

**CHAPTER 2. ZONING DISTRICT REGULATIONS****2.2 A-1 Agricultural District.**

- A. Statement of Intent.** The A-1 Agricultural District is intended to preserve areas appropriate for agricultural and related uses and to reserve areas suitable for the efficient development of other uses when and if there are a demonstrated need and intent to develop such areas in accordance with the Jackson County Land Use Policy Statement.

Subdivisions were platted in the County's unincorporated areas prior to the effective date of the first Jackson County Zoning Ordinance on May 6, 1976. Alternative regulations and requirements have been established to better reflect and accommodate their historical and existing development and land uses patterns. Some of these older subdivisions have an active property owners' association (POA).

**B. Allowed Principal Uses and Structures.**

**Table B.1.** lists the standard principal uses and structures allowed in the A-1 District as defined in Chapter 6 of this Ordinance, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. Additional Regulations reference related sections in the Zoning Ordinance. Standard regulations apply to all A-1 districts.

<b>Table B.1. Standard A-1 District Principal Uses and Structures</b>	
<b>Land Uses and Structures by Major Category</b>	<b>Additional Regulations</b>
<b>Farm Exempt</b>	
Agriculture	Chapter 6; Section 1.20; Section 2.8; Section 2.9
Farm, farming and farm building	
Farm dwelling, principal	
Grain storage bin	
Horticulture	
Nursery	
<b>Residential and Lodging</b>	
Bed and breakfast home	Chapter 6; Section 2.8; Section 2.9
Seasonal dwelling, detached	
Single-family dwelling, detached	
<b>Educational and Assembly</b>	
Adult day care center	Chapter 6; Section 2.8; Section 2.9
Child care center	
Child development home	
Elementary school	
Place of assembly	
Post high school	
Preschool	
Secondary school	
<b>Commercial and Recreational</b>	
Cemetery	Chapter 6; Section 2.8; Section 2.9
Fairgrounds and public exposition	
Kennel	

Table B.1. Standard A-1 District Principal Uses and Structures	
Land Uses and Structures by Major Category	Additional Regulations
Public campground	
Public recreation	
Riding stable	
<b>Industrial and Other</b>	
Logging, storage only	
Railroad, public utility and public maintenance facility	Chapter 6; Section 2.8; Section 2.9

**Table B.2.** lists the alternative principal uses and structures allowed in the A-1 District as defined in **Chapter 6** of this Ordinance, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. Additional Regulations reference related sections in the Zoning Ordinance. Alternative regulations only apply to subdivisions and lots platted before May 6, 1976.

Table B.2. Alternative A-1 District Principal Uses and Structures	
Land Uses and Structures by Major Category	Additional Regulations
<b>Residential and Lodging</b>	
Mobile home	Chapter 6; Section 2.8; Section 2.9
Mobile home converted to real estate	
Seasonal dwelling, detached	
Single family dwelling, detached	
<b>Educational, Assembly and Recreation</b>	
Place of assembly	Chapter 6; Section 2.8; Section 2.9
POA owned indoor commercial recreation facility	
POA owned outdoor commercial recreation facility	

### C. Allowed Accessory Uses and Structures.

**Table C.1.** lists the standard and alternative accessory uses and structures clearly incidental to the allowed principal uses and structures of this district as defined in **Chapter 6** of this Ordinance, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. Additional Regulations reference related sections in the Zoning Ordinance. Standard regulations apply to all A-1 districts. Alternative regulations only apply to subdivisions and lots platted before May 6, 1976.

Table C.1. Standard and Alternative A-1 District Accessory Uses and Structures	
Land Uses and Structures by Major Category	Additional Regulations
<b>Farm Exempt</b>	
Farm dwelling, secondary	Chapter 6; Section 1.20; Section 2.8; Section 2.9
Farm market or roadside stand	
<b>Residential and Lodging</b>	
Accessory dwelling unit (ADU)	Chapter 6; Section 2.8; Section 2.9
Attached and detached private garage or carport	
Deck, porch, balcony, boat dock, and other similar structure	

Table C.1. Standard and Alternative A-1 District Accessory Uses and Structures	
Land Uses and Structures by Major Category	Additional Regulations
Fences, walls, and hedges	
Non-commercial garden and greenhouse	
Outdoor fixed fire pit and cooking equipment	
Private swimming pool, sports court, tennis court, and playground equipment	
Shed, gazebo, pergola, and similar roofed freestanding structure	
<b>Educational, Assembly and Commercial</b>	
Agricultural experiences	Chapter 6; Section 2.8; Section 2.9
Child care home	
Home-based business	
<b>Other</b>	
Burial site	Chapter 6; Section 2.8; Section 2.9
Solar energy system: consumer-scale, building mounted or freestanding	
Uses and structures clearly incidental to the allowed principal uses and structures of this district	
Wind energy conversion system, non-commercial	
<b>Alternative Regulations</b>	
Accessory structure related to a principal use or structure on a separate lot	Ch. 6 Definitions; Section 2.8; Section 2.9
Accessory structure related to a principal seasonal dwelling with no principal structure on lot	

#### D. Conditional Uses and Structures.

**Table D.1.** lists the allowed conditional uses and structures in the A-1 District as defined in Chapter 6 of this Ordinance, provided they comply with this Ordinance; applicable county, state, and federal codes; and the specific provisions listed below. These uses and structures shall comply with A-1 district development regulations in Subsection 2.2.F. of this Ordinance unless specified otherwise in their specific conditions for approval listed in Section 2.9 of this Ordinance. Subject to Section 4.5 of this Ordinance, and the other requirements contained herein, the Board of Adjustment may permit the following:

Table D.1. A-1 District Conditional Uses and Structures	
Land Uses and Structures by Major Category	Additional Regulations
<b>Residential</b>	
Family home	Chapter 6; Section 2.8; Section 2.9; Section 4.5
Multiple family dwelling, including residential condominium	
<b>Educational and Assembly</b>	
Adult day care center	Chapter 6; Section 2.8; Section 2.9; Section 4.5
Child care center	
Child development home	
Preschool	

Table D.1. A-1 District Conditional Uses and Structures	
Land Uses and Structures by Major Category	Additional Regulations
<b>Commercial</b>	
Agricultural sales, service, and supply business	Chapter 6; Section 2.8; Section 2.9; Section 4.5
Airport and landing field approved by the Federal Aviation Agency (FAA)	
Commercial cell communications station and tower	
Event venue	
Garden center in conjunction with nursery	
Home industry	
Livestock market	
<b>Recreational</b>	
Commercial campground and recreational vehicle park	Chapter 6; Section 2.8; Section 2.9; Section 4.5
Golf course and clubhouse	
Indoor commercial recreation, including recreational lodge with a maximum of ten (10) units	
Outdoor commercial recreation on site of less than five (5) acres	
Seasonal resort	
Tourist camp on site of less than five (5) acres	
Youth or summer camp	
<b>Industrial and Other</b>	
Addition of accessory structure to principal structure devoted to legal nonconforming use	Chapter 6; Section 2.8; Section 2.9; Section 4.5
Animal feeding operation	
Batch plant, permanently placed on quarry sites	
Bulk storage and retail distribution of anhydrous ammonia fertilizer under pressure and petroleum products under pressure	
Mining and extraction of minerals or raw materials, including necessary processing equipment	
Solid waste facility	
Wind energy conversion system: commercial	

**E. Temporary Uses and Structures Allowed by Zoning Administrator.**

**Table E.1.** lists the allowed temporary uses and structures in the A-1 District as defined in Chapter 6 of this Ordinance that may be allowed by the Zoning Administrator, provided they comply with this Ordinance and the specific provisions listed below. These uses and structures shall comply with A-1 district development regulations unless specified otherwise below.

Table E.1. A-1 District Temporary Uses and Structures	
Types	Specific Provisions
Temporary building	Used in conjunction with construction work provided that such building is removed promptly upon completion of the work.
Temporary batch plant	a. Prior to the issuance of compliance certificates for temporary concrete plants, evidence shall be provided to the

Table E.1. A-1 District Temporary Uses and Structures	
Types	Specific Provisions
	<p>Zoning Administrator that the use will comply with applicable state and local environmental and transportation regulations, and, if the site is accessed by a gravel road, a performance bond approved by the County Engineer shall be posted to ensure repair of damage to the haul route.</p> <p>b. The area be restored to a suitable condition free of refuse and debris.</p>
Temporary permit for the location of a car crusher or similar equipment used in the processing, removal or disposal of junk	<p>a. Such permit may be granted not to exceed sixty (60) days for the purpose of facilitating the removal of junk from a nonconforming junkyard, but shall not be granted for the purpose of establishing a new junkyard or serve as a basis for the permanent expansion of a nonconforming junkyard.</p> <p>b. In considering such permit, the Zoning Administrator shall determine the positive and negative effects on the environment anticipated both during and after the conclusion of such operation.</p> <p>c. Upon a showing of good cause, the Zoning Administrator may grant an extension not to exceed thirty (30) days.</p>

#### F. Development Regulations.

**Table F.1.** lists the standard development regulations that shall be met for all principal, accessory, conditional, and temporary uses and structures in the A-1 district unless specified otherwise in this Ordinance. See Table F.3. below for Notes. Abbreviations: DU = dwelling unit, and sq ft = square feet.

Table F.1. Standard A-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot		Minimum Yard Requirements (see Notes 4, 5, 6 and 7)				Maximum Height
	Area	Width	Front	Rear	Side	Street side	
Farm Exempt Uses and Structures							
All	See Note 1		None, except see Note 7				None
Principal Uses and Structures							
Dwellings and Education and Assembly Uses	2 acres per DU or use	200 feet	40 feet	30 feet	15 feet	30 feet	2.5 stories or 35 feet
All others	See Note 1		40 feet	30 feet	15 feet	30 feet	2.5 stories or 35 feet
Accessory Uses and Structures							
Accessory Dwelling Unit	See Subsection 2.8.K. for specific development regulations						
Private garage or carport (see Note 6)	See Note 1		10 or 20 feet	5 feet	10 feet; 5 feet if detached	10 or 20 feet	2.5 stories or 35 feet

Table F.1. Standard A-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot		Minimum Yard Requirements (see Notes 4, 5, 6 and 7)				Maximum Height
	Area	Width	Front	Rear	Side	Street side	
All others	See Note 1		40 feet	30 feet; 5 feet if detached	15 feet; 5 feet if detached	30 feet	2.5 stories or 35 feet
Conditional Uses and Structures							
Seasonal resort (see Note 2)	2 acres per DU	200 feet	40 feet	30 feet	15 feet	30 feet	2.5 stories or 35 feet
Seasonal resort (see Note 3)	10,000 sq feet per DU	50 feet	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Multiple family dwelling	2 acres per DU	200 feet	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
All others	See Note 1		40 feet	30 feet	15 feet	30 feet	2.5 stories or 35 feet
Temporary Uses and Structures							
All	See Note 1		As per Zoning Administrator				

**Table F.2.** lists the alternative development regulations that shall be met for all principal, accessory, and conditional uses and structures in the A-1 District located in subdivisions or on lots platted before May 6, 1976 that do not comply with A-1 standard development regulations for lot area, lot width, and/or setbacks, unless specified otherwise in this Ordinance. See Table F.3. below for Notes. Abbreviations: DU = dwelling unit, and sq ft = square feet.

Table F.2. Alternative R-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot Size		Minimum Setback Requirements (see Notes 4, 5, 6 and 7)				Maximum Height
	Area	Width	Front	Rear	Side	Street side	
Principal Uses and Structures							
Dwellings and POA uses (see Note 2)	20,000 sq ft per DU or use	100 feet per DU or use	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Dwellings and POA uses (see Note 3)	12,000 sq feet per DU or use	80 feet per DU or use	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
All others	See Note 1		10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Accessory Uses and Structures							
Accessory Dwelling Unit	See Subsection 2.8.K. for specific development regulations						
Private garage or carport (see Note 6)	See Note 1		10 feet	5 feet	10 feet; 5 feet if detached	10 feet	2.5 stories or 35 feet

Table F.2. Alternative R-1 District Development Regulations							
Type of Uses and Structures	Minimum Lot Size		Minimum Setback Requirements (see Notes 4, 5, 6 and 7)				Maximum Height
	Area	Width	Front	Rear	Side	Street side	
All others	See Note 1		10 feet	5 feet	10 feet; 5 feet if detached	10 feet	2.5 stories or 35 feet
Conditional Uses and Structures							
Seasonal resort (see Note 2)	20,000 sq ft per DU	100 feet per DU	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Seasonal resort (see Note 3)	10,000 sq ft per DU	50 feet per DU	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Multiple-family dwelling	20,000 sq ft per DU or use	200 feet	10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
All others	See Note 1		10 feet	10 feet	10 feet	10 feet	2.5 stories or 35 feet
Temporary Uses and Structures							
All	See Note 1		As per Zoning Administrator				

**Table F.3.** lists the A-1 District Notes for Table F.1. Standard Development Regulations and Table F.2. Alternative Development Regulations above.

Table F.3. A-1 District Notes for Standard and Alternative Development Regulations
Note 1. Minimum lot area and width may be required by the County Health Department to provide adequate sewage disposal facilities, which may require compliance with Iowa Administrative Code Chapter 69 and Iowa Administrative Code Chapter 49.
Note 2. Served with private well and septic systems.
Note 3. Served by central sewage collection and treatment system or central water distribution system.
Note 4. See Subsection 2.1.D.2.g. Average Front and Rear Setbacks.
Note 5. Special Side Setback: For manufactured homes replacing legally existing nonconforming manufactured homes or mobile homes, the minimum rear setback shall be five (5) feet.
Note 6. See Subsection 2.1.D.2.h. Front Setback for Off-Street Parking.
Note 7. Minimum setback of thirty (30) feet along public roadway may be required by the County Engineer to provide adequate setback for future road improvements.

- G. Allowed Signs.** The sign regulations shall be met for all principal, accessory, conditional, and temporary uses and structures in the A-1 District in accordance with Subsection 2.9.G. of this Ordinance unless specified otherwise in this Ordinance.
- H. Required Off-Street Parking, Loading, and Stacking Spaces.** The required off-street parking, loading, and stacking spaces shall be met for all principal, accessory, conditional, and temporary uses and structures in the A-1 District in accordance with Subsection 2.1.C. of this Ordinance unless specified otherwise in this Ordinance.