feet shall be permitted, provided no part of a side of a building for residential occupancy which is not attached to another building shall be closer than five (5) feet to a lot line or within ten (10) feet of another building. Uncovered decks and porches may encroach into the required front yard, provided such deck or patio is no closer than 20 feet to any public or private right-of-way line and may encroach into the required rear yard provided such deck or patio is no closer than 10 feet to the property line or alley.
 - B. Private septic systems and water system facilities such as wells may encroach into any required yard, provided such system has a setback of a minimum of thirty (30) feet from any public or private street right-of-way and provided no above-ground structures are located within the required yard except as a permitted accessory structure in conformance with Section 100.16.
7. **Mixed Use Yard Requirements.** In instances where buildings are erected containing two or more uses housed vertically, the required side yards for the first floor use shall control.
8. **Utility Outlot Exception.** In any zoning district, outlots designated for public utility purposes shall not be required to meet the minimum lot size and frontage requirements if said outlot has been approved on a Plat of Survey or Plat of

Subdivision. However, all above grade structures and appurtenances shall meet all setback requirements of the applicable zoning district.

100.25 SITE PLAN REGULATIONS.

1. **Intent.** To assure that the design and location of residential, commercial and industrial areas will be in conformance with the zoning standards of this chapter and are properly related to and in harmony with the existing and future residential, business and industrial development of the County, including generally accepted principles of commercial, industrial and urban design, a detailed site plan shall be submitted showing the proposed use and development of all parcels designated for multiple-family residential use including group homes; commercial use including agri-business, recreation and entertainment use; institutional use; transportation and utility use; and industrial use. Such site plans shall be considered for approval by the Board of Supervisors after review and recommendation by the Zoning Commission.
 - A. No building permits shall be issued for any structures to be used for the aforementioned uses until such time as a Site Plan has been approved.
 - B. Single-family residential, duplexes and farms are not required to obtain Site Plan approval.
 - C. Existing structures shall not be required to obtain Site Plan approval for changes in use or transfer of property unless so required by the Zoning Administrator. A Site Plan may be required for reasons such an addition to the building that may require additional parking stalls, a change in use that may require additional parking stalls, the public road has been paved since the parking lots was constructed, a change in use that may require upgrading the wastewater disposal system or water supply system, or similar changes to the use or structure of the property.
2. **Procedure.**
 - A. Whenever any person wishes to develop any tract, lot, or parcel of land within the unincorporated area of Monona County, located in any zoning district for all uses except single-family and two-family dwellings, such person shall cause to be prepared a site plan of such development and shall submit one (1) copy in digital format or three (3) copies in paper format of said site plan to the Zoning Administrator. The provisions of this section are applicable to the redevelopment, enlargement, or extension of more than twenty-five percent (25%) of any commercial or industrial uses and structures existing at the time of adoption of the Zoning Ordinance and for all uses including single-family and two-family dwellings subject to the R-4 regulations. The site plan shall contain such information and data as outlined herein.
 - B. The Zoning Administrator shall review the site plan for compliance with this chapter and shall refer a copy of the site plan to the county engineer or

such other person as shall be designated from time to time by the Board of Supervisors, who shall review said site plan as to its compliance with other ordinances of the County and its effect upon public utilities and the public road system and submit findings as soon as possible to the Zoning Commission. The Zoning Administrator shall confer with the developer on any necessary changes to the site plan required per Code.

- C. The developer shall cause all necessary revisions to be made to the site plan and furnish the appropriate number of paper copies of the revised site plan as required by the Zoning Administrator. If permitted by the Zoning Administrator, digital copies may be acceptable in lieu of a portion of the paper copies. The Zoning Administrator shall then forward a copy of the site plan to each member of the Zoning Commission. The Zoning Commission shall, after receiving the report of the engineer and the Zoning Administrator, review the site plan for conformity with the regulations and standards contained herein and may confer with the developer on changes deemed advisable in such site plan.
- D. The Zoning Commission shall forward its recommendation, either for approval or disapproval of the site plan to the Board of Supervisors in a timely manner after the date of the submission of said site plan. If the Commission does not act in a timely manner, the site plan shall be deemed to be approved by the Commission, unless the developer agrees to an extension of time.
- E. The Commission may, in its discretion, hold a public hearing on the site plan of the proposed development and prescribe the notice thereof and to whom such notice shall be given.
- F. The Board of Supervisors shall, upon receipt of the recommendation of the Commission, either approve or disapprove the site plan for the proposed development.
- G. No building permit or certificate of zoning compliance for any structure within any district in which a site plan is required shall be issued until the site plan has been approved as provided herein.
- H. Upon final action by the Zoning Commission on any site plan, a copy of said site plan, with the action of the Commission noted thereon and signed by the Chairperson of the Commission, shall be filed with the Zoning Administrator.
- I. If the Zoning Administrator finds that any construction or proposed construction or occupancy of a development on a tract of land for which a site plan has been approved will not substantially comply with the site plan as approved, or if the Zoning Administrator finds that the construction and development of the tract is not being carried out in accordance with the development schedule filed with the site plan, the Zoning Administrator shall suspend all building permits for the development and order all

construction stopped until such time as the owner of the project, or the successors in interest, shall have provided satisfactory proof that the site plan will be complied with. The Zoning Administrator shall not issue a certificate of zoning compliance for any structure within the development while the permit for the development has been suspended pursuant to this section. Any person aggrieved by any decision or action of the Zoning Administrator under this section may appeal such action or decision to the Board of Adjustment.

- J. If the owner or developer of a tract of land for which a site plan has been approved determines that an extension of time is necessary or that a modification of the site plan would provide for a more appropriate or more practicable development of the site, the owner may apply for an amendment of the site plan. The Zoning Commission may grant an extension of time or a modification of a previously approved site plan if it determines such modification of the site plan provides for a more appropriate development of the site.
3. **Site Plan Review.** In reviewing a proposed site plan, the Board of Supervisors and the Zoning Commission shall consider the location of the buildings on the site with respect to vehicular and pedestrian traffic to and from the buildings, traffic between the site and abutting streets and roads, suitable layout and adequate provisions for off-street parking and loading, with due consideration given to the provision of traffic islands, pedestrian ways, and landscaping within the parking area, provision for necessary screening between adjacent properties and the site, location and display of traffic signs to promote traffic patterns, location and display of business signs so as not to distract or confuse motorists, and location and display of outdoor advertising so as to provide adequate visibility within the site during hours of night operation but not to have adverse effects on surrounding properties.
4. **Site Plan Requirements.** All site plans shall be drawn at a scale not less than 1" = 50'. All required copies of the site plan shall be submitted to the Zoning Administrator. The purpose of the site plan is to show all information needed to enable the Zoning Administrator, the Zoning Commission, the County Engineer and the Board of Supervisors to determine if the proposed development meets the requirements of this chapter.
5. **Information Required.** The site plan required shall include the following information concerning the proposed development:
- A. Names of all persons having an interest in the property, legal description of the property, point of compass, scale, and date.
 - B. Applicant's name, planned land use, and present zoning.
 - C. If the applicant is other than the legal owner, the applicant's interest shall be stated.
 - D. Name and address of person who prepared the site plan.

6. ***Required Illustrations.*** The site plan shall clearly set forth the following information concerning the proposed development:
- A. Property boundary lines, dimensions, and total area of the proposed development.
 - B. Contour lines of the proposed development at intervals of not more than five (5) feet. If substantial topographic change is proposed, the existing topography of the development and of the surrounding area shall be illustrated on a separate map, and the proposed finished topography shall be shown on the site plan.
 - C. The availability, location, size, and capacity of existing utilities and of proposed utilities.
 - D. The proposed location, size, height, shape, use, and architectural theme of all buildings or structures in the proposed development.
 - E. The total square footage of building floor area, both individually and collectively, in the proposed development.
 - F. Existing buildings, rights-of-way, street improvements, railroads, easements, drainage courses, floodplains, streams, and wooded areas.
 - G. Location, number, dimensions, and design of off-street parking in the proposed development, including the following features:
 - (1) Driveways, islands and planters.
 - (2) Striping and safety curbs.
 - (3) Loading facilities.
 - (4) Type and location of lighting.
 - (5) Surface treatment.
 - H. Open spaces, yards, recreational areas, walkways, driveways, outside lighting, walls, fences, monuments, statues, signs, and other man-made features to be used in the landscape of the proposed development.
 - I. Facilities for the collection and disposal of garbage and trash.
 - J. Location and type of all plants, grasses, and trees to be used in the landscape of the proposed development. Landscaping to be used for screening purposes shall be illustrated in elevation as well as plan, with the approximate size and names of plants, shrubs, or trees to be planted clearly indicated.
 - K. Location of entrances and exits from the proposed development onto public streets, and interior drives and proposed sidewalks in the development.
 - L. Proposed drainage facilities and provisions for flood control, if applicable.

- M. The location, height, and area of all signs (directional signs, building signs, freestanding signs, or temporary signs) in the proposed development.
- 7. **Expiration of Approval.** All site plan approvals shall expire and terminate one year after the date of Board of Supervisors approval unless a building permit has been issued for the construction provided for in the site plan. The Board of Supervisors may, upon written request by the developer, extend the time for the issuance of a building permit for 180 days. In the event the permit for the construction provided for in a site plan expires or is canceled, then such site plan approval shall thereupon terminate.
- 8. **Filing Fees.** Before any action shall be taken as provided in this section, the person or agent filing a site plan shall pay to the Zoning Administrator a filing fee as established by the Board of Supervisors. Under no conditions shall said fee or any part thereof be refunded for failure of said site plan to be approved.

100.26 BUILDING PERMITS. It is unlawful to do any excavating, erecting, construction, reconstruction, enlarging, altering, or moving of any building or structure until a Building Permit shall have been issued by the Zoning Administrator. It is also unlawful to change the use or occupancy of any building, structure, or land from one classification to another, or to change a nonconforming use without the issuance of a Building Permit.

- 1. **Buildable Parcel.** No building permits shall be issued for any new structure or improvement to any existing structure until the parcel upon which the building permit is being requested has been designated as a buildable parcel by the Zoning Administrator. In order to be considered a buildable parcel, said parcel must comply with all requirements of this Chapter, including the requirements of Section 100.10-2 for existing Lots of Record.
- 2. **Applications.** Written applications on approved forms shall be filed with the Zoning Administrator and shall be accompanied by plans in duplicate, drawn to scale, showing the actual shape and dimensions of the lot to be built upon or to be changed in its use, in whole or in part, the exact location, size, and height of any building or structure to be erected or altered, the existing and intended use of each building or structure or part thereof, the number of families or housekeeping units the building is designed to accommodate and when no buildings are involved, the location of the present use and proposed use to be made of the lot, and such other information with regard to the lot and neighboring lots as may be necessary to determine and provide for the enforcement of the Zoning Ordinance.
 - A. One (1) copy of such plans shall be returned to the owner when such plans shall have been approved by the Zoning Administrator together with such Building Permit as may be granted.
 - B. All dimensions shown on these plans relating to the location and size of the lot to be built upon shall be based on actual survey. The lot and the location

for the building thereon shall be staked out on the ground before construction is started.

- C. Evidence shall be submitted that any new proposed dwelling unit or occupied building has met the minimum requirements of the Monona County Board of Health with regard to sewage disposal systems and approval for the sewage disposal permit has been granted. This shall include any existing dwellings for which any additions to the number of bedrooms are proposed.
 - D. No E-911 addresses shall be released until after a Building Permit has been issued by the Zoning Administrator.
 - E. It shall be the responsibility of the applicant to obtain any necessary approvals from the appropriate airport authority for any structure that may fall under the height and/or use restrictions near airports. Such airports include, but are not limited to, the Onawa Municipal Airport in Onawa and the James G. Whiting Memorial Field in Mapleton. By issuing a building permit, Monona County makes no statement regarding the conformance of the structure to any height, use or other restrictions that may be imposed by the Federal Aviation Authority or the appropriate airport authority.
3. **Required Approvals.** No Building Permit shall be issued for any new structure or any improvement to any existing structure without prior approval of the following :
- A. A Site Plan in conformance with Section 100.25 where required.
 - B. An On-site Wastewater Treatment and Disposal System Permit in conformance with the Monona County Board of Health regulations where required.
4. **Staking.** It shall be the responsibility of the property owner to verify, or cause to be verified, that the staked location of the building, structure or fence meets all required setbacks and that the as-built location of said building meets said setbacks. Monona County shall not be responsible for verifying that setbacks are met.
5. **Inspections.** Monona County does not provide building inspection services of any type in conjunction with the Building Permit. The property owner shall be responsible for obtaining all necessary or desired building inspections for items including but not limited to the inspection of footings, framing, electrical, plumbing, mechanical, decks, and fences.
6. **Fees.** A permit fee shall be charged for the issuance of a building permit for a principal use or structure and for an accessory use or structure. The amount of these Building Permit fees shall be established from time to time by Resolution of the Monona County Board of Supervisors.
7. **Time Limits.** Building Permits issued in accordance with the provisions of this section shall be null and void at the end of one (1) year from the date of issuance

if the construction, alteration or change of use is not commenced within a one-year period. Proposed construction or alteration must be completed within eighteen (18) months of the start of construction unless an extension is granted by the Zoning Administrator for a specific complex building project.

8. ***Certificate of Zoning Compliance.*** Upon request of a property owner, the Zoning Administrator will issue a Certificate of Zoning Compliance for a specific parcel of land, provided said property complies with all of the requirements of this Chapter 100 – Zoning Regulations including but not limited to the use of the property and the bulk regulations. Any exceptions to such requirements, such as when a lot is an existing lot of record, such exceptions shall be noted on the certificate.

100.27 ENFORCEMENT BY ZONING ADMINISTRATOR. A Zoning Administrator appointed by the Board of Supervisors shall administer and enforce the Zoning Ordinance. Said Zoning Administrator may be provided with the assistance of such other persons as the Board may direct.

100.28 VIOLATIONS AND PENALTIES.

1. ***Prevention of Violations.*** In case any building is, or is proposed to be, located, erected, constructed, reconstructed, altered, repaired, converted, maintained, or used, or any land is or is proposed to be used in violation of this Ordinance or any amendment or supplement thereto, the Board of Supervisors, the County Attorney of Monona County, the Zoning Administrator, or any adjacent or neighboring property owner who would be specifically damaged by such violation, in addition to other remedies provided by law, may institute an injunction, mandamus, abatement, or any other appropriate action or proceeding to prevent, restrain, correct, or abate such unlawful location, erection, construction, reconstruction, alternation, repair, conversion, maintenance, or use, to prevent the occupancy of said building or land, or to prevent any illegal act, conduct, business, or use in or about such premises, or to cause such buildings to be demolished or remodeled.
2. ***Violations.*** It shall be unlawful to locate, erect, construct, reconstruct, alter, repair, convert, use or maintain any building, land, or structure, or sign in violation of any regulation in, or any provisions of, this Ordinance, or any amendment or supplement thereto, lawfully adopted by the County Board of Supervisors; or to fail to comply with any reasonable requirement or condition imposed by the Board of Adjustment.
 - A. If the Zoning Administrator shall find that any of the provisions of the Zoning Ordinance are being violated, the Administrator or designee shall notify in writing the person responsible for such violation. The Administrator shall order discontinuance of illegal use of land, buildings, or structures, removal of illegal buildings or structures or of additions, alterations, or structural changes thereto; discontinuance of any illegal work being done, or shall take any other action authorized by the Zoning

Ordinance to insure compliance with or to prevent violation of its provisions. The notice shall state the nature of the violation, order the action(s) necessary to correct it stating the nature of the violation, ordering the action necessary to correct it and providing a reasonable time limit for the satisfactory correction thereof

- B. A Notice of Violation may be served as a first attempt to gain compliance. If compliance is not met with the sending of a Notice of Violation then a Citation shall be served on the property owner. The offender shall be provided a reasonable time, not to exceed thirty (30) days in which to correct the violations.
 - C. A violation which occurs for a short period of time having no other reasonable means for insuring compliance, may be served a citation immediately upon observation of a violation.
 - D. If the violation is not corrected, Monona County may seek such remedies, civil or criminal, as are authorized by law including, but not limited to, the provisions of the Monona County Ordinance for County infractions and as outlined herein.
3. **Penalties.** A violation of this Chapter of the Code of Ordinances or failure to perform any act or duty required by the same, with the exception of those provisions specifically provided under State law as a felony, an aggravated misdemeanor, or a serious misdemeanor, or a simple misdemeanor under Chapters 687 through 747 of the Code of Iowa, is a county infraction punishable by civil penalty as provided herein.

(Code of Iowa, Sec. 331.307)

- A. **Civil Penalty.** The Zoning Administrator or designee may assess the maximum civil penalty allowed per day for each violation. A county infraction of these Zoning Regulations is punishable by the following civil penalties:

- (1) First Offense – Not to exceed \$750.00
- (2) Each Repeat Offense – Not to exceed \$1,000.00.

Each day that a violation occurs or is permitted to exist constitutes a repeat offense.

- B. **Civil Citations.** Any officer authorized by the County to enforce this Code of Ordinances may issue a civil citation to a person who commits a county infraction. The citation may be served by personal service as provided in Rule of Civil Procedure 1.305, by certified mail addressed to the defendant at defendant’s last know mailing address with return receipt requested, or by publication in the manner as provided in Rule of Civil Procedure 1.310 and subject to the conditions of Rule of Civil Procedure 1.311. A copy of the citation shall be retained by the issuing officer, and

one copy shall be sent to the Clerk of the District Court. The citation shall serve as notification that a civil offense has been committed.

- C. *Alternate Relief.* Seeking a civil penalty as authored in this section does not preclude the County from seeking alternative relief from the court in the same action. Such alternative relief may include, but is not limited to, an order for abatement or injunctive relief. Further, this section does not preclude or limit the authority of the County to enforce the provisions of State or County Code by criminal sanctions or other lawful means.
- D. *Prosecution.* If prosecution becomes necessary, it shall be administered under the provisions of Chapter 335, Code of Iowa, which states in part that the violation of any regulation, restriction or boundary adopted under said chapter or the occupancy or use of any structure erected, altered or maintained in violation of said chapter shall constitute a simple misdemeanor. Such occupancy or use shall be deemed a continuing violation and may be the subject of repeated prosecutions if so continued.

4. Remedies.

- A. *Stop Work Order.* If work is being done in violation of any provision of this ordinance and continues beyond the date of the notice and the work is not being done to correct a violation, an immediate stop-work order shall be issued by the Administrator. Such order shall be given to the owner of the property, his authorized agent, or the person or persons in charge of the activity on the property and shall be posted on the property. The stop work order shall state the conditions under which work may be resumed.
- B. Violations by an individual or property owner will prohibit any additional permits for that property or other properties to be issued unless said permits will remedy abatement of the violations. Stop work orders will be placed on any work on other property in which the violator is operating or owns.
- C. If the Zoning Administrator determines that a violation is an immediate threat to public safety or welfare and the property owner has failed to take corrective action within the time period stated in the notice provided, Monona County may take such remedial action as is necessary to protect the public safety or welfare. Such remedial action may include entering the property where a violation is present, correcting the violation, and placing a lien on the property to secure payment and reimbursement of any and all expenses incurred by Monona County to correct such violation.

100.29 ZONING COMMISSION

- 1. *Appointment and Term.* A Zoning Commission is hereby created as a recommending body to the Board of Supervisors. Such Zoning Commission

shall consist of seven (7) members appointed by the Board of Supervisors for staggered terms of five (5) years and vacancies shall be filled for the unexpired term of any member whose term becomes vacant. The Board of Supervisors shall have power to remove any member of the Zoning Commission for cause upon written charges and after public hearing,

2. **Meetings.** The Zoning Commission shall organize and adopt rules in accordance with provisions of the Zoning Ordinance and the Code of Iowa, including the selection of a Chairperson. Said rules shall be filed in the office of the Zoning Administrator. The Zoning Commission shall meet each month, on a regularly day, time and location the Zoning Commission, provided however the Zoning Administrator may cancel a monthly meeting due to lack of an agenda. Special meetings may be scheduled by the Chairperson. The presence of four (4) members shall be necessary to constitute a quorum. All meetings of the Zoning Commission shall be open to the public. The Zoning Administrator shall attend and keep complete records of the Zoning Commission meetings, hearings and recommendations. Every recommendation of the Zoning Commission shall immediately be filed in the office of the Zoning Administrator and shall be a public record.
3. **Jurisdiction.** The Zoning Commission shall be responsible for making recommendations to the Board of Supervisors for approval, approval with conditions, or denial of proposed zoning district boundary changes and proposed amendments to the text of this chapter under the provisions of this Zoning Ordinance. The Zoning Commission shall also be responsible for making recommendations to the Board of Supervisors for approval, approval with conditions, or denial of applications under the provisions of the Monona County Land Division and Subdivision Ordinance.
4. **Applications to the Zoning Commission.** An application, in cases in which the Zoning Commission is charged with making a recommendation to the Board of Supervisors, may be taken by any property owner, licensed land surveyor, registered professional engineer or developer providing said surveyor, engineer or developer has the approval and authorization of the property owner. Such application shall be filed with the Zoning Administrator who shall transmit same to the Zoning Commission.

100.30 BOARD OF ADJUSTMENT

1. **Appointment and Term.** A Board of Adjustment is hereby created. Such Board of Adjustment shall consist of five (5) members appointed by the Board of Supervisors for staggered terms of five (5) years and vacancies shall be filled for the unexpired term of any member whose term becomes vacant. The Board of Supervisors shall have power to remove any member of the Board of Adjustment for cause upon written charges and after public hearing.
2. **Meetings.** The Board of Adjustment shall organize and adopt rules in accordance with provisions of the Zoning Ordinance and the Code of Iowa,

including the selection of a Chairperson. Said rules shall be filed in the office of the Zoning Administrator. All meetings of the Board of Adjustment shall be held at the call of the Zoning Administrator or Chairperson and at such time and place within the County as the Board of Adjustment may determine. The presence of three (3) members shall be necessary to constitute a quorum. The Chairperson, or in the Chairperson’s absence, the acting chairperson, may administer oaths and compel the attendance of witnesses. All meetings of the Board of Adjustment shall be open to the public. The Zoning Administrator shall attend and shall keep complete records of the Board of Adjustment meetings, hearings and other official actions. Every rule, regulation, every amendment or repeal thereof and every order, requirement or decision of the Board of Adjustment shall immediately be filed in the office of the Zoning Administrator and shall be a public record.

3. ***Jurisdiction.*** The Board of Adjustment shall have original jurisdiction for approval or denial of appeals of variances, special use permits, and appeals of the decision of the Zoning Administrator under the provisions of this Zoning Ordinance.
4. ***Powers and Duties of the Board of Adjustment.*** The Board of Adjustment shall have the following powers and it shall be its duty:
 - A. To hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by the Zoning Administrator in the enforcement of the Zoning Ordinance or of any supplement or amendment.
 - B. To hear and permit special exceptions to the terms of the Zoning Ordinance upon which the Board of Adjustment is required to pass under the Zoning Ordinance.
 - C. To authorize, upon appeal, in specific cases, such variance from the terms of the Zoning Ordinance as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the Zoning Ordinance will result in unnecessary hardship, and so that the spirit of the Zoning Ordinance shall be observed and substantial justice done.
5. ***Applications to the Board of Adjustment.*** An application, in cases in which the Board of Adjustment has original jurisdiction, may be taken by any property owner, including a tenant, or by a governmental officer, department, board or bureau. Such application shall be filed with the Zoning Administrator who shall transmit same to the Board of Adjustment.

100.31 APPEALS. An appeal to the Board of Adjustment may be taken by any person aggrieved or by any officer of the County affected by any decision of the Zoning Administrator. Such appeal shall be taken within twenty (20) days after the decision by filing with the Zoning Administrator and with the Chairman of the Board of Adjustment, a notice of appeal specifying the grounds thereof. The Zoning Administrator shall

forthwith transmit to the Board of Adjustment all the papers constituting the record upon which the action appealed from was taken.

1. **Stay of Proceedings.** An appeal stays all proceedings in furtherance of the action appealed from, unless the Zoning Administrator certifies to the Board of Adjustment after the notice of appeal shall have been filed with the Administrator that by reason of facts stated in the certificate, a stay would, in the opinion of the Administrator, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order, which may be granted by the Board of Adjustment or by a court of record on application, on notice to the Zoning Administrator and on due cause shown.
2. **Hearings.** The Board of Adjustment shall fix a reasonable time for the hearing on the appeal, give ten (10) days' notice by letter to all owners of property located within five hundred (500) feet (200 feet for property zoned "R") in all directions from the property for which the variation is being sought, and decide same within a reasonable time after it is submitted. If the applicant is the only adjacent land owner within 500 feet or 200 feet of the property for which the variance is being sought, notice must be sent to the next adjacent landowners.
3. **Fees.** Each application shall be accompanied by a check, payable to the Treasurer of Monona County, or a cash payment, in an amount established from time to time by Resolution of the Board of Supervisors to cover the cost of publishing and/or posting, and mailing the notices of the hearing or hearings. At the hearing, the applicant may appear in person or by agent, or by attorney.

100.32 SPECIAL USE PERMITS. The Board of Adjustment shall review, before issuing any special use permit, before issuing any special use permit, the conformity of the proposed building or use with the standards of the Comprehensive Plan and recognized principals of land use planning. The Board of Adjustment may approve the special use permit as submitted, or before approval, may require that the applicant modify, alter, adjust, or amend the proposal as the Board of Adjustment deems necessary to preserve the intent and purpose of this Chapter in order to promote the health, safety and general welfare of the community.

1. **Applications for Special Use Permits.** Applications for a special use permit under the terms of this section shall be on the standard form as approved by the Board of Adjustment accompanied by evidence concerning the feasibility of the proposed request and its effect on surrounding property and shall include a site plan in accordance with Section 100.25.
2. **Airports and Landing Fields.** In instances where the proposed use is an airport or landing field, the permit application shall include the Airport Layout Plan (ALP) as approved by the Federal Aviation Administration (FAA). The ALP shall include an Airport Surface map and establishing airport zones that potentially impact surrounding parcels and property, including but not limited to:

- A. Larger Than Utility Runway Non-precision Instrument Approach Zone.
 - B. Transitional Zones.
 - C. Horizontal Zones.
 - D. Runway Protection Zones.
 - (1) If Runway Protection Zones are to be established as an RPZ Runway Protection Zoning District.
3. **Fees.** Each application shall be accompanied by a check, payable to the Treasurer of Monona County, or a cash payment, in an amount established from time to time by Resolution of the Board of Supervisors to cover costs of publishing and/or posting, mailing the notices of the hearing or hearings and similar costs. At the Board of Adjustment meeting, the applicant may appear in person or by agent, or by attorney.
4. **Procedure.** The general procedure used by Monona County for issuing Special Use Permits shall be as approved by the Board of Adjustment. It shall be the responsibility of the applicant to provide all required documents. It is the sole responsibility of the applicant to provide any additional documentation as may be necessary to demonstrate to the Board of Adjustment that the proposed project will comply with the Zoning Regulations and the Comprehensive Plan.
5. **Standards.** Before issuance of a special use permit for any of the above buildings or uses, the Board of Adjustment shall review the conformity of the proposal and site plan with the standards of the Comprehensive Land Use Plan, and with recognized principles of engineering design, land use planning and landscape architecture. The Board may approve or disapprove the special permit as submitted or, before approval, may require that the applicant modify, alter, or amend the proposal as the Board deems necessary to the end that it preserve the intent and purpose of the Zoning Ordinance to promote public health, safety, and the general welfare.
6. **Conditions.** In its determination upon the particular use at the location requested, the Board of Adjustment shall consider all of the following conditions:
- A. That the proposed location, design, construction and operation of the particular use adequately safe-guards the health, safety and general welfare of persons residing or working in adjoining or surrounding property;
 - B. That such use shall not impair an adequate supply of light and air to surrounding property;
 - C. That such use shall not unduly increase congestion in the streets or public danger of fire and safety;
 - D. That such use shall not diminish or impair established property values in adjoining or surrounding property; and

- E. That such uses shall be in accord with the intent, purpose and spirit of the Zoning Ordinance and the Comprehensive Land Use Plan of the County.
- 7. **Site Plan.** Following approval of the Special Use Permit, the applicant shall submit a Site Plan in conformance with Section 100.25 of this Chapter if applicable. Granting of a Special Use Permit shall not subrogate approval of a Site Plan by the Zoning Commission.
- 8. **Amendments.** In the event a special use permit is granted under the terms of this section, any change thereafter in the approved use or site plan shall be resubmitted and considered in the same manner as the original proposal.

100.33 VARIANCES.

- 1. **Standards.** No variation in the application of the provisions of the Zoning Ordinance shall be made unless and until the Board of Adjustment shall be satisfied that granting the variation will not:
 - A. Merely serve as a convenience to the applicant and is not necessary to alleviate demonstrable hardship or difficulty so great as to warrant the variation.
 - B. Impair the general purpose and intent of the regulations and provisions contained in the Zoning Ordinance.
 - C. Impair an adequate supply of light and air to adjacent properties.
 - D. Increase the hazard from fire and other danger to said property.
 - E. Diminish the value of land and buildings in the County.
 - F. Increase congestion and traffic hazards on public roads.
 - G. Otherwise impair the public health, safety, and general welfare of the inhabitants of the County.
- 2. **Applications for Variances.** It shall be the responsibility of the applicant to make application for any proposed variance on a form that is acceptable to the Zoning Administrator and to demonstrate to the Board of Adjustment that granting the variance satisfies all requirements as laid out in this subsection.
- 3. **Fees.** Each application shall be accompanied by a check, payable to the Treasurer of Monona County, or a cash payment, in an amount established from time to time by Resolution of the Board of Supervisors to cover costs of publishing and/or posting, mailing the notices of the hearing or hearings and similar costs. At the Board of Adjustment meeting, the applicant may appear in person or by agent, or by attorney.
- 4. **Conditions.** In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with the Zoning Ordinance. Violation of such conditions and safeguards, when made a part of the terms

under which the variance is granted, shall be deemed a violation of the Zoning Ordinance and punishable under Section 100.28 of this chapter.

5. **Approval.** The concurring vote of three (3) members of the Board of Adjustment shall be necessary to reverse any requirement, decision, order, or determination of the Zoning Administrator or to decide in favor of the applicant in regard to any matter upon which the Board is authorized by the Zoning Ordinance to render a decision.
6. **Limitation of Power.** It is not the intention to grant to the Board of Adjustment the power or authority to alter or change the text of the Zoning Ordinance or the Zoning District Boundaries in accordance with the Official Zoning District Map. Such power and authority rests solely with the Board of Supervisors, upon recommendation of the Zoning Commission, in the manner provided in Section 100.35.

100.34 DECISIONS OF THE BOARD OF ADJUSTMENT.

1. In exercising the above mentioned powers, the Board may, in conformity with the provisions of law, reverse or affirm, wholly or partly, or modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determinations as it believes proper, and to that end shall have all the powers of the Zoning Administrator. The concurring vote of three of the members of the Board shall be necessary to reverse any order, requirement, decision or determination of the Zoning Administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under the Zoning Ordinance, provided, however, that the action of the Board shall not become effective until after the resolution of the Board, setting forth the full reason for its decision and the vote of each member participating therein, has been filed. Such resolution, immediately following the Board's final decision, shall be filed in the office of the Board, and shall be open to public inspection.
2. Every variation and exception granted or denied by the Board shall be supported by a written testimony or evidence submitted in connection therewith.
3. Any taxpayer, or any officer, department, board or bureau of Monona County, or any person or persons jointly or severally aggrieved by any decision of the Board may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within thirty (30) days after the filing of the decision in the office of the Board.
4. Whenever any application for a special use permit, variance, or appeal of any order, requirement, decision, or determination made by the Zoning Administrator shall have been denied by the Board of Adjustment, then no new application covering the same matter shall be filed with, or considered by the Board of Adjustment unless new evidence has been introduced until one (1) year shall have elapsed from the date of filing of the first application.

100.35 DISTRICT CHANGES AND AMENDMENTS. Whenever the public necessity, convenience, general welfare or good zoning practice requires, the Board of Supervisors may on its own action or by petition, after recommendation by the Zoning Commission and public hearing as specified herein, amend, supplement or change the regulations, district boundaries, or classification of property, now or hereafter established by the Zoning Ordinance or amendments hereof. The procedure for such amendment, supplement or change is as follows:

1. Applications for any change of district boundaries or classification of property as shown on the Official Zoning Map shall be submitted to the Zoning Administrator at their public office upon such forms and shall be accompanied by such data and information as may be prescribed for that purpose by the Zoning Commission so as to assure the fullest practicable presentation of facts for the permanent record. Each such application shall be verified by at least one of the owners or lessees of property within the area proposed to be reclassified, attesting to the truth and correctness of all facts and information presented with the application. Applications for amendments of the text or requirements of the Zoning Ordinance shall likewise be submitted to the Zoning Administrator on forms prescribed by it and shall be verified by the person or persons preparing said amendment. The Zoning Administrator shall forward a copy of all such applications to each member of the Zoning Commission.
2. Before submitting its recommendations on a proposed amendment to the Board of Supervisors, the Zoning Commission shall hold at least one (1) public hearing thereon, notice of which shall be given to all property owners within 500 feet of the property concerned (or 200 feet if currently zoned "R"), by placing said notice in the United States Mail at least ten (10) days before date of such hearing. If the applicant is the only adjacent land owner within 500 feet or 200 feet, as applicable, of the property for which the amendment is being sought, notice must be sent to the next adjacent land owners. The notice shall state the place and time at which the proposed amendment to the Zoning Ordinance, including text and maps, may be examined. When the Zoning Commission has completed its recommendations on a proposed amendment, it shall certify the same to the Board of Supervisors.
3. After receiving the certification of said recommendations on the proposed amendment from the Zoning Commission and before adoption of such amendment, the Board of Supervisors shall hold a public bearing thereon, the notice of time and place of which shall be published not less than four (4) days or more than twenty (20) days by one publication in a newspaper of general circulation in the County. In addition, notices shall be sent by the United States Mail as specified in subsection 2 above.
4. After receiving certification of the recommendations on the proposed amendment from the Zoning Commission and after holding the public hearing provided for, the Board of Supervisors shall consider such recommendations and

vote upon the adoption of the proposed amendment. The proposed amendment shall become effective by a favorable vote of a majority of all of the members of the Board of Supervisors.

5. Any person or persons desiring a change in the zoning classification of property shall file with the application for such change a statement giving the names and addresses of the owners of all properties lying within 500 feet or 200 feet, as applicable, of any part of the property proposed to be changed.
6. Failure to notify as provided in subsections 2 and 3 above shall not invalidate any recommendation of the Zoning Commission provided such failure was not intentional, and the omission of the name of any owner of property who may, in the opinion of the Zoning Commission be affected by such amendment or change, shall not invalidate any recommendation adopted hereunder; it being the intention of this subsection to provide, so far as may be, due notice to the persons substantially interested in the proposed change that an application is pending before the Zoning Commission proposing to make a change in the Zoning Map or the regulations set forth in the Zoning Ordinance.
7. Each application for an amendment, except those initiated by the Zoning Commission, shall be accompanied by a payment of a fee in an amount established from time to time by the Board of Supervisors to cover the approximate costs of this procedure and under no conditions shall said sum or any part thereof be refunded for failure of said amendment to be enacted into law.
8. Whenever any petition for a change of the zoning district classification shall have been approved by the Board of Supervisors after the effective date of this Ordinance, the Ordinance approving such zoning change shall be interpreted to include a sunset clause whereby the zoning of the subject property shall revert back to the original zoning if said property is not developed and/or used for the intended purpose within three years of the time the rezoning is approved by the Board of Supervisors, unless otherwise stipulated by the Board of Supervisors at the time of the rezoning and so stated in the Ordinance rezoning said property.
9. Whenever any petition for an amendment, supplement or change of the zoning districts or regulations herein contained or subsequently established shall have been denied by the Board of Supervisors, then no new petition covering the same property and/or additional property shall be filed with or considered by the Board of Supervisors until one (1) year shall have elapsed from the date of the filing of the first petition.

100.36 SOLAR ENERGY SYSTEMS. The intent of the regulations of this Section is to balance the need for clean, renewable energy resources with the need to protect the public health, safety, and welfare. The regulations of this Section are found to be necessary to ensure that solar energy systems are appropriately designed, sited, and installed. Solar energy systems include

accessory systems for private use, and solar farms for utility-scale energy production and distribution.

16. Use.

A. Accessory Use. Accessory Solar Energy Systems shall be allowed only as an accessory use to a permitted principal use in residential, commercial, and industrial zoning districts and land uses. Accessory use shall also be allowed in agricultural zoning districts and land uses.

B. Principal Use. Solar Farms designed for utility-scale energy production and distribution shall be allowed as a principal use only in agricultural zoning districts and land uses.

18. Special Use Permit Required. No zoning permit shall be issued for any utility-scale solar energy system that is proposed to be constructed until after a Special Use Permit has been approved by the Zoning Board of Adjustment in accordance with Section 100.32 of this Chapter. This shall not apply to Accessory Solar Energy Systems.

A. The special use permit shall be valid so long as the structure conforms to the site plan on file with the Monona County Zoning Administrator and the Monona County Zoning Ordinance.

19. Zoning Permit Required. It shall be unlawful to construct, erect, install, alter, or locate any solar energy system within Monona County, unless a zoning permit has been obtained from the Zoning Administrator or their designee. In granting such permit, the Zoning Administrator or their designee may impose conditions on the use in addition to the regulations of this Section. The zoning permit may be revoked by the Zoning Administrator or their designee any time the approved system does not comply with the regulations of this Section and the conditions imposed at the time the permit was granted. The owner and/or operator of the solar energy system must also obtain any other permits required by other federal, state, and local agencies or departments prior to obtaining an approved zoning permit or installing the system, and shall comply with all overlay district regulations.

20. Permit Application Information. An application for a zoning permit for a solar energy system shall be made on forms provided

by the County. Along with the application, the applicant shall submit the following information:

- A. *Site Plan.* One (1) complete copy of a site plan and fee shall be submitted in accordance with Section 100.25. The site plan shall be based on a certified instrument survey by a surveyor licensed in the State of Iowa. A Plat of Survey is required to establish property lines and/or setbacks. The site plan shall include the following:
- (1) Location of the solar panel(s) on the site and total height of the each panel or array at maximum tilt, dimensions, and ground clearance for each panel or array;
 - (2) The height and depths of each mounting structure including footings, and maximum area of ground cover;
 - (3) Utility lines, telephone lines and any other lines, both above and below ground, within 200 feet of any and all above-ground portions of the solar energy system or solar farm;
 - (4) Details as to how the power will be delivered to the grid, including the route and size of poles and towers to be used, if applicable;
 - (5) Property lot lines, land uses and the location and dimensions of all existing structures and uses on and off site within a radius of 500 feet of any and all above-ground portions of the solar energy system or solar farm;
 - (6) Standard drawings and dimensional representations of the solar energy system including panels and arrays, mounting structures, and footings;
 - (7) Planned location and dimensions of a security fence; and
 - (8) Interconnection agreement with the electrical utility, if applicable.
- B. *Decommissioning Plan.* All applications for solar farms shall include a decommissioning plan that describes the anticipated life of the utility scale solar installation, the anticipated manner

in which the project will be decommissioned, the anticipated site restoration actions, the estimated decommissioning costs in current dollars, and the method for ensuring that funds will be available for decommissioning and restoration.

- C. *Landscaping.* A landscape buffer may be required to be installed and maintained during the life of the solar farm. Determination of screening requirements will be made by the Board of Adjustment as part of the review and approval process and will be based on adjacent or nearby surrounding land uses and topography.
- D. *Grading Plan.* A grading plan shall be submitted for all solar energy system plans and shall show all proposed changes to the landscape of the site, included but not limited to: clearing, grading, topographic changes, drainage, and tree removal.
6. *Accessory Solar Energy Systems.* Accessory solar energy systems shall be for the sole benefit of the parcel or lot on which it is located.
- B. Building- or roof-mounted systems shall not exceed the bulk regulations of the district or land use on which the building sits.
- (1) Such systems shall not extend beyond the perimeter of the building, except that exterior piping for hot water systems may exceed the exterior perimeter in a side yard.
- (2) Roof-mounted systems may be visible from the public right-of-way.
- (3) Roof-mounted systems shall require adequate roof access to the panels.
- (4) Prior to installation, the applicant must provide documentation of the building's structural capacity to the Zoning Administrator or their designee.
- C. Solar hot water systems must have an SRCC (Solar Rating & Certification Corporation) rating.
- D. Accessory systems must comply with the State of Iowa Building Code, Electric Code, and Plumbing Code.

- E. All accessory systems must comply the regulations of all overlay zones in which it is located.
- F. All accessory systems must comply with the requirements of the electric utility. Self-contained (off-grid) systems that are not connected to the electric utility are exempt from the interconnection requirements.
- G. Surplus energy sold back to a utility must comply with *Section 199, Chapter 15.11(5) of the Iowa Administrative Code*, and all requirements of the Iowa Utilities Board.

7. General Regulations.

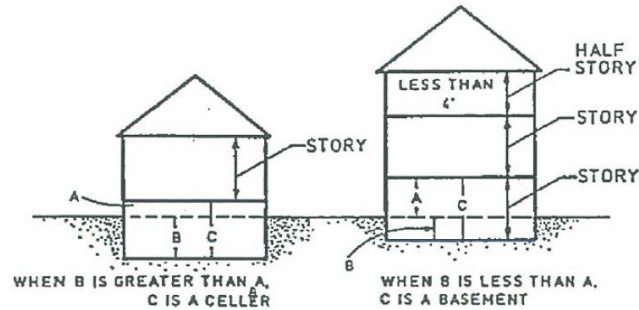
- A. Ground- or pole-mounted panels and arrays shall not exceed 20 feet in height at maximum tilt.
- B. All solar energy systems must have a UL (Underwriters Laboratories) listing.
- C. *Airports.* All solar energy systems located within 500 feet of an airport or within approach zones of an airport requires the applicant to complete and provide the results of the Solar Glare Hazard Analysis Tool (SGHAT) for the Airport Traffic Control Tower cab and final approach paths, consistent with the *Interim Policy, FAA Review of Solar Energy Projects on Federally-Obligated Airports*, or most recent version adopted by the FAA. The applicant shall also obtain written approval from all appropriate airport authorities, including but not limited to James G. Whiting Memorial Field in Mapleton.
- D. *Solar Access.* Solar Access rights may be purchased from neighboring property owners through the recording of a solar easement. This easement may apply to buildings, trees, or other plants and structures that would diminish solar access.

8. Abandonment. Abandonment proceedings begin one (1) year after the last day any solar energy system produces power.

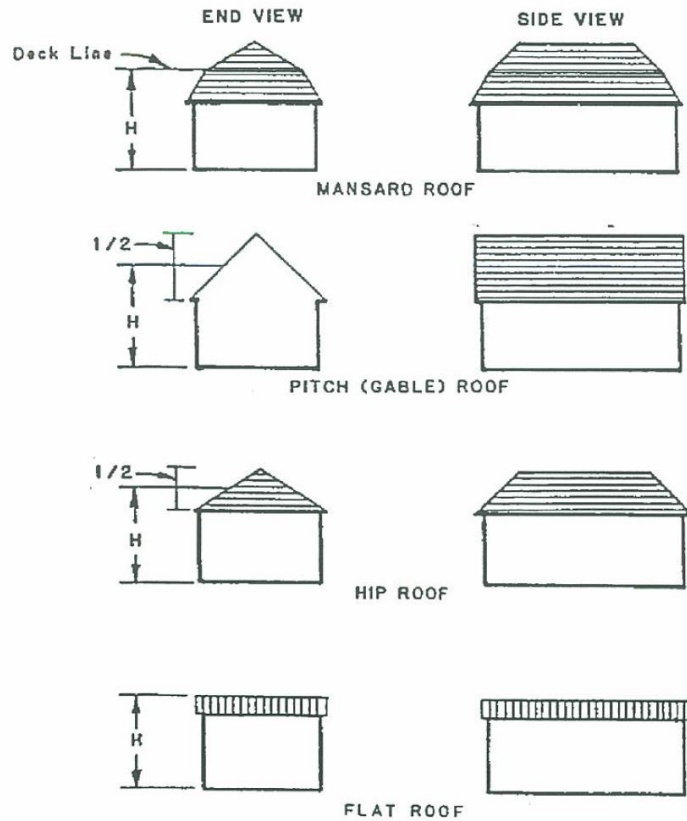
- A. The owner shall have one (1) year after abandonment proceedings have commenced to begin generating electricity with the unit or to decommission and safely dispose of the solar unit.

- B. Upon final declaration of abandonment, Monona County shall cause the removal of the abandoned system and invoice the property owner for all costs associated with the removal of the solar energy system and reclamation of the site. If unpaid, the cost shall be assessed as a lien against the property.

ATTACHMENT A-1: BUILDING STORIES AND HEIGHTS

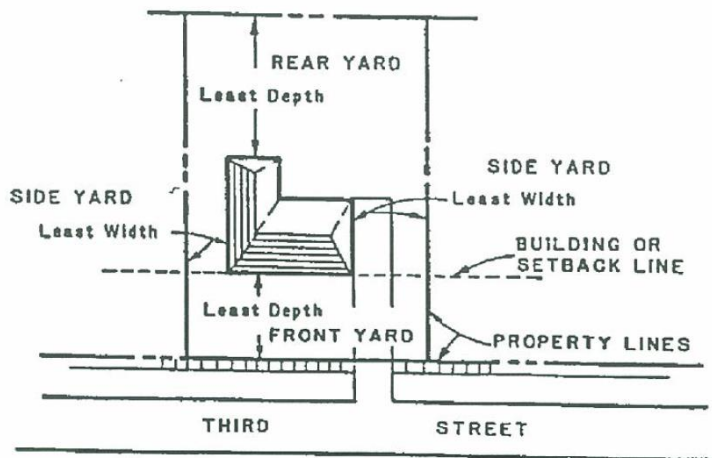
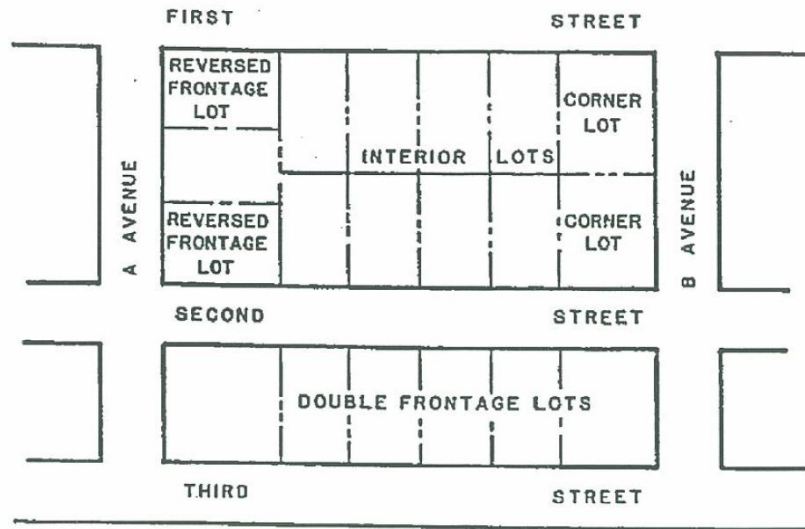


CELLAR, BASEMENT, HALF STORY, STORY



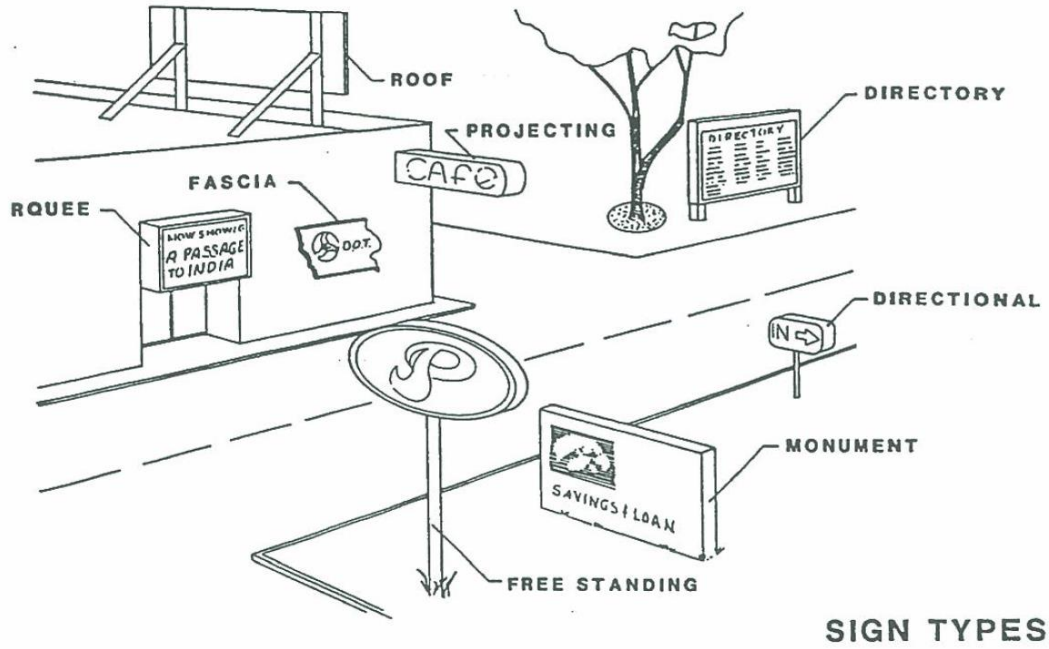
BUILDING HEIGHTS

ATTACHMENT A-2: LOT AND YARD DEFINITIONS

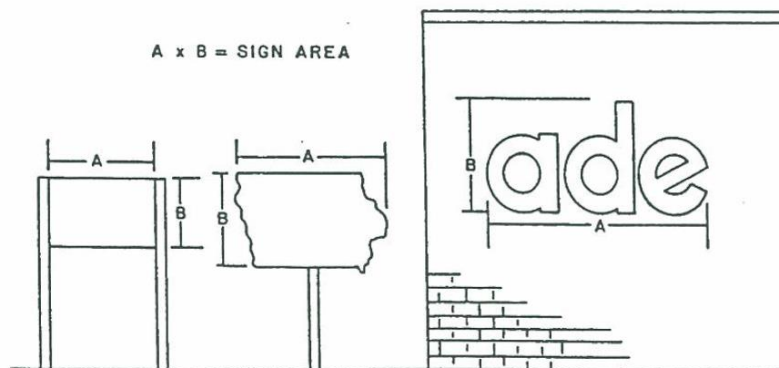


LOT & YARD DEFINITIONS

ATTACHMENT A-3: SIGN TYPES AND AREAS



SIGN TYPES

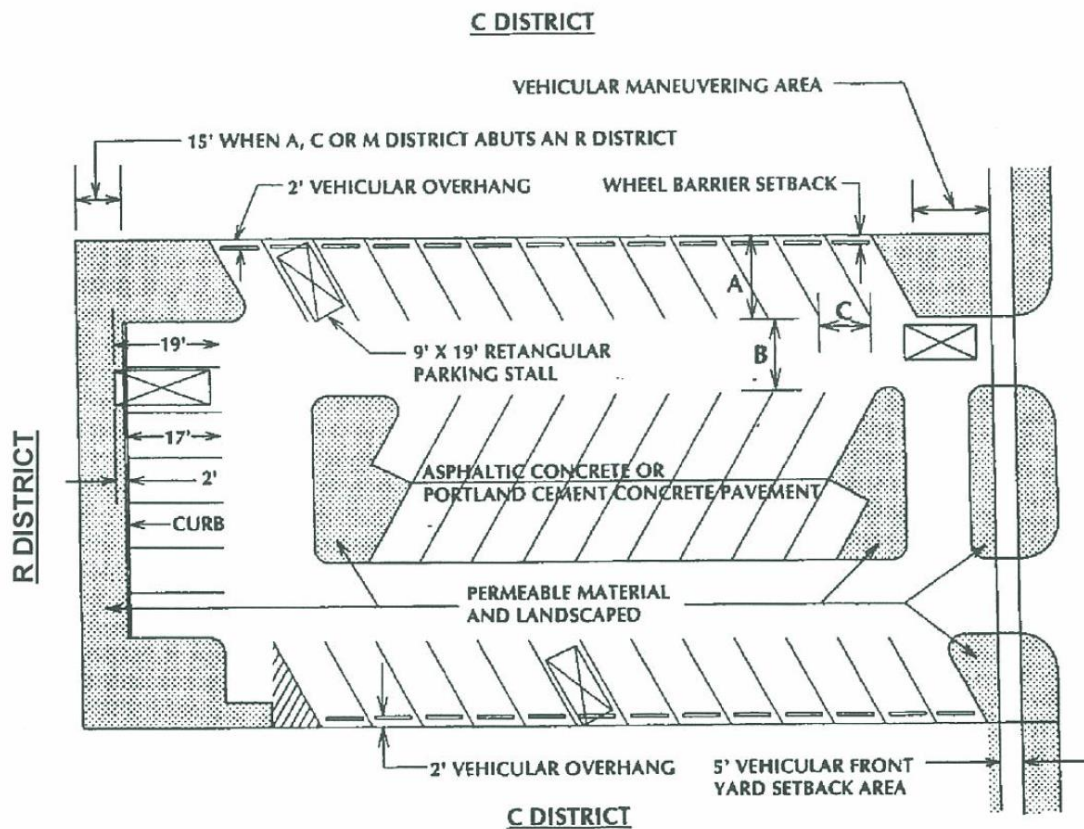


SIGN AREAS

ATTACHMENT A-4: TYPICAL PARKING LOT LAYOUT

PARKING STALL REQUIREMENTS

Degree of Angle	Stall to Curb (A)	Aisle Width (B)	Curb Length (C)
0	9.0'	12.0'	20.0'
45	19.83'	13.0'	12.75'
60	21.0'	18.0'	10.5'
90	19.0'	24.0'	9.0'



TYPICAL PARKING LOT LAYOUT

