

sewer lines serving each mobile home space, the location of garbage cans, water hydrants, service buildings, driveways, walkways, recreation areas, required yards, parking facilities, lighting, and landscaping. If public water and sanitary sewerage facilities are not available to the mobile home park site, private water and sewerage systems shall be provided in accordance with the requirements of the Iowa Department of Natural Resources, subject to approval of the Board of Supervisors. The plan shall be considered by the County Zoning Commission and the Board of Supervisors, who may approve or disapprove said plan or require such changes thereto, as are deemed necessary to effectuate the intent and purpose of the Zoning Ordinance. All changes to the R-5 classification shall be made in accordance with the provisions of Section 43.10 of the Zoning Ordinance.

41.10 C-1 DISTRICT REGULATIONS. The C-1 Districts (Local Service Commercial Districts) are intended to provide for the normal business and commercial uses required to serve the local needs of the unincorporated areas of the County.

1. **Principal Permitted Uses.** Only the use of structures or land listed in this section shall be permitted in the C-1 Districts: Any retail business or service establishment supplying commodities or performing services, such as the following.
 - A. **Automotive Service:**
 - Filling station (See Chapter 42 for Regulations)
 - Tire and auto accessory store
 - Public parking
 - Repair garage
 - Car wash.
 - B. **Business Service:**
 - Bank
 - Loan office
 - Professional or commercial office
 - Travel bureau.
 - Real estate office.
 - C. **Clothing Service:**
 - Apparel shop
 - Clothes cleaning pickup station
 - Costume rental
 - Diaper service
 - Shoe sales or repair
 - Tailor
 - Hat cleaning or repair shop.

D. Equipment Service:

Household appliances
Phonograph/record shop
Photographic shop.

E. Food Service:

Caterer
Grocery
Fruit and vegetable store
Meat market
Drug store
Tea rooms
Restaurant
Tavern
Delicatessen shop.

F. Personal Services:

Beauty parlor
Barber shop
Cosmetics
Masseur salon
Optician
Reducing salon
Medical and dental clinics.

G. General Retail Service:

Antique store
Bicycle sales and repair shops
Bird or pet shop
Book store
Cigar store

Consumer Fireworks Seller; as defined in Section 100.19, Statutes of the State of Iowa, provided that the retailer engaged in sale of consumer fireworks shall possess a consumer fireworks seller license issued by the state fire marshal, show proof of general liability insurance with minimum per occurrence coverage of at least one million dollars and aggregate coverage of at least two million dollars, and abide with all rules adopted by the state fire marshal regarding a consumer fireworks license.

Florist shop
Furrier
Hardware

Paint and wallpaper store
Toy shop
Variety store.

H. Amusement Enterprises:

Bowling alleys
Billiard hall
Theater (indoor).

I. Hotel, Motel, Private Club or Lodge.

J. Electrical Substations and Telephone Exchanges.

K. Advertising Sign or Billboard; provided that when the same is located within fifty (50) feet of an "R" district boundary line, it shall be affixed to or be on a building and not extend over any street line nor project above the roof line or parapet wall. See Chapter 42 for additional regulations.

L. Milk Distribution Stations, but not processing concerns.

M. Towers allowing for the construction and erection of microwave, radio, television, digital or cellular communication equipment. Towers 100 feet or less must be stealthed. No fall area on monopoles or silos. Fall areas shall be required on all towers over 100 feet in height. Requirement of fall zone be equal to the height of tower (as measured from the base) to all tower site boundaries.

N. No new residential uses shall be permitted unless accessory to a permitted principal use.

O. Any other use as determined by the Zoning Administrator to be a similar and like use to one of those named above.

2. Permitted Accessory Uses.

A. Accessory uses and structures customarily accessory and incidental to any permitted principal use.

B. Any exterior sign shall pertain only to a use conducted within the building and be integral or attached thereto. No sign may project over any street line or extend more than six (6) feet over any building line whether fixed to the building or any other structure. In no case shall any sign project more than four (4) feet above the roof line or a parapet wall, and the total area of all signs pertaining to the business conducted in any building shall

not exceed two (2) square feet in area for every foot occupied by the front of the building displaying such sign. Where the lot adjoins an “R” district, the exterior sign shall be attached flat against the building and shall not face the side of the adjacent lot located in the “R” district; however, this does not apply to the side of the building which is opposite that side adjoining the “R” district.

- C. One post sign on each street on which a business abuts, provided, however, that said post sign shall not have a surface area greater than fifty (50) square feet on any one side thereof and not more than two (2) sides of said post sign shall be used for advertising purposes. The bottom of said post sign or surface area thereof shall be not less than twelve (12) feet above the sidewalk or above the surface of the ground upon which it is erected, and the total vertical or horizontal dimension of said sign shall not be greater than nine (9) feet. The term post sign as herein defined shall not be deemed to include any sign advertising the trade name, merchandise, or service of any person, firm, or corporation who pays a consideration for the privilege of placing, maintaining, or using any portion of said sign to the owner or occupant of the premises upon which said sign is erected or placed. Said post sign shall not extend over street right-of-way lines nor otherwise obstruct or impair the safety of pedestrians or motorists.

3. Bulk Regulations. The following minimum requirements shall be observed, subject to the modifications contained in Chapter 42 of the Zoning Ordinance.

- A. Minimum Lot Area. Permitted uses listed in this section: no minimum.
- B. Minimum Lot Width. Permitted uses listed in this section: no minimum.
- C. Minimum Front Yard Depth. All uses: Thirty (30) feet. In all cases the front yard shall be measured from the right-of-way line.
- D. Minimum Side Yard Width. Permitted uses in this section:

When adjacent to an “A” District - 50 feet.

When adjacent to an “R” District – 75 feet.
- E. Minimum Rear Yard Depth. Thirty-five (35) feet.
- F. Height Regulations. Two and one-half (2 ½) stories, but not exceeding thirty-five (35) feet in height; and no accessory structure shall exceed one (1) story or fifteen (15) feet in height.

- G. Off-street Parking and Loading. As required by Sections 40.22 and 40.23 of the Zoning Ordinance.

41.11 C-2 DISTRICT REGULATIONS. The C-2 Districts (General Commercial-Highway Service Districts) are intended to provide for the commercial and highway service uses required to serve the general needs of the County and the highway traveling public.

1. Principal Permitted Uses. Only the use of structures or land listed in this section shall be permitted in the C-2 District.
 - A. Uses as permitted and regulated in the C-1 District except as otherwise provided herein.
 - B. Automobile, trailer, mobile home, and farm implement establishments for display, hire, sales, and repair, including sales lots; however, this paragraph shall not be construed to include automobile, tractor, machinery, or similar wrecking and used parts yards.
 - C. Theaters, provided that for drive-in theaters, the screen shall be so located as to not be visible from adjacent highways. Sufficient driveway area shall be provided so that cars will not be waiting in line on any public right-of-way or otherwise create a hazard to vehicular movement.
 - D. Animal hospital, veterinary clinic, or kennel provided any structure or area used for such purpose shall be at least two hundred (200) feet from any "R" district boundary and one hundred (100) feet away from any A-1 or C-1 district boundary.
 - E. Commercial baseball fields, swimming pools, skating, golf driving ranges, or similar recreational uses and facilities.
 - F. Carpenter, sheet metal and sign painting shops, baker, laundry, clothes cleaning and/or dyeing establishments; lumber yards and commercial greenhouses, provided that no heating plant or ventilating flue in connection with such operations shall be within fifty (50) feet of any "R" district.
 - G. Outdoor advertising signs in accordance with the provisions of Chapter 42.
 - H. Camping grounds.
 - I. Drive-in Restaurants.
 - J. Public mini-storage.