JONES COUNTY, IOWA

Title VI - PROPERTY & LAND USE Zoning Ordinance

A- AGRICULTURAL
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 new rural, non-farm dwellings and limiting the amount of land that can be used for a building site. 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.

C1 – COMMERCIAL
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.

C2 – HIGHWAY COMMERCIAL
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.

CRAO – CRITICAL RESOURCE AREA OVERLAY
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.

I1 – INDUSTRY
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.

I2 – HEAVY INDUSTRY
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.

P - PUBLIC
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.

R - RESIDENTIAL (INCLUDES R1, R3, R5, RMF [Multi-Family])
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. This district is meant to include the Platted Unincorporated Villages of Jones County.

Platted Unincorporated Villages of Jones County

1. *Amber, as per the recorded plats named: Blue Cut; First Addition to Blue Cut.*
2. *Canton, as per the recorded plat named: Canton.*
3. *Fairview, as per the recorded plats named: Fairview; Addition to Fairview; Wilcox's Addition to the Town of Fairview.*
4. *Hale, as per the recorded plats named: Hale Village; Preston's Addition to Hale.*
5. *Langworthy, as per the recorded plats named: Langworthy; Preservation Acres; Langworthy School Place.*
6. *Oxford Mills, as per the recorded plats named: Oxford; Francis Lathrop's Addition to Oxford Mills; Milo Lathrop's Addition to Oxford; S.F. McDonald's 1st Addition to the Town of Oxford.*
7. *Scotch Grove, as per the recorded plat named: Scotch Grove.*

RMH – RESIDENTIAL MANUFACTURED HOUSING
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.

Legend

- CRAO - Critical Resource Area Overlay
- River Accesses (P)
- P - Public
- R - Residential
- A - Agricultural
- Corporated Areas

0 1 2 3 4 5 Miles
1:150,000

Effective April 20, 2007

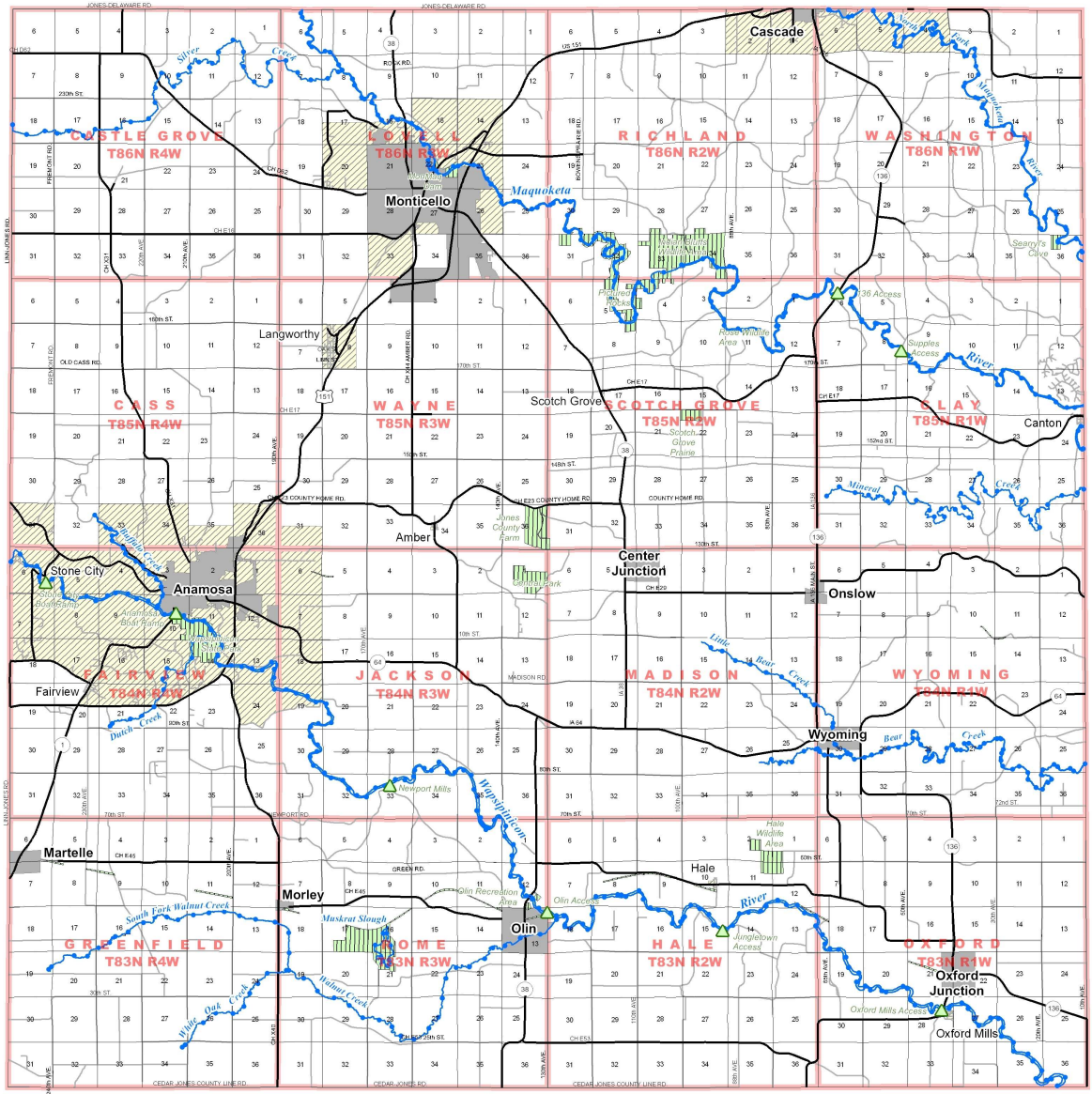
Processed by RCL

This map was produced from data maintained in the Jones County Geographic Information System by the Auditor's Office. For further information regarding maps, data sources or the availability of GIS products and services, please contact the Jones County Auditor Office at: (319) 462-2282.

Jones County assumes no liability whatsoever associated with the use or misuse of this map resource and disclaims any representation or warranty as to the accuracy of the data. This map is compiled from official records and only contains information required for local government purposes.

Please direct all questions or comments to the Jones County Land Use Administrator at (319) 462-2735 or lu911@co.jones.ia.us.

This is to certify that this is the "Official Zoning Map" of Jones County, Iowa, adpoted this 3rd day of April, 2007.

Joe Cruise, Chairman
Jones County Board of Supervisors

Attest: Janine Sulzner
Jones County Auditor