

**CHAPTER 3**  
**JONES COUNTY ZONING ORDINANCE**  
**TITLE VI - PROPERTY & LAND USE**

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**ARTICLE II**  
**GENERAL**

SECTION 1. TITLE

This Ordinance shall be known and may be referred to as the "Jones County Zoning Ordinance".

SECTION 2. OVERVIEW

This Ordinance provides for the creation of five distinct zoning districts in Jones County. The districts include: A: Agricultural; R: Residential; C: Commercial; I: Industrial; P: Public.

This Ordinance also provides for the creation of the Jones County Planning and Zoning Commission; provides for the creation of the Jones County Board of Adjustment to hear appeals and grant exceptions and variances to this Ordinance; and provides for a Land Use Administrator to enforce the provisions of this Ordinance.

SECTION 3. PURPOSE AND OBJECTIVES

This Ordinance is adopted in accordance with, and as authorized by, 2005 Iowa Code Chapter 335, County Zoning. This Ordinance is also adopted upon the consideration and guidance of the Jones County 1997 Land Use Plan prepared by the Jones County Land Use Plan Advisory Board.

Except as may be hereinafter specified, no land, building, structure, or premises, hereafter shall be used, and no structure may be located, constructed, extended, converted, structurally altered, or otherwise developed, without full compliance with the terms of this Ordinance.

SECTION 4. AUTHORITY

The Jones County, Iowa, Board of Supervisors shall have the authority to regulate for the orderly use and development of land and related natural resources in accordance with the provisions of 2005 Iowa Code Chapter 335.

SECTION 5. JURISDICTION

The powers provided for in the Ordinance shall apply to all land within Jones County which lies outside the corporate limits of any city, and which are not specifically exempted from jurisdiction under Section 6.

SECTION 6. EXEMPTIONS

The following are exempted from this Ordinance:

- A. Except to the extent required to implement this Ordinance, no regulation or restriction adopted under the provisions of this Ordinance shall be construed to apply to land, farmstead, 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. Said exemptions shall not apply to structures, buildings, dams, obstructions, deposits or excavations in or on the flood plains of any river or stream. It shall be 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 and buildings are primarily adopted and used for a farm or farming as defined in Article III, SECTION 2. DD.
- B. No regulation or restriction adopted under the provisions of this Ordinance shall be construed to control the type or

location of distributing equipment and structures of utility companies, including but not limited to poles, towers, wires, gas mains, cables, or any other similar distributing or operating equipment of a telephone, power, gas, railroad company, or publicly owned wastewater treatment lagoons, which are subject to the regulation of the Iowa Commerce Commission or the Iowa Department of Natural Resources.

- C. Other planning Ordinances approved by the Jones County Board of Supervisors.

SECTION 7. INCENTIVES FOR FARMS AND FARM OPERATIONS

This Ordinance is intended and designed to protect farming operations within Jones County. Therefore, the following incentives for agricultural land preservation shall apply to farms and farm operations located within the County.

- A. Limitation on Power to Impose Assessments: A political subdivision or a benefited district providing public services such as sewer, water, lights, or for non-farm drainage shall not impose benefit assessments or special assessments on land used primarily for agricultural production on the basis of frontage, acreage, or value, unless the benefit assessments or special assessments were imposed prior to the enactment of this Ordinance or unless the service is provided to the landowner on the same basis.
- B. Water Priority: In the application for a permit to divert, store, or withdraw water and in the allocation of available water resources under a water permit system, the Iowa Department of Natural Resources shall give priority to the use of water resources by a farm or farm operation, exclusive of irrigation, over all other uses except the competing uses of water for ordinary household purposes.

SECTION 8. RELATIONSHIP TO LAND USE PLAN

The enactment, amendment and administration of this Ordinance shall be accomplished with due consideration of the purpose and objectives of the Jones County Land Use Plan, prepared by the Jones County Land Use Plan Advisory Board, and as adopted by the Board of Supervisors. The Plan shall serve as a guide for the future development of Jones County and the basis for the enactment of this Ordinance.

SECTION 9. SMART GROWTH PLANNING GOALS TO BE FOLLOWED

In addition to the County's 1997 Land Use Plan being a guide for the standards contained in this Ordinance, the following smart growth planning initiatives shall be followed when new subdivision developments are proposed in Jones County:

- A. Whenever possible, new residential subdivisions shall be located within or near incorporated cities to take advantage of existing infrastructure and services.
- B. Whenever possible, new residential subdivisions shall be located contiguous to existing development to lessen the impact of new subdivisions near agricultural operations.

- C. Whenever possible, new commercial and industrial development shall be located within or near incorporated cities to take advantage of existing infrastructure and services.
- D. Whenever possible, new commercial and industrial development shall be located contiguous to existing commercial and industrial development to lessen the impact of this type of development near existing residential development or agricultural operations.
- E. Whenever possible, new residential, commercial or industrial development should be located on land containing 65 or less CSR.

SECTION 10. IOWA OPEN MEETINGS LAW

The commissions and boards, and public bodies of this Ordinance are subject to the terms, regulations, and restrictions of the Iowa Open Meetings Law, under 2005 Iowa Code Chapter 21. Wherever in these Ordinances a conflict appears between the Ordinance and the Open Meetings Law, the Open Meetings Law shall control.

**ARTICLE III  
DEFINITIONS**

SECTION 1. GENERAL

For the purpose of this Ordinance, certain terms and phrases shall be deemed to have the meaning ascribed to them in this section. All other terms used in these regulations, including all types of permitted uses shall have their normal, most common meaning. Words in the singular number include the plural; those in the plural number include the singular. Words in the present tense include the past and future tenses, and the future, the present tense. The masculine gender shall include the feminine and neuter genders. The word "shall" is mandatory, while the word "may" is permissive. The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual. The words "used" or "occupied" include the words intended, designed, or arranged to be used or occupied.

SECTION 2. DEFINITIONS

- A. Accessory Building and Use: An accessory building, whether temporary or permanent, is a structure, which is secondary or subordinate to the principal use or building on the same lot or tract. Examples include private garages, storage sheds, large satellite antennas, and swimming pools. An accessory use is an activity, which is secondary or subordinate to the principal use or building on the same lot or tract. Examples include gardens, parking lots, animal exercise areas, driveways, private recreation areas commonly found on similar type land uses in rural Jones County.
- B. Adult: As used in this Ordinance refers to persons who have attained the age of at least eighteen (18) years.
- C. Adult Entertainment Use: Any establishment having as all or a portion of its business the offering of entertainment, stocks in trade of materials, scenes or other presentations characterized by the emphasis on the depiction or description of sexual activities or the showing of human genitals and / or female breasts. Establishments may include adult bookstores, "juice" bars, "topless" bars, "strip" clubs, "Adult motion picture theaters", etc. An adult entertainment establishment as defined herein is not limited to an establishment with a liquor license.
- D. Reserved for future use.
- E. Reserved for future use.
- F. Agriculture: See DD. Farm and Farming
- G. Agricultural Use: The land, structure, or use, while so used, which is primarily adapted for farmland, farms, farm operations, and farm dwellings; and the necessary accessory uses for treating or storing the farm products; provided that the operation of such accessory uses shall be secondary to that of the regular agricultural activity. For purposes of this Ordinance and its implementation, this definition includes private open space, including but not limited to woodlands,

wetlands, native and open prairies, surface waters and wildlife habitats.

- H. All Weather Surface: Crushed stone surfacing or paving (asphalt or concrete) sufficient to carry the anticipated traffic.
- I. Auxiliary Dwelling Unit: An additional residential unit containing its own kitchen and bathroom exclusively for occupancy by at least one family member of the primary residential unit. To qualify, a unit can be a room addition or an attached structure to the existing primary dwelling unit or garage. For the purposes of Auxiliary Dwelling Units, the definition of family is anyone related by blood, marriage, adoption, legal guardianship or as foster parent-children or a domestic partner of said family member. Auxiliary Dwelling Units are not the same as Seasonal Dwelling Units (See IIII. Seasonal Dwelling Units).
- J. Amendment: The act or process to change or modify the provisions found in this Ordinance.
- K. Basement: A story having more than one-half (1/2) of its height below the average grade surrounding the building.
- L. Bed and Breakfast Inn: A private residence which provides lodging and meals for transient guests, in which the host or hostess resides, and in which no more than four guest families 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, hotel or motel, does not require food reservations, and serves food only to overnight guests.
- M. Billboard: Any structure or portion of a building used for the display of advertising of a business or attraction which is not carried on or manufactured in or upon the premises upon which said billboard is located. This includes painted exterior walls with pictures, words, or logos.
- N. Board of Adjustment: The County Board of Adjustment of Jones County, Iowa. See Article XX.
- O. Board of Supervisors: The Jones County Board of Supervisors.
- P. Buffer Area: A strip of land established to protect one type of land use from another incompatible use. The strip may be of variable width and includes fences, screen plantings, or earthen mounds to buffer the adjoining property from noise, traffic, or visual nuisances.
- Q. Building: Any structure designed or intended for the support, enclosure, shelter, or protection of persons, animals, or property, including mobile homes, but not including signs or billboards.
- R. Bulk Storage Plant: That portion of property where hazardous or flammable liquids or gases are received by pipeline, tank cars, or tank vehicles, and are stored in bulk above the ground for the purpose of distributing such liquids or gases, where the aggregate capacity of all storage on the property exceeds twelve thousand (12,000) gallons.

- S. Business or Commercial: When used in this Ordinance, the term refers to the engaging in the purchase, sale, or exchange of goods or services, or the operation of "for profit" offices, recreational, or amusement enterprises.
- T. Clinics: A building, or buildings, used by physicians, lawyers, dentists, osteopaths, chiropractors, and all professions for out-patient care of persons requiring such professional service; does not include veterinary clinics.
- U. Composting: The controlled, biological decomposition of selected solid organic waste materials under aerobic conditions resulting in an innocuous final product.
- V. Convenience Store: Any retail establishment offering for sale prepackaged food products, household and grocery items, newspapers and magazines and/or sandwiches and other freshly prepared foods and beverages, as well as vehicle fuel and gasoline.
- W. Corn Suitability Rating (CSR): An index for ranking the productivity of soils and their suitability for row-crop production in Iowa. The CSR system rates soils from five (5) to one hundred (100), with one hundred (100) reserved for those soils a) located in areas of the most favorable weather conditions in Iowa, b) that have high yield potential, and c) that can be continuously row cropped. (A detailed description of the CSR system, including methodology and CSR estimates for various soil types, may be found in Special Report Number 66, "Productivity Levels of Some Iowa Soils", April, 1971, published by the Agricultural and Home Economics Experiment Station and Cooperative Extension Service, Iowa State University.)
- X. Day Nursery, Nursery School, or Day Care (Public): Any agency, institution, establishment, or place which provides supplemental parental care and/or educational work, other than lodging overnight, for seven (7) or more children of preschool age for compensation.
- Y. Development: Any man-made change to alter the existing land use of a parcel of land including and not limited to buildings, structures, mining, dredging, filling, grading, paving, excavation, or drilling operations.
- Z. Driveway: A private road providing access for vehicles and pedestrians to the principal building or use.
- AA. Dwelling Unit: Any building or portion thereof having one or more habitable rooms, which are designed to be occupied by one family with facilities for living, sleeping, cooking, eating, and sanitation.
1. Dwelling, Single-Family: A building designed for, or occupied exclusively for, residence purposes by one (1) family.



2. Dwelling, Two Family (Duplex): One or two buildings designed for, or occupied by, two (2) families only, with separate housekeeping and cooking facilities for each.
  3. Dwelling, Multiple-Family: A building or buildings designed for, or occupied by, more than two (2) families, with separate housekeeping and cooking facilities for each. Building may be under one (1) title owner, or a separate title of ownership for each dwelling unit.
  4. Auxiliary Dwelling Unit: See I. Auxiliary Dwelling Unit.
  5. Seasonal Dwelling Unit: See IIII. Seasonal Dwelling Unit.
- BB. Earthen Berm: An embankment of earth created by adding material to the location. The berm is then graded and landscaped to act as a visual barrier and natural area, which is pleasing to see. Usually associated with a buffer area.
- CC. Easement: A grant of one or more of the property rights by the owner to, or for the use by, the public, a corporation, or another person or entity.
- DD. Farm and Farming (Agricultural): The building(s) and use of land for growing agricultural or farm produce or products, including, but not limited to the following: The growing of grains, hay, vegetables, fruits, and trees; grazing, dairying and raising of livestock or poultry; and the storing and treating and feeding of the farm produce or products. Parcels of 10 acres or less will be considered residential unless the applicant provides a site plan, business plan and Federal Tax Schedule F to prove otherwise.
- EE. Farm Products: Those plants and animals and their products which are useful to people and include but are not limited to forages and sod crops, grains and feed crops, dairy and dairy products, poultry and poultry products, livestock, fruits, vegetables, flowers, seeds, grasses, trees, fish, honey and other similar products, or any other plant, animal, or plant or animal product which supplies people with food, feed, fiber, or clothing.
- FF. Farmer: The farm operator or individual or family who is actively engaged in farming on a day to day basis or someone who is retired from farming as it relates to the land the farmer formerly farmed.
- GG. Farm Land: Those parcels of land suitable for the production of farm products.
- HH. Farmstead: The farmhouse and/or associated farm buildings, and adjacent service areas of a farm. A farmstead split will be defined as a one-time split of the farmstead and nearby land areas from the farm unit.

- II. Farmland Split: The splitting of a smaller parcel of land from the farm.
- JJ. Flood: A general and/or temporary rise in stream flow or flood stage that results in water overflowing its banks and inundating normally dry land areas adjacent to the channel, or from the unusual and rapid accumulation of runoff or surface water from the source.
- KK. Flood Elevation: The elevation floodwaters would reach at a particular site during the occurrence of a specific flood. For instance, the ten (10) year flood elevation is the elevation of floodwaters related to the occurrence of the ten (10) year flood.
- LL. Flood Insurance Rate Map (F.I.R.M.): The official map prepared by the Federal Emergency Management Administration (FEMA) as a part of the Flood Insurance Study of a community, delineating both the special flood hazard areas and the risk premium zones applicable to such areas.
- MM. Flood Insurance Study: A study initiated, funded, and published by FEMA for the purpose of evaluating in detail the existence and severity of flood hazards; providing the County with the necessary information for adopting a flood plain zoning Ordinance; and establishing actuarial flood insurance rates.
- NN. Flood Plain: Any land area susceptible to being inundated by water as a result of a flood. Also referred to as Special Flood Hazard Area (SFHA).
- OO. Flood Plain Management: The operation of an overall program of correction and preventive measures for reducing flood damage and promoting the wise use of floodplains, including but not limited to, emergency preparedness plans, flood control works, flood proofing, and flood plain management regulations.
- PP. Flood Proofing: Any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.
- QQ. Floodway: The channel of a river or other watercourse and the adjacent land areas, which are reasonably required to carry and discharge flood waters or flood flows so that confinement of flood flows to the floodway area will not result in substantially higher flood levels and flow velocities.
- RR. Floodway Fringe: That area of the flood plain, outside of the floodway, that can be filled, leveled or otherwise obstructed without causing substantially higher flood levels or flow velocities.
- SS. Garage, Private: An enclosed structure intended for the parking of the private property of the families residing upon the premises.

- TT. Garage, Public: Any building or premises, except those used as private or storage garages, used for equipping, refueling, servicing, parking, repairing, selling, or storing motor-driven vehicles.
- UU. Garage, Storage: Any building or premises, including a mini-storage garage, used for storing motor-driven vehicles (other than commercial vehicles), recreational vehicles and trailers, boats, furniture, or other miscellaneous personal property, excluding such things as automobile fuels and oils or other hazardous or volatile substances, pursuant to previous arrangements.
- VV. Group Housing: A building or place where lodging or boarding is provided for compensation or not, for five (5) or more individuals, but not open to transient guests as would be found in a motel/hotel. Normally associated with a charitable organization or government financed program to assist unique groups of people.
- WW. Health Care Facility: An establishment for provisions of care to persons suffering from illness, injury, or disability and includes hospitals, custodial homes, nursing homes, convalescent homes, extended care facilities, and similar facilities.
- XX. Health Club: A non-medical service establishment intended to maintain or improve the physical condition of paying customers. Contains exercise and game equipment and facilities, steam baths, saunas, hot tubs, or similar equipment or facilities.
- YY. Home-Based Industry: A secondary use of a light industrial or commercial nature carried on entirely within the residence and/or accessory building by a member of the family residing on the premises where there is no evidence of such occupation being conducted on the premises by virtue of exterior displays or outdoor storage, excessive noises, obnoxious odors, electrical disturbances, or significant increase in vehicular activity.
- ZZ. Hotel: An establishment, which is open to any number of transient guests. It usually provides sleeping quarters and private baths, maid service, and services and facilities to assist the traveling public. In some cases, it may provide long-term housing to the public.
- AAA. Incineration: The processing and burning of waste for the purpose of volume and weight reduction in facilities designed for such use.
- BBB. Industry, Heavy: When used in this Ordinance, term refers to a use engaged in the basic processing and manufacturing of material or products predominately from extracted or new materials, or a use engaged in the storage of; or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.
- CCC. Industry: When used in this Ordinance, term refers to a use engaged in the manufacture, predominantly from previously

prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging and a use engaged in warehousing, distribution, wholesale trade, and catalogue sales.

DDD. Institution: A building or use occupied or run by a government agency, non-profit organization, or institution of higher learning to serve the social, educational, charitable, and/or religious needs of the public.

EEE. Junk or Salvage Yard: Any site where commercial or domestic metals, wood, appliances, and other discarded or salvaged materials are bought, sold, exchanged, baled, stored, packed, disassembled, or sorted for profit or not for profit. Includes the dismantling or wrecking of vehicles, appliances, machinery, or equipment, and the dismantling, sorting and resale of building materials salvaged from building wrecking sites. (The visible presence of two (2) or more junk vehicles on any parcel shall constitute prima facie evidence of a junkyard.)

FFF. Junk Vehicle: A "junk vehicle" as described in the Jones County Nuisance Ordinance.

GGG. Kennel: Any premise on which four (4) or more dogs, six months or older, are kept for breeding, boarding, grooming, selling, hunting, other organized sports and recreation, or training services.

HHH. Reserved for future use.

III. Land Use Administrator: The individual designated by this Ordinance to administer the enforcement of the regulations imposed by said Ordinance. This person may also be referred to as the Administrator.

JJJ. Livestock: Cattle, horses, sheep, swine, poultry or any other animal or fowl, which are being produced primarily for commercial purposes.

KKK. Livestock Transfer Station: A business which temporarily holds hogs, cattle, or other livestock being transferred from farmer/producer to a slaughter facility. The business shall not in the normal course of operations keep livestock overnight, shall be an auction yard, slaughterhouse, or retail outlet, and shall comply with all regulations of the Iowa Department of Natural Resources.

LLL. Lot: For the creation of future splits of land, a lot is a parcel of land at least sufficient in size to meet minimum planning requirements for use, coverage, and area to provide such yards and other open space as are herein required. Such lot shall have legal access to a public street or private street and may consist of:

1. A single lot of record, including a plat of survey;
2. A portion of a lot of record;

3. A combination of completed and/or portions of lots of record; or
4. A parcel of land described by metes and bounds, if created and recorded in the Jones County Recorder's Office prior to July 1, 1990; or
5. A parcel described by a landowner and rented to an individual, family, or corporation for residential or recreational purposes (such as river camp lots or mobile home lots).
6. If lots are combined or divided to form such a lot as described above, any residual lot or parcel created must meet the requirements of this Ordinance.

MMM. Lot Area: Total horizontal area within lot lines.

NNN. Massage Establishment: 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.

OOO. Manufactured Home: A factory-built structure, which is manufactured or constructed under the authority of 42 U.S.C., Sec. 5403 and is to be used as a place for human habitation as defined by a dwelling unit, but which is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have permanently attached to its body or frame any wheels or axles. Any factory-built structure used for human habitation, which does not meet all the above requirements, is considered a mobile home and shall be regulated as a mobile home.

PPP. Mobile Home: Any vehicle, not registered as a motor vehicle in Iowa, used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designated, constructed, or reconstructed, as will permit the vehicle to be used as a place for human habitation by one (1) or more persons. A mobile home is not a manufactured home unless it has been converted to comply with the requirements as a manufactured home.

QQQ. Mobile Home Park: Any site, lot, or tract of land upon which three (3) or more occupied mobile homes are harbored, either free of charge, or for revenue purposes, and as defined in 2005 Code of Iowa, Chapter 435.1 subsection 4.

RRR. Motel: An establishment, which is open to any number of transient guests. It usually provides sleeping quarters and private baths, maid service, and services and facilities to assist the traveling public. In some cases, it may provide long-term housing to the public.

SSS. New Construction: Those structures or development for which the start of construction commenced on or after the effective date of this Ordinance.

- TTT. Non-Conforming Use: Any building or land lawfully used at the time of the effective date of this Ordinance which does not conform after the effective date of this Ordinance with the use regulations of the District in which it is situated.
- UUU. One Hundred (100) Year Flood: A flood which has the magnitude of occurring once every one hundred (100) years. There is a one in one hundred chance each year for such a flood.
- VVV. Ordinance Map: The zoning map or maps incorporated into this Ordinance and made a part thereof which designate various land uses and required information.
- WWW. Parcel: A part of a tract of land.
- XXX. Parking Space: A permanently surfaced area of not less than one hundred eighty (180) square feet (not less than 9 feet wide and 20 feet long) plus necessary maneuvering space for the parking of a motorized vehicle. For handicapped parking, the space will not be less than required by State of Iowa Administrative rules.
- YYY. Permanent Foundation: Method of support and anchorage recommended by the manufacturer and required by federal manufactured home construction and safety standards 3280.306(b). If manufacturer's instructions are not available or the unit was manufactured prior to June 15, 1976, minimum requirements contained in Iowa Administrative Code [661] Chapter 16, Sections 626(1) and 626(2) are required.
- ZZZ. Planning and Zoning Commission: The Planning and Zoning Commission of Jones County, Iowa.
- AAAA. Principal Permitted Use: Those uses of land specifically permitted within each zoning district.
- BBBB. Principal Use: The main use of land or structures as distinguished from an accessory use.
- CCCC. Public Hunting Area: An area located on real estate which is owned by, leased by, or subject to a conservation easement for the benefit of, a county, state, or federal government agency, upon which area public hunting is permitted by designation of the agency.
- DDDD. Recycling Center: A site where commercial, domestic, and yard wastes are sorted, packed, baled, composted, and/or processed for reuse.
- EEEE. Residence: See AA. Dwelling Unit
- FFFF. Rezoning: To change the zoning classification of a particular lot or parcel of land (for example, changing the zoning of a parcel of land from Agricultural to Residential to permit residential development).
- GGGG. Right-of-Way: The land area secured or reserved by a governmental agency giving it or the public the right to travel on, over, and under the area.

- HHHH. Roadside Stand: A temporary structure, unenclosed, and so designed and constructed that the structure is easily portable and can be readily moved. Used for the sale of farm products, primarily produced on the premises.
- IIII. Sanitary Landfill: A site where solid wastes are disposed of by utilizing the principles of engineering to confine the solid waste to the smallest practical volume and to cover it with a layer of earth so that no nuisance or hazard to the public health is created.
- JJJJ. Seasonal Dwelling Units: A dwelling unit which is rented or leased that is separate and clearly accessory and incidental to the principal dwelling unit on the same property. Seasonal dwelling units are a Special Permitted Use within any A District. 10 acres or more is required to have a seasonal dwelling unit on your property. A seasonal dwelling unit is for temporary dwelling only and not for year-round occupancy.
- KKKK. Sign: Any word(s), lettering, figures, emblems, pictures, trade names, or trade names used by an individual, firm, or association, a corporation, a profession, a business, a service, a community, a church, or school and visible from any public street or right-of-way and designed to attract attention for commercial or non-profit purposes. This is not to be construed to include directional signs erected or required by governmental bodies, legal notices, signs bearing only property numbers or names of occupants on premises.
- LLLL. Sod Farm: An agricultural use of land and building where the primary use of the land is growing, harvesting, and selling of sod on the wholesale market.
- MMMM. Solid Waste Disposal Site: A site where commercial, industrial, and domestic wastes are buried (sanitary landfill) or incinerated, or converted into energy for a waste-to-energy facility in accordance with state and local disposal regulations and standards.
- NNNN. Solid Waste Transfer Station: A site where commercial, domestic, and yard wastes are temporarily collected, sorted, and compacted prior to transporting to a solid waste disposal site or recycling center.
- OOOO. Special Permitted Uses: Those uses of land which require a Special Exception permit.
- PPPP. Stable, Private: A building or structure with four (4) enclosed walls used, or intended to be used, for housing horses belonging to the owner of the property, only for non-commercial purposes.
- QQQQ. Stable, Public and Riding Academy: A building or structure used or intended to be used for the housing only of horses on a fee basis. Riding instruction may be given in connection with the public stable or riding academy.

- RRRR. Street: All land between right-of-way lines dedicated to a governmental unit or perpetually restricted to transportation. The definition includes the terms road, street, and highway, no matter how named, whether public or private, but does not include private driveways from a street to a house.
- SSSS. Structure: Anything constructed or erected with a fixed location on the ground, attached to the ground, or which is attached to something having a permanent location on the ground, including, but not limited to factory-built homes, billboards, or poster panels, storage tanks, or similar uses.
- TTTT. Subdivision: The accumulative effect of dividing an original lot, tract, or parcel of land, as of April 1, 1998 into three (3) or more lots for the purpose of immediate or future sale or transfer for development purposes. The term includes a re-subdivision or re-platting. When appropriate to the context, the word may relate to the process of subdividing or the land subdivided.
- UUUU. Tire Lot (Waste): A site where waste tires have accumulated for storage, recycling, or processing. The presence of more than five (5) vehicular tires on a subdivision lot or non-farm tract outside of a building, not mounted on vehicle(s), constitutes a tire lot.
- VVVV. Tract: Fractional part of a section of land.
- WWWW. Travel Trailer/Mobile Home: A recreational vehicle, with or without motor power, designed as a temporary dwelling, not exceeding eight (8) feet in width and fifty (50) feet in length, exclusive of a separate towing unit. Such vehicles are customarily and ordinarily used for travel or recreational purposes and not used for permanent habitation.
- XXXX. Travel Trailer Park (Camp): An area used, or offered for use, in whole or in part, with or without charge, for the parking of occupied travel trailers, pickup campers, converted buses, motor homes, tent trailers, tents, or similar devices used for temporary, portable housing. Unoccupied mobile homes, travel trailers, and similar devices may be stored in the Park, but only in an area marked for storage. No repair, maintenance, sales, or servicing, of such devices are allowed in the Park.
- YYYY. Unincorporated Village: The villages in Jones County of Scotch Grove, Langworthy, Amber, Hale, Oxford Mills, Stone City, Center Junction, Fairview, and any other cities that become unincorporated in the future.
- ZZZZ. Use: Any purpose for which a building or other structure or a tract of land may be designed, arranged, intended, maintained, or occupied, or any activity, occupation, business or operation carried on, or intended to be carried on, in a building or other structure or on a tract of land.
- AAAAA. Variance: A divergence from this Ordinance where such a change will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the



actions of the applicant, a literal enforcement of the Ordinance would result in unnecessary and undue hardship.

BBBBB. Violation: The act of disregarding the requirements set forth in this Ordinance. A violation includes, but is not limited to, commencement of work prior to a variance approval or failure to obtain an exception prior to commencement of work.

CCCCC. Wind Turbine: Any device, both public or private, such as a windmill, wind charger or wind turbine installed to capture wind energy for electricity. Wind turbines and the same are allowed within each zoning district as a Special Permitted Use.

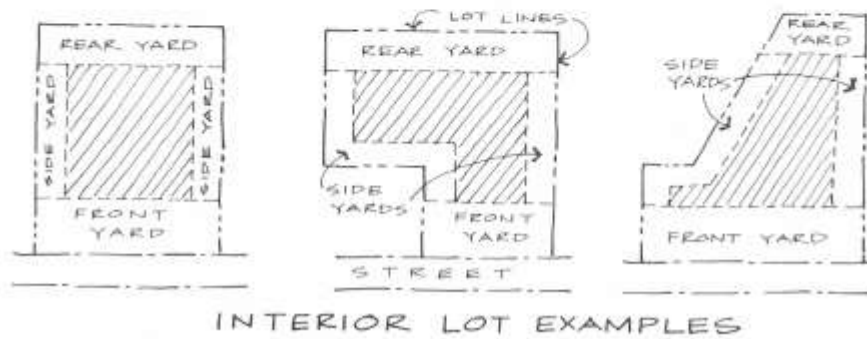
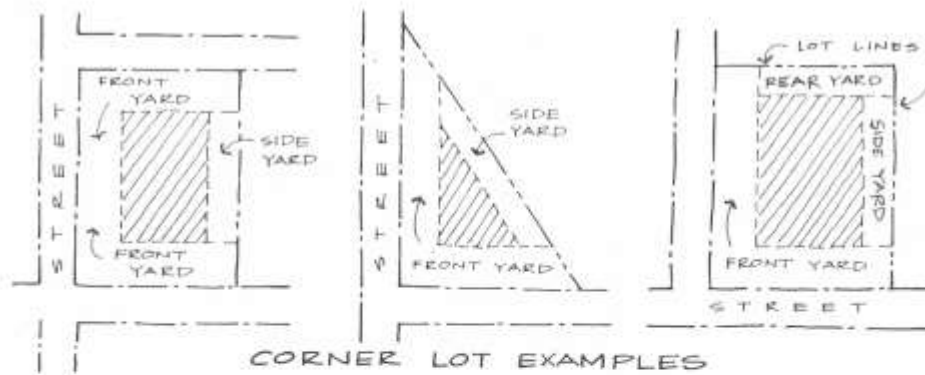
DDDDD. Winery: A facility for the preparation, processing, marketing, and distribution of wines. May include a tasting room and or sales area. Wineries are a Special Permitted Use within the A, C1 and C2 Districts.

EEEEEE. Yard: An open space on the same lot with a building, unoccupied and unobstructed by any portion of a structure from the ground upward, except as provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, a minimum horizontal distance between the lot line or Right-of-Way line (where applicable) and the main building shall be used.

1. Yard, Front: A yard extending across the front of a lot between the side yard lines and being the minimum horizontal distance between the street line and the main building or any projection thereof, other than the projection of the usual steps or entranceway. On corner lots (lots abutting on two or more streets at their intersection) the front yard shall face the shortest street dimension of the lot except that if the lot is square, then the front yard may face either street.

2. Yard, Rear: A yard extending across the rear of a lot between the side lot lines and being the minimum horizontal distance between the rear lot line and the rear of the main building or any projections other than steps. 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 shall in all cases be at the opposite end of the lot from the front yard.

3. Yard, Side: A yard extending from the front lot line to the rear yard line, and being the minimum horizontal distance between the side lot line and the side of the main building or any projections thereof. See the following yard examples:



- FFFFF. Zero Lot Line: A development technique which permits the principal building to be sited on one (1) or more lot lines. The intent is to allow more open area on the lot; and where several buildings are built close together, to lower the installation expense of utilities. Such technique is permitted only through the Board of Adjustment review process.
- GGGGG. Animal Shelter: A licensed facility providing services for animal care with opportunities for animal adoption. Supporting services may include medical care, exercise areas, education, retail, financial assistance, and adoption centers.

**ARTICLE IV  
GENERAL REGULATIONS AND PROVISIONS**

**SECTION 1. STREETS AND ACCESS POINTS**

The owner/developer of all lots and parcels in the county shall meet the requirements of the Jones County Subdivision Ordinance for streets and access points.

**SECTION 2. DWELLINGS PER PARCEL**

There shall be no more than one (1) dwelling per lot, except for auxiliary and seasonal dwelling units (See Article III, SECTION 2. IIII. Seasonal dwelling Units).

**SECTION 3. PERMANENT FOUNDATION**

All residential dwellings constructed or placed on a lot or parcel of land in the county shall be built on, or placed on, and appropriately secured to, a permanent foundation which meets, at a minimum, the definition of permanent foundation (See Article III, SECTION 2. XXX. Permanent Foundation).

**SECTION 4. STORM WATER REQUIREMENTS**

If any property of one (1) acre or more is disturbed, the owner must meet IDNR stormwater requirements. In addition, a stormwater management plan shall be submitted before any work is approved.

**SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP**

The boundaries of the zoning districts are hereby established as shown on the Official Zoning Map of the unincorporated area of Jones County, Iowa. The Official Zoning Map shall be made part of this Ordinance and shall be filed in the office of the Jones County Land Use Department.

- A. Official Signature: The Official Zoning Map shall be identified by the written or electronic signature of the Chairperson of the Board of Supervisors, and attested by the County Auditor under the following words: "This is to certify that this is the 'Official Zoning Map' of Jones County, Iowa, adopted on this day \_\_\_\_\_."
- B. Map Amendments: If, in accordance with the rezoning provisions of this Ordinance, changes are made to the district boundaries, the Ordinance number and date of the change shall be recorded by the Zoning Administrator on the official Zoning Map. [Subsequent map amendments are noted at the end of this ordinance.]
- C. Replacement if Destroyed: In the event that the Official Zoning Map becomes damaged, destroyed, lost, or unreadable, the Board of Supervisors may by resolution adopt a new Official Zoning Map that shall supercede the prior Official Zoning Map. The new map may correct drafting or other errors or omissions in the prior Official Zoning Map, provided that any such adoption shall not have the effect of amending the original zoning ordinance or any subsequent amendment thereof.

**ARTICLE V  
ZONING DISTRICTS**

SECTION 1. A - AGRICULTURAL

- A. Intent: The Agricultural District is intended to protect agricultural land from encroachment of urban land uses. It is also intended to preserve the rural character of this area by restricting the development of farmland for non-agricultural use. It is further the intent of these regulations to protect the groundwater resource to the maximum extent practical through the proper management of sources and routes of contamination within the district.
- B. Principal Permitted Uses: Property and buildings in the Agricultural District may be used for the following purposes:
1. Farms, farmhouses, and farm buildings related to the farm operation.
  2. Specialized farms where livestock, such as hogs, cattle, horses, poultry, pigeons, rabbits, and other common farm animals are bred and/or raised.
  3. Specialized horticultural operations, including truck gardens, orchards, and wholesale nurseries.
  4. Forests, wildlife preserves, and conservation areas.
  5. Sod farms.
  6. Farmland splits (residential) subject to the following restrictions:
    - a. Where, as of December 1, 2005, an existing farm with or without a farm residence has forty-two (42) or more contiguous acres, a single parcel may be split for a non-farm use.
    - b. The property to be separated from the farm shall contain no less than two (2) acres, exclusive of road rights-of-way, and a width of no less than 150 feet, consistent with required area regulations, unless the Jones County Department of Public Health has a higher minimum acreage requirement in which case the property to be separated from the farm shall meet that minimum requirement.
    - c. After separation, the parent farm shall have forty (40) or more acres remaining.
    - d. Residential dwellings, buildings, and structures shall not be built or moved within 600 feet of a public hunting area.
    - e. In addition, an existing farm dwelling may be split from the adjacent farmland. A minimum of two (2) acres, exclusive of road rights-of-way, is

required and shall include a minimum lot width of 150 feet.

7. (Reserved for future use.)
  8. Cemeteries
- C. Permitted Accessory Uses: The following accessory buildings and uses are permitted:
1. Private garages.
  2. Storage sheds.
  3. Swimming pools.
  4. Horticulture plants and gardens.
- D. Special Permitted Uses: The following special uses may be permitted in the Agricultural District after review and approval by the Board of Adjustment and subject to any additional conditions as may be warranted to mitigate any deleterious effects of the proposed use.
1. Auxiliary dwelling units subject to Article XI.
  2. Bed and breakfast inns subject to Article VIII.
  3. Churches or other places of worship, including parish houses and Sunday school facilities.
  4. Commercial recreation uses subject to Article IX.
  5. Communication towers subject to Article XIV.
  6. Home-based industries subject to Article VII.
  7. Kennels, animal shelters, and fox and mink farms subject to Article XVII.
  8. Public and private stables.
  9. Roadside stands offering for sale products grown on the premises from any of the above uses. Such stands shall be closed or removed during any season or period when the products are not grown to be sold.
  10. Seasonal dwelling units subject to Article XI.
  11. Seed, feed, biofuel plants (biodiesel, ethanol) and other direct farm supply businesses.
  12. Wind turbines subject to Article XIV.
  13. Wineries.
- E. District Regulations: The following bulk regulations are established for all A - Agricultural Districts. All regulations are minimum standards unless otherwise noted.

<b>Principal Buildings and Uses</b>	<b>Lot Area</b>	<b>Lot Width (feet)</b>	<b>Front Yard Setback (feet)</b>	<b>Rear Yard Setback (feet)</b>	<b>Side Yard Setback (feet)</b>	<b>Maximum Height</b>
Bed and breakfast Inns	2 acres	150	30	30	15	35' and/or 2 ½ stories
Churches or other places of worship	2 acres	150	30	30	15	35' and/or 2 ½ stories
Kennels, fox and mink farms	5 acres	150	30	50	50	35' and/or 2 ½ stories
Permanent roadside stands	1 acre	150	30	30	10	35' and/or 2 ½ stories
Residential uses (as per Farmland Split requirements)	2 acres	150	30	30	10	35' and/or 2 ½ stories
Seed, feed, biofuel plants and other direct farm supply businesses	2 acres	150	30	50	50	35' and/or 2 ½ stories
Stables, private and public, riding academies and clubs, and similar uses	5 acres	150	30	50	50	35' and/or 2 ½ stories
Wind turbines and communication towers	See Article XIV.					
Wineries	2 acres	150	30	30	50	35' and/or 2 ½ stories

<b>Accessory Buildings and Uses</b>	<b>Lot Area</b>	<b>Rear Yard Setback (feet)</b>	<b>Side Yard Setback (feet)</b>	<b>Maximum Height</b>
Private garages	N/A	15	10	25' and/or 2 stories
Seasonal dwelling units	10 acres	30	10	35' and/or 2 ½ stories

Storage sheds	N/A	15	10	25' and/or 2 stories
Swimming Pools	N/A	30	30	N/A
Horticultural plants and gardens*	N/A	15	15	N/A

\* Horticultural plants and garden setbacks shall only be applicable when abutting the boundary of a farm field to minimize spray damage.

- F. Off-Street Parking: See off-street parking requirements, Article XVIII.
- G. Sign Regulations: See sign regulations, Article XVI.
- H. Accessory Use Requirements: See accessory use requirements, Article XIII.
- I. Lighting Requirements: See Lighting Requirements, Article XV.

SECTION 2. R - RESIDENTIAL (INCLUDES R1, R3, R5, RMF [Multi-Family])

- A. Intent: The Residential District is intended to provide appropriate locations for rural residential development. Development within a Residential District shall be designed to protect the rural character of nearby properties, be sufficiently compatible with adjoining properties, preserve natural resources, and have access to adequate infrastructure.
- B. Principal Permitted Uses: Property and buildings in the Residential District may be used for the following purposes:
1. Single-family residential only, except in the RMF District where single-family residential, two-family residential and multi-family residential are allowed.
  2. Cemeteries
- C. Permitted Accessory Uses: The following accessory buildings and uses are permitted:
1. Private garages.
  2. Storage sheds.
  3. Swimming pools.
  4. Horticulture plants and gardens.
- D. Special Permitted Uses: The following special uses may be permitted after review and approval by the Board of Adjustment and subject to any additional conditions as may be warranted to mitigate any deleterious effects of the proposed use.
1. Auxiliary dwelling units subject to Article XI.
  2. Bed and breakfast inns subject to Article VIII.
  3. Churches or other places of worship, including parish houses and Sunday school facilities.
  4. Home-based industries subject to Article VII.
  5. Parks, playgrounds, golf courses (public and private), service organizations, and recreational uses.
  6. Schools (public and private), educational institutions, preschools, and day care facilities.
  7. Wind Turbines subject to Article XIV.
  8. Animal Shelters subject to Article XVII.
- E. District Regulations: The following bulk regulations are established for all Residential Districts. All regulations are minimum standards unless otherwise noted.



<b>Principal Buildings and Uses</b>	<b>Lot Area</b>	<b>Lot Width (feet)</b>	<b>Front Yard Setback (feet)</b>	<b>Rear Yard Setback (feet)</b>	<b>Side Yard Setback (feet)</b>	<b>Maximum Height</b>
Single-Family R1	1 acre	150	30	30	10	35' and/or 2 ½ stories
Single-Family R3	3 acres	150	30	30	10	35' and/or 2 ½ stories
Single-Family R5	5 acres	150	30	30	10	35' and/or 2 ½ stories
Multi-Family RMF	1 acre	150	30	30	15	35' and/or 2 ½ stories
Bed and breakfast Inns	2 acres	150	30	30	15	35' and/or 2 ½ stories
Churches or other places of worship	2 acres	150	30	30	15	35' and/or 2 ½ stories
Day care facilities	1 acre	150	30	30	15	35' and/or 2 ½ stories
Schools and educational facilities	2 acres	150	30	30	20	35' and/or 2 ½ stories
Wind Turbines	See Article XIV.					

<b>Accessory Buildings and Uses</b>	<b>Lot Area</b>	<b>Rear Yard Setback (feet)</b>	<b>Side Yard Setback (feet)</b>	<b>Maximum Height</b>
Private garages	N/A	15	10	25' and/or 2 stories
Storage sheds	N/A	15	10	25' and/or 2 stories
Swimming Pools	N/A	30	30	N/A
Horticultural plants and gardens*	N/A	15	15	N/A

\* Horticultural plants and garden setbacks shall only be applicable when abutting the boundary of a farm field to minimize spray damage.

F. Off-Street Parking: See off-street parking requirements, Article XVIII.

G. Sign Regulations: See sign regulations, Article XVI.

- H. Accessory Use Requirements: See accessory use requirements, Article XIII.
- I. Lighting Requirements: See Lighting Requirements, Article XV.

SECTION 3. RMH - RESIDENTIAL MANUFACTURED HOUSING

- A. Intent: The purpose of the RMH - Residential Manufactured Housing District is to provide for the location of mobile homes, modular homes, manufactured housing and the development of manufactured housing parks. It is further intended to provide for the placement of such residences on individual subdivided lots.
- B. Required Uses: Storm shelters shall be required in each RMH District constructed after December 1, 2005. However, if the Board of Supervisors determines that a safe place of shelter is available within a reasonable distance of the manufactured home community or mobile home park for use by community or park residents, in lieu of requiring construction of a storm shelter, a community or park owner shall provide a plan for the evacuation of community or park residents to a safe place of shelter in times of severe weather including tornadoes and high winds. Each evacuation plan prepared pursuant to this subsection shall be filed with, and approved by, Jones County Emergency Management. If construction of a storm shelter is required, the following requirements shall be met:
1. The size of the storm shelter shall be larger than the equivalent of seven square feet for each manufactured or mobile home space in the manufactured home community or mobile home park.
  2. The storm shelter shall include a restroom if the shelter is used exclusively as a storm shelter.
  3. The storm shelter shall exceed the construction specifications approved by a licensed professional engineer and presented by the owner of the manufactured home community or mobile home park.
  4. The shelter shall be located no farther than one thousand three hundred twenty (1,320) feet from any manufactured or mobile home in the manufactured home community or mobile home park.
- For the purpose of this Chapter, "Storm shelter" shall mean a single structure or multiple structures designed to provide persons with temporary protection from a storm.
- C. Principal Permitted Uses: Premises in each RMH Residential Manufactured Housing District shall be used for manufactured housing parks only.
- D. Permitted Accessory Uses: The following accessory buildings and uses are permitted:
1. Laundry facilities, recreational facilities and management offices.
  2. Private garages.
  3. Storage sheds.
  4. Swimming pools.

E. Special Permitted Uses: The following special uses may be permitted after review and approval by the Board of Adjustment and subject to any additional conditions as may be warranted to mitigate any deleterious effects of the proposed use.

1. Home-based industries subject to Article VII.
2. Wind turbines subject to Article XIV.

F. Special Provisions:

1. The maximum overall density shall be eight homes per acre of all land within the mobile home park.
2. Manufactured housing parks shall comply with all applicable requirements of the Iowa Department of Public Health and the Jones County Department of Public Health.
3. Manufactured housing subdivisions and the subdivision of manufactured housing parks shall comply with the Bulk Regulations of this article and all other provisions of this chapter.

G. District Regulations: The following bulk regulations are established for all Residential Manufactured Housing Districts. All regulations are minimum standards unless otherwise noted.

Principal Buildings and Uses	Site Area	Site Width (feet)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Maximum Height
Manufactured Housing Park	10 acres	300	50	50	50	35' and/or 2 ½ stories
Wind turbines	See Article XIV.					

H. Individual Mobile Home Lot Requirements:

1. There shall be provided and maintained a minimum distance of 25 feet between mobile homes.
2. The individual mobile home lot shall be not less than 80 feet in depth and shall contain not less than 4,000 square feet in area. However, such minimum lot area may be reduced by an amount equal to an area included in common open space, (not including land in individual lots, parking areas, or streets contiguous and immediately available to the individual lot or lots having reduced minimum areas) and, by means of location, size, shape, and landscaping, being designed primarily for the utilization and enjoyment of the inhabitants of the said contiguous lots. The amount shall be reduced equally among all lots in the mobile home park. However, in no case shall an individual mobile home lot be reduced to an area less than 2,500 square feet.

- I. Accessory Building Requirements:
  - 1. All accessory buildings and structures shall maintain a minimum of ten (10) feet from the principal building and from all other accessory buildings on the same lot or parcel.
  - 2. Accessory buildings and uses shall not be used for dwelling purposes.
- J. Off-Street Parking: See off-street parking requirements, Article XVIII.
- K. Sign Regulations: See sign regulations, Article XVI.
- L. Lighting Requirements: See Lighting Requirements, Article XV.

SECTION 4. C1 - COMMERCIAL

- A. Intent: The C1 District is intended to establish and preserve a business district convenient and attractive for a wide range of retail uses and businesses, government and professional offices, and places of amusement in a setting conducive to and safe for pedestrian traffic. The uses permitted are generally low intensity in nature due to the small size of the principal building, low number of employees, and low traffic generators.
- B. Principal Permitted Uses: Uses shall include the following only:
1. Banks, theaters, offices.
  2. Churches or other places of worship, including parish houses and Sunday school facilities.
  3. Gas stations and convenience stores.
  4. Parks, playgrounds, golf courses (public and private), service organizations, and recreational uses.
  5. Personal service shops.
  6. Post offices, police and fire departments and stations, and telephone offices.
  7. Restaurants and taverns.
  8. Schools (public and private), educational institutions, hospitals, preschools, and day care facilities.
  9. Stores and shops for conducting any lawful retail business.
  10. Wholesale businesses and professional offices.
  11. Residential apartments above the 1<sup>st</sup> floor. No apartments shall be located on the 1<sup>st</sup> floor.
  12. Animal Shelters subject to Article XVII.
  13. Those uses which in the opinion of the Planning and Zoning Commission are of the same general character as those listed above as permitted uses, and which will not be detrimental to the district in which they are located.
- C. Permitted Accessory Buildings or Uses:
1. Private garages.
  2. Storage sheds.
- D. Special Permitted Uses: The following special uses may be permitted after review and approval by the Board of Adjustment and subject to any additional conditions as may be warranted to mitigate any deleterious effects of the proposed use.

1. Bed and breakfast inns subject to Article VIII.
2. Home-based industries subject to Article VII.
3. Wind turbines subject to Article XIV.
4. Wineries.

E. District Regulations: The following bulk regulations are established for all C1 - Commercial Districts. All regulations are minimum standards unless otherwise noted.

Principal Buildings and Uses	Lot Area	Lot Width (feet)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Maximum Height
All uses other than wind turbines	No requirement	No requirement	30	15	10	35' and/or 2 ½ stories
Wind turbines	See Article XIV.					

Accessory Buildings and Uses	Rear Yard Setback (feet)	Side Yard Setback (feet)	Maximum Height
Private garages	15	10	25' and/or 2 stories
Storage sheds	15	10	25' and/or 2 stories

- F. Additional Yard Requirements: Where a lot is located next to an R District, the front, side or rear yard of the permitted use in the Commercial property that abuts the R District shall be 30 feet.
- G. Open Space Required: The total land area devoted to open space and landscaping shall not be less than ten (10) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings, except ornamental structures included as part of the landscaping theme. Such open space may include the required setbacks.
- H. Landscaping Required: Landscaping is required for all new buildings and additions over 500 square feet in this District. Any proposed building or addition for which landscaping is required in this District shall submit a Landscaping Plan to be approved by the Planning and Zoning Commission. The landscaping shall meet the following requirements:

1. Where possible, approved landscaping shall be used to screen parking areas, open storage of any materials or equipment, and trash and recycling enclosures.
  2. Landscaping shall not be located where it will block visibility and create traffic hazards or sight distance problems.
- I. Off-Street Parking: See off-street parking requirements, Article XVIII.
- J. Sign Regulations: See sign regulations, Article XVI.
- K. Accessory Use Requirements: See accessory use requirements, Article XIII.
- L. Lighting Requirements: See Lighting Requirements, Article XV.



SECTION 5. C2 - HIGHWAY COMMERCIAL

- A. Intent: The C2 District is intended to establish and preserve higher impact commercial areas consisting of shopping centers and commercial strips where customers reach individual business establishments primarily by automobile. The uses permitted are generally high intensity in nature due to the large size of the principal building, high number of employees, and high traffic generators.
- B. Principal Permitted Uses: Uses shall include the following only:
1. Automotive service establishments, warehouses, repair shops, service stations and other auto or truck oriented uses, including farm implement sales, service and repair.
  2. Churches or other places of worship, including parish houses and Sunday school facilities.
  3. Gas stations and convenience stores.
  4. Hotels and motels.
  5. Parks, playgrounds, golf courses (public and private), service organizations, and recreational uses.
  6. Restaurants and taverns.
  7. Schools (public and private), educational institutions, hospitals, preschools, and day care facilities.
  8. Seed, feed, biofuel plants (biodiesel, ethanol) and other direct farm supply businesses.
  9. Shopping centers or malls.
  10. Stores and shops for conducting any lawful retail business.
  11. Wholesale businesses and professional offices.
  12. Animal Shelters subject to Article XVII.
  13. Those uses which in the opinion of the Zoning Commission are of the same general character as those listed above as permitted uses, and which will not be detrimental to the district in which they are located.
- C. Permitted Accessory Buildings or Uses:
1. Private garages.
  2. Storage sheds.
- D. Special Permitted Uses: The following special uses may be permitted after review and approval by the Board of Adjustment

and subject to any additional conditions as may be warranted to mitigate any deleterious effects of the proposed use.

1. Bed and breakfast inns subject to Article VIII.
2. Communication towers subject to Article XIV.
3. Wind turbines subject to Article XIV.
4. Wineries.
5. Adult entertainment uses subject to Article XII.

E. District Regulations: The following bulk regulations are established for all C2 - Commercial Districts. All regulations are minimum standards unless otherwise noted.

Principal Buildings and Uses	Lot Area	Lot Width (feet)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Maximum Height
All uses other than wind turbines and communication towers	No requirement	No requirement	30	30	30	35' and/or 2 ½ stories
Wind turbines and communication towers	See Article XIV.					

Accessory Buildings and Uses	Rear Yard Setback (feet)	Side Yard Setback (feet)	Maximum Height
Private garages	15	10	25' and/or 2 stories
Storage sheds	15	10	25' and/or 2 stories

F. Additional Yard Requirements: Where a lot is located next to an R District, the front, side or rear yard of the permitted use in the commercial property that abuts the R District shall be 50 feet.

G. Open Space Required: The total land area devoted to open space and landscaping shall not be less than ten (10) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structures or buildings, except ornamental structures included as part of the landscaping theme. Such open space may include the required setbacks.

- H. Landscaping Required: Landscaping is required for all new buildings and additions over 500 square feet in this District. Any proposed building or addition for which landscaping is required in this District shall submit a Landscaping Plan to be approved by the Planning and Zoning Commission. The landscaping shall meet the following requirements:
  - 1. Where possible, approved landscaping shall be used to screen parking areas, open storage of any materials or equipment, and trash and recycling enclosures.
  - 2. Landscaping shall not be located where it will block visibility and create traffic hazards or sight distance problems.
- I. Off-Street Parking: See off-street parking requirements, Article XVIII.
- J. Sign Regulations: See sign regulations, Article XVI.
- K. Accessory Use Requirements: See accessory use requirements, Article XIII.
- L. Lighting Requirements: See Lighting Requirements, Article XV.

SECTION 6. I1 - INDUSTRY

- A. Intent: To establish and preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses.
- B. Principal Permitted Uses: Premises in each I1 District shall be used for any use except residential and those permitted and special permitted uses specifically confined to the I2 Heavy Industrial District.
- C. Permitted Accessory Buildings or Uses:
  - 1. Private garages.
  - 2. Storage sheds.
- D. Special Permitted Uses: The following special use may be permitted after review and approval by the Board of Adjustment and subject to any additional conditions as may be warranted to mitigate any deleterious effects of the proposed use.
  - 1. Adult entertainment uses subject to Article XII.
- E. District Regulations: The following bulk regulations are established for all I1 - Industrial Districts. All regulations are minimum standards unless otherwise noted.

Principal Buildings and Uses	Lot Area	Lot Width (feet)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Maximum Height
All uses other than wind turbines and communication towers	No requirement	No requirement	50	50	50	90' and/or 6 stories
Wind turbines and communication towers	See Article XIV.					

Accessory Buildings and Uses	Rear Yard Setback (feet)	Side Yard Setback (feet)	Maximum Height
Private garages	15	10	25' and/or 2 stories
Storage sheds	15	10	25' and/or 2 stories

- F. Additional Yard Requirements: Where a lot is located next to an R District, the front, side or rear yard of the permitted use in the Industrial property that abuts the R District shall be

75 feet. In addition, proper buffering (as defined in Article III, SECTION 2. P. Buffer Area and BB. Earthen Berm) shall be included on site to mitigate negative impacts between uses.

- G. Off-Street Parking: See off-street parking requirements, Article XVIII.
- H. Sign Regulations: See sign regulations, Article XVI.
- I. Accessory Use Requirements: See accessory use requirements, Article XIII.
- J. Lighting Requirements: See Lighting Requirements, Article XV.

SECTION 7. I2 - HEAVY INDUSTRY

- A. Intent: To establish and preserve areas for necessary industrial and related uses of such a nature that they require isolation from many other kinds of land uses.
- B. Principal Permitted Uses: Premises in each I2 District shall be used for the following purposes only:
1. Auto wrecking, junk yards, and similar salvage storage shall be permitted only when enclosed within a tight unpierced fence not less than six feet in height or surrounded with a greenbelt planting strip not less than 20 feet in width and eight feet in height. All such storage shall be located not less than 30 feet from any street line and not less than 20 feet from any other lot line. The storage of rags, paper and similar combustible wastes shall not be closer than 100 feet to any property lines unless enclosed in a masonry building of not less than four-hour fire resistive construction.
  2. The bulk storage of oils, petroleum and similar flammable liquids shall be permitted only when stored underground in tanks located no closer to any property line than the greatest depth to the bottom of such tanks or above ground in tanks located at least 150 feet from any property line.
  3. Acid manufacture.
  4. Cement, lime, gypsum, or plaster of Paris manufacture.
  5. Communication towers.
  6. Explosives manufacture or storage.
  7. Fertilizer manufacture.
  8. Smelting of tin, copper, zinc, or iron ores.
  9. Solid waste transfer station or sanitary landfill.
  10. Stockyards or slaughter of animals.
  11. Wind turbines subject to Article XIV.
  12. Animal Shelters subject to Article XVII.
  13. Those uses which in the opinion of the Zoning Commission are of the same general character as those listed above as permitted uses, and which will not be detrimental to the district in which they are located.
- C. Permitted Accessory Buildings or Uses:
1. Private garages.
  2. Storage sheds.

- D. District Regulations: The following bulk regulations are established for all I2 - Heavy Industrial Districts. All regulations are minimum standards unless otherwise noted.

Principal Buildings and Uses	Lot Area	Lot Width (feet)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Maximum Height
All uses other than wind turbines and communication towers	No requirement	No requirement	50	50	50	90' and/or 6 stories
Wind turbines and communication towers	See Article XIV.					

Accessory Buildings and Uses	Rear Yard Setback (feet)	Side Yard Setback (feet)	Maximum Height
Private garages	15	10	25' and/or 2 stories
Storage sheds	15	10	25' and/or 2 stories

- E. Additional Yard Requirements: Where a lot is located next to an R District, the front, side or rear yard of the permitted use in the Industrial property that abuts the R District shall be 100 feet. In addition, proper buffering (as defined in Article III, SECTION 2. P. Buffer Area and BB. Earthen Berm) shall be made to mitigate negative impacts between uses.
- F. Off-Street Parking: See off-street parking requirements, Article XVIII.
- G. Sign Regulations: See sign regulations, Article XVI.
- H. Accessory Use Requirements: See accessory use requirements, Article XIII.
- I. Lighting Requirements: See Lighting Requirements, Article XV.

SECTION 8. P - PUBLIC

- A. Intent: It is intended that the Public District provide reference on the zoning map to public uses of land. Thus land owned by the United States Federal Government, the State of Iowa, Jones County, Cities, or Public School Districts will be designated Public Use.
- B. Principal Permitted Uses: Premises in each P District shall be used for any use of land, buildings or structures of the aforementioned governments and political subdivisions thereof.
- C. Permitted Accessory Buildings or Uses:
  - 1. Private garages.
  - 2. Storage sheds.
- D. District Regulations: The following bulk regulations are established for all P - Public Districts. All regulations are minimum standards unless otherwise noted.

Principal Buildings and Uses	Lot Area	Lot Width (feet)	Front Yard Setback (feet)	Rear Yard Setback (feet)	Side Yard Setback (feet)	Maximum Height
All uses other than wind turbines	No requirement	No requirement	10	10	10	35' and/or 2 ½ stories
Wind turbines	See Article XIV.					

Accessory Buildings and Uses	Rear Yard Setback (feet)	Side Yard Setback (feet)	Maximum Height
Private garages	15	10	25' and/or 2 stories
Storage sheds	15	10	25' and/or 2 stories

- E. Accessory Use Requirements: See accessory use requirements, Article XIII.
- F. Additional Yard Requirements: Where a lot is located next to a district with different setback requirements, the deepest setback required shall apply.
- G. Lighting Requirements: See Lighting Requirements, Article XV.



SECTION 9. CRAO - CRITICAL RESOURCE AREA OVERLAY

- A. Findings: Jones County finds that the rivers and streams designated on the official Jones County Zoning Map are a unique and valuable local resource. The prevention and mitigation of irreversible damage to these valuable resources and the preservation and enhancement of their natural, aesthetic, and recreational values are in furtherance of the health, safety, and general welfare of the County.
- B. Intent: The intent of this Section is to promote orderly development of residential and recreational uses within the designated corridors located in the County. In addition, it is the County's intent to conserve the natural and scenic beauty of the designated corridors as well as to conserve the natural resources of the designated corridors. Also, it is the intent to provide for the compatibility of different land uses and the most appropriate use of land throughout the Critical Resource Areas.
- C. Establishment of the Critical Resource Area Overlay District: A Critical Resource Area Overlay District with its attendant regulations is hereby established as a part of the Jones County Zoning Ordinance. This District shall overlay the zoning districts presently in existence, or as amended, so that any parcel of land lying in the Overlay District shall also lay in one or more of the underlying established zoning districts. Land within the Overlay District shall be subject to the requirements established in this Ordinance as well as restrictions and the requirements established by other applicable ordinances. Within the Overlay District, all uses shall be permitted in accordance with the regulations for the underlying zoning district or districts; provided, however, that such uses shall have first satisfied the additional requirements established in this Section.
- D. Land to Which Regulations Apply: This Chapter shall apply to public and private lands within the Critical Resource Area corridors as designated on the Official Jones County Zoning Map. At the time of adoption, that includes abutting property along the following rivers and streams:
1. Maquoketa River
  2. North Fork Maquoketa River
  3. Silver Creek
  4. Mineral Creek
  5. Buffalo Creek
  6. Little Bear Creek
  7. Big Bear Creek
  8. Wapsipinicon River
  9. Walnut Creek

10. South Fork Walnut Creek
  11. White Oak Creek
  12. White Water Creek
  13. Muskrat Slough
  14. Kitty Creek
  15. Dutch Creek
- E. Principal Permitted Uses: Uses permitted in the underlying district will be permitted in the Critical Resource Area Overlay District.
- F. Permitted Accessory Buildings or Uses: Accessory uses permitted in the underlying district will be permitted in the Critical Resource Area Overlay District.
- G. Special Permitted Uses: Permitted subject to regulations contained in the underlying district.
- H. District Regulations: All bulk regulations are the same as those permitted in the underlying district unless noted here. The following bulk regulations are established for all CRAO - Critical Resource Area Overlay Districts. If the regulation in the underlying district is more restrictive, the more restrictive standard will apply (example: if the underlying district is R5, which requires five (5) acres, the R5 requirement is more restrictive, therefore the lot size shall be five (5) acres.) All regulations are minimum standards unless otherwise noted.
1. Lot Size: Three (3) acres for all uses other than wind turbines and communication towers as established in the underlying district.
  2. Setbacks:
    - a. There shall be a 100-foot minimum between any building or structure and a right-of-way along a designated river or stream corridor.
    - b. Side yard setbacks shall be 50-foot minimum between any building or structure and the lot line.
    - c. All other setbacks shall be the same as permitted in the underlying zoning district.
    - d. Exceptions to setback requirements shall include public safety facilities, public bridges and approaches, public roadways serving water-related uses, public recreational facilities, scenic overlooks, regional and local trails, docks and boat launching facilities, and historical sites

designated in National and State Registers of Historical Places.

3. Placement of Structures: No land with slopes, before alteration, in excess of 20 percent will be developed for use by any structure except for the construction of erosion control devices. Development on land with a slope, before alteration, in excess of 12 percent but less than 20 percent will be permitted, providing the applicant can ensure the project meets the following conditions:
  - a. The foundation and underlying material of any structure, including roads, shall be adequate for the slope condition and soil type.
  - b. The developer can demonstrate that development during and after construction can be accomplished without increasing erosion and there is a proper utilization of controls to reduce runoff to nondestructive levels.
  - c. The proposed development presents no danger of falling rock, mud, uprooted trees, and other material to structures, recreational facilities, public lands, and public waters downhill.
4. Line of Sight: Development of new expansion of existing structures shall be placed so that the development is consistent with the reasonable preservation of the view of the Critical Resource Area Corridor from other properties on both sides of the corridor and by the public.
  - a. Existing and planned vegetation shall be considered in structure siting and design.
  - b. The development of new and reconstruction of existing structures shall be accomplished so as to minimize the need for tree and other vegetation removal.

**ARTICLE VI**  
**NON-CONFORMING USES**

SECTION 1. NON-CONFORMING USE PROVISIONS

This Ordinance recognizes non-conforming uses of the land which were established and lawful prior to the adoption of this Ordinance. Said non-conforming uses are permitted to continue until their removal or abandonment. Nothing in this Ordinance shall be deemed to require a change in the plans, construction, or designated use of any building, which was lawfully under construction at the effective date of adoption of this Ordinance.

SECTION 2. CHANGES IN NON-CONFORMING USE

The following instances shall constitute a change in a non-conforming use that will require consideration by the Board of Adjustment and the issuance of a variance permit under Article XXI of this Ordinance:

- A. The enlargement or extension of a non-conforming use of land to occupy additional lots or parcels beyond the lot or parcel occupied by the use at the time of adoption of this Ordinance.
- B. A re-establishment of a use after more than one year has passed from the date the non-conforming use of the land has ceased or been discontinued, or the establishment of any new use.
- C. A non-conforming use with any loss due to an act of God may be re-established within one year of the loss without a variance. The re-established use shall not be enlarged or extended beyond the original scope before the loss.

These changes in land use must be approved by the Board of Adjustment under Article XXI of this Ordinance, unless such use is a principal permitted use of the applicable District.

**ARTICLE VII**  
**HOME-BASED INDUSTRY**

SECTION 1. INTENT

It is the intent of this Article to allow for limited commercial activity as a Special Permitted Use in certain districts. A Home-Based Industry proposal will be reviewed by the Board of Adjustment. A Home-Based Industry will be permitted only when it conforms to the following and is subject to any additional conditions as may be warranted to mitigate deleterious effects of the proposed use:

- A. A Home-Based Industry is allowable only on a parcel of land which contains an occupied residence.
- B. A Home-Based Industry is an activity which is confined totally within the residential structure or existing buildings.
- C. A Home-Based Industry should meet, at a minimum, the following standards:
  - 1. It may be service and/or product oriented;
  - 2. It shall not occupy more than 20% of the floor area of one floor of the dwelling;
  - 3. It shall not be objectionable to its surroundings due to nuisance factors such as exterior appearance, the emission of odor, gas, dust, smoke, noise, or in any other way;
  - 4. Not more than one (1) person who is not a member of the family thereby residing shall be regularly employed on the premises in addition to the proprietor;
  - 5. No outside storage or display of products shall be allowed except in the case of roadside stands in which products produced on the respective property are offered for sale.
  - 6. It shall not create traffic or delivery concerns in the immediate area; and,
  - 7. There shall not be created diminishment or impairment of established property values to adjoining or surrounding property.

**ARTICLE VIII  
BED AND BREAKFAST INNS**

SECTION 1. INTENT

It is the intent of this Article to allow for Bed and Breakfast Inns as a Special Permitted Use in certain districts. A Bed and Breakfast Inn proposal will be reviewed by the Board of Adjustment. A Bed and Breakfast Inn will be permitted only when it conforms to the following and is subject to any additional conditions as may be warranted to mitigate deleterious effects of the proposed use:

- A. Accommodations must be in the family home in which the host/hostess resides.
- B. There shall be no separate or additional kitchen facility for the guests.
- C. A guest register shall be maintained of all guests, their length of stay, and their place of residence.
- D. One (1) person not a member of the family thereby residing may be regularly employed on the premises in addition to the proprietor.
- E. Limited services to the public such as receptions, private parties, meetings and similar events may be provided by appointment only. Meals shall be served only to residents and overnight guests. All parking for such events shall be restricted to approved, designated, off street parking spaces.
- F. It shall not be objectionable to its surroundings due to nuisance factors such as exterior appearance, the emission of odor, gas, dust, smoke, and noise or in any other way.
- G. It shall not create traffic or delivery concerns in the immediate area.
- H. There shall not be created diminishment or impairment of established property values to adjoining or surrounding property.

**ARTICLE IX  
COMMERCIAL RECREATION USES**

SECTION 1. INTENT

The purpose of this section is to allow certain permanent and temporary recreational uses in an Agricultural District. A commercial recreational use proposal will be reviewed by the Board of Adjustment and will be permitted only when it conforms to the following and is subject to any additional conditions as may be warranted to mitigate deleterious effects of the proposed use:

- A. Description of proposed Commercial Recreation Activity.
- B. Impact on Prime Agricultural Land (including Corn Suitability Rating (CSR) of Proposed Soils), and livestock.
- C. Anticipated Traffic Volumes (impact on local roads, adjacency to hard surface roads).
- D. Availability of Emergency Services.
- E. Noise impact on surrounding property owners, residents, and livestock.
- F. Safety features of the proposed commercial recreation use (protective fencing, berms, barriers, etc).
- G. Sanitary Services (permanent and temporary waste disposal plans).

SECTION 2. APPLICATION REQUIREMENTS

The applicant for a Special Use Permit for construction of a commercial recreation use shall file an application with the County Land Use Administrator accompanied by a fee which will be established by resolution of the Board of Supervisors. The application shall include the following:

- A. A description of the proposed activity.
- B. A site plan, drawn to scale, identifying the site boundary; location of proposed tracks, trails, or other physical features of the proposed activity; existing and proposed structures, including accessory structures; parking, fences and landscape plan; and existing uses on abutting parcels.
- C. A current map showing locations of surrounding properties and soil types including corn suitability ratings for the soils to be used in conjunction with the Commercial Recreation Use.
- D. If applicant is other than the site owner, written authorization from the site owner for the application:
  - 1. Identification of the owners/partners of the proposed Commercial Recreation Activity to be located at the site.
  - 2. Additional information as required to determine that all applicable conditions of this ordinance have been met.

- E. Describe anticipated traffic volumes that will be generated by the proposed activity. Any traffic control proposals including dust control and parking provisions.
- F. Provision of emergency services in the event of accident or injury.
- G. Describe the impact of noise on surrounding property owners and provisions to minimize the noise impact.
- H. Describe safety features proposed to protect the public from accident or injury such as fences, berms and other protective measures.
- I. Describe sanitary services to be available to the public for proper disposal of waste products and wastewater.

### SECTION 3. ABANDONMENT

In the event the use of the Commercial Recreation Use has been discontinued for a period of 275 consecutive days, the use shall be deemed to be abandoned. Determination of the date of abandonment shall be made by the County Land Use Administrator. Upon such abandonment, the property owner shall have an additional 180 days within which to (1) reactivate the Commercial Recreation Use, or (2) dismantle and remove any structures associated with the use. If the structure(s) is not dismantled and removed as required, the County may do so and assess the costs against the property for collection in the same manner as a property tax, pursuant to Iowa Code 331.384.



**ARTICLE X**  
**RESERVED FOR FUTURE USE**

SECTION 1. RESERVED FOR FUTURE USE

**ARTICLE XI**  
**AUXILIARY AND SEASONAL DWELLING UNITS**

**SECTION 1. AUXILIARY DWELLING UNITS**

Auxiliary Dwelling Units are permitted in the A and R districts. To qualify, a unit can be a room addition or an attached structure to the existing primary dwelling unit or garage. For the purposes of Auxiliary Dwelling Units, the definition of family is anyone related by blood, marriage, adoption, legal guardianship, foster parent-children or a domestic partner of said family member. Auxiliary dwelling units shall be approved by the Board of Adjustment and are subject to the following supplemental conditions and any other conditions as may be warranted by the Board of Adjustment to mitigate any deleterious effects of the proposed use and to promote the public health, safety and general welfare.

- A. One auxiliary dwelling unit per property.
- B. The number of occupants is limited to two (2) and one shall be a family member of the primary residential unit as defined in auxiliary dwelling units. There shall be an annual verification that the persons living in the auxiliary dwelling unit are family members as defined herein.
- C. The primary dwelling unit on the property shall be occupied by the legal owner of the property. The auxiliary dwelling unit is established in such a way as to minimize its visibility from adjacent streets and properties.
- D. The gross square footage of the auxiliary dwelling unit, excluding attached covered parking and unenclosed patio covers, shall not exceed one-half the gross square footage of the primary dwelling unit or one thousand (1,000) square feet, whichever number is less.
- E. The auxiliary dwelling unit shall be provided with an off-street parking space in addition to any parking requirement for the primary dwelling unit. Any parking provided for the auxiliary dwelling unit shall be served from the same driveway system that serves the parking for the primary dwelling unit.
- F. The auxiliary dwelling unit shall meet the setback requirements of the primary dwelling unit.
- G. The auxiliary dwelling unit permanently built on a property shall be architecturally compatible with and complimentary to the primary dwelling unit. All related aesthetic matters including architecture and landscaping shall be subject to review and approval by the Board of Adjustment.

**SECTION 2. SEASONAL DWELLING UNITS**

Seasonal Dwelling Units are permitted in the A district. To qualify, a seasonal dwelling unit can be a building which is temporarily rented or leased and not for year-round occupancy. A seasonal dwelling unit is separate and clearly accessory and incidental to the principal dwelling unit on the same property. Seasonal dwelling units shall be approved by the Board of Adjustment and are subject to the following supplemental conditions and any other conditions as may be warranted by the Board of Adjustment to mitigate any deleterious effects of the proposed use and to promote the public health, safety and general welfare.

- A. At least 10 acres is required to have one seasonal dwelling. For each additional seasonal dwelling on the same property, an additional acre is required.
- B. Each seasonal dwelling unit shall be adequately served by water and septic systems approved by the County Health Department.
- C. An applicant shall submit a site plan for any proposed seasonal dwelling units showing the location of the unit(s), the size of the property, the proposed utilities and other infrastructure, including roads.
- D. A seasonal dwelling unit is for temporary dwelling only and not for year-round occupancy.

**ARTICLE XII**  
**ADULT ENTERTAINMENT USES**

SECTION 1. PURPOSE AND GENERAL INTENT

The purpose of this Article is to regulate the use of adult entertainment establishments within Jones County. Adult entertainment establishments may be allowed as a special permitted use within any C2 or I1 districts providing they meet the following regulations:

- A. Any adult entertainment establishment must be located at least 2,640 feet (1/2 mile) from any residential dwelling, church, park or daycare within Jones County.
  
- B. Adult entertainment uses may be permitted after review and approval by the Board of Adjustment and subject to any additional conditions as may be warranted to mitigate any deleterious effects of the proposed use and to promote the public health, safety and general welfare of the residents of Jones County.

**ARTICLE XIII**  
**ACCESSORY BUILDING AND USE REQUIREMENTS**

SECTION 1. ACCESSORY BUILDINGS AND USES

The following requirements shall be provided for within each Zoning District excepting the RMH (Residential Manufactured Housing).

- A. Accessory buildings and uses shall be incidental to the principal use.
- B. Accessory buildings and uses shall take up no more than thirty (30) percent of the yard it occupies.
- C. Accessory buildings and uses shall not be used for dwelling purposes.
- D. Accessory buildings and uses shall not be located in any front yard.

**ARTICLE XIV  
WIND TURBINE AND COMMUNICATION TOWER REQUIREMENTS**

**SECTION 1. WIND TURBINES**

It is the intent of this Article to allow for wind turbines as Special Permitted Uses in all zoning districts. A wind turbine is intended to provide individual properties with an alternative energy source through a wind energy conversion system which includes such devices as a wind charger, windmill, or wind turbine. Any wind turbine proposal will be reviewed by the Board of Adjustment. The proposal will be permitted only when it conforms to the following and is subject to any additional conditions as may be warranted to mitigate deleterious effects of the proposed use:

- A. The distance from any tower support base to any tower support base of another wind turbine under other ownership shall be a minimum of five (5) rotor distances figured by the size of the largest rotor.
- B. The wind turbine shall not cause interference to radio and television reception on adjoining properties.
- C. All equipment used for installation shall follow an approved route to the site. The route shall be approved by the County Engineer.
- D. To limit access to the tower, one of the following shall be required:
  - 1. A fence six (6) feet high with a locking portal around the tower base.
  - 2. The tower climbing apparatus shall be limited to no more than twelve (12) feet from the ground.
- E. The setback distances from all lot lines to any tower support base and minimum lot size required for a wind turbine shall be determined as follows:

<b>Setback Table for Wind Turbines</b>		
Rotor Diameter (feet)	Setback Distance (feet)	Minimum Lot Area <sup>1</sup> (acres)
5	100	1
10	165	2.5
15	220	4.5
20	270	6.75
25	310	9
30	340	10.75
35 or more	365	12.25

<sup>1</sup> Where there are several towers under single ownership, the minimum lot area may be adjusted down provided the minimum setback distances are met on all units.

SECTION 2. COMMUNICATION TOWERS

Recent advances in wireless communications technology have resulted in a new generation of telecommunication services. These new services transmit electromagnetic waves of such a frequency and power that will likely require numerous antenna locations. These antennas may be located on buildings, water towers and other similar structures but will also frequently be located on new or enlarged towers. This requires that Jones County regulate these wireless communication system facilities in a different manner than conventional television and radio transmission towers which are able to transmit their signals at much greater distances.

In recognition of the requirements of the Federal Telecommunications Act of 1996, this ordinance is designed and intended to balance the interests of the residents of Jones County, Iowa, telecommunications providers, and telecommunication customers in the siting of telecommunication facilities within Jones County, so as to ensure coordinated development of communications infrastructure while preserving the health, safety and welfare of the County and its residents. More specifically this Article has been developed in order to:

- A. Maximize use of existing and approved towers and other structures to accommodate new antennas and transmitters in order to reduce the number of communication towers needed to serve the county;
- B. Encourage providers to co-locate their facilities on a single tower;
- C. Minimize the location of facilities in visually sensitive areas;
- D. Encourage creative design measures to camouflage facilities;
- E. Protect historic and residential areas from potential adverse impacts of communication towers;
- F. Avoid potential damage to adjacent properties from tower failure through engineering and careful siting of tower structures.

SECTION 3. COMMUNICATION TOWER DEFINITIONS

- A. Antenna: A device used to receive or transmit electromagnetic waves. Examples include, but are not limited to whip antennas, panel antennas and dish antennas.
- B. Co-Location: Locating wireless communication facilities from more than one provider on a single site.
- C. Height of Tower: The vertical distance measured in feet from the average existing level of the ground surrounding the tower and within ten feet thereof to the topmost point of the tower including any antenna or other appurtenances. The existing elevation shall mean the actual or approved elevations of the property at the time of application.
- D. Tower: A structure that is intended to support equipment used to receive and/or transmit electromagnetic waves. Design examples of towers include:

1. Self-supporting lattice,
  2. Guyed,
  3. Monopole.
- E. Wireless Telecommunication Services: Licensed wireless telecommunication services including, but not necessarily limited to, cellular, personal communication services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging and similar services that are marketed to the general public.
- F. Wireless Telecommunication Facilities: A facility operated by a licensed wireless telecommunication service provider which consists of the equipment and structures involved in receiving or transmitting electromagnetic waves associated with wireless telecommunication services.

SECTION 4. COMMUNICATION TOWER EXEMPTIONS

- A. No regulation or restriction adopted under the provisions of this Article shall be construed to control the type or location of distributing equipment and structures of utility companies, including but not limited to poles, towers, wires, or any other similar distributing or operating equipment of a telephone, power, gas, and railroad company which are subject to the regulation of the Iowa Commerce Commission.
- B. This Article shall not govern any tower, or the installation of any antenna, that is under one hundred (100) feet in height and is owned and operated by a federally licensed amateur radio station operator or used exclusively for receive only antennas.
- C. Wireless Telecommunications Facilities shall not be considered infrastructure, essential services, or public utilities. Siting for telecommunications facilities is a use of land and subject to Jones County's applicable ordinances and regulations.

SECTION 5. COMMUNICATION TOWER LOCATIONS

- A. To minimize the overall number of towers in Jones County, providers will be required to participate in co-location agreements.
- B. To ensure that new towers will be safe and blend into their environment, providers will propose designs consistent with site characteristics.
- C. To minimize placement of wireless equipment in populated areas, new towers shall be located only in A, C1, C2, I1 and I2 Districts.



SECTION 6. COMMUNICATION TOWER BULK REQUIREMENTS

- A. Lot Size. Wireless telecommunication sites containing a freestanding tower shall not be located on any lot less than 20,000 square feet in area.
- B. Height. The maximum height of a tower proposed under this regulation shall be 350 feet including the antenna and all other appurtenances. The height of a tower mounted on a building shall be measured from the average level of the ground along all walls of the building to the tallest point on the tower including the antenna and all other appurtenances.
- C. Setbacks. All freestanding monopole towers shall comply with the following minimum property line setbacks:
  - 1. Front Yard or Side Yard along a Street: A distance equal to  $\frac{3}{4}$  the height of the tower.
  - 2. Side or Rear Yards: 50 feet for towers less than 60 feet in height and 100 feet for towers equal to or greater than 60 feet. However, where a side or rear lot line is contiguous to a residential zone the setback for that particular yard shall be as required for such a tower in a residential zone.
  - 3. All other towers: shall be located a minimum distance from any property line of at least 100 feet or a distance equal to the height of the tower, whichever is greater.
  - 4. All lots housing equipment buildings/boxes or equipment areas shall have a minimum of 150 feet of frontage width and a minimum of 150 feet in depth. No structure shall be closer than 30 feet from any property line.

SECTION 7. COMMUNICATION TOWER GENERAL REQUIREMENTS

- A. No wireless telecommunication site shall be located within 200 feet of an existing or proposed residence/inhabited structure.
- B. Towers in Jones County requiring lighting, shall be painted aviation red and white according to FAA specifications and be equipped with a red night time beacon lighting system (only).
- C. Towers may not be used to exhibit any signage or other advertising.
- D. No proposed wireless telecommunication site shall be designed, located or operated as to interfere with existing or proposed public safety communications.
- E. All applications for wireless telecommunication sites within the Flood Plain area shall comply with the Jones County Flood Plain Management Ordinance.
- F. All applications for wireless telecommunication sites shall be reviewed by the Jones County Historic Preservation Commission.

SECTION 8. COMMUNICATION TOWER SITE PLAN REQUIREMENTS

Providers wishing to site a new tower within Jones County must provide an application and Site Plan with the following:

- A. A plan showing where and how the proposed antenna will be affixed to a particular building or structure.
- B. Details of all proposed antenna and mounting equipment including size and color.
- C. Elevations of all proposed shielding and details of materials including color.
- D. An elevation of all proposed equipment buildings or boxes. Details of all proposed fencing including color.
- E. A design drawing including cross section and elevation of all proposed towers. A description of the tower's capacity including the number and type of antennas it can accommodate as well as the proposed location of all mounting positions for co-located antennas and the minimum separation distances between antennas. Where a monopole is proposed the design shall illustrate how the tower will collapse upon itself without encroaching upon any adjoining property line.
- F. A determination from the Federal Aviation Administration that the proposed tower complies with all airport safety requirements.
- G. A map depicting the extent of the provider's planned coverage within Jones County and the service area of the proposed wireless telecommunication site.
- H. A map indicating the search radius for the proposed wireless telecommunication site.

SECTION 9. COMMUNICATION TOWER ABANDONMENT

A wireless telecommunication site not in use for 12 consecutive months shall be removed by the service facility owner. This removal shall occur within 90 days of the end of such 12-month period. Upon removal the site shall be restored to its previous appearance and where appropriate re-vegetated to blend with the surrounding area.

SECTION 10. COMMUNICATION TOWER EXPIRATION OF PERMIT

The approval of an application for any permit shall be void and of no effect unless construction of the project commences within one year.

SECTION 11. COMMUNICATION TOWER REGISTRATION

Applicants shall provide written data regarding ownership of the tower, including FCC Antenna Structure Registration Number management of the tower (which shall include three contacts), and the name of the lessor(s) and leasee(s).

**ARTICLE XV  
LIGHTING REQUIREMENTS**

SECTION 1. INTENT

The purpose of this Section is to preserve the rural atmosphere of Jones County. Increasing light pollution and glare from inappropriate lighting degrades the rural character. This Section is intended to enhance public safety and welfare by providing for adequate and appropriate outdoor lighting to reduce glare, minimize light trespass, and reduce the cost and waste of unnecessary energy consumption.

SECTION 2. LIGHTING REQUIREMENTS

When a lot is located in a RMF, RMH, C1, C2, I1 or I2 District, and for any use permitted by this Ordinance within any district, excepting single-family residential and agricultural uses (as defined herein), the following protective lighting measures shall be provided for:

- A. All lighting (including street lights, parking lot lights, spot or flood lights illuminating buildings or structures, advertising signs or billboards, or other outdoor fixtures) shall be of a type, design and placement that is directed away from, and shielded in a manner to minimize impact on, neighboring property and the night sky.
- B. When any development plan proposes installed street, common or public area outdoor lighting, the final plan shall contain a statement certifying that the applicable provisions of this Article and associated regulations shall be adhered to.
- C. This paragraph shall not apply to temporary decorative lighting, such as holiday lighting.

**ARTICLE XVI**  
**SIGN REQUIREMENTS**

SECTION 1. PURPOSE AND GENERAL INTENT

The purpose of this Article is to permit outdoor advertising signs in such a manner that will not confuse or mislead the traveling public, nor obstruct the vision necessary for traffic safety, and to permit and regulate signs in order to support and compliment land use objectives set forth in the Land Use Plan for Jones County. Further, it is the intent of this Article to permit and regulate signs in compliance with Chapter 306C, Code of Iowa, and such administrative rules governing outdoor advertising. A written permit shall be obtained from the Administrative Officer before erecting, constructing, reconstructing, enlarging, or moving any sign as defined below.

It is the intent of the County not to unduly restrict signs and billboards in the rural area. However, placement and construction of signs and billboards should be compatible with surrounding land uses and preserve property values of surrounding properties; should protect existing businesses which are adequately identified and advertised from a proliferation of signs which reduce the effectiveness of individual signs; should not disrupt agricultural operations or take agricultural operations out of production; should not distract adjoining residences; and should not distract nor reduce visibility for vehicular traffic.

SECTION 2. DEFINITIONS

- A. Advertising: Any sign that, by way of its message, content, or usage, calls to the public's attention products or services that may be bought, sold, or rented either on or off the premises on which the sign is located.
- B. Balloon sign: An inflatable bag filled with gas and displayed as to draw attention to its advertising content.
- C. Billboards: Billboards as used in this chapter shall include 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.
- D. Building sign: A sign which is supported by a building or wall and includes the terms: wall sign, facia sign, awning sign, marquee sign, and roof sign.
- E. Directional signs, public: Signs containing directional information about public places owned or operated by federal, state, or local governments or their agencies; publicly or privately owned natural phenomenon, historic, cultural, scientific, educational, and religious sites; areas of natural scenic beauty or naturally suited for outdoor recreation.
- F. Freestanding sign: A permanent sign which is supported by one or more up-rights or braces in or upon the ground and not

attached to any building or wall, and includes the terms billboard, banjo sign, and monument sign.

- G. Official signs: Signs and notices erected and maintained by public officers and public agencies within their territorial or zoning jurisdictions, and pursuant to and in accordance with direction or authorization contained in federal, state, or local law, for the purposes of carrying out an official duty or responsibility. Historical markers authorized by state law and erected by state or local government agencies or non-profit historical societies may be considered official signs.
- H. Off-premise sign: Any advertising sign which is not an on-premise sign.
- I. On-premise sign: Any sign that, by way of its message, content or use, identifies or directs attention to the principal profession, business, service, activity, product, campaign, or attraction manufactured, sold, conducted, or offered on the property upon which such signage is located. On-premise shall not be construed to mean property which cannot reasonably be used as an integral part of the advertised activity.
- J. Sign or signage: Any structure visible from the public right-of-way, including, but not limited to any device, display, figure, pointing, drawing, message, placard, poster, billboard, or any other device designed, intended, or used for visual communication with the traveling public.
- K. Sign area: That area of a sign determined by using actual dimensions where applicable, or approximate dimensions where irregularity of sign shape warrants. Such area shall include the extreme points or edges of the sign, excluding the supporting structure which does not form part of the sign or of the display. The area of the sign composed of characters or words attached directly to a building wall surface shall be the smallest trapezoid or hexagon which encloses the whole group of characters and/or words.
- L. Special event sign: Signs to be used on a temporary basis for a community event, new business grand openings, events of public interest, events of non-profit organizations and similar events with a duration no longer than seven (7) concurrent calendar days.

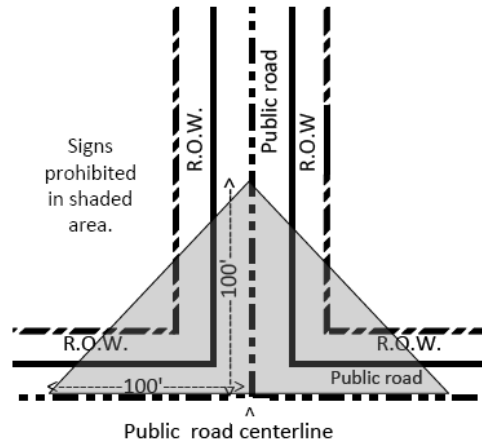
### SECTION 3. GENERAL PROVISIONS FOR SIGN REGULATIONS

- A. Signs prohibited in all districts:
  - 1. No sign shall be erected which by way of its size, shape, placement, content, or illumination:
    - a. Obscures or physically interferes with an official traffic sign, signal or device.
    - b. Impairs the vision of drivers in a manner that can be constituted as a traffic hazard, or that otherwise interferes with the safe movement of traffic.

- c. Imitates or resembles an official sign, signal, or device, or is otherwise confusing or misleading to the public.
- 2. No sign shall be constructed or reconstructed in the right-of-way of any interstate highway, state highway, or county road, except those official, directional, and public utility signs and devices authorized by law.
- 3. No sign shall be constructed or reconstructed within the triangular area formed by connecting the centerlines of the intersecting roads at points which are one hundred (100) feet from their point of intersection. (see Figure 1.1):

**Figure 1.1**

**Sight distance at intersections**



- 4. No sign shall be illuminated by flashing, intermittent, or animated light or lights except those giving such public service information as the time, date, temperature, weather and those advertising goods and services sold on the premises. Digital and video signs are prohibited in the Agricultural, Residential, and C-1 Commercial Districts.
- 5. No sign, except for a balloon sign, shall be constructed or reconstructed in a manner by which all or part of the sign swings, dangles or in any other way moves or can be moved.
- 6. No sign shall be affixed or painted on rocks, trees or other natural features.
- 7. No sign shall be erected or maintained which is structurally unsound, or in substantial disrepair.
- 8. No portable/temporary sign shall be erected, placed or in any way displayed or maintained except as otherwise specifically provided for in this chapter. Portable signs shall include but not be limited to signs:

- a. With wheels or wheels removed,
  - b. With chassis or support constructed without wheels,
  - c. Designed to be transported by trailer or wheels,
  - d. Converted to A or T frame signs,
  - e. Attached temporarily or permanently to the ground, structure or other signs,
  - f. With strings, pennants and balloons, and
  - g. Menu and sandwich board signs.
- B. Signs permitted in all districts. The following signs shall be permitted in all districts without a permit:
- 1. Public directional signs and official signs.
  - 2. Signs advertising the on-premise sale of agricultural products and produce.
  - 3. Temporary real estate signs advertising the sale, rental, or lease of property upon which they are located. Such signage shall not exceed thirty-two (32) square feet in area and shall be removed from the property when all lots in the subdivision have been sold.
  - 4. Temporary construction signs identifying the architects, engineers, contractors, or other individuals involved in the construction of a building on property upon which such sign is located. Such signage shall not exceed thirty-two (32) square feet in area per sign face and shall not exceed ten (10) feet above ground level and shall be removed six (6) months after the neighborhood identification sign is erected.
  - 5. Political yard signs announcing candidates seeking public office, a political issue, or a yard sign containing other election information.
  - 6. Special event signs to be used on a temporary basis advertising for a community event, new business grand openings, events of public interest, events of non-profit organizations and similar events with a duration no longer than seven (7) concurrent calendar days.
  - 7. One name plate per residence shall be allowed provided that the same is non-illuminated and does not exceed two square feet in area.
  - 8. Except where expressly prohibited, signs may be internally or externally illuminated with a non-flashing light source.
- C. Sign regulations by district (requiring a permit).

1. All A - Agricultural Districts: In addition to the general provisions of this Ordinance, the following regulations shall apply to signage in all A - Agricultural Districts:
  - a. One on-premise sign for any permitted use or special permitted use in the A - Agricultural District attached to the building. Such sign shall be limited to a combined total sign area not to exceed twenty-five (25) percent of the area of the front wall of the principal building. No building sign shall exceed a height of fifteen (15) feet above the actual building height.
  - b. One on-premise sign for any permitted use in the A - Agricultural District. Such signs shall not exceed thirty-two (32) square feet in area on each side, shall not exceed six (6) feet in the height of the sign or from the closest roadway surface elevation, whichever is greater.
  - c. Home businesses may erect a sign not to exceed thirty-two (32) square feet and shall not exceed six (6) feet in the height of the sign, or from the closest roadway surface elevation, whichever is greater.
  - d. No use shall have more than one (1) type of sign permitted.
  - e. Property with frontage to primary Highway 151 shall be allowed a sign not to exceed forty (40) square feet in area on each side, and not to exceed twelve (12) feet in the height of the sign or from the closest roadway surface elevation, whichever is greater.
2. All R - Residential Districts, including RMF and RMH: In addition to the general provisions of this Ordinance, the following regulations shall apply to signage in all R, RMF and RMH - Residential Districts:
  - a. One on-premise sign for any permitted use in any R, RMF, and RMH District. Such signs shall not exceed twenty-four (24) square feet in area on each side, shall not exceed six (6) feet in the height of the sign or from the closest roadway surface elevation, whichever is greater.
  - b. Home businesses may erect a sign not to exceed twenty-four (24) square feet and shall not exceed six (6) feet in the height of the sign or from the closest roadway surface elevation, whichever is greater.
  - c. A residential neighborhood is permitted to have one Neighborhood Identification Sign for each entrance. Such signs shall not extend into any public right-of-way. The sign shall not exceed one



hundred (100) square feet. The height of the sign shall not exceed seven (7) feet above the uniform finished grade. The neighborhood identification sign may be externally illuminated with a non-flashing light source.

3. All C1 - Commercial Districts: In addition to the general provisions of this Ordinance, the following regulations shall apply to signage in all C1 - Commercial Districts:

a. Two on-premise signs for any permitted use in the C1 - Commercial District.

i. One on-premise sign attached to the building. Such signs shall be limited to a combined total sign area not to exceed twenty-five (25) percent of the area of the front wall of the principal building occupied by the business. No building sign shall exceed a height of fifteen (15) feet above the actual building height.

ii. One on-premise sign. Such signs shall not exceed thirty-two (32) square feet in area on each side, shall not exceed six (6) feet in the height of the sign or from the closest roadway surface elevation, whichever is greater.

Property with frontage to primary Highway 151 shall be allowed a sign not to exceed forty (40) square feet in area on each side, and not to exceed twelve (12) feet in the height of the sign or from the closest roadway surface elevation, whichever is greater.

b. No use shall have more than one (1) of each type of sign permitted.

4. All C2 - Commercial Districts: In addition to the general provisions of this Ordinance, the following regulations shall apply to signage in all C2 - Commercial Districts:

a. Two on-premise signs for any permitted use in the C2 - Commercial District.

i. One on-premise sign attached to the building. Such signs shall be limited to a combined total sign area not to exceed twenty-five (25) percent of the area of the front wall of the principal building occupied by the business. No building sign shall exceed a height of fifteen (15) feet above the actual building height.

ii. One on-premise sign. Such signs shall not exceed thirty-two (32) square feet in area on each side, shall not exceed six (6) feet in the height of the sign or from the

closest roadway surface elevation, whichever is greater.

Property with frontage to primary Highway 151 shall be allowed a sign not to exceed sixty-four (64) square feet in area on each side, and not to exceed fifteen (15) feet in the height of the sign or from the closest roadway surface elevation, whichever is greater.

- b. One freestanding sign (off-premise) shall be limited to a maximum sign area of three hundred (300) square feet per side with no more than two faces mounted on a common structure and the combined sign area per structure shall not exceed six hundred (600) square feet. The maximum height shall not exceed thirty (30) feet above the higher or highest established grade of any public road or roads either abutting or serving the property.
  - c. No off-premise freestanding sign shall be allowed within one thousand (1,000) feet of another off-premise freestanding sign.
  - d. No use shall have more than one (1) of each type of sign permitted.
5. All Industrial Districts: In addition to the general provisions of this Ordinance, the following regulations shall apply to signage in all I1 and I2 - Industrial Districts:
- a. Two on-premise signs for any permitted use in the I1 and I2 - Industrial Districts.
    - i. One on-premise building sign attached to the building. Such signs shall be limited to a combined total sign area not to exceed twenty-five (25) percent of the area of the front wall of the principal building occupied by the business. No building sign shall exceed a height of fifteen (15) feet above the actual building height.
    - ii. One on-premise sign. Such signs shall not exceed thirty-two (32) square feet in area on each side, shall not exceed six (6) feet in the height of the sign or from the closest roadway surface elevation, whichever is greater.

Property with frontage to primary Highway 151 shall be allowed a sign not to exceed sixty-four (64) square feet in area on each side, and not to exceed fifteen (15) feet in the height of the sign or from the closest roadway surface elevation.

- b. One freestanding sign (off-premise) shall be limited to a maximum sign area of three hundred (300) square feet per side with no more than two faces mounted on a common structure and the combined sign area per structure shall not exceed six hundred (600) square feet. The maximum height shall not exceed thirty (30) feet above the higher or highest established grade of any public road or roads either abutting or serving the property.
  - c. No off-premise freestanding sign shall be allowed within one thousand (1,000) feet of another off-premise freestanding sign.
  - d. No use shall have more than one (1) of each type of sign permitted.
6. Other sign provisions: All signs located on Interstate or primary highways will be required to comply with Chapter 306C, Code of Iowa, and obtain approval from the Iowa Department of Transportation, in addition to meeting the requirements established by this Article.

#### SECTION 4. NON-CONFORMING SIGNS

This Article is intended to encourage the eventual elimination of signs which do not comply with the ordinance. A sign not complying with this ordinance, but in place on the effective date of this ordinance may be continued if it is maintained in good condition. However, it shall not be replaced by another non-conforming sign or enlarged, reconstructed, altered or moved so as to prolong the life of the sign. It may not be reestablished after damage or destruction if the Administrative Officer determines that the estimated costs of reconstruction exceeds 50% of the estimated replacement costs.

#### SECTION 5. NUISANCE

An unsafe or abandoned sign may be declared a nuisance which shall be abated by the owner within sixty (60) days of receiving notice from the Administrative Officer. After sixty (60) days, the County may cause the sign to be removed with related costs assessed to the owner.

#### SECTION 6. PERMIT FORM

An application for a permit shall be submitted in such form as the Administrative Officer may prescribe.

- A. Such application shall be made by the owner or lessee, or agent of either, or the architect, engineer, or builder employed in connection with the proposed work. If such application is made by a person other than the owner in fee, it shall be accompanied by a duly verified affidavit of the owner in fee, or the person making the application that the proposed work is authorized by the owner in fee and that the person making the application is authorized to make such application.
- B. Such application shall contain the full names and addresses of the applicant and of the owner, and if the owner is a corporate body, of its responsible officers.

- C. Such application shall describe the proposed work and shall give such additional information as may be required by the Administrative Officer for an intelligent understanding of the proposed work. Additional information may include:
1. Location of the building, structure or parcel where the sign will be located.
  2. Position of the sign in relation to nearby buildings, structures, property lines, existing or proposed rights-of-way, and the setbacks of applicable zoning ordinances.
  3. Such other information that may be required to show compliance with this Article.
  4. A statement that: "Any change in the information in this application, such as change in address or scope of work, shall be submitted to the Administrative Officer within seven (7) days after said change."

**ARTICLE XVII**  
**KENNEL AND ANIMAL SHELTER REQUIREMENTS**

SECTION 1. PURPOSE AND GENERAL INTENT

The purpose of this section is to allow kennels in an Agricultural District if they meet certain criteria. A kennel proposal will be reviewed by the Board of Adjustment and will be permitted only when it conforms to the following and is subject to any additional conditions as may be warranted to mitigate deleterious effects of the proposed use:

- A. In order to provide safety, to prevent disturbances and to avoid sanitary or health problems, kennels shall not be located within ½ mile (2,640 feet) of any residence, except for the residence located on the kennel premises.
- B. The owner of the kennel shall be responsible for physically inspecting the dogs in the kennel every twelve (12) hours to assure that the dogs have sufficient water, food, shelter, restraint and medical care.
- C. Dogs in the kennel shall not be allowed to run loose outside of the kennel's fenced enclosure.
- D. Kennels shall be kept in a high state of cleanliness at all times.
- E. No more than one dog shall be kept for each seventy-two (72) square feet of kennel ground or floor space.
- F. Kennel floors shall be made of concrete or hard-packed gravel or crushed rock. Kennels shall be enclosed with a fence that is at least six (6) feet high. Kennels shall be provided with an overhead tarp or roof to protect the dogs from the sun and elements. Kennels shall be constructed to include insulated housing to protect dogs from severe weather. Kennel housing units shall be no less than twelve (12) square feet per dog. All kennel buildings must be able to be securely locked.
- H. All training establishments where dogs are boarded or training occurs must have an external perimeter fence at least six (6) feet high to prevent the escape of the animals. In addition to the external security fence, a six (6) feet high chain mesh fence must enclose the immediate training area.

SECTION 2. ANIMAL SHELTER

The purpose of this section is to allow animal shelters in the respective district if the shelter meets certain criteria. An animal shelter proposal will be reviewed by the Board of Adjustment or Land Use Administrator, as applicable. An animal shelter will be permitted only when it conforms to the following requirements and is subject to any additional conditions as may be warranted to mitigate deleterious effects of the proposed use:

- A. Animals housed at the shelter shall remain inside an enclosed building during the hours between 9:00 p.m. and 7:00 a.m.
- B. Animals housed at the shelter shall not be allowed to run loose outside of a fenced enclosure.
- C. The animal shelter shall be kept in a high state of cleanliness at all times.

- D. All requirements of Chapter 67 of [21] of the Iowa Administrative Code (Animal Welfare) and Code of Iowa Chapter 162 shall be met.

**ARTICLE XVIII**  
**OFF-STREET PARKING REQUIREMENTS**

SECTION 1. OFF-STREET PARKING REGULATIONS

The following off-street parking places shall be provided:

- A. Automobile sales and service garages: 6 spaces for each 1,000 sq. ft. of total floor area.
- B. Banks, business and professional offices: 4 spaces for each 1,000 sq. ft. of total floor area.
- C. Bowling alleys: 5 spaces for each alley.
- D. Churches and schools: 1 space for each 6 seats in a principal auditorium or 1 space for each 17 classroom seats, whichever is greater.
- E. Clubs and lodges: 10 spaces for each 1,000 sq. ft. of total floor area.
- F. Dance halls, assembly halls: 10 spaces for each 1,000 sq. ft. of total floor area used for dancing or assembly.
- G. Dwellings: 1 space for each family or dwelling unit.
- H. Funeral homes, mortuaries: 1 space for each 5 seats in the principal auditorium.
- I. Furniture and appliance stores, household equipment or furniture repair shops, over 1,000 square feet of floor area: 4 spaces for each 1,000 sq. ft. of total floor area.
- J. Hospitals: 1 space for each 6 beds.
- K. Hotels: 1.5 spaces for each 1 dwelling unit.
- L. Manufacturing plants: 1 space for each 3 employees on the maximum working shift.
- M. Restaurants, taverns and night clubs, over 1,000 square feet floor area: 10 spaces for each 1,000 sq. ft. of total floor area.
- N. Retail stores, supermarkets, etc., over 2,000 square feet floor area: 6 spaces for each 1,000 sq. ft. of total floor area.
- O. Retail stores, shops, etc., under 2,000 square feet floor area: 4 spaces for each 1,000 sq. ft. of total floor area.
- P. Sports arenas, auditoriums other than in schools: 1 space for each 6 seats.
- Q. Theaters, assembly halls with fixed seats: 1 space for each 4 seats.
- R. Wholesale establishments or warehouses: 1 space for each 2 employees.

- S. In the case of any building, structure or premises, the use of which is not specifically mentioned herein, the provisions for a use which is so mentioned and to which said use is similar, shall apply.



**ARTICLE XIX**  
**PLANNING AND ZONING COMMISSION**

SECTION 1. MEMBERSHIP

The Jones County Planning and Zoning Commission shall have two (2) members shall serve for a term of three (3) years, three (3) members shall serve for a term of two (2) years. New members of this board shall be appointed by the Board of Supervisors, each serving a term of three (3) years. The members shall reside in Jones County, Iowa, with a member residing in each of the five (5) Jones County Supervisor Districts, and a majority of the members shall reside outside the corporate limits of any city. Any member residing within the corporate limits of a city shall also hold title to property located in an unincorporated area of Jones County.

SECTION 2. DUTIES

The Jones County Planning and Zoning Commission shall recommend to the Board of Supervisors amendments, supplements, changes, or modifications to the boundaries of the planning districts, and the regulations and restrictions to be enforced therein.

SECTION 3. FINAL REPORT

The Land Use Plan prepared by the Jones County Planning and Zoning Commission is adopted by the Jones County Board of Supervisors as the Final Report required under 2005 Iowa Code Section 335.8, and said report shall act as a reference point and guide for planning and land use ordinances in Jones County.

**ARTICLE XX**  
**BOARD OF ADJUSTMENT**

**SECTION 1. INTENT**

The County Board of Supervisors shall provide for the appointment of a County Board of Adjustment. Pursuant to the authority of this Article, the County Board of Adjustment may, in appropriate cases, and subject to appropriate conditions and safeguards, allow special permitted uses and grant variances to the specific terms of this Ordinance. The special exception or variance shall be in harmony with the Ordinance's general purpose and intent and in accordance with general rules contained herein, and provide that any property owner aggrieved by the action of the Board of Supervisors in the adoption of this Ordinance may petition the Board of Adjustment directly to modify this Ordinance as applied to such property owners.

**SECTION 2. MEMBERSHIP**

There is hereby created the Jones County Board of Adjustment. The Board shall consist of five (5) members appointed by the Board of Supervisors. The members shall reside within Jones County, with a member residing in each of the five (5) Jones County Supervisor Districts, and a majority of the members shall reside outside the corporate limits of any city. Any member residing within the corporate limits of a city shall also hold title to property located in an unincorporated area of Jones County. Each member shall be appointed for a term of five (5) years, except that with the initial board one (1) member shall be appointed for a term of five (5) years, one (1) member for a term of four (4) years, one (1) member for a term of three (3) years, one (1) member for a term of two (2) years, and one (1) member for a term of one (1) year. Members shall be removable for cause by the Board of Supervisors upon written charges and following public hearing. Vacancies shall be filled for the unexpired term of any member whose term becomes vacant.

**SECTION 3. RULES**

The Board of Adjustment shall adopt rules in accordance with the provisions of this Ordinance. The Board of Adjustment shall select a chairperson to serve for a period of one (1) year. Meetings of the Board shall be held at times to be determined by the Board of Adjustment. Special meetings may also be held from time to time when deemed necessary by the chairperson. 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 and the Board of Adjustment shall keep records of its examinations and other official actions. Said records shall be immediately filed in the office of the Board of Adjustment and shall be a public record.

**SECTION 4. OFFICE OF BOARD OF ADJUSTMENT**

The Jones County Land Use Administrative Office is designated as the office of the Board of Adjustment, and as such shall be responsible for maintaining the records of the Board of Adjustment, and making said records available for the public.

**SECTION 5. POWERS OF BOARD**

The Board of Adjustment may in appropriate cases, and subject to appropriate conditions and safeguards, make special exceptions to the terms of this Ordinance in harmony with its general purpose and intent and in accordance with the rules herein contained. The Board of Adjustment shall have the following specific powers:

- A. To hear direct petitions filed by any property owner aggrieved by the action of the Board of Supervisors in the adoption of this Ordinance which request modification of regulations and restrictions applied to that property owner.
- B. To hear and decide appeals from any decision involving an alleged error in any order, requirement, decision or determination made by the Land Use Administrator in the enforcement of this Ordinance.
- C. Authorize in special cases variances from the terms of this Ordinance, including variances allowing for non-conforming uses of the property, provided:
  - 1. Said variance is not contrary to the public interest.
  - 2. Said variance is not contrary to existing County and State regulations governing septic and well systems.
  - 3. Said variance allows for an adequate distance of separation between structures on the lot and between structures on adjoining lots.
  - 4. Special conditions exist so that a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship.
  - 5. The spirit of this Ordinance is observed and substantial justice is done.

SECTION 6. VOTE REQUIRED

The concurring vote of three members of the Board of Adjustment shall be necessary to reverse any order, requirement, decisions, or determination of the Land Use Administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance, or to effect any variance of this Ordinance. Three members of the Board of Adjustment must also be present at any meeting to constitute a quorum.

**ARTICLE XXI**  
**PROCEDURE TO REQUEST VARIANCE OR EXCEPTION**

SECTION 1. INTENT

As set forth in this Article, the Board of Adjustment may, upon the request of an individual, after proper prescribed application of forms, procedures, public notices, and public hearings, grant approval for a variance or exception to this Ordinance.

SECTION 2. PARTIES ALLOWED TO REQUEST VARIANCE

Requests for a variance or exception may be made by any landowner, including a contract purchaser, any potential buyer or developer, or any other person with an ownership interest in the property. Any such party may also appeal any action taken by the Land Use Administrator which adversely affects the use of their land.

SECTION 3. APPLICATION FORM

Requests for exceptions or variances to this Ordinance, or appeals of actions of the Land Use Administrator, shall be filed with the Land Use Administrator upon application forms developed by the Land Use Administrator. At a minimum, said forms shall require the following:

- A. A description of the nature of the action.
- B. A legal description of the real estate upon which the use will be located.
- C. The name of the owner and developer of the land.
- D. A statement of the intended use.
- E. A "sketch" map of proposed site development.
- F. The disruption expected to be incurred on the area's present setting.
- G. Methods to be implemented to lessen the severity of said disruption.
- H. Signature of the owner and developer and the date.

SECTION 4. APPLICATION FEE

A filing fee shall be set by the Board of Supervisors, and said fee shall be collected by the Land Use Administrator upon the filing of the application. The fees shall be payable to Jones County, Iowa, and shall be non-refundable. The Land Use Administrator shall not take any action upon the application until the filing fee has been collected in full.

SECTION 5. PUBLIC NOTICE

Upon receipt of an application and filing fee the Land Use Administrator shall place the application on the next regular Board of Adjustment meeting agenda, and see that proper notice is provided. Proper notice shall consist of publication of the request along with the time and place for the hearing at least five (5) days prior to the hearing, but no longer than twenty (20) days prior to the hearing in all of the officially designated newspapers of the County. In addition, certified mailings shall be sent to all adjoining property owners with the time and place for the hearing.

SECTION 6. FEES FOR SPECIAL MEETINGS

The applicant shall be assessed a fee set by the Board of Supervisors to hold any special meetings, when the special meeting was called in order to accommodate the schedule and any deadlines of the applicant.

SECTION 7. REPORT BY LAND USE ADMINISTRATOR

The Land Use Administrator, in consultation as necessary, with the Jones County Engineer, the Jones County District Soil Conservationist, the Jones County Sanitarian, and the Executive Director of the Jones County Conservation Board, shall prepare a written report addressing the impact which the application will have on the overall land use plan in Jones County, and specifically the impact which the application would have on surrounding property. The Land Use Administrator's report shall be completed and presented to the Board of Adjustment prior to the hearing date. A copy of the report shall be mailed to the applicant prior to the hearing date and copies shall be made available for review by the public.

SECTION 8. REVIEW BY BOARD OF ADJUSTMENT

The application and written report shall be reviewed at the public hearing by the Board of Adjustment. At this hearing the Board of Adjustment shall also receive comments from the applicant and the public at large. The Board of Adjustment shall then render its decision to approve the application in full, approve the application subject to modification, deny the application, or table the application to a later date.

SECTION 9. WRITTEN FINDINGS

The Board of Adjustment shall issue its decision in writing specifying the reasons for its decision. Whenever the Board of Adjustment approves an application in full, or as modified, the decision shall also set out in detail the exact nature of the exception or variance granted and any specific restrictions to be placed on the variance or exception. The Land Use Administrator shall mail a copy of the decision to the applicant.

SECTION 10. VARIANCE PERMIT

The Land Use Administrator shall issue a variance permit to any applicant who is granted an exception or variance by the Board of Adjustment. The permit shall describe the property subject to the exception or variance and shall also specify the exact nature of the exception or variance granted. No development or construction may be initiated on the property until the variance permit is issued. The permit shall become null and void one (1) year after the date on which it is issued unless the approved use is commenced within that same one (1) year time period.

SECTION 11. REVIEW BY BOARD OF SUPERVISORS

The Board of Adjustment may table any variance application in order to request review by the Board of Supervisors. The Board of Supervisors' review shall include a majority vote and shall be sent back to the Board of Adjustment for their consideration in a final decision. The Board of Adjustment will have thirty (30) days from the date of the original public hearing to make a ruling.

SECTION 12. APPEAL TO DISTRICT COURT

Pursuant to 2005 Iowa Code Section 335.18, any landowner, or other person aggrieved by a decision rendered under this Ordinance by the Board of Adjustment may file a petition with the District Court within thirty (30) days after the decision has been issued by the Board of Adjustment.

**ARTICLE XXII  
ADMINISTRATION AND ENFORCEMENT**

SECTION 1. INTENT

It is the purpose of this Article to identify certain officers who will be required to administer and enforce this Ordinance; to define the duties and responsibilities of said individuals and to set forth a procedural system for application of this Ordinance and its enforcement.

SECTION 2. COUNTY LAND USE ADMINISTRATOR

The office of County Land Use Administrator is hereby established. The Board of Supervisors shall appoint a County Land Use Administrator who shall be compensated at a reasonable rate set by the Board of Supervisors. The County Land Use Administrator shall serve at the direction of the Board of Supervisors.

SECTION 3. DUTIES OF LAND USE ADMINISTRATOR

The County Land Use Administrator shall:

- A. Conduct inspections, examinations, and research of the use of structures and land to determine compliance with the terms of this Ordinance.
- B. Determine and initiate action to correct violations of this Ordinance.
- C. Process all applications made to the Board of Adjustment, including but not limited to requests for amendments, special exceptions, variances, and appeals. The County Land Use Administrator shall also maintain records of said applications.
- D. Promptly transmit to the Board of Adjustment, at the time of an appeal from any action taken by the County Land Use Administrator, all papers constituting the record of the appealed action.
- E. Act as office of the Board of Adjustment and preserve and keep all such documents filed through that office as public records.
- F. Ensure that proper procedures are followed for public hearings and that official decisions and minutes are kept of the County Board of Adjustment and Planning and Zoning Commission meetings.
- G. Process and issue all required permits within thirty (30) days of receipt of said application and maintain records thereof.
- H. At the request of the Board of Adjustment, submit written reports concerning requests for variances and exceptions from this Ordinance.
- I. Charge and receive such reasonable fees, as set forth in this Ordinance.
- J. Provide and maintain a public information service related to all matters arising under this Ordinance.
- K. Perform such other duties as are assigned by this Ordinance.

SECTION 4. ZONING DISTRICT MAP

A map of the County with the land use districts marked will be prepared. The map shall become the official Zoning Map of Jones County and shall be available for public inspection in the Land Use Office. The map may be reviewed and revised on an annual basis.

SECTION 5. SIGNS FOR ORDINANCE CHANGES

For every rezoning, variance request, or special permitted use request, a temporary sign, provided by the County, shall be placed by the applicant in a visible location on the property in question. The sign shall clearly state the phone number of the Jones County Land Use Administrator so interested residents may call to establish what is being requested of the property (rezoning, variance request, or special permitted use request) and to notify the public of the time, place and date of the public hearing in regards to the rezoning, variance request, or special permitted use request. The sign must be returned to the Jones County Land Use Administrator or a fine will be assessed to the property owner. The fine will be established by resolution of the Board of Supervisors.

SECTION 6. PENALTY

This Ordinance is enforceable against titleholders of the property, whether that title is held by deed or contract, and against any other individual in lawful possession of the property.

A violation of this Ordinance shall constitute a county infraction which shall be punishable by a civil penalty in an amount not to exceed that allowed by Iowa Code Section 331.307 (1.), as now or hereafter amended. Alternatively, or in addition to, constitution of a county infraction, a person found in violation of this Ordinance may be guilty of a simple misdemeanor, and on conviction thereof be subject to such maximum penalty as the law allows in Iowa Code Section 903.1, as now or hereafter amended. Each day that a violation occurs or is permitted to exist by the respondent/defendant constitutes a separate offense.

In addition to any civil penalty imposed for violating this Ordinance, a court may grant appropriate relief to abate or halt the violation, including all of the options available pursuant to Iowa Code Section 331.307, as now or hereafter amended.

**ARTICLE XXIII  
AMENDMENTS**

SECTION 1. GENERAL

This Ordinance may be amended from time to time whenever required by public necessity, general welfare, or good land use practice.

SECTION 2. RECOMMENDATIONS TO AMEND

The Board of Supervisors on its own authority may initiate action to amend this Ordinance, or such action may be initiated by recommendation of a private citizen, or by the Planning and Zoning Commission. Any recommendation shall be in written form specifying in detail the proposed changes to this Ordinance and shall be available to the public in the office of the Land Use Administrator.

SECTION 3. PROCEDURE TO REVIEW REQUESTS FOR AMENDMENT

The following steps shall be followed to review requests for amendments to this Ordinance:

- A. Filing Request: A private citizen, or any member of the Planning and Zoning Commission, shall file a written request for amendment with the Land Use Administrator.
- B. Notice: The Land Use Administrator shall promptly place such request upon the agenda for the Planning and Zoning Commission, and shall provide for notice of the hearing. The public notice shall state the purpose, time and place of the hearing, and shall be published in all officially designated newspapers of Jones County at least five (5) days prior to the hearing, but no longer than twenty (20) days prior to the hearing.
- C. Consideration by Planning and Zoning Commission: The Planning and Zoning Commission shall consider the request at a public hearing, and receive comments and protests upon the amendment by the general public. The Planning and Zoning Commission shall make appropriate amendments, supplements, changes, or modifications to the proposed amendment. Following the hearing, the Planning and Zoning Commission shall submit a written recommendation, and the grounds for such recommendation, to the Board of Supervisors.
- D. Placement on Board of Supervisor's Agenda: The Land Use Administrator shall promptly prepare copies of the Planning and Zoning Commission's written recommendation and submit such copies to the Jones County Auditor. Upon receipt of these copies the Jones County Auditor shall place the matter on the Board of Supervisor's agenda for the next available meeting, and shall provide for public notice as required for all regular Board of Supervisor meetings.
- E. Proposed Amendment by Board of Supervisors: A member of the Board of Supervisors, on their own initiative, may also place a proposed amendment upon the Board of Supervisor's agenda by filing the proposal with the Jones County Auditor. The Jones County Auditor shall place the matter on the Board of Supervisor's agenda for the next available meeting, and shall provide for public notice as required for all regular Board of Supervisor meetings.



- F. Consideration by Board of Supervisors: The Board of Supervisors shall consider any amendment requests and render its decision to approve, deny, or modify the requested amendment. The Board of Supervisors shall send all approved or modified amendment requests to the Land Use Administrator in their final proposed form, along with written directions for the establishment of public hearings.
- G. Public Hearing: The Land Use Administrator shall arrange for the public hearings in accordance with the written directions from the Board of Supervisors. At least one (1) public hearing shall be held. Public notice stating the purpose of the hearing, and the time and place of the hearing shall be published in all officially designated Jones County newspapers at least five (5) days prior to the hearing, and no longer than twenty (20) days prior to the hearing. The notice shall also state the location of any district affected by the proposed amendment by naming the township and section, and the boundaries of any proposed district shall be expressed in terms of streets or roads, if possible. If it is not possible to express the location of any district affected by the proposed amendment in terms of streets or roads, descriptions using fractional parts of sections of land may be used. At the hearing the Board of Supervisors shall consider the comments and protests from the general public.
- H. Adoption of Amendment: Following the hearing the Board of Supervisors shall decide whether to adopt the Amendment. If adopted, the Amendment shall not become effective until all required procedures have been completed for the passage of county ordinances under 2005 Iowa Code Chapter 331.

**ARTICLE XXIV  
MISCELLANEOUS PROVISIONS**

**SECTION 1. SEVERABILITY**

This Ordinance and any amendment hereto and the various parts, sections, subsections, and clauses thereof, are hereby declared to be severable. If any part, sentence, paragraph, subsection, section, or clause is adjudged unconstitutional or invalid, it is hereby provided that the remainder of the Ordinance or amendment hereto shall not be affected thereby. If any part, sentence, paragraph, subsection, section, or clause is adjudged unconstitutional or invalid as applied to a particular property, building or other structure, it is hereby provided that the application of such portion of the Ordinance to other property, building or structure shall not be affected hereby.

**SECTION 2. INTERPRETATION OF STANDARDS**

In their interpretations and application, the provisions of this Ordinance shall be held to be minimum requirements.

**SECTION 3. RELATIONSHIP TO OTHER LAWS**

Whenever regulations or restrictions imposed by this Ordinance are either more or less restrictive than regulations or restrictions imposed by any governmental authority through legislation, rule or regulations, the regulations, rules or restrictions which are more restrictive or which impose higher standards or requirement shall govern. Regardless of any other provision of this Ordinance, no land shall be used in violation of any state or federal pollution control or environmental protection law or regulation.

**SECTION 4. EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its final passage, approval, and publication as provided by law.

Passed and approved March 24, 1998  
Published April 1, 2, and 3, 1998

Amended April 20, 1999  
Published May 5, 6, and 7, 1999

Replaced April 3, 2001  
Published April 18, 19, and 20, 2001

Amended April 9, 2002  
Published April 24, 25, and 26, 2002

Amended January 7, 2003  
Published January 17, 22, and 23, 2003

Amended December 2, 2003  
Published December 12, 17, and 18, 2003

Correction to the December 2002 Codification approved February 3, 2004

Replaced April 3, 2007  
Published April 18, 19, and 20, 2007

Amended July 28, 2009  
Published August 7, 12, and 13, 2009

Amended January 31, 2012  
Published February 10, 15, and 16, 2012

Amended April 10, 2012  
Published April 20, 25, and 26, 2012

Amended April 8, 2014  
Published April 18, 23, and 24, 2014

Amended September 23, 2014  
Published October 3, 8, and 23, 2014

Amended July 7, 2015 (2015-05)  
Published July 22 and 23, 2015, and November 20, 2015\*  
*\*(Midland Times omitted publication in July 2015)*

Amended February 23, 2016 (2016-01)  
Published March 4, 9, and 10, 2016

**Zoning Map Amendments subsequent to April 3, 2007:**

Jones County Ordinance 2007-03 adopted August 7, 2007  
Published August 17, 22, and 23, 2007

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of Parcel C, except Parcels 2007-85, 2007-86, and 2007-87, located in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 14, and the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, T-86N, R-3W (Lovell Township), consisting of 11.22 acres, more or less, from R-Residential to C2-Highway Commercial.

Jones County Ordinance 2007-04 adopted October 16, 2007  
Published October 26 and 31, and November 1, 2007

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of property described as 5A SW COR SW NE W of HWY consisting of 2.27 acres, more or less, and Parcel 2007-89 in SE NE, consisting of .67 acres, more or less, both located in the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 20, T-84N, R-4W (Fairview Township), from R-Residential to C2-Highway Commercial.

Jones County Ordinance 2008-01 adopted March 4, 2008  
Published March 14, 19, and 20, 2008

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of property described as NE SW E of Old Hwy & Hwy 151 except tracts, Section 36 of Cass Township, containing 10.87 acres, from R-Residential to C2-Highway Commercial.

Jones County Ordinance 2008-02 adopted March 11, 2008  
Published March 21, 26, and 27, 2008

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of property described as Pt Lot 4 S of Rd & N of RR, Section 6 of Fairview Township (Stone City General Store) containing .32 acres, and located at 12612 Stone City Rd X-28, from R-Residential District to C2-Highway Commercial.

Jones County Ordinance 2012-02 adopted January 31, 2012

Published February 10, 15, 16, 2012

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of property described as Parcel 2009-97 in the NW SE, Section 14 of Lovell Township, containing 8.68 acres, from R-Residential to C2-Highway Commercial.

Jones County Ordinance 2012-04 adopted June 5, 2012

Published June 15, 20, 21, 2012

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of property described as Parcels 2010-51 and 2010-52 in the SW NE, Section 35 of Lovell Township, containing 5.33 acres, from A-Agricultural to R-Residential.

Jones County Ordinance 2013-03 adopted April 2, 2013

Published April 12, 17, and 18, 2013

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of property described as Parcel 2002-03 in the NE SW, Section 36 of Cass Township, containing 9.66 acres, from the R-1 Residential District to the C-2 Highway Commercial District; and, subject to the terms of a conditional zoning agreement, a portion of Parcel 2012-108 in the SE NW & NE SW of Section 36 of Cass Township, further described as: a portion of Parcel 2012-108, in accordance with the Plat thereof Recorded in Plat Book R at Page 26 of the Records of the Jones County Recorder's Office, described as follows: Commencing at the Center of Section 36, Township 85 North, Range 4 West, of the Fifth Principal Meridian; Thence N89°31'08"W, along the North Line of the Northeast Quarter of the Southwest Quarter of said Section 36, a distance of 246.22 feet, to a Point on the Westerly Right-of-Way line of U.S Highway No. 151, the Easterly Line of Parcel 2012-108, in accordance with the Plat thereof Recorded in Plat Book O at Page 26 of the Records of the Jones County Recorder's Office, and the Point of Beginning; Thence S19°58'12"W, along said Westerly and Easterly Lines, 0.24 feet; Thence S14°32'55"E, along said Westerly and Easterly Lines, 73.73 feet; Thence S33°46'20"W, along said Westerly and Easterly Lines, 432.94 feet; Thence N48°42'16"W, 411.40 feet, to a Point on the Westerly Line of said Parcel 2012-108, and the centerline of Circle Drive; Thence N41°17'44"E, along said Westerly Line, and Centerline, 168.27 feet; Thence Northerly, 47.81 feet, along said Westerly Line, and Centerline on a 818.60 foot radius curve, concave Northwesterly, whose 47.80 foot chord bears N39°37'21"E, to its intersection with North Line of said Northeast Quarter of the Southwest Quarter, Thence S89°31'08"E, along said North Line, a distance of 389.80 feet, to the Point of Beginning containing 3.23 acres, from the C-2 Highway Commercial District to the R-1 Residential District.

Jones County Ordinance 2013-05 adopted December 10, 2013

Published December 20, 24, and 26, 2013

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of property described as the northern two-thirds of Parcel 2003-39 in the W 1/2 NW 1/4 and part of Lot 1 Hilar Koob Place, Section 6 of Washington Township, more specifically described as: beginning at a point on the centerline of Riverview Rd.,

east of Buchanan St. SW on the west line of the E 1/2 of the NW 1/4 Section 6-T86N-R1W; and proceeding thence southwesterly 41.73 feet to a point, thence, southwesterly 374.09 feet to a point, thence southwesterly 573.99 feet to a point, thence southwesterly 883.59 feet to a point, thence northwesterly 55.38 feet more or less to a point, thence northwesterly 347.76 feet to a point, thence northeasterly 215.01 to a point, thence northwesterly 150.33 feet to a point, thence northeasterly 248.70 feet to a point, thence northwesterly 173.30 feet to a point, thence southwesterly 155.68 feet to a point, thence northwesterly 351.76 feet to a point, thence northwesterly 56.88 feet to a point, thence southeasterly 116.50 feet to a point, thence southeasterly 147.55 feet to a point, thence southeasterly 140.29 feet to a point, thence southeasterly 376.03 feet along an arc to a point, thence northeasterly 211.90 feet to the Point of Beginning, containing approximately 21.31 acres; from the R1-Residential District to the C-2 Highway Commercial District.

Jones County Ordinance 2014-01 adopted January 7, 2014  
Published January 17, 22, and 23, 2014

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of property described as Parcel B in Govt. Lot 2 in Section 14, and Parcel 2012-120 in Lot 1 of Lead Mine Addition, in Section 13 of Fairview Township, approximately 3.07 acres; from the R1-Residential District to the C-1 Commercial District.

Jones County Ordinance 2014-02 adopted March 4, 2014  
Published March 19, 21, and April 17, 2014

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending, subject to the terms of a conditional zoning agreement, the zoning of property described as Lot 2 except the west 20 acres and except platted and Parcel D of Section 14 of Fairview Township, containing approximately 9.09 acres; from the R1-Residential District to the C-1 Commercial District.

Jones County Ordinance 2015-04 adopted June 2, 2015  
Published June 12, 17, and 18, 2015

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of property described as Parcel 2006-104 and Parcel 2006-186 in Section 14 of Fairview Township, containing approximately 1.63 acres; from the R1-Residential District to the C-2 Highway Commercial District.

Jones County Ordinance 2015-06 adopted August 11, 2015  
Published August 21, 26, and 27, 2015

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of property described as Parcel 95-10 in the south 1/2 of Sections 15 and 16 of Lovell Township containing approximately 65.86 acres, and generally located at 22128 Hwy 38, Monticello, from the R1-Residential District to the C-2 Highway Commercial District.

Jones County Ordinance 2015-07 adopted August 19, 2015  
Published August 28, September 2, and 3, 2015

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending, subject to the terms of a conditional zoning agreement, the zoning of property described as Parcel 2001-169 located in the NW 1/4 SW 1/4 and Parcel 2001-170 located in the W 1/2 SW 1/4, both in Section 16 of Fairview Township containing approximately 1.16 acres, and generally located at 22962, 22966, and 22968 County Rd. E34, Anamosa, from the R1-Residential District to the C-1 Commercial District.

Jones County Ordinance 2015-09 adopted October 6, 2015  
Published October 16, 21, and 22, 2015

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of property described as Parcel A in the SW 1/4 SE 1/4 of Section 35 of Lovell Township containing approximately 3.7 acres; from the A-Agricultural District to the R-Residential District containing approximately 3.7 acres, and generally located at 14342, 14432, and 14482 190<sup>th</sup> St., Monticello, from the A-Agricultural District to the R-Residential District.

Jones County Ordinance 2016-01 adopted February 23, 2016  
Published March 4, 9, and 10, 2016

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by including all property included in the former City of Center Junction, Iowa (as of June 10, 2015), and described as all property located within the North 3/4 of the West 1/2 of Section 4, and the North 3/4 of the East 1/4 of Section 5, of Madison Township, and designating zoning classifications for said property; said zoning classifications are designated on the zoning map adopted herewith.

Jones County Ordinance 2016-02 adopted April 19, 2016  
Published May 4, 5, and 6, 2016

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of property described as Lot 1 of Energy Consultants Group Addition in Section 20 of Fairview Township containing approximately 4.01 acres, and generally located at 9663 230<sup>th</sup> Ave., Anamosa, from the R-Residential District to the C-1 Commercial District.

Jones County Ordinance 2016-04 adopted May 24, 2016  
Published June 3, 8, and 9, 2016

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of property briefly described as a portion of the NW 1/4 NE 1/4 NW 1/4 in Section 23 of Lovell Township (see document 2015-1326) (tax parcel 02-23-127-002) located at 14714 Richland Rd., Monticello, containing approximately 1 acre, from the R-Residential District to the C-1 Commercial District.

Jones County Ordinance 2016-06 adopted May 31, 2016  
Published June 15, 16, and 17, 2016

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of three properties briefly described as:

- a portion of Parcel 2001-160 in Section 16 of Lovell Township (part of tax parcel 02-16-226-002) generally located at 22700 River Rd., Monticello, containing approximately 2.14 acres, from the A-Agricultural Zoning District to the P-Public Zoning District; and
- the SW $\frac{1}{4}$  NW $\frac{1}{4}$  excepting Parcel 2004-49, and the NW $\frac{1}{4}$  SW $\frac{1}{4}$ , all in Section 5 of Washington Township (tax parcels 04-05-100-008 and 04-05-300-001) located just south of 24228 Riverview Rd., Cascade, containing approximately 74.37 acres, from the R-Residential District to the A-Agricultural Zoning District; and
- Parcel 2001-113 and Parcel 2003-01 in the NW $\frac{1}{4}$  of Section 16 of Fairview Township (tax parcel 09-16-100-030) generally located at 22802 County Rd. E-34, Anamosa, containing a total of 3.19 acres, from the R-Residential District to the C-1 Commercial District.

Jones County Ordinance 2016-07 adopted August 2, 2016  
Published August 12, 17, and 18, 2016

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending, subject to the terms of a conditional zoning agreement, the zoning of property briefly described as Lot 2, Energy Consultants Group Addition, in Section 20 of Fairview Township (tax parcel 09-20-252-013) generally located at 9713 230<sup>th</sup> Ave., Anamosa, containing approximately 2.43 acres, from the R-1 Residential District to the C-1 Commercial District.

Jones County Ordinance 2016-11 adopted November 22, 2016  
Published December 7, 8, and 9, 2016

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of property briefly described as Parcel 2013-34 and a three acre tract in the SW  $\frac{1}{4}$  NW  $\frac{1}{4}$  of Section 34 of Lovell Township (see document 2009-3966) (tax parcels 02 34 152 006 and 02 34 152 007) located at 15953 197<sup>th</sup> St., Monticello, containing approximately 3 acres, from the A-Agricultural District to the C-2 Highway Commercial District.

Jones County Ordinance 2017-01 adopted January 10, 2017  
Published January 25, 26, and 27, 2017

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of property briefly described as Parcel 2016-57, and Parcel 2009-86 excepting Parcel 2016-56, in Section 13 of Lovell Township containing approximately 3.56 acres located at 22923 Highway 151, Monticello, containing approximately 3 acres, from the A-Agricultural District to the C-2 Highway Commercial District.

Jones County Ordinance 2017-02 adopted March 14, 2017  
Published March 24, and 30, and April 12, 2017

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending, subject to the terms of a conditional zoning agreement, the zoning of property briefly described as the NW ¼ NW ¼ east of the road except Parcel 2005-173 in Section 34 of Lovell Township (tax parcel 02 34 103 002) containing approximately 19.02 acres, from the A-Agricultural District to the C-1 Commercial District.

Jones County Ordinance 2017-03 adopted May 9, 2017  
Published May 24, and June 22, 2017

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending, subject to the terms of a conditional zoning agreement, the zoning of property briefly described as Lot 5, Chipman's Addition, in Section 10 of Fairview Township (tax parcel 09-10-377-007) generally located at 21597 County Rd. E34., Anamosa, containing approximately 1.00 acres, from the R-1 Residential District to the C-1 Commercial District.

Jones County Ordinance 2017-04 adopted July 11, 2017  
Published July 26, and 27, 2017

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of property briefly described as the Parcel 94-05 in the SE ¼ SW ¼ in Section 31 of Wyoming Township (tax parcel 12 31 300 007) containing approximately 2.18 acres, from the A-Agricultural District to the P-Public District.

Jones County Ordinance 2017-07 adopted December 12, 2017  
Published December 27, and 28, 2017

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of properties briefly described as:

**CASTLE GROVE TOWNSHIP:**

**SECTION 15** - FROM A-AGRICULTURAL TO P-PUBLIC - .39 ACRES FRL NW NE S & E OF RD WEST OF CEMETERY

**LOVELL TOWNSHIP:**

**SECTION 11** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - TUETKEN'S 2ND AND 3RD ADDITION - ALL LOTS. PARCEL 95-71 IN SW SW

**SECTION 13** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - N 2.21 ACRES WEST OF ROAD S 1/2 SE NE. PARCEL 95-21 IN SE NE & EXC PARCEL 96-107. PARCEL 96-107 IN SE NE. PARCEL 95-20 IN SE NE. PARCEL 96-66 IN NE SE. PARCEL 96-67 IN NE SE. NE SE WEST OF ROAD EXC SURVEY & EXC PARCELS 96-66 & 96-67

**SECTION 14** - FROM R-RESIDENTIAL TO C-2 HIGHWAY COMMERCIAL - PARCELS A & B IN NW SE & INCLUDING TRACT LYING NW OF HWY, E OF PARCEL A, S & W PARCEL B

**SECTION 16** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - RIENIETS FIRST ADD LOTS 2 & 3. COM INTER E LN & S LN CO RD NWLY 547' TO BEG, S 209' W TO HWY, NWLY ALG HWY TO S LN CO RD, ELY ALG RD TO POB. COM 290' W OF SE COR SE NE TH N 265' WLY 387' SELY TO N LN SE NE E TO BEG; FROM R-RESIDENTIAL TO C-2 HIGHWAY COMMERCIAL - PARCEL 2009-40 IN SANDY LAKE DEV LOT 3. TH PT ABAN C.M.ST.P & PAC. R.O.W. LY N OF S LN SEC 16 & S OF A LN 360' N TO PAR TO S LN. 1A SW COR SE SE. KRAMER'S FIRST SUBDIVISION -ALL LOTS. SANDY LAKE DEVELOPMENT PARCEL B & C OF LOT 1. SAUSER HEARN 1ST ADD LOT 3; FROM R-RESIDENTIAL TO I1- INDUSTRY - PARCEL 2009-39 IN SANDY



LAKE DEV LOT 3. SANDY LAKE DEV LOT 2. ABAN R.R. ROW LYING WEST OF LOT 4, SAUSER HEARN 1ST ADD. SAUSER HEARN 1ST ADD LOT 4

**SECTION 18** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - PLEASANT VALLEY ESTATES - ALL LOTS AND PARCELS. PARCEL 2006-37 IN NW NE

**SECTION 19** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - PARCEL B IN SW ¼. PARCEL 2003-25 IN SW ¼. DEER CREEK HEIGHTS SD - ALL LOTS. YOCHUMS 1ST ADD - ALL LOTS. CANDY APPLE ADD, 2ND AND 3RD ADD - ALL LOTS. ORCHARD VIEW ESTATES, ALL LOTS. COM W LINE SE SE S OF RD S 469' E 190' N 449' W TO BEG. E 220' SE SE LYING S OF HWY

**SECTION 22** - FROM R-RESIDENTIAL TO C-1 COMMERCIAL - BAUMANN'S 1ST ADD LOT 5. AUDITORS PLAT #10 LOT 1 OF LOT 1 (AKA EGGIMAN'S QUARRY HILL PLACE). LOT 1 OF AUDITORS PLAT #10 LYING N & E OF PVT. RD EXC LOT 1 & LOT 2 OF LOT 1 OF EGGIMAN'S QUARRY HILL PLACE. AUDITORS PLAT #10 LOT 2 IN PARCEL B. PARCEL B LOT 3; FROM CITY ZONING TO COUNTY ZONING A-AGRICULTURAL - SE COR NE SW LYING SE OF OLD HWY 151. LOT 13

**SECTION 23** - FROM R-RESIDENTIAL TO C-1 COMMERCIAL -AUDITORS PLAT #7 LOTS 3 & 4. PARCEL A S.D. NW NW. N 112' OF THE FOL. PARCEL N 6.25 CHS NE 5.5 CHS SE 4.74 CHS TO HWY TH SW ALONG CENTER. PARCEL 2001-165 IN AUDITOR'S PLAT #7 LOT 5. PARCEL 2004-70 IN SW NW

**SECTION 28** - FROM R-RESIDENTIAL TO C-1 COMMERCIAL - BEG N COR PLAT TH SWLY 160' SELY 270' NELY 160' NWLY 250' TO BEG

**SECTION 29** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - COM NW COR NW NW S 160' TO BEG S 175' E 225' N 175' W 225' TO BEG. PARCEL A IN NE NW N OF RD. BEG SW COR N 206.5' TO RD, E 832.4' ALG RD, S 244.6', W 823.1' TO W LN SEC 29, N TO BEG. BEG SW COR N 206.5' TO RD, E 832.4' ALG RD, S 244.6', W 823.1' TO W LN SEC 29, N TO BEG. TR COM NW COR NW NE E 322' S 250' TO CENT OF HWY TH WLY TO CENT 322' TO W LN NW NE TH. TR N OF RD 262.9' W E LN NW NE TH N 192' W 120' S 178' E 125' TO BEG. TR N OF RD 138.9' W E LN NW NE N 555.6' W 102.1' S 214' W 112.6' S 124' E 90.3'. TR. COM N OF RD. E LN NW NE N 561.6' W 108.9' S 555.6' TO RD E TO BEG. NE 1/2A NE NE. PARCEL B IN NE NE. PARCEL 96-90 IN S 1/2 NE NE EXC TRS TO SCHOON. PARCEL 98-135 & 98-136. PARCEL 2001-101 IN NW NE. PARCEL 2001-102 IN NW NE. COM NW COR NE NE S 622.10' TO CENT LN OF RD SELY 444.63' E 302' TO BEG TH SW LY 421.9' SELY 628.75' TO E LN NE NE N 837.75' TO CENT RD WLY ALG RD 658 TO BEG EXC PARCEL 2004-159. SCHOON ACRES ADD & 2<sup>ND</sup> ADD - ALL LOTS. PARCEL 98-46. PARCEL 99-115. N 22 AC NE NE EXC TR NE COR & EXC SCHOON ACRES & EXC PARCELS 98-46 & 99-115. PARCEL 2001-141 IN NE NE. PARCEL 2002-51 & 2002-52 IN NE NE. PARCEL 2004-159 WITHIN PARCEL 2002-52 & NE NE

**SECTION 33** - FROM R-RESIDENTIAL TO I1- INDUSTRY - PARCEL A IN NE NE SEC 33 & NW NW SEC 34; FROM R- RESIDENTIAL AND A-AGRICULTURAL TO C-1 COMMERCIAL - PARCEL 99-123 IN CARRINGTON ADD LOT 9; FROM R-RESIDENTIAL TO P-PUBLIC - PARCEL 2002-103 IN SE SW & NE SW

**SECTION 34** - FROM A-AGRICULTURAL TO C-2 HIGHWAY COMMERCIAL - N 690' OF OLD AIRPORT. S 690' OF FORMER C.M.ST.P. & PAC R.R. IN NW NW. COM 82' S LN NW NW W OF R.R. W 124.96' S 300.29' E142.34' N TO BEG. N 1/2 PARCEL A OLD AIRPORT SW NW. COM INTER ABAN R.R. & S LN N 1/2 NW SW SEC 27 TH S 3381.8' W 50' TO W LN OF R.R. ROW. PARCEL B IN NW NW. COM INTER ABAN R.R. & S LN N 1/2 NW SW SEC 27 TH S 3381.8' W 50' TO W LN OF R.R. ROW; FROM A-AGRICULTURAL TO C-1 COMMERCIAL - PARCEL 2005-173 IN NW ¼. S 1/2 PARCEL A OLD AIRPORT IN SW SW. 100' ABAN R.R. R.O.W LY ELY OF S 266.25' PARCEL A IN SW NW. PARCEL 2013-33 IN SW NW. LAMBERT ACRES LOT 3. PARCEL 2003-08 IN NW SW. PARCEL B(OLD AIRPORT) & 100' WIDE ABAN RR ROW ADJ TO W SIDE OF PARCEL B(OLD AIRPORT);FROM R-RESIDENTIAL

TO C-1 COMMERCIAL - PARCEL 2003-08 IN NW SW. PARCEL B (OLD AIRPORT) & 100' WIDE ABAN R.R. ROW ADJ TO W SIDE OF PARCEL B (OLD AIRPORT)

**SECTION 35** - FROM R-RESIDENTIAL TO C-2 HIGHWAY COMMERCIAL- PARCEL 2010-51 & 2010-52 IN SW NE; FROM A-AGRICULTURAL TO R-RESIDENTIAL - PARCEL 2010-49 & 50 IN S 1/2 NE. COM E 1/2 COR SECTION 35 TH W 742.30' TH N 37 DEG W 527.35' TO BEG TH S 81 DEG W 201.65'. COM E 1/4 COR SECTION 35 TH W 742.3' TH N 37 DEG W 527.35' TH 81 DEG W 201.65 TH N 0. VAN'S ADD - ALL LOTS. PARCEL 2010-48 IN SE NE, PARCEL 2010-53 IN PARTLY GREEN ACRES 1ST ADD ROADS, GREEN ACRES 1ST ADD-ALL LOTS

**RICHLAND TOWNSHIP:**

**SECTION 5** - FROM A-AGRICULTURAL TO P-PUBLIC - PARCEL 2009-09 IN SE SW

FROM A-AGRICULTURAL TO C-1 COMMERCIAL - 8.95A. TR NE COR SE SE

**SECTION 13** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - PARCEL 96-10 IN SE SE & NE SE. PARCEL 2000-50. NORTH RIDGE TALBERT TERRITORIES - ALL LOTS. HICKORY RIDGE ESTATES AND 2ND ADD - ALL LOTS. PARCEL 97-57 IN NE SE. PARCEL 99-63. PARCEL 2001-152 IN NE SE

**WASHINGTON TOWNSHIP:**

**SECTION 1** - FROM A-AGRICULTURAL TO P-PUBLIC - NE NW. SE NW. NW NE. W 1/2 NE NE. E 1/2 NE NE EXC E 415' OF S 1270'. SW NE. W 1/2 SE NE. E 1/2 SE NE EXC E 415'. PARCEL 2007-75 IN E 1/2 NE & E 1/2 SE

**SECTION 6** - FROM R-RESIDENTIAL TO A-AGRICULTURAL - SW SW W OF RD EXC TR

**SECTION 14** - FROM A-AGRICULTURAL TO P-PUBLIC - NW SW N OF RIVER. NE SW. W 1/2 SE SW

**SECTION 32** - FROM A-AGRICULTURAL TO P-PUBLIC - COM W 1/4 COR E TO RD CL W 335' S 327' E 197' TO RD CL NE TO POB

**SECTION 36** - FROM A-AGRICULTURAL TO P-PUBLIC - PARCEL D IN SW  $\frac{1}{4}$

**CASS TOWNSHIP:**

**SECTION 25** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - WELLS 1ST ADD - ALL LOTS. W 200' N 6 ACRES NW SW

**SECTION 26** - FROM A-AGRICULTURAL TO P-PUBLIC - W 1/2 SW 1/4 SEC 26 85-4

**SECTION 27** - FROM A-AGRICULTURAL TO P-PUBLIC - NW NW. NE NW. SW NW. SE NW. E 1/2 SECTION 27-85-4. NE SW. NW SW EXC PARCEL 2006-77. PARCEL 2006-78 IN SW SW. PARCEL 2006-80 IN SW SW. SE SW EXC PARCELS 2006-79 & 2006-80; FROM A-AGRICULTURAL TO R-RESIDENTIAL - PARCEL C IN PT SW SW. ROSS RIDGE ESTATES - ALL LOTS

**SECTION 28** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - PARCEL D IN SECTION 28, ROSS RIDGE ESTATES - ALL LOTS

**SECTION 29** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - S 390' OF NW SW LY S & W OF BUFFALO CRK. COM CENT HWY N LN SE SE TH E 570' S 255' TO BEG. PARCEL 2003-09 IN N 1/2 SE SW. BLUFF RUN 1ST ADD - ALL LOTS. PARCEL 2008-87 & 2008-82 IN NW SW. SAM'S HILL 1ST ADD - ALL LOTS

**SECTION 33** - FROM A-AGRICULTURAL TO P-PUBLIC - NE SW, SE SW & E 1/2 ACRE SW SW, N 1/2 SW SW SECTION 33-85-4; FROM R-RESIDENTIAL TO I2-HEAVY INDUSTRY - PARCEL C IN SE SE

**SECTION 35** - FROM A-AGRICULTURAL TO P-PUBLIC - NW NW SEC 35-84-4

**SECTION 36** - FROM R-RESIDENTIAL TO C-2 HIGHWAY COMMERCIAL - PARCEL 2002-04 IN NW SW EXC PARCEL 2008-136. PARCEL 2008-136 IN NW SW. PARCEL 2001-110 IN NW SW & NE SW IN TWP

**WAYNE TOWNSHIP:**

**SECTION 2** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - E 1/2 NW NW. PARCEL 97-120 IN NW NW NE. PARCEL 97-121 IN NE NE SW OF R.R.

**SECTION 4** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - COM NW COR NW NE E 90' S 120' W 90' N TO BEG. COM 90' E NW COR NW NE E 90' S 120' W 90' N TO BEG. COM 130' E & 145' S OF THE NW COR OF THE NE 1/4 SEC 4 S 90' E 113' N 90' TH W 113'. PT NW NE BEG INTER N LN SEC. & W LN FORMER R.R. W 410' S TO CENT LN FORM R.R. NE TO...N LN NW NE W TO BEG & N 1/2 ABAN R.R. ROW ADJ TO E 410' NW NE W OF R.R. PARCEL 2002-15 IN NW NE

**SECTION 5** - FROM A-AGRICULTURAL TO C-2 HIGHWAY COMMERCIAL - PARCEL 2003-07 IN E 1/2 SE

**SECTION 8** - FROM R-RESIDENTIAL TO C-1 COMMERCIAL - PARCEL 2006-13 IN NE SW & SE SW

**SECTION 26** - FROM A-AGRICULTURAL TO C-1 COMMERCIAL - PARCEL 2011-49 IN NE SW

**SECTION 28** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - NATUREVIEW ESTATES - ALL LOTS

**SECTION 34** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - COM NW COR LOT 7, BLK 8 AMBER N 15.4', SWLY 186.7', SLY 32.68' TO POB, SELY 75', SWLY 75', NWLY 75', NELY 75' TO POB. COM INTER SANFORD ST & E & W RD S 73' SWLY 47'6" TO BEG SWLY 52'6" NELY 77' NELY 47'2" SWLY 73' TO POB. AMBER COM INTER W LN SANFORD ST & E & W RD S 139' W 100' N 35' NE 52'6" N 73'. AMBER 154' X 133' W OF BLK 5. AMBER W 1/2 BLK 7 EXC W 32' LOT 3 & W 32' S 21' LOT 4 BLK 7 & STRIP LOT W 1/2 BLK 7. COM NE COR BLK 7 TH N 135' SW 185' SELY TO SW COR LOT 2 BLK 7 E 110' TO BEG. AMBER COM 88' N NE COR 2ND & RAMSEY STS. E 100' N 44' W 100' S TO BEG. AMBER 88' X 100' E OF BLK 6 & N 1/2 E 124' VAC 2ND ST LY N BLK 1. PARCEL 2005-142 IN SW NE. AMBER LOTS 6 & 7, BLK 1 & 66' X 100' E OF BLK 1 & VAC ALLEY. AMBER LOT 10, BLK 1 & 44' X 100' E LOT 10 & VAC ALLEY & S 1/2 VAC 2ND ST LYING N BLK 1. PARCEL 2006-115 IN NW SE & IN PT LOTS 8 & 9, BLK 1 AMBER; FROM R-RESIDENTIAL TO C-1 COMMERCIAL - AMBER LOTS W 32' LOT 3 & W 22' S 21' LOT 4 BLK 7; FROM A-AGRICULTURAL TO P-PUBLIC - COM 66' E SE COR LOT 2 BLK 7 AMBER N 100' W 66' N 128' TO S; FROM A-AGRICULTURAL TO C-2 HIGHWAY COMMERCIAL - W 1/2 SE SE

**SECTION 36** - FROM A-AGRICULTURAL TO P-PUBLIC - PT OF SE NE. PT NE NE EXC N OF RD & EXC PARCEL 2011-39. COM SW COR SE 1/4 THE E 211' B 33' TO PT OF BEG, TH N 50' E 1339' S 50' W 1339' TO BEG. PT OF SE SE. PT OF NE SE; FROM P-PUBLIC TO C-1 COMMERCIAL - PARCEL 2011-39 IN W 1/2 N E & NE NE

**SCOTCH GROVE TOWNSHIP:**

**SECTION 1** - FROM A-AGRICULTURAL TO P-PUBLIC - SW NW. SE NW. SW NE EXC PARCEL 2013-48. SE NE EXC PARCEL 2013-48. W 1/2 NE SW. NW SW.

**SECTION 2** - FROM A-AGRICULTURAL TO P-PUBLIC - NE NW. W 1/2 NW S & E OF RIV. SE NW. S 1/2 NW NE. SW NE. SE NE. NE SW N OF RD. NE SW S OF RD EXC E 8 RDS & EXC PARCEL 98-62. PARCEL 2016-25 IN NW SW EXC PARCEL 2016-41. NW SE N OF RD EXC 7A SW COR. NE SE.

**SECTION 3** - FROM A-AGRICULTURAL TO P-PUBLIC - PARCEL 2016-23 IN SE SE

**SECTION 4** - FROM A-AGRICULTURAL TO P-PUBLIC - N 1/2 SW SW. SW SW SW

**SECTION 5** - FROM A-AGRICULTURAL TO P-PUBLIC - 11.6 ACRES E SIDE N 1/2 S 1/2 NW. 10 ACRES W SIDE NW NE. 9 ACRES W SIDE SW NE. IRREG 15 ACRES TR E 1/2 SW. 3 ACRES NW COR NW SE. 20 ACRES N 30

ACRES SW SE; FROM P-PUBLIC TO A-AGRICULTURAL - PARCEL 2009-47 IN NE SW. PARCEL 2009-48 IN E 1/2 SW. PARCEL 2009-49 IN NE SW.

**SECTION 17** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - COM NE COR SEC 17-85-2 TH S 1147.21' TH W 28.44' TO BEG TH W 200' TH S 217.80'. COM 1120' S NW COR NE NW E 328' S 217' W 328' N 217' TO BEG. COM 452' N SE COR SW NW N 30' W 136' S 60' E 30' N 30' E 106' TO BEG. COM AT A PT 312' N SE COR SW NW TH N 140' W 106' S 140' E 106' BEG. 1 ACRE NW COR SE NW. 1/2 ACRE S SIDE SE NW. COM AT A PT 514' E OF SW COR SE NW SECTION 17 E 70' N 13 RDS W 70' S 13 RDS TO BEG. W 35' OF N 290' OF PARCEL A IN SE NW. PARCEL 95-17 IN SE NW. PT PARCEL 2011-63 IN SE NW. SC. GR. LOTS 2-4 BLK 1 & COM SE COR LOT 2 BLK 1 TH E 170' N 170' W 170' S 170' TO BEG. AUDITOR'S PLAT #16 LOTS 3-6; FROM A-AGRICULTURAL TO C-1 COMMERCIAL - 4/5A SE COR SW NW. COM 398' E SW COR SE NW, TH E 116' N 214.5 FT W 116' S 214.5' TO BEG. PARCEL 2011-60 & 61 IN NW SW. PARCEL 2011-62 IN SE NW. SC. GR. W 82' LOT 9 & W 82' OF N 11' LOT 8, BLK 2. AUDITOR'S PLAT #16 LOTS 1 & 2; FROM A-AGRICULTURAL TO C-2 HIGHWAY COMMERCIAL - PT SE NW COM 38 RDS 9.5' N INTER HWY E 120' N 290' W 120' S TO BEG. COM 21 RDS N SW COR SE NW TH E 120' N 290' W 120' S TO BEG.

**SECTION 31** - FROM A-AGRICULTURAL TO P-PUBLIC - PARCEL 2016-66 IN W 1/2 SW

**SECTION 33** - FROM A-AGRICULTURAL TO P-PUBLIC - PARCEL 2006-66 IN SE SE

**CLAY TOWNSHIP:**

**SECTION 6** - FROM A-AGRICULTURAL TO P-PUBLIC - PARCEL 2015-82 IN SE NW & W 1/2 NE

**SECTION 12** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - WILDWOOD ACRES 6TH ADD - ALL LOTS. SE SW EXC PLATTED. SW SW EXC PLATTED. WILDWOOD ACRES 9TH ADD - ALL LOTS. WILDWOOD ACRES 3RD ADD - ALL LOTS

**SECTION 13** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - NW NW EXC PLATTED. WILDWOOD ACRES 6TH ADD - ALL LOTS. NE NW UNPLATTED. WILDWOOD ACRES 3RD ADD - ALL LOTS. WILDWOOD ACRES 4TH ADD - ALL LOTS. WILDWOOD ACRES 1ST ADD - ALL LOTS. SW NW UNPLATTED. PARCEL 95-02 IN NW NE. PARCEL 95-03. WILDWOOD ACRES 2ND ADD - ALL LOTS. NE NE EXC PLATTED. WILDWOOD ACRES REPLAT OF LOTS 38-47 - ALL LOTS. REPLAT OF LOTS 4-9, 29, 30 & 37 - ALL LOTS. PARCEL 2013-90 WILDWOOD ACRES 2ND ADD ROADS. LOT A SE NE. SE NE EXC PLATTED. WILDWOOD ACRES 5TH ADD - ALL LOTS. NW SW N OF RIVER EXCEPT PLATTED. NE SW EXC 4 AC SW COR EXCEPT PLATTED. 2 A N OF RIVER NE CORNER SE SW. SW SE N OF RIVER. N 12 A SE SE UNPLATTED

**SECTION 18** - FROM A-AGRICULTURAL TO P-PUBLIC - SE NE. N 1100' OF NE NE. NE NE EXC N 1100'

**FAIRVIEW TOWNSHIP:**

**SECTION 1** - FROM R-RESIDENTIAL TO C-1 COMMERCIAL - 4.54A SW NW. SW NW EXC HWY & FAWN CREEK INC. SE NW EXC PARCEL 96-28 & 98-91. NW SW EXC PARCEL 98-94. NE SW EX 4 A SE COR EXC PARCELS 96-28 & 98-94. 11 A N OR R.R. SW SW EXC PARCEL 98-94; FROM R-RESIDENTIAL TO P-PUBLIC - PARCEL 2004-66 IN NE NW. PT PARCEL 98-80 OUT OF CITY LIMITS. S 85' OF THE W 125' SW SE

**SECTION 2** - FROM R-RESIDENTIAL TO C-1 COMMERCIAL - PARCEL 2000-126. COM E LINE SEC 2 84 4 2315' N OF SE COR W 360' TO BEG N 98' W 311' N 120' W 516'. S. HILL N PT O.L. #2 ALSO N PT OL #3 KNOWN AS ANAMOSA FAIRGROUND EXC S 25.6'. PT OF COM E LINE SEC 2 495' N NE COR SE SE W 811' N 238' W 830' TO HWY NELY 310' TH..E 300' N 60' ELY 1129' S TO BEG EXC SURVEYED TR 20 X 392.8 BK I PG 105,

SURVEYED TR 20 X 392.8 BK I PG 105. SURVEYED TR 20 X 392.8 BK I PG 105. COM AT A PT 811' W OF A PT 30 RDS N OF NE COR SE SE TH N 238' W 526' S 238' E 526' TO...EXC SURVEYED TR 238' N TO S LY E SEE BK I PG 104. SURVEYED TR 238' N TO S N SIDE 133.2' & S SIDE 136.5' SEE BK I PG 104; FROM R-RESIDENTIAL TO P-PUBLIC - TRACT A

**SECTION 3** - FROM R-RESIDENTIAL TO C-1 COMMERCIAL - PARCEL B IN W ½. PARCEL A IN S 1/2 NW. PARCEL G IN SW NW

**SECTION 4** - FROM R-RESIDENTIAL TO P-PUBLIC - LAND IN SECTIONS 3, 4 & 9

**SECTION 6** - FROM R-RESIDENTIAL TO I-2 HEAVY INDUSTRY - THAT PT GOVT LOT 5 LYING S OF CO RD EXC TRS; N OF R.R. & EXC PARCEL 2012-01 & ROWLEY 1ST ADD.; FROM R-RESIDENTIAL TO P-PUBLIC - ALL C.M.ST.P & PAC R.R. 100' WIDE IN E 1/2 NW (GOV'T LOT 5); FROM R-RESIDENTIAL TO C-2 HIGHWAY COMMERCIAL - PARCEL 2010-80 IN GOVT LOT 4

**SECTION 10** - FROM R-RESIDENTIAL TO P-PUBLIC - COM 30' S OF SE COR LOT 19 SHAWS S.D.B. OF LOT 4 TH W 150' TH S; FROM P-PUBLIC TO R-RESIDENTIAL - COM SE OR LOT 19 SHAWS S.D. B, E 62.3', S 30', W 62.3', N TO POB; FROM R-RESIDENTIAL TO C-1 COMMERCIAL - TR 125' X 132' NW PT SE SW W OF RD. CHIPMANS ADD LOT 4; FROM R-RESIDENTIAL TO C-2 HIGHWAY COMMERCIAL - PARCEL B E OF RD W 1/2 SW SE SW. PARCEL A E OF RD W 1/2 SW SE SW

**SECTION 11** - FROM R-RESIDENTIAL TO P-PUBLIC - PARCEL 2005-111 IN PT GOVT LOTS 1 & 3

**SECTION 12** - FROM R-RESIDENTIAL TO P-PUBLIC - PARCEL 2004-144 IN SE NW

**SECTION 15** - FROM R-RESIDENTIAL TO C-1 COMMERCIAL - TR SW COR E OF HWY HWY 151 N OF CO RD

**SECTION 16** - FROM R-RESIDENTIAL TO C-1 COMMERCIAL - PARCEL 2001-116 IN LOT 23 W OF RD

**SECTION 17** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - PARCEL 99-119 PT OF PARCEL 98-48 IN SE SW. PARCEL 99-120 IN SE SW. PARCEL 2001-20. SE SW EXC PARCELS 99-119 & 99-120 & EXC COUNTRY RIDGE ESTATE & PARCEL 2001-20. COUNTRY RIDGE ESTATES 2ND ADD - ALL LOTS

**SECTION 19** - FROM A-AGRICULTURAL TO C-2 HIGHWAY COMMERCIAL - PARCEL 2008-86 IN SE NE; FROM A-AGRICULTURAL TO R-RESIDENTIAL - GOMBERT LAKESIDE 3RD ADD - ALL LOTS

**SECTION 20** - FROM R-RESIDENTIAL TO P-PUBLIC - FAIRVIEW N 60' LOT 5 LOT 4 BLK 21; FROM R-RESIDENTIAL TO C-1 COMMERCIAL - PARCEL 2006-98 IN SW NE. PARCEL 2006-99 IN SW NE; FROM A-AGRICULTURAL TO R-RESIDENTIAL - PARCEL 2000-92 & 2000-93. PARCEL 99-127 EXC PARCEL 2000-92. PARCEL 2005-136 & 2005-137 IN NW SW. GOMBERT LAKESIDE ADD, 2ND ADD, 3RD ADD - ALL LOTS; FROM A-AGRICULTURAL TO P-PUBLIC - PARCEL 2009-37 IN E 1/2 SE

**SECTION 23** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - ROLLING HILLS ESTATES ADD - ALL LOTS

**SECTION 25** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - GERDES 1ST AND 2ND ADD - ALL LOTS. PARCEL 2002-48 IN GERDES 2ND ADD. GERDES 2ND ADD LOT 23 EXC PARCEL 2002-48. PARCEL 2002-92 IN NW SE & NE SW

**SECTION 27** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - TIMBERWOOD ACRES AND TIMBERWOOD ACRE PT 3 - ALL LOTS

**SECTION 32** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - PARCEL A IN NE SE. PARCEL 97-14 IN NE SE. E 1/2 TH PT S 363.51' NE SE LY E OF PARCEL 97-14. W 1/2 S 363.51' NE SE LY E OF PARCEL 97-14

**SECTION 34** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - TIMBERWOOD ACRES, TIMBERWOOD ACRES PT 2 AND TIMBERWOOD ACRES PT 3 - ALL LOTS

**JACKSON TOWNSHIP:**

**SECTION 1** - FROM A-AGRICULTURAL TO P-PUBLIC - S 1/2 SE NW. PARCEL 2012-81 IN W 1/2 SW & SE SW

**SECTION 6** - FROM R-RESIDENTIAL TO P-PUBLIC - SE NW. ABAND R.R. ROW ACROSS W 3/4. SW NE. NW SW. NE SW. SW SW. NW SE.

**SECTION 7** - FROM R-RESIDENTIAL TO P-PUBLIC - NW NW

**MADISON TOWNSHIP:** NO ZONING CLASSIFICATION CHANGES WERE MADE IN MADISON TOWNSHIP

**WYOMING TOWNSHIP:**

**SECTION 6** - FROM A-AGRICULTURAL TO P-PUBLIC - PARCEL 2013-10 IN NW SW

**SECTION 19** - FROM A-AGRICULTURAL TO C-1 COMMERCIAL - W 13.47 ACRES INCLUDING R.R. NE SW. SW SW EXC SE 4.11 ACRES. NW 6.72 ACRES SE SW

**GREENFIELD TOWNSHIP:**

**SECTION 6** - FROM A-AGRICULTURAL TO C1-COMMERCIAL - TRACT A IN THE NE SW

**SECTION 31** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - CUBBAGE FIRST ADDITION-ALL LOTS EXCEPT LOT 19

**ROME TOWNSHIP:**

**SECTION 8** - FROM A-AGRICULTURAL TO P-PUBLIC - S 15A SE SE. PARCEL 2009-65 IN SE SE

**SECTION 13** - FROM A-AGRICULTURAL TO P-PUBLIC - 15.08 A IN SE NE TO WALNUT CREEK FOR SEWER PLANT

**SECTION 16** - FROM A-AGRICULTURAL TO P-PUBLIC - PARCEL 2005-06 IN SE SW SECTION 9 & E 1/2 NW SECTION 16

**SECTION 17** - FROM A-AGRICULTURAL TO P-PUBLIC - NE NE. SE NE EXC RR. TH PT SW NE LY N OF RR EXC W 6 RDS 8' & EXC N 470.79'

**SECTION 18** - FROM A-AGRICULTURAL TO P-PUBLIC - PT OF PARCEL 2003-11 IN ROME TWP EXC PARCEL 2008-60. PART OF PARCEL 2008-59 OUTSIDE MORLEY CORP

**SECTION 20** - FROM A-AGRICULTURAL TO P-PUBLIC - W 1/2 N 2 ACRES NW 1/4

**SECTION 21** - FROM A-AGRICULTURAL TO P-PUBLIC - IRREG TR IN E PART N 3/4 W 1/4

**SECTION 24** - FROM A-AGRICULTURAL TO C-2 HIGHWAY COMMERCIAL - COM 275' S & 64' E NE COR NE NW TH W 821' S 600' E 769' NELY ALONG HWY TO BEG. PARCEL 2005-58 IN HENDERSON FARM NO. 1 PT. LOT 1 LY IN N 1/2

**HALE TOWNSHIP:**

**SECTION 2** - FROM A-AGRICULTURAL TO P-PUBLIC - PART OF S 1/2 SE NE AND PART OF NE SE

**SECTION 10** - FROM R-RESIDENTIAL TO C-1 COMMERCIAL - PRESTON ADD N 7 1/2' LOTS 8 & 10 BLK 1. PRESTON ADD LOTS 8-9-10 EXC N 7 1/2' LOTS 8 & 10 BLK 1. PRESTON ADD LOTS 11 & 12 EXCEPTING WEST 52' N 30' LOT 12 BLK 1; FROM A-AGRICULTURAL TO P-PUBLIC - ABAN R.R. ROW THRU NE SW S OF HWY & NW SE SECTION 10 & E 1/2 SE SW & S 1/2 SE SECTION 11; FROM R-RESIDENTIAL TO P-PUBLIC - OP LOT 7-12 BLK 1 & E 1/2 ADJ VAC ALLEY

**SECTION 15** - FROM A-AGRICULTURAL TO P-PUBLIC - PARK

**SECTION 18** - FROM A-AGRICULTURAL TO P-PUBLIC - PARCEL 2001-167 & 168. PARCEL 2009-03 IN SW 1/4

**OXFORD TOWNSHIP:**

**SECTION 10** - FROM A-AGRICULTURAL TO P-PUBLIC - BURDA & KINTZEL FIRST ADD LOT 2

**SECTION 18** - FROM A-AGRICULTURAL TO R-RESIDENTIAL - CAMELOT CAMPGROUNDS - ALL LOTS

**SECTION 21** - FROM R-RESIDENTIAL TO P-PUBLIC - 1 ACRE SE PART OF SE SE

**SECTION 22** - FROM A-AGRICULTURAL TO P-PUBLIC - ABAN R.R. ROW THRU W 1/2 SE OUTSIDE OF CORP

**SECTION 27** - FROM A-AGRICULTURAL TO P-PUBLIC - 11.46 ACRES SW CORNER E 24 ACRES LOT 1. 4.92 ACRES S END W 6 ACRES NW NW. PT PARCEL 2016-72 IN NW SW, S 1/2 SW, NW NE & GL 1 & 2 IN SEC 22 & 27

**SECTION 28** - FROM A-AGRICULTURAL TO P-PUBLIC - PT FRL PART LOT 5 LYING WEST OF HWY. COM E 1/2 COR SECTION 28 THEN N 1001' TH W 1422.09' TO BEG TH W 255.36' TH N 160.12'. OXFORD MILLS TR IN FRL LOT 4 LY N OF LOTS 16 & 17 AND S OF RD, LOT 16 & LOT 17 EXCEPT E 35.25', PORTION OF THE SAME TRACT GOING FROM R-RESIDENTIAL TO P-PUBLIC

Jones County Ordinance 2018-06 adopted July 17, 2018

Published August 1, and 2, 2018

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending, subject to the terms of a conditional zoning agreement, the zoning of property briefly described as the NW ¼ NW ¼ in Section 5 of Scotch Grove Township (tax parcel 07 05 100 001) containing approximately 39 acres, and the East 990' of the North 1,320' of the NE ¼ of Section 6 of Scotch Grove Township (tax parcel 07 06 200 006) containing approximately 29.25 acres from the A-Agricultural District to the C-2 Highway Commercial District; and by amending the zoning of property briefly described as the NW ¼ of Lovell Township (tax parcels 02 14 100 001, 02 14 100 002, 02 14 100 003, and 02 14 100 004) containing approximately 157.45 acres, from the R-Residential District to the A-Agricultural District.

Jones County Ordinance 2018-07 adopted August 14, 2018

Published August 29, and 30, 2018

Amend SECTION 5. BOUNDARIES AND OFFICIAL ZONING MAP, of ARTICLE IV - GENERAL REGULATIONS AND PROVISIONS by amending the zoning of property briefly described as Lot 2 of Fagen's Addition in Section 11 of Fairview Township (tax parcel 09 11 209 009) containing approximately .82 acres, from the R-Residential District to the C-1 Commercial District.