Key to changes:

Highlighted indicates a change

~~Strikeout~~ indicates removed text

Bold & Underlined Indicates new text

Note: Page numbers may not be accurate, The page numbers may have shifted because of the addition of the proposed new text without the deletion of the original text.

CHAPTER 5: ADMINISTRATION

501 ZONING ADMINISTRATOR

501.1 Appointment and Duties of the Zoning Administrator

A Zoning Administrator (Administrator) shall be designated by the Board of Supervisors to administer and enforce this Ordinance. Assistants to the Zoning Administrator shall be provided as the Board of Supervisors direct.

501.2 Power and Duties of Zoning Administrator

Duties of the Zoning Administrator shall include, but not be limited to, the following:

(1) The review of applications for Certificate of Temporary Operation and Construction Compliance Certificates, and the issuance of permits and certificates upon finding the provisions of this Ordinance would not be violated.

(2) Upon finding that a provision of this Ordinance is violated, the Zoning Administrator shall notify the person responsible for the violation in writing indicating the nature of the violation and ordering the action necessary to correct it. The order for corrective action shall require discontinuance of illegal use of land or buildings; removal of illegal buildings, illegal additions to buildings, or illegal structural alternations; discontinuance of illegal work being done; other action authorized by this Ordinance to insure compliance with or to prevent violation of its provisions.

(3) Keeping a record of all fee schedules, permits, appeals**, minutes, performance bonds,** and such other transactions and correspondence pertaining to the administration of this Ordinance.

501.3 Appeals from Decision of Zoning Administrator

Appeals from any decision of the ~~Zone~~ **Zoning** Administrator may be made to the Board of Adjustment as provided for in this Ordinance.

502 ZONING COMMISSION

502.1 Zoning Commission Created

A Planning and Zoning Commission is hereby established, as provided by Iowa Code Section 335.8.

502.2 Zoning Commission Powers and Duties

The Zoning Commission shall have the following powers and duties:

(1) To recommend to the Board of Supervisors amendments, supplements, changes or modifications to the County Zoning Ordinance.

(2) To hear matters related to zoning regulations arising from the County Zoning Ordinance.

(3) To review and make recommendation to the Board of Supervisors on amendments to the County Comprehensive Smart Plan.

502.3 Commission Membership

The Planning and Zoning Commission shall consist of seven (7) members appointed by the Winneshiek County Board of Supervisors. An effort should be made to keep Commission membership geographically balanced. The term of appointment shall be five (5) years. **The Board of Supervisors may remove members of the Zoning Commission from office for cause upon written charges and after a public hearing**. Any vacancy shall be filled ~~in the same manner for the unexpired portion of the term. In the event of the absence from the County or in the incapacity of a member,~~ **by** the Board of Supervisors ~~may appoint a substitute who shall serve as a member of the Commission, with the same powers and authority as the regular member, until such regular member has returned~~ **for the unexpired term**.

502.4 Officers

The Commission shall annually select from its membership a Chair and Vice Chair, who will perform the usual duties pertaining to such offices.

502.5 Selection

On the first regular meeting ~~in~~ **after** January **1st** of each year, the Commission will pick its officers from its membership. All current officers are eligible for re-election.

502.6 Tenure

The Chair and Vice Chair shall take office immediately following their selection and shall hold office for a term of one year or until their successors are selected and assume office.

502.7 Duties of the Officers

The Chair will preside at all meetings, appoint committees, and perform such other duties as may be ordered by the Commission. The Vice Chair shall act in the capacity of the Chair in his/her absence and in the event the office of the Chair becomes vacant, the Vice Chair shall succeed to this office for the unexpired term and the Commission shall select a successor to the office of Vice Chair for the unexpired term. A Secretary shall be appointed by the Chair. The Secretary will record ~~and maintain~~ minutes of the meetings~~, insure that the minutes and adopted recommendations are properly published and recorded,~~ and perform such other duties as the Commission may determine.

502.8 Meetings

All regular and special meetings, subcommittee meetings, hearings, records and accounts shall be open to the public, and shall comply with the open meetings law. Meetings may be called at the request of the Chair, or four (4) members of the Commission, or the Zoning Administrator. Notice of the meeting shall be ~~given~~ **sent** by the Zoning Administrator to the members of the Commission at least ~~forty-eight (48) hours~~ **six (6) calendar days** prior to such meeting and shall state the purpose and time of the meeting.

502.9 Quorum

The presence of four (4) Commission members shall be necessary to constitute a quorum. The concurring vote of the four (4) members shall be necessary on all matters upon which it is required to pass under the provisions of this Ordinance.

502.10 Order of Business

Agenda. The Zoning Administrator will prepare an agenda **and application information packet** for each meeting and send it to each Commissioner ~~five (5)~~ **at least six (6) calendar** days before the meeting. The order of business shall be as follows:

(1) Call to Order.
(2) Roll call.
(3) Approval of Minutes.
(4) Report of the Zoning Administrator.
(5) Public comments on items not on the agenda.
(6) New Business.
(7) Old Business.
(8) Adjournment.

502.11 Motions

Motions may be made by anyone on the Commission except the Chair ~~and Zoning Administrator~~. The Chair will restate the motion before a vote is taken.

502.12 Voting

Voting will be by roll call and will be recorded by yeas and nays. Every member of the Commission, including the Chair, is required to cast a vote upon each motion. However, a member may abstain if the member believes there is a conflict of interest, particularly if the conflict is of a financial nature. A member who elects to abstain from voting shall state the reason for the abstention at the time of voting. During the discussion of the matter under consideration, a member who plans to abstain from voting should so inform the Commission, so that other Commission members can properly weigh the opinions given by a member who believes a conflict of interest exists.

502.13 Commission Action

Action by the Commission on any matter on which a hearing is held will not be taken until the hearing has been conducted.

502.14 Parliamentary Procedure

Roberts Rules of Order, Revised, will govern the Commission meetings in all cases where these rules do not provide the procedures to be followed.

502.15 Comprehensive Plan and Zoning Hearings

Before the adoption or amendment of any part of the Comprehensive Plan, or recommending approval of an amendment to the Zoning Ordinance to the Board of Supervisors, the Commission will hold a public hearing on the matter. Notice of the time and place of the hearing will be given, not less than four (4) and no more than twenty (20) days prior to such hearing, by publication in the official newspaper(s) designated by the Board of Supervisors.

502.16 Meeting Attendance

Commission members are expected to attend all regular and special meetings of the Commission. If a member has a valid excuse for nonattendance, the member shall notify the Zoning Administrator prior to the meeting. A Commission member will be asked to resign if at any time, the member has three (3) consecutive absences without notification from a regular, special, or subcommittee meeting, or if total absences exceed forty percent (40%) of the total meetings in a twelve (12) month period. A record of attendance will be made by the Secretary on an ongoing basis.

~~502.17 Amendments~~

~~These rules may be amended at any regular or special meeting by a two-thirds (2/3) vote of the members present.~~.

503 BOARD OF ADJUSTMENT

503.1 Board of Adjustment Created

A Board of Adjustment is hereby established, as provided by Iowa Code Section 335.10.

503.2 Board of Adjustment Powers and Duties

The Board of Adjustment shall have the following powers and duties.

(1) To hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative official in the enforcement of this chapter or of any Ordinance adopted pursuant thereto.

(2) To hear and decide **conditional use permits and** special exceptions to the terms of the Ordinance upon which such Board is required to ~~pass~~ **consider** under such Ordinance.

(3) To authorize upon appeal, in specific cases, such variance from the terms of the Ordinance as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the Ordinance will result in unnecessary hardship, and so that the spirit of the Ordinance shall be observed and substantial justice done.

503.3 Board Membership

The Board shall consist of five (5) members to be appointed by the Board of Supervisors for a term of five (5) years. The Board of Supervisors may remove members of the Board of Adjustment from office for cause upon written charges and after public hearing. The Board of Supervisors shall fill vacancies for the unexpired term of the member.

503.4 Election of Officers

The Board shall annually elect its own Chair and Vice Chair at the first meeting on or after January 1 of each year.

503.5 Quorum

The presence of three (3) members shall be necessary to constitute a quorum.

503.6 Proceedings of the Board of Adjustment

There shall be a fixed place of meeting and all meetings shall be open to the public.

The Board of Adjustment shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this Ordinance. Meetings shall be held at the call of the Chair, the Zoning Administrator, or at such other times as the Board may determine. The Chair or in his/her absence, the Vice Chair, may administer oaths and compel attendance of witnesses.

The Board shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be public record and be immediately filed in the office of the Board.

503.7 Decisions

The concurring vote of three (3) members of the Board shall be necessary to reverse any orders requirement, decision, or determination of the Zoning Administrator or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinances or to affect any variation of this Ordinance. On all appeals, applications, and other matters brought before the Board, said Board shall inform, in writing all the parties involved of its decisions and the reasons therefore.

503.8 Hearings, Appeals and Notice

Appeals of the Board of Adjustment concerning interpretation or administration of this Ordinance may be taken by any person aggrieved or by any officer or bureau of the governing body of the County affected by a decision of the administrative officer. Such appeals shall be taken within a reasonable time not to exceed thirty (30) days by filing with the Zoning Administrator and with the Board of Adjustment a notice of appeal specifying the grounds thereof. The Zoning Administrator shall forthwith transmit to the Board all papers constituting the record upon which the action appealed was taken.

503.9 Notice

The Board of Adjustment shall fix a reasonable time for the hearing of an appeal, give due notice to the parties in interest, and decide the same within a reasonable time. At the hearing, any party may appear in person or by agent or attorney. The Board shall publish public notice thereof not less than four (4) and not more than twenty (20) days in the official newspaper(s) designated by the Board of Supervisors for the purpose of conducting a public hearing as determined appropriate.

503.10 Appeal Fee

A fee, as outlined in a "Fee Schedule" as approved by the Board of Supervisors and placed on file in the office of the Zoning Administrator shall be paid to the Zoning Administrator at the time the notice of appeal is filed~~, which the Zoning Administrator shall forthwith pay over to the credit of the general fund of the County~~.

503.11 Stay of Proceedings

An appeal stays all proceedings in furtherance of the action appealed from, unless the Zoning Administrator from whom the appeal is taken certifies to the Board after the notice of appeal is filed with him/her, that by reason of facts stated in the certificate, a stay would in his or her opinion cause imminent peril to life and property. In such case, proceedings shall not be stayed other than by a restraining order which may be granted by the Board or by a court of record on application, on notice to the Zoning Administrator from whom the appeal is taken and on due cause shown.

504 AMENDMENTS TO THE COMPREHENSIVE PLAN AND OFFICIAL CONTROLS

504.1 Initiation of Amendments

Amendments to this Ordinance may be initiated in one of four ways, as follows:

(1) The Administrator or Commission has the primary responsibility for reviewing the need for amendments. The Commission may initiate the review of such amendment by motion.

(2) The Board of Supervisors may on its own motion initiate amendments by referring them to the Zoning Administrator and Commission for review.

(3) Any owner of land may formally petition the Board of Supervisors to grant an amendment to the zoning map for land for which they own. The petition shall be filed with the Zoning Administrator and reviewed by the Commission according to Section 504.4 of this ordinance.

(4) Any individual may suggest to the Board or the Commission that it initiates an amendment on its own motion. Such suggestions are entitled to such consideration as the Board or Commission deems appropriate.

504.2 Changes and Amendments

No such amendment shall be made without public hearing before the Board of Supervisors and without a report made upon the amendment by the Zoning Commission following a public hearing. At least four (4) and no more than twenty (20) days notice of the time and place of such hearing shall be published in the official newspaper(s) designated by the Board of Supervisors. In case the Commission does not approve the change, or in the case of a written protest filed with the Board of Supervisors against a change in district boundaries signed by the owners of twenty percent (20%) or more of the property which is located within five hundred (500) feet in non-agricultural areas and within one-quarter (1/4) mile in rural (non-developed) areas of the exterior boundaries of the property for which the change or repeal is proposed, such amendment shall not be passed except by the favorable vote of sixty percent (60%) of all the members of the Board of Supervisors.

504.3 Style of Amendment

Amendments, supplements, or changes of the boundaries of districts, as shown on the Official Zoning Map and Zoning Update Journal, shall be made by an Ordinance amending the Zoning Ordinance and Zoning Update Journal, shall refer to the Official Zoning Map, and shall set out the identification of the area affected by legal description and identify the zoning district as it exists and the new district designation applicable to said property. Said Ordinance shall, after adoption and publication, be recorded by the County Recorder as other Ordinance and the Official Zoning Map and Zoning Update Journal changed as provided for in this Ordinance. Such amendatory Ordinance shall, however, not repeal or reenact said map, but only amend it. The Official Zoning Map and

Zoning Update Journal, as amended, shall be the final authority to the current zoning status of land and water areas, buildings, and other structures in the county.

Amendments, supplements, or changes to the text of the Ordinance shall be known as "text amendments". They shall be made by an Ordinance amending the Winneshiek County Zoning Ordinance and shall set out the identification of the area affected by reference to a specific Section and paragraph, identify the current text as it exists and the new text as proposed for change. Said Ordinance shall, after adoption and publication, be recorded by the County Recorder as other Ordinance and the Winneshiek County Zoning Ordinance changed as provided ~~for by adding the text amendment to the Appendix of said document~~. Such amendatory Ordinance shall, however, not repeal or reenact said Ordinance, but only amend it. The Official Zoning Ordinance, as amended, shall be the final authority to the current zoning status of land and water areas, buildings, and other structures in the county.

504.4 Application for Change of Zoning District ~~Boundaries~~

Any person may submit to the Board of Supervisors, an application requesting a change in the zoning district ~~boundaries~~ as shown on the Official Zoning Map and Zoning Update Journal.

(1) Such application shall be filed with the Administrator accompanied by a fee, as outlined in a "Fee Schedule" as approved by the Board of Supervisors and placed on file in the office of the Zoning Administrator and shall contain the following information.
   (a) The legal description and local address of the property, and
   (b) The present zoning classification and the zoning classification requested for the property, and
   (c) The existing use and proposed use of the property, and
   (d) The names and addresses of all property owners within five hundred (500) feet in non-agricultural areas and within one-quarter (1/4) mile in rural (non-developed) areas of the exterior boundaries of the property for which the change is requested will be contacted by mail.
   (e) A statement of the reasons why the applicant feels the present zoning classification is no longer valid, and
   (f) A plat showing the locations, dimensions and use of the applicant's property and all property within one hundred (100) feet in non-agricultural areas and within five hundred (500) feet in rural (non-developed) areas of the exterior boundaries thereof, including streets, alleys, railroads and other physical features.

(2) ~~Upon receipt of the application by the Administrator a copy shall be forwarded immediately to the Commission for study and recommendation~~. The Commission shall~~,~~ **hold a public hearing, and** prior to making a recommendation, determine the following:
   (a) Whether or not the current district classification of the property to be rezoned is valid, and

(b) Whether there is a need for additional land zoned for the purpose requested, and

(c) Whether the proposed change is consistent with the current land use plan, considering such factors as:

(i) Whether the rezoning would result in a population density or development which would in turn cause a demand for services and utilities in excess of the capacity planned for the area, and

(ii) Whether the rezoning would result in the generating of traffic in excess of the capacity of existing or planned streets in the vicinity, and

(iii) Whether there is intent on the part of the applicant to develop the property to be rezoned diligently and within a reasonable time.

(3) The Commission shall report its determinations and recommendations to the Board of Supervisors within thirty (30) days from ~~receipt of the application~~, **completion of the public hearing.** ~~except that~~ **When** no report is issued within that time, the application will be deemed approved by the Commission. The Board of Supervisors shall then call a public hearing as provided by this Ordinance.

505 CONDITIONAL USE PERMITS

505.1 Criteria for Granting Conditional Use Permits

In granting a Conditional Use Permit, the Board of Adjustment shall consider the effect of the proposed use upon the health, safety, and general welfare of occupants of surrounding lands. Among other things, the following findings may be considered:

(1) The use will not create an excessive burden on existing infrastructure systems including county parks, highway and roads and other public facilities and utilities which serve or are proposed to service the area.

(2) The use will be sufficiently compatible or separated by distance or screening from adjacent land so that existing properties will not be depreciated in value and there will be no deterrence to development of vacant land.

(3) The structure and site shall have an appearance that will not have an adverse effect upon adjacent residential properties.

(4) The use is reasonable related to the overall needs of the County and to the existing land use.

(5) The use is consistent with the purpose of the Zoning Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.

(6) The use is in conformance with the Comprehensive Plan of the County.

(7) The use will not cause traffic hazard or congestion.

505.2 Additional Conditions

In permitting a new conditional use or in the alteration of an existing conditional use, the Board may, in addition to the standards and requirements expressly specified by this Ordinance, recommend the imposition of additional conditions which the Board

considers necessary to protect the best interest of the surrounding area or the County as a whole. These conditions may include, but are not limited to the following:

(1) Increasing the required lot size or yard dimension.
(2) Limiting the height, size or location of buildings.
(3) Controlling the location and number of vehicle access points.
(4) Increasing street width.
(5) Increasing the number of required off-street parking spaces.
(6) Limiting the number, size, location or lighting of signs.
(7) Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.
(8) Designing sites for open space.
(9) Establishing a time period for the conditional use.

505.3 Required Information and Exhibits

(1) Completed application and fee, as outlined in a "Fee Schedule" as approved by the Board of Supervisors and placed on file in the office of the Zoning Administrator, including the names and addresses of the petitioner or petitioners and their signature to the petition, and a statement of the requested conditional use.
(2) A legal description of the property for which the conditional use is requested.
(3) A statement of conditions warranting the proposed use in the zoning district used to insure compatibility of the proposed use with the County Comprehensive Plan.
(4) A site plan of the property to be in general compliance with Section 703 of this Ordinance. The site plan shall include, as pertinent, but not be limited to, the following information: the location of proposed structures, existing structures, geological features, architectural plans, traffic generation, signs, drainage, water table, flood proofing, landscaping vegetation, soils information, adjacent land uses, roads, property lines, waterways, sewage treatment areas, water supply systems, parking, road access and floodplains.
(5) Any other relevant information and material requested by the Administrator or the Board.

505.4 Procedure

(1) The person applying for a Conditional Use Permit shall fill out and submit to the Administrator a Conditional Use Permit application form and all items listed in 505.3, ~~at least thirty (30) days~~ prior to the **public notice deadlines for the** next regularly scheduled meeting of the Board of Adjustment. The Administrator shall place the application on the next regularly scheduled Board meeting agenda after it is determined that the application and materials are complete.
(2) The Board shall hold a public hearing on the proposal. Notice of the public hearing shall be published in the official newspaper(s) designated by the County Board of Supervisors not less than four (4) and not more than twenty (20) days prior to the hearing. Property owners of record within one-quarter (1/4) mile in

CONDITIONAL USE TABLE	C = Conditional Use Permit is mandatory for this use in this District								
	Zoning Districts								
	A-1	**A-2**	**A-R**	**R-1**	**R-2**	**C-1**	**C-2**	**M-1**	**M-2**
Adaptive reuse of existing nonresidential buildings, where a proposed use(s) occupies one building, multiple buildings, or shares a building in a commercial condominium	**C**	**C**	**C**	**C**	**C**	**C**	**C**	**C**	**C**
Any land or building used by a private utility service for the purpose of generating or converting power	**C**	**C**				**C**		**C**	**C**
Campgrounds not operated for profit	**C**	**C**				**C**	**C**		
Commercial campgrounds	**C**	**C**				**C**	**C**		
Commercial sawmills and lumber processing and treatment plants	**C**	**C**							
Commercial towers: microwave, radio and television	**C**	**C**				**C**	**C**	**C**	**C**
Commercial renewable energy systems: solar, wind, biomass, etc.	**C**	**C**				**C**	**C**	**C**	**C**
Personal large wind energy conversion systems (PL-WECS)	**C**	**C**				**C**	**C**	**C**	**C**
Golf courses, miniature golf, driving ranges, gun and archery shooting ranges, and similar uses	**C**	**C**	**C**	**C**	**C**	**C**	**C**		
Government buildings and operations	**C**	**C**	**C**	**C**	**C**	**C**	**C**	**C**	**C**
Lodges and fraternal organizations	**C**	**C**							
Lodging establishments with less than 6 units	**C**		**C**						
Mineral extraction and primary mineral processing, quarries, extraction pits, land alterations	**C**	**C**						**C**	**C**
Mobile / manufactured home parks			**C**	**C**	**C**				
Motorsports facilities and events	**C**					**C**		**C**	
Museums, planetaria, art galleries, arboreta, botanical and zoological gardens	**C**	**C**							
Nursery and greenhouse retail sales	**C**	**C**							
Paving material production plants including manufacture and sales of ancillary products produced from paving material or by-products	**C**	**C**						**C**	
Private, non-commercial landing fields	**C**	**C**				**C**		**C**	**C**
Public water supply and sewage treatment facilities	**C**	**C**	**C**	**C**	**C**	**C**	**C**	**C**	**C**
Salvage yard in conjunction with an owner-occupied single-family dwelling	**C**	**C**							
Stables, riding academies and equestrian clubs	**C**						**C**		
State licensed childcare facilities	**C**	**C**	**C**	**C**	**C**		**C**		
Temporary events, where the operation does not conform to district allowed uses, expecting gatherings of 50 or more attendees	**C**	**C**				**C**	**C**	**C**	**C**
Winery/brewery/distillery/cidery with an event venue	**C**	**C**				**C**	**C**		

506 VARIANCES

506.1 Variances Conditions Governing Applications; Procedures

To authorize upon appeal in specific cases such variance from the terms of this Ordinance as will not be contrary to the public interest where, owing to the special conditions, a literal enforcement of the provisions of this Ordinance would result in undue hardship. A variance from the terms of this Ordinance shall not be granted by the Board of Adjustment unless and until:

(1) A written application, including a fee, as outlined in a "Fee Schedule" as approved by the Board of Supervisors and placed on file in the office of the Zoning Administrator, for a variance shall have been submitted demonstrating:
   (a) That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district, and
   (b) That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance, and
   (c) That the special conditions and circumstances do not result from the action or actions of the applicant, and
   (d) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures or buildings in the same district. No nonconforming use of neighboring lands, structures or buildings in the same district and no permitted use of land, structures or buildings in other districts shall be considered grounds for the issuance of a variance, and
   (e) The names and addresses of all property owners within five hundred (500) feet in non-agricultural areas and within one-quarter (1/4) mile in rural (non-developed) areas of the exterior boundaries of the property for which the variance is required ~~indicating their approval or denial will be contacted by mail~~.

(2) Notice of public hearing shall have been given not less than four (4) and not more than twenty (20) days prior to the hearing**. Property owners of record within one-quarter (1/4) mile in rural (non-developed) areas, and property owners of record within five hundred (500) feet in non-agricultural (developed) areas shall be notified in writing of the public hearing on the request for a variance,** and

(3) The public hearing shall have been held at which time any party shall have been permitted to appear in person, or by agent or by attorney, and

(4) The Board shall have made findings that the requirements described above in this Section have been met by the applicant for a variance, and

(5) The Board shall further have made a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure, and

(6) The Board shall further have made a finding that the granting of the variance will

A-2 AGRICULTURAL DISTRICT

The A-2 Agricultural District is intended and designed to provide for activities that are strongly interrelated with agricultural, open space or recreational uses that are best suited for location in agricultural areas. When possible, it is intended that an A-2 district will be surrounded on all sides by an A-1 district.

Allowed Principal Uses and Structures

1. All those Allowed Principal Uses and Structures permitted in and as regulated by the A-1 District regulations with the exception of non-farm, single-family dwellings not part of a farmstead.
2. Convenience commercial and gas sales associated with ag-related support services such as seed and supply sales, feed supplies, and farm supplies.
3. Animal hospitals, veterinary clinics, and kennels.
4. Stables, riding academies and equestrian clubs.
5. Anhydrous ammonia storage and/or pumping facilities.
6. Fertilizer and agricultural chemical and seed sales.
7. Grain elevators.
8. Livestock feed and grain sales providing dust is effectively controlled.
9. Seed research facility including lab facilities, storage and refrigeration.
10. Agricultural service businesses involving the processing, storage and sale of grain for seed or for livestock and poultry feed.
11. The sale of feed supplies.
12. The sale of dry or slurry mix fertilizers, liquid fertilizer under pressure, agricultural lime and agricultural chemicals.
13. **Forest products concentration yards with processing, not including sawmills.**
14. **Production winery/brewery/distillery/cidery including a tasting room.**

Allowed Accessory Uses and Structures

All those Accessory Uses and Structures permitted in and as regulated by the A-1 District regulations.

Conditional Uses See Section 505

Special Exception Uses and Structure

All those Special Exception Uses and Structures permitted in and as regulated by the A-1 District regulations.

Minimum Bulk Requirements

1. Lot area
   The minimum total lot area shall be the area necessary to meet the stipulated yard setback and all parking, loading, buffering, sewage or other space requirements set forth the

8. Welding, machine and repair shops.
9. Plumbing, heating, air conditioning and sheet metal shops.
10. Automobile paint and body shops.
11. Automobile and farm implement display, sales, service and repair.
12. Lumberyards and building materials, sales and storage.
13. Frozen food lockers.
14. Railroads.
15. Adult entertainment business in compliance with Chapter 335 of the Code of Iowa.
16. Building fabrication, including manufactured homes, display and sales.
17. Recycling plant.
18. ~~Winery or brewery~~.

Allowed Accessory Uses and Structures

1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district.
2. Temporary buildings used in conjunction with construction work provided that such buildings are removed promptly upon completion of the construction work.
3. Dwelling units for watchmen or caretakers employed on the premises provided that an open yard of at least 2400 square feet is reserved and maintained by the occupants.
4. Recycling drop boxes.

Conditional Uses See Section 505

Minimum Bulk Requirements

1. Lot area: The minimum total lot area shall be the area necessary to meet the stipulated yard setback and all parking, loading, buffering, sewage or other space requirements set forth for the particular use in this ordinance. Where a lot is not served by a public or community sanitary sewer system, the minimum lot area shall not be less than one (1) acre and the lot width be not less than one hundred twenty-five (125) feet.
2. Lot coverage regulations: Not more than fifty percent (50%) of the lot shall be occupied by a building.
3. Minimum required front, side and rear yards and maximum height (Where adjacent to an "A" or "R" district, the adjoining yard or yards shall be not less than twenty-five (25) feet.)

(6) The method of disposing of garbage and refuse.
(7) Location and size of all streets servicing the campgrounds.
(8) Construction plans and specifications for roadways within the campgrounds.
(9) Plans for any and all structures.
(10) Such other information as may be required or requested by the County.

710.2 Performance Standards for Commercial Campgrounds

(1) All campgrounds must have an approved Emergency Evacuation Plan on file with the County Zoning Department and Sheriff's Department.
(2) All campgrounds planned within the 100-year floodplain shall submit an Iowa Department of Natural Resources Floodplain Permit to the County Zoning Administrator.
(3) All water supply and sanitary facilities must conform to the Iowa Department of Natural Resources' health standards and all applicable Federal, State and local regulations.
(4) The treatment of surface stormwater shall be approved by the County Engineer and Soil and Water Conservation District. Campgrounds shall not threaten contamination of any water supply.
(5) All permanent structures shall require a Construction Compliance Certificate.
(6) All utilities, such as sewer, water, fuel, electric, telephone, and television antenna lead-ins, shall be buried, and there shall be no overhead wires or support poles except those essential for street or other lighting purposes.
(7) Each campsite will be plainly identified by a number both on the map of the campground and at the campsite.
(8) No campsite shall be located within twenty (20) feet of any property line.
(9) Parking – five (5) spaces, plus two (2) spaces for each campsite to ensure all roadways are open for emergency vehicles at all times.
(10) All land area shall be adequately drained and properly maintained; free of refuse, garbage, rubbish or debris.
(11) Each pair of campsites shall contain adequate containers to store, collect and dispose of refuse and garbage so as to create no health hazards, rodent damage, insect breeding, accident or hazardous fire areas, or air pollution.
(12) All centralized refuse collection containers and equipment and park maintenance equipment shall be stored in a screened and fenced service yard within the campground.
(13) All campgrounds shall have an illuminated area displaying the following information at all times:
    (a) Instructions on how to reach law enforcement officers.
    (b) Instructions on how to reach the owner ~~of~~ **or** adult caretaker of the campground.
    (c) A labeled map of the campground which includes numbering of each campsite.
(14) Quiet hours from 10:00 p.m. to 7:00 a.m. will be posted and enforced by the owner or adult caretaker of the campground.