

# Woodbury County, Iowa Land Use Summary Table Handout

Source: [Woodbury County Zoning Ordinance](#)

| <b>LAND USE CATEGORIES BY ZONING DISTRICT</b>   |
|---|
| <b><u>DEFINITIONS</u></b>   |
| <b><u>AGRICULTURAL AND AGRIBUSINESS USES</u></b>  |
| <b><u>RESIDENTIAL USES</u></b> <ul style="list-style-type: none"> <li>• <a href="#">Dwellings</a></li> <li>• <a href="#">Family Homes</a></li> <li>• <a href="#">Group Quarters</a></li> <li>• <a href="#">Home Occupations</a></li> <li>• <a href="#">Manufactured Housing Park (Planned Development)</a></li> </ul>   |
| <b><u>OFFICE USES</u></b>   |
| <b><u>TRADE USES</u></b> <ul style="list-style-type: none"> <li>• <a href="#">Consumer and Business Services</a></li> <li>• <a href="#">Entertainment, Hospitality, Recreation Services</a></li> <li>• <a href="#">Indoor Recreation Enterprises</a></li> <li>• <a href="#">Outdoor Recreation Enterprises</a></li> <li>• <a href="#">Lodging</a></li> <li>• <a href="#">Retail Sales, Service and Rentals of Consumer Home and Business Goods</a></li> <li>• <a href="#">Vehicle Sales</a></li> <li>• <a href="#">Wholesale Trade</a></li> </ul> |
| <b><u>INDUSTRIAL USES</u></b> <ul style="list-style-type: none"> <li>• <a href="#">Heavy Service Businesses</a></li> <li>• <a href="#">Manufacturing and Processing</a></li> <li>• <a href="#">Resource Extraction</a></li> <li>• <a href="#">Warehousing and Freight Handling</a></li> <li>• <a href="#">Waste Processing and Transfer</a></li> </ul>  |
| <b><u>INSTITUTIONAL USES</u></b> <ul style="list-style-type: none"> <li>• <a href="#">Cemeteries, Mausoleums and Columbaria</a></li> <li>• <a href="#">Community Facilities</a></li> <li>• <a href="#">Activity / Social Centers</a></li> <li>• <a href="#">Day Care</a></li> <li>• <a href="#">Medical Services</a></li> <li>• <a href="#">Religious Facilities</a></li> <li>• <a href="#">Schools</a></li> <li>• <a href="#">Social Services</a></li> </ul>   |
| <b><u>TRANSPORTATION, COMMUNICATION, AND PUBLIC SERVICES USES</u></b> <ul style="list-style-type: none"> <li>• <a href="#">Air Transportation</a></li> <li>• <a href="#">Bus Garage</a></li> <li>• <a href="#">Pipelines</a></li> <li>• <a href="#">Public Services</a></li> <li>• <a href="#">Railroads</a></li> <li>• <a href="#">Signs</a></li> <li>• <a href="#">Telecommunication Towers and Facilities</a></li> <li>• <a href="#">Utilities</a></li> </ul>  |
| <b>ZONING DISTRICT DESCRIPTIONS</b>   |
| <ul style="list-style-type: none"> <li>• <a href="#">Agricultural Preservation (AP)</a></li> <li>• <a href="#">Agricultural Estates (AE)</a></li> <li>• <a href="#">Suburban Residential (SR)</a></li> <li>• <a href="#">General Commercial (GC)</a></li> <li>• <a href="#">Limited Industrial (LI)</a></li> <li>• <a href="#">General Industrial (GI)</a></li> </ul>   |

## LAND USE SUMMARY TABLE – Handout Excerpt from Zoning Ordinance

See [Zoning Ordinance](#) for Complete Text

The Land Use Summary Table identifies specific uses that are either principal allowed, conditional, accessory, temporary or prohibited uses in each zoning district.

- **Principal allowed uses**, indicated by “ok” in the table, are allowed as a matter of right in the zoning district, subject only to compliance with the general standards required for all uses in the zoning district.
- **Conditional uses**, indicated by “C” in the table, are allowed in the zoning district only upon approval by the Zoning Board of Adjustment based upon findings of compliance with the requirements of subsection 2.02-9. F in the Zoning Ordinance.
- **Accessory uses**, indicated by “A” in the table, are either subordinate to or serve a principal allowed or conditional use on the same zoning lot.
- **Prohibited uses**, indicated by “--” (i.e., a blank) in the table, are not allowed in the zoning district as either a principal allowed, conditional or accessory use. Some uses, indicated by “XX” in the table, are specifically identified as incompatible and therefore prohibited in the zoning district.

**Land Use Summary Table Organization.** The table in subsection 3.03-4 is a matrix with a comprehensive listing of uses arrayed down the side of the table with the zoning districts heading the column. The uses are arranged in general categories, e.g. residential, office, trade, industrial, etc. The general categories are arranged in an ascending order of land use perceived urban intensity with agriculture first, followed by residential, then office uses, etc. Within each category, subcategories and individual uses are arranged in alphabetic order.

**Interpretation and updating.** The listing of uses in the table in subsection 3.03-4 is intended to be comprehensive; however, it is certain to be incomplete due to omissions or new uses that will be developed in the future. The zoning director shall interpret which uses found in the Land Use Summary Table are comparable to an unlisted use or which zoning districts are appropriate for such use to be allowed as either principal allowed, conditional or accessory uses. The table in subsection 3.03-4 may be updated pursuant to the procedure outlined in Section 2.03 from time to time to reflect legislative acceptance or rejection of the interpretations of the zoning director.

**SEE WOODBURY COUNTY ZONING ORDINANCE, SECTION 3.03 FOR FULL DESCRIPTION**

## AGRICULTURAL AND AGRIBUSINESS USES

(See Sections 1.03-2 and 1.03-3 regarding exemption of farming from these regulations.)

| KEY: / ZONING DISTRICTS:  | <u>AP</u>                        | <u>AE</u>                   | NR                           | <u>SR</u>                   | <u>GC</u>                 | HC                 | <u>LI</u>                 | <u>GI</u>                 |
|---|----------------------------------|-----------------------------|------------------------------|-----------------------------|---------------------------|--------------------|---------------------------|---------------------------|
| <u>OK</u> – PRINCIPAL ALLOWED USE<br><u>C</u> – <u>CONDITIONAL USE</u><br><u>A</u> – <u>ACCESSORY USE</u><br><u>TU</u> – <u>TEMPORARY USE</u><br>-- <u>PROHIBITED USE</u> | <u>Agricultural Preservation</u> | <u>Agricultural Estates</u> | Non-Agricultural Residential | <u>Suburban Residential</u> | <u>General Commercial</u> | Highway Commercial | <u>Limited Industrial</u> | <u>General Industrial</u> |
|   | <u>AP</u>                        | <u>AE</u>                   | NR                           | <u>SR</u>                   | <u>GC</u>                 | HC                 | <u>LI</u>                 | <u>GI</u>                 |
| Animal Husbandry  | OK                               | OK                          | --                           | --                          | --                        | --                 | --                        | --                        |
| Crop Farming  | OK                               | OK                          | --                           | --                          | --                        | --                 | --                        | --                        |
| Commercial Feedlots   | OK                               | OK                          | --                           | --                          | --                        | --                 | --                        | --                        |
| Dairies   | OK                               | OK                          | --                           | --                          | --                        | --                 | --                        | --                        |
| Furbearing Animal Production  | OK                               | OK                          | --                           | --                          | --                        | --                 | --                        | --                        |
| Kennels (for breeding dogs, cats etc)   | <u>C</u>                         | <u>C</u>                    | --                           | --                          | --                        | --                 | --                        | --                        |
| Horse Stables   | OK                               | OK                          | --                           | --                          | <u>C</u>                  | --                 | --                        | --                        |
| Horticultural Production (Including Nurseries & Greenhouses)  | OK                               | OK                          | --                           | --                          | --                        | --                 | --                        | --                        |
| Truck Farms   | OK                               | OK                          | --                           | --                          | --                        | --                 | --                        | --                        |

## RESIDENTIAL USES

(Note: Home Occupations, allowed as accessory uses to residential occupancies subject to conformance requirements in Sec. 4.14, may include a large range of non-residential uses.)

| KEY: / ZONING DISTRICTS:   | <u>AP</u>                        | <u>AE</u>                   | NR                           | <u>SR</u>                   | <u>GC</u>                 | HC                 | <u>LI</u>                 | <u>GI</u>                 |
|--|----------------------------------|-----------------------------|------------------------------|-----------------------------|---------------------------|--------------------|---------------------------|---------------------------|
| OK – <u>PRINCIPAL ALLOWED USE</u><br>C – <u>CONDITIONAL USE</u><br>A – <u>ACCESSORY USE</u><br>TU – <u>TEMPORARY USE</u><br>-- <u>PROHIBITED USE</u> | <u>Agricultural Preservation</u> | <u>Agricultural Estates</u> | Non-Agricultural Residential | <u>Suburban Residential</u> | <u>General Commercial</u> | Highway Commercial | <u>Limited Industrial</u> | <u>General Industrial</u> |
| DWELLINGS  | <u>AP</u>                        | <u>AE</u>                   | NR                           | <u>SR</u>                   | <u>GC</u>                 | <u>AP</u>          | <u>AE</u>                 | NR                        |
| Single Family Dwelling   | --                               | OK                          | OK                           | OK                          | --                        | --                 | --                        | --                        |
| Single Family Dwelling<br>(Not more than two per quarter-quarter section)  | OK                               | --                          | --                           | --                          | --                        | --                 | --                        | --                        |
| Accessory Second Dwelling for Relative or Worker on Property   | <u>C</u>                         | <u>C</u>                    | <u>C</u>                     | --                          | --                        | --                 | --                        | --                        |
| Two-Family Dwelling  | --                               | --                          | --                           | OK                          | --                        | --                 | --                        | --                        |
| Three/Four Family Dwelling   | --                               | --                          | --                           | <u>C</u>                    | --                        | --                 | --                        | --                        |
| Multiple Family Dwelling   | --                               | --                          | --                           | <u>C</u>                    | --                        | --                 | --                        | --                        |
| FAMILY HOMES   | OK                               | OK                          | OK                           | OK                          | --                        | --                 | --                        | --                        |
| GROUP QUARTERS   |                                  |                             |                              |                             |                           |                    |                           |                           |
| Assisted Living Dwelling   | --                               | <u>C</u>                    | <u>C</u>                     | <u>C</u>                    | <u>C</u>                  | --                 | --                        | --                        |
| Detention Facilities   | <u>C</u>                         | --                          | --                           | --                          | --                        | --                 | --                        | --                        |
| Dormitory and Other Group Quarters   |                                  | --                          | --                           | <u>C</u>                    | --                        | --                 | --                        | --                        |
| Nursing Care Facility  | --                               | <u>C</u>                    | <u>C</u>                     | <u>C</u>                    | <u>C</u>                  | --                 | --                        | --                        |
| HOME OCCUPATIONS (See Sec. 4.14)   | A                                | A                           | A                            | A                           | --                        | --                 | --                        | --                        |
| Truck Terminals (Home Occupation Use)  | <u>C</u>                         | <u>C</u>                    | --                           | --                          | --                        | --                 | --                        | --                        |
| MANUFACTURED HOUSING PARK (PLANNED DEVELOPMENT)  | --                               | --                          | --                           | --                          | --                        | --                 | --                        | --                        |
| Mobile Home  | <u>C/A</u>                       | --                          | --                           | --                          | --                        | --                 | --                        | --                        |

## Home Occupation Uses (Section 4.14)

“Home occupation” is defined as any business, occupation or activity conducted for gain within a residential building, or an accessory building, which is incidental or secondary to the use of such building for dwelling purposes and which does not change the essential residential character of the property. The regulations of this section dealing with home occupations are designed to protect and maintain the residential character of a neighborhood while permitting certain limited commercial activities.

1. The home occupation must be the enterprise of a person living on the premises.
2. Only three persons who do not reside on the premises may be employed in the home occupation.
3. The home occupation shall be conducted entirely within an enclosed building and there shall be no display or outdoor storage that would indicate from the exterior that the building is being used in part for any purpose other than residential.
4. Home occupation and employee vehicles shall be stored either in a building or screened from view from a public or private road or from an adjacent property.
5. Only one on-premise unlighted sign not more than 25 square foot in area shall be allowed.
6. No equipment or process shall be used in a home occupation that produces noise, vibration, glare, fumes, odors, or electromagnetic interference detectable beyond the premises to the extent that the home occupation is determined to be noxious, offensive or hazardous.
7. Prohibited home occupations: The following uses are specifically prohibited as home occupations:
  - a. Adult uses.

## OFFICE USES

| KEY: / ZONING DISTRICTS:   | <u>AP</u>                        | <u>AE</u>                   | NR                           | <u>SR</u>                   | <u>GC</u>                 | HC                 | <u>LI</u>                 | <u>GI</u>                 |
|--|----------------------------------|-----------------------------|------------------------------|-----------------------------|---------------------------|--------------------|---------------------------|---------------------------|
| OK – <u>PRINCIPAL ALLOWED USE</u><br>C – <u>CONDITIONAL USE</u><br>A – <u>ACCESSORY USE</u><br>TU – <u>TEMPORARY USE</u><br>-- <u>PROHIBITED USE</u> | <u>Agricultural Preservation</u> | <u>Agricultural Estates</u> | Non-Agricultural Residential | <u>Suburban Residential</u> | <u>General Commercial</u> | Highway Commercial | <u>Limited Industrial</u> | <u>General Industrial</u> |
| Finance, Insurance, Real Estate  | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Governmental Offices   | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Medical & Dental Clinics (Including Chiropractors, Podiatrists, Orthodontists, etc.)   | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Professional Offices (Accountants, Architects, Attorneys, Engineers, etc.)   | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Other, General Office Uses   | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |

## TRADE USES

| KEY: / ZONING DISTRICTS:   | <u>AP</u>                        | <u>AE</u>                   | NR                           | <u>SR</u>                   | <u>GC</u>                 | HC                 | <u>LI</u>                 | <u>GI</u>                 |
|--|----------------------------------|-----------------------------|------------------------------|-----------------------------|---------------------------|--------------------|---------------------------|---------------------------|
| OK – <u>PRINCIPAL ALLOWED USE</u><br>C – <u>CONDITIONAL USE</u><br>A – <u>ACCESSORY USE</u><br>TU – <u>TEMPORARY USE</u><br>-- <u>PROHIBITED USE</u> | <u>Agricultural Preservation</u> | <u>Agricultural Estates</u> | Non-Agricultural Residential | <u>Suburban Residential</u> | <u>General Commercial</u> | Highway Commercial | <u>Limited Industrial</u> | <u>General Industrial</u> |
| CONSUMER AND BUSINESS SERVICES   | <u>AP</u>                        | <u>AE</u>                   | NR                           | <u>SR</u>                   | <u>GC</u>                 | HC                 | <u>LI</u>                 | <u>GI</u>                 |
| Animal Grooming  | OK                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Auction Services   | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Audio-Visual Production  | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Barber, Beauty, Tanning, etc.  | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Broadcast Studios  | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Catering Services  | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Commercial Kennels   | <u>C</u>                         | <u>C</u>                    | --                           | --                          | OK                        | --                 | --                        | --                        |
| Copying Services   | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Dance, Music Schools   | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Dressmakers and Tailors  | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Dry Cleaning/Laundry Pickup/Drop-off Stations  | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Employment Agencies (Not including day labor)  | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Exterminators  | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Funeral Homes, Mortuaries, and Crematories   | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Health Clubs and Gyms  | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Laundry, Self-Service  | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Locksmiths   | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Martial Arts Instruction   | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |
| Massage Establishments   | --                               | --                          | --                           | --                          | OK                        | --                 | --                        | --                        |

|  |           |           |    |           |           |          |           |           |
|--|-----------|-----------|----|-----------|-----------|----------|-----------|-----------|
| Musical Instrument Service                             | --        | --        | -- | --        | OK        | --       | --        | --        |
| Packaging/Shipping Shop                                | --        | --        | -- | --        | OK        | --       | --        | --        |
| Pawn Shop  | --        | --        | -- | --        | OK        | --       | --        | --        |
| Pet Cemetery   | <u>C</u>  | --        | -- | --        | --        | --       | --        | --        |
| Photo Drop Off   | --        | --        | -- | --        | OK        | --       | --        | --        |
| Photo Studio   | --        | --        | -- | --        | OK        | --       | --        | --        |
| Photo and Video Production                             | --        | --        | -- | --        | OK        | --       | --        | --        |
| Shoe Repair  | --        | --        | -- | --        | OK        | --       | --        | --        |
| Sign Making  | --        | --        | -- | --        | OK        | --       | --        | --        |
| Tanning Salons   | --        | --        | -- | --        | OK        | --       | --        | --        |
| Tattooing and Body Piercing                            | --        | --        | -- | --        | OK        | --       | --        | --        |
| Taxidermy  | --        | --        | -- | --        | OK        | --       | --        | --        |
| Travel Agencies  | --        | --        | -- | --        | OK        | --       | --        | --        |
| Upholstering   | --        | --        | -- | --        | OK        | --       | --        | --        |
| Veterinarian Offices                                   | C         | C         | -- | --        | C         | --       | --        | --        |
| <b>ENTERTAINMENT, HOSPITALITY, RECREATION SERVICES</b> | <u>AP</u> | <u>AE</u> | NR | <u>SR</u> | <u>GC</u> | HC       | <u>LI</u> | <u>GI</u> |
| Adult Entertainment (As Defined in Sec. 6.02)          | --        | --        | -- | --        | --        | --       | --        | OK        |
| Banquet And Reception Halls                            | --        | --        | -- | --        | <u>C</u>  | <u>C</u> | --        | --        |
| Bars, Cocktail Lounges, and Taverns                    | --        | --        | -- | --        | <u>C</u>  | <u>C</u> | --        | --        |
| Exhibition And Meeting Areas                           | --        | --        | -- | --        | <u>C</u>  | <u>C</u> | --        | --        |
| <b>Indoor Recreation Enterprises</b>                   | <u>AP</u> | <u>AE</u> | NR | <u>SR</u> | <u>GC</u> | HC       | <u>LI</u> | <u>GI</u> |
| Amusement Arcade                                       | --        | --        | -- | --        | OK        | --       | --        | --        |
| Archery Range  | --        | --        | -- | --        | OK        | --       | --        | --        |
| Billiards, Pool and Darts                              | --        | --        | -- | --        | OK        | --       | --        | --        |



|   |                  |                  |           |                  |                  |           |                  |                  |
|---|------------------|------------------|-----------|------------------|------------------|-----------|------------------|------------------|
| Bowling Alley                                 | --               | --               | --        | --               | OK               | --        | --               | --               |
| Firing Range                                  | --               | --               | --        | --               | OK               | --        | --               | --               |
| Skating Rink (Ice or Roller)                  | --               | --               | --        | --               | OK               | --        | --               | --               |
| Lodges And Social Clubs                       | --               | --               | --        | --               | OK               | --        | --               | --               |
| <b>Outdoor Recreation Enterprises</b>         | <b><u>AP</u></b> | <b><u>AE</u></b> | <b>NR</b> | <b><u>SR</u></b> | <b><u>GC</u></b> | <b>HC</b> | <b><u>LI</u></b> | <b><u>GI</u></b> |
| Archery Range                                 | <u>C</u>         | --               | --        | --               | --               | --        | --               | --               |
| Firing Range                                  | <u>C</u>         | --               | --        | --               | --               | --        | --               | --               |
| Golf Courses                                  | <u>C</u>         | <u>C</u>         | <u>C</u>  | <u>C</u>         | <u>C</u>         | --        | --               | --               |
| Golf Driving Range                            | <u>C</u>         | <u>C</u>         | A         | A                | --               | --        | --               | --               |
| Miniature Golf                                | <u>C</u>         | <u>C</u>         | --        | --               | OK               | --        | --               | --               |
| Paintball Range                               | <u>C</u>         | --               | --        | --               | --               | --        | --               | --               |
| Tennis Courts                                 | --               | --               | <u>C</u>  | <u>C</u>         | <u>C</u>         | --        | --               | --               |
| Trap And Skeet Shooting                       | <u>C</u>         | --               | --        | --               | --               | --        | --               | --               |
| Pools & Water Recreation                      | <u>C</u>         | <u>C</u>         | <u>C</u>  | <u>C</u>         |                  | --        | --               | --               |
| Racetracks                                    | <u>C</u>         | --               | --        | --               | --               | --        | --               | --               |
| Restaurants                                   | --               | --               | --        | --               | OK               | OK        | --               | --               |
| Restaurants, Drive-Through or Pickup/Delivery | --               | --               | --        | --               | OK               | OK        | --               | --               |
| Restaurants with Alcohol                      | --               | --               | --        | --               | <u>C</u>         | <u>C</u>  | --               | --               |
| Theaters, Live or Motion Picture              | --               | --               | --        | --               | OK               | --        | --               | --               |
| <b>LODGING</b>                                | <b><u>AP</u></b> | <b><u>AE</u></b> | <b>NR</b> | <b><u>SR</u></b> | <b><u>GC</u></b> | <b>HC</b> | <b><u>LI</u></b> | <b><u>GI</u></b> |
| Bed and Breakfast Lodging                     | OK               | OK               | OK        | OK               | OK               | OK        | --               | --               |
| Campgrounds                                   | <u>C</u>         | <u>C</u>         | --        | --               | <u>C</u>         | <u>C</u>  | <u>C</u>         | <u>C</u>         |
| RV Park                                       | <u>C</u>         | <u>C</u>         | --        | --               | <u>C</u>         | <u>C</u>  | <u>C</u>         | <u>C</u>         |
| Hotels, Motels                                | --               | --               | --        | --               | OK               | OK        | --               | --               |

| <b>RETAIL SALES, SERVICE AND RENTALS OF CONSUMER HOME AND BUSINESS GOODS</b> | <b><u>AP</u></b> | <b><u>AE</u></b> | <b>NR</b> | <b><u>SR</u></b> | <b><u>GC</u></b> | <b>HC</b> | <b><u>LI</u></b> | <b><u>GI</u></b> |
|--|------------------|------------------|-----------|------------------|------------------|-----------|------------------|------------------|
| Adult Products (As Defined in Sec. 6.02)                                     | --               | --               | --        | --               | --               | --        | --               | <b>OK</b>        |
| Antiques   | --               | --               | --        | --               | <b>OK</b>        | <b>OK</b> | --               | --               |
| Appliances and Home Entertainment  | --               | --               | --        | --               | <b>OK</b>        | --        | --               | --               |
| Art, Crafts, and Art & Craft Supplies  | --               | --               | --        | --               | <b>OK</b>        | --        | --               | --               |
| Automotive Parts and Supplies  | --               | --               | --        | --               | <b>OK</b>        | --        | --               | --               |
| Baked Goods, Etc. (Made On Premises)   | --               | --               | --        | --               | <b>OK</b>        | --        | --               | --               |
| Books, Periodicals (Not Incl. Adult Books)                                   | --               | --               | --        | --               | <b>OK</b>        | --        | --               | --               |
| Building Materials   | --               | --               | --        | --               | <b>OK</b>        | --        | --               | --               |
| Carpet and Floor Coverings   | --               | --               | --        | --               | <b>OK</b>        | --        | --               | --               |
| Clothing and Accessories   | --               | --               | --        | --               | <b>OK</b>        | --        | --               | --               |
| Computer Hardware and Software   | --               | --               | --        | --               | <b>OK</b>        | --        | --               | --               |
| Convenience Stores   | --               | --               | --        | --               | <b>OK</b>        | <b>OK</b> | --               | --               |
| Drug Stores and Pharmacies   | --               | --               | --        | --               | <b>OK</b>        | --        | --               | --               |
| Dry Goods, Fabrics   | --               | --               | --        | --               | <b>OK</b>        | --        | --               | --               |
| Feed and Seed Sales  | <b><u>C</u></b>  | <b><u>C</u></b>  | --        | --               | <b>OK</b>        | --        | --               | --               |
| Fireworks  | --               | --               | --        | --               | <b>OK</b>        | --        | --               | --               |
| Florists (Incl. Retail Greenhouses)  | --               | --               | --        | --               | <b>OK</b>        | --        | --               | --               |
| Furniture and Home Furnishings   | --               | --               | --        | --               | <b>OK</b>        | --        | --               | --               |
| Garden Supplies (Incl. Nursery Stock)  | --               | --               | --        | --               | <b>OK</b>        | --        | --               | --               |
| Gifts and Cards  | --               | --               | --        | --               | <b>OK</b>        | --        | --               | --               |
| Groceries  | --               | --               | --        | --               | <b>OK</b>        | --        | --               | --               |
| Guns, Ammunition   | --               | --               | --        | --               | <b>OK</b>        | --        | --               | --               |
| Hardware   | --               | --               | --        | --               | <b>OK</b>        | --        | --               | --               |

|   |           |           |    |           |           |          |           |           |
|---|-----------|-----------|----|-----------|-----------|----------|-----------|-----------|
| Hobby and Craft Shops                   | --        | --        | -- | --        | OK        | --       | --        | --        |
| Jewelry                                 | --        | --        | -- | --        | OK        | --       | --        | --        |
| Meats (No Slaughter or Butchering)      | --        | --        | -- | --        | OK        | --       | --        | --        |
| Monument Sales                          | --        | --        | -- | --        | OK        | --       | --        | --        |
| Motor Vehicle Fuels                     | --        | --        | -- | --        | OK        | OK       | OK        | OK        |
| Music (Tapes and CD's)                  | --        | --        | -- | --        | OK        | --       | --        | --        |
| Musical Instruments and Supplies        | --        | --        | -- | --        | OK        | --       | --        | --        |
| Office Machines, Furniture and Supplies | --        | --        | -- | --        | OK        | --       | --        | --        |
| Package Liquor                          | --        | --        | -- | --        | OK        | OK       | --        | --        |
| Paint And Wallcoverings                 | --        | --        | -- | --        | OK        | --       | --        | --        |
| Pets, Pet Foods and Supplies            | --        | --        | -- | --        | OK        | --       | --        | --        |
| Photographic Equipment and Supplies     | --        | --        | -- | --        | OK        | --       | --        | --        |
| Shoes                                   | --        | --        | -- | --        | OK        | --       | --        | --        |
| Special Event – RAGBRAI                 | TU        | TU        | -- | --        | TU        | TU       | TU        | TU        |
| Special Event – RAGBRAI, with Alcohol   | <u>C</u>  | <u>C</u>  | -- | --        | <u>C</u>  | <u>C</u> | <u>C</u>  | <u>C</u>  |
| Sporting Goods                          | --        | --        | -- | --        | OK        | --       | --        | --        |
| Tobacco Products                        | --        | --        | -- | --        | OK        | --       | --        | --        |
| Toys                                    | --        | --        | -- | --        | OK        | --       | --        | --        |
| Used Goods Sales                        | --        | --        | -- | --        | OK        | --       | --        | --        |
| Videos (not incl. adult videos)         | --        | --        | -- | --        | OK        | --       | --        | --        |
| <b>VEHICLE SALES</b>                    | <u>AP</u> | <u>AE</u> | NR | <u>SR</u> | <u>GC</u> | HC       | <u>LI</u> | <u>GI</u> |
| Boat and Recreational Vehicles          | --        | --        | -- | --        | OK        | --       | --        | --        |
| Construction Equipment                  | --        | --        | -- | --        | OK        | --       | --        | --        |
| Farm Equipment                          | <u>C</u>  | --        | -- | --        | OK        | --       | --        | --        |
| Automobiles and Light Duty Trucks       | --        | --        | -- | --        | OK        | --       | --        | --        |

|                        |           |           |    |           |           |    |           |           |
|------------------------|-----------|-----------|----|-----------|-----------|----|-----------|-----------|
| Trucks                 | --        | --        | -- | --        | OK        | -- | --        | --        |
| Vehicle Repair         | <u>C</u>  | --        | -- | --        | OK        | OK | OK        | --        |
| <b>WHOLESALE TRADE</b> | <u>AP</u> | <u>AE</u> | NR | <u>SR</u> | <u>GC</u> | HC | <u>LI</u> | <u>GI</u> |
| Mail Order Houses      | --        | --        | -- | --        | --        | -- | OK        | --        |
| Wholesale Businesses   | --        | --        | -- | --        | --        | -- | OK        | --        |

| INDUSTRIAL USES  |                                  |                             |                              |                             |                           |                    |                           |                           |
|--|----------------------------------|-----------------------------|------------------------------|-----------------------------|---------------------------|--------------------|---------------------------|---------------------------|
| KEY: / ZONING DISTRICTS:   | <u>AP</u>                        | <u>AE</u>                   | NR                           | <u>SR</u>                   | <u>GC</u>                 | HC                 | <u>LI</u>                 | <u>GI</u>                 |
| OK – <u>PRINCIPAL ALLOWED USE</u><br>C – <u>CONDITIONAL USE</u><br>A – <u>ACCESSORY USE</u><br>TU – <u>TEMPORARY USE</u><br>-- <u>PROHIBITED USE</u> | <u>Agricultural Preservation</u> | <u>Agricultural Estates</u> | Non-Agricultural Residential | <u>Suburban Residential</u> | <u>General Commercial</u> | Highway Commercial | <u>Limited Industrial</u> | <u>General Industrial</u> |
| HEAVY SERVICE BUSINESSES   | <u>AP</u>                        | <u>AE</u>                   | NR                           | <u>SR</u>                   | <u>GC</u>                 | HC                 | <u>LI</u>                 | <u>GI</u>                 |
| Automotive Salvage and Wrecking  | --                               | --                          | --                           | --                          | --                        | --                 | --                        | <u>C</u>                  |
| Automotive Parts Remanufacturing   | --                               | --                          | --                           | --                          | --                        | --                 | OK                        | OK                        |
| Construction Contractor Yards  | --                               | --                          | --                           | --                          | --                        | --                 | OK                        | OK                        |
| Fertilizer Storage/Distrib./Application  | <u>C</u>                         | --                          | --                           | --                          | --                        | --                 | OK                        | OK                        |
| Furniture Stripping and Refinishing  | --                               | --                          | --                           | --                          | OK                        | --                 | OK                        | --                        |
| Janitorial and Building Maintenance  | --                               | --                          | --                           | --                          | OK                        | --                 | OK                        | --                        |
| Laundry and Dry Cleaning Facilities  | --                               | --                          | --                           | --                          | --                        | --                 | OK                        | --                        |
| Machine and Welding Shops  | <u>C</u>                         | --                          | --                           | --                          | OK                        | --                 | OK                        | --                        |
| Printing and Publishing  | --                               | --                          | --                           | --                          | OK                        | --                 | OK                        | OK                        |
| Research and Development Laboratories  | <u>C</u>                         | --                          | --                           | --                          | --                        | --                 | OK                        | OK                        |
| Saw Mills  | <u>C</u>                         | --                          | --                           | --                          | --                        | --                 | OK                        | --                        |
| Tree Services (Incl. Fire Wood Storage)  | <u>C</u>                         | --                          | --                           | --                          | --                        | --                 | OK                        | --                        |
| Truck Stops  | --                               | --                          | --                           | --                          | --                        | OK                 | --                        | <u>C</u>                  |
| Vehicle Towing Services  | --                               | --                          | --                           | --                          | --                        | --                 | --                        | <u>C</u>                  |
| MANUFACTURING AND PROCESSING   | <u>AP</u>                        | <u>AE</u>                   | NR                           | <u>SR</u>                   | <u>GC</u>                 | HC                 | <u>LI</u>                 | <u>GI</u>                 |
| Animal Food Processing (Livestock Feeds)   | <u>C</u>                         | --                          | --                           | --                          | --                        | --                 | --                        | <u>C</u>                  |
| Animal Food Processing (Pet Foods)   | --                               | --                          | --                           | --                          | --                        | --                 | --                        | <u>C</u>                  |
| Apparel and textile manufacturing  | --                               | --                          | --                           | --                          | --                        | --                 | --                        | <u>C</u>                  |
| Art, jewelry and toy production  | --                               | --                          | --                           | --                          | --                        | --                 | --                        | <u>C</u>                  |
| Chemical manufacturing   | --                               | --                          | --                           | --                          | --                        | --                 | --                        | <u>C</u>                  |

|   |           |           |    |           |           |          |           |           |
|---|-----------|-----------|----|-----------|-----------|----------|-----------|-----------|
| Ethanol fuel distilling                             | <u>C</u>  | --        | -- | --        | --        | --       | --        | <u>C</u>  |
| <b>Food processing</b>                              | <u>AP</u> | <u>AE</u> | NR | <u>SR</u> | <u>GC</u> | HC       | <u>LI</u> | <u>GI</u> |
| Bakery, commercial                                  | --        | --        | -- | --        | --        | --       | <u>C</u>  | <u>C</u>  |
| Dairy processing                                    | --        | --        | -- | --        | --        | --       | <u>C</u>  | <u>C</u>  |
| Grain processing                                    | --        | --        | -- | --        | --        | --       | <u>C</u>  | <u>C</u>  |
| Meat processing                                     | --        | --        | -- | --        | --        | --       | <u>C</u>  | <u>C</u>  |
| Other food processing                               | --        | --        | -- | --        | --        | --       | <u>C</u>  | <u>C</u>  |
| <b>Heavy construction services</b>                  | <u>AP</u> | <u>AE</u> | NR | <u>SR</u> | <u>GC</u> | HC       | <u>LI</u> | <u>GI</u> |
| Aggregate crushing and screening                    | <u>C</u>  | --        | -- | --        | --        | --       | --        | <u>C</u>  |
| Asphalt mixing                                      | --        | --        | -- | --        | --        | --       | --        | <u>C</u>  |
| Concrete mixing                                     | --        | --        | -- | --        | --        | --       | --        | <u>C</u>  |
| <b>Temporary heavy construction services</b>        | <u>AP</u> | <u>AE</u> | NR | <u>SR</u> | <u>GC</u> | HC       | <u>LI</u> | <u>GI</u> |
| Aggregate crush & screen (temporary)                | <u>C</u>  | --        | -- | --        | <u>C</u>  | <u>C</u> | <u>C</u>  | <u>C</u>  |
| Asphalt mixing (temporary)                          | <u>C</u>  | --        | -- | --        | <u>C</u>  | <u>C</u> | <u>C</u>  | <u>C</u>  |
| Concrete mixing (temporary)                         | <u>C</u>  | --        | -- | --        | <u>C</u>  | <u>C</u> | <u>C</u>  | <u>C</u>  |
| Lumber and wood products manufacturing              | --        | --        | -- | --        | --        | --       | --        | <u>C</u>  |
| Metal products manuf. (incl. plating and enameling) | --        | --        | -- | --        | --        | --       | --        | <u>C</u>  |
| Machinery manufacturing                             | --        | --        | -- | --        | --        | --       | --        | <u>C</u>  |
| Prefabricated structure manufacturing               | --        | --        | -- | --        | --        | --       | --        | <u>C</u>  |
| Tire retreading                                     | --        | --        | -- | --        | --        | --       | --        | <u>C</u>  |
| Wood working and cabinetry                          | --        | --        | -- | --        | --        | --       | <u>C</u>  | <u>C</u>  |
| <b>RESOURCE EXTRACTION</b>                          | <u>AP</u> | <u>AE</u> | NR | <u>SR</u> | <u>GC</u> | HC       | <u>LI</u> | <u>GI</u> |
| Borrow Pits for Earth Materials                     | <u>C</u>  | --        | -- | --        | --        | --       | --        | <u>C</u>  |
| Gravel and Stone Quarries                           | <u>C</u>  | --        | -- | --        | --        | --       | --        | <u>C</u>  |

| <b>WAREHOUSING AND FREIGHT HANDLING</b>      | <b><u>AP</u></b> | <b><u>AE</u></b> | <b>NR</b> | <b><u>SR</u></b> | <b><u>GC</u></b> | <b>HC</b> | <b><u>LI</u></b> | <b><u>GI</u></b> |
|--|------------------|------------------|-----------|------------------|------------------|-----------|------------------|------------------|
| Air Freight Terminals                        | --               | --               | --        | --               | --               | --        | OK               | OK               |
| Cold Storage Plants                          | --               | --               | --        | --               | --               | --        | OK               | OK               |
| Freight Storage, General Warehousing         | --               | --               | --        | --               | --               | --        | OK               | OK               |
| Fuel and Lubricant Distributors              | <u>C</u>         | --               | --        | --               | --               | --        | OK               | OK               |
| Grain Terminals & Elevators                  | <u>C</u>         | --               | --        | --               | --               | --        | OK               | OK               |
| Household Moving and Storage                 | --               | --               | --        | --               | --               | --        | OK               | OK               |
| Intermodal Freight Transfer Facilities       | --               | --               | --        | --               | --               | --        | OK               | OK               |
| Chemical and Gas Bulk Storage                | --               | --               | --        | --               | --               | --        | <u>C</u>         | <u>C</u>         |
| Mail Processing Center                       | --               | --               | --        | --               | --               | --        | OK               | OK               |
| Personal Storage Facilities                  | --               | --               | --        | --               | OK               | --        | OK               | OK               |
| Parcel Delivery Services                     | --               | --               | --        | --               | --               | --        | OK               | OK               |
| Retail Store Inventory Storage               | --               | --               | --        | --               | A                | --        | OK               | OK               |
| Sand and Gravel Storage                      | <u>C</u>         | --               | --        | --               | --               | --        | OK               | OK               |
| Truck Terminals (Non-Home Occupation Use)    | --               | --               | --        | --               | --               | --        | OK               | OK               |
| Wholesale Distribution Centers               | --               | --               | --        | --               | --               | --        | OK               | OK               |
| <b>WASTE PROCESSING AND TRANSFER</b>         | <b><u>AP</u></b> | <b><u>AE</u></b> | <b>NR</b> | <b><u>SR</u></b> | <b><u>GC</u></b> | <b>HC</b> | <b><u>LI</u></b> | <b><u>GI</u></b> |
| Portable Toilet Storage and Cleaning         | --               | --               | --        | --               | --               | --        | OK               | OK               |
| Recycling Operations (Including Scrap Metal) | --               | --               | --        | --               | --               | --        | --               | <u>C</u>         |
| Rendering Plants                             | --               | --               | --        | --               | --               | --        | --               | <u>C</u>         |
| Sanitary Landfill                            | <u>C</u>         | --               | --        | --               | --               | --        | --               | <u>C</u>         |
| Waste Composting                             | <u>C</u>         | --               | --        | --               | --               | --        | --               | <u>C</u>         |
| Waste Incineration                           | --               | --               | --        | --               | --               | --        | --               | <u>C</u>         |

| INSTITUTIONAL USES  |                                      |                                 |                                     |                                 |                               |                       |                               |                               |
|---|--------------------------------------|---------------------------------|-------------------------------------|---------------------------------|-------------------------------|-----------------------|-------------------------------|-------------------------------|
| KEY: / ZONING DISTRICTS:  | <u>AP</u>                            | <u>AE</u>                       | NR                                  | <u>SR</u>                       | <u>GC</u>                     | HC                    | <u>LI</u>                     | <u>GI</u>                     |
| OK – PRINCIPAL ALLOWED USE<br>C – CONDITIONAL USE<br>A – ACCESSORY USE<br>TU – TEMPORARY USE<br>-- PROHIBITED USE | <u>Agricultural<br/>Preservation</u> | <u>Agricultural<br/>Estates</u> | Non-<br>Agricultural<br>Residential | <u>Suburban<br/>Residential</u> | <u>General<br/>Commercial</u> | Highway<br>Commercial | <u>Limited<br/>Industrial</u> | <u>General<br/>Industrial</u> |
| <b>CEMETERIES, MAUSOLEUMS AND COLUMBARIA</b>  | <u>C</u>                             | <u>C</u>                        | <u>C</u>                            | <u>C</u>                        | --                            | --                    | --                            | --                            |
| <b>COMMUNITY FACILITIES</b>   |                                      |                                 |                                     |                                 |                               |                       |                               |                               |
| <b>ACTIVITY / SOCIAL CENTERS</b>  |                                      |                                 |                                     |                                 |                               |                       |                               |                               |
| Community Centers   | OK                                   | OK                              | OK                                  | OK                              | OK                            | --                    | --                            | --                            |
| Day Camp, Recreation  | OK                                   | OK                              | OK                                  | <u>C</u>                        | <u>C</u>                      | --                    | --                            | --                            |
| Fields for Competitive Athletic   | <u>C</u>                             | <u>C</u>                        | <u>C</u>                            | <u>C</u>                        | --                            | --                    | --                            | --                            |
| Libraries and Museums   | <u>C</u>                             | <u>C</u>                        | <u>C</u>                            | <u>C</u>                        | OK                            | --                    | --                            | --                            |
| Parks and Public Open Space   | OK                                   | OK                              | OK                                  | OK                              | --                            | --                    | --                            | --                            |
| <b>DAY CARE</b>   | <u>AP</u>                            | <u>AE</u>                       | NR                                  | <u>SR</u>                       | <u>GC</u>                     | HC                    | <u>LI</u>                     | <u>GI</u>                     |
| Licensed Day Care (Adult or Child)  | <u>C</u>                             | <u>C</u>                        | <u>C</u>                            | <u>C</u>                        | <u>C</u>                      | --                    | --                            | --                            |
| <b>MEDICAL SERVICES</b>   | <u>AP</u>                            | <u>AE</u>                       | NR                                  | <u>SR</u>                       | <u>GC</u>                     | HC                    | <u>LI</u>                     | <u>GI</u>                     |
| Blood Bank  | --                                   | --                              | --                                  | --                              | OK                            | --                    | --                            | --                            |
| Emergency Care Center   | --                                   | --                              | --                                  | --                              | OK                            | --                    | --                            | --                            |
| Substance Abuse Treatment (In-patient)  | <u>C</u>                             | <u>C</u>                        | --                                  | --                              | OK                            | --                    | --                            | --                            |
| Hospitals   | --                                   | --                              | --                                  | --                              | OK                            | --                    | --                            | --                            |
| Plasma Centers  | --                                   | --                              | --                                  | --                              | OK                            | --                    | --                            | --                            |
| <b>RELIGIOUS FACILITIES</b>   | <u>AP</u>                            | <u>AE</u>                       | NR                                  | <u>SR</u>                       | <u>GC</u>                     | HC                    | <u>LI</u>                     | <u>GI</u>                     |
| Churches, Synagogues, Temples and Religious Shrines   | OK                                   | OK                              | OK                                  | OK                              | OK                            | --                    | --                            | --                            |
| <b>SCHOOLS</b>  | <u>AP</u>                            | <u>AE</u>                       | NR                                  | <u>SR</u>                       | <u>GC</u>                     | HC                    | <u>LI</u>                     | <u>GI</u>                     |
| Boarding Schools  | --                                   | --                              | --                                  | --                              | OK                            | --                    | --                            | --                            |
| Colleges, Business and Trade Schools  | <u>C</u>                             | <u>C</u>                        | --                                  | --                              | OK                            | --                    | --                            | --                            |
| Nursery, Elementary and Secondary Schools   | <u>C</u>                             | OK                              | OK                                  | OK                              | --                            | --                    | --                            | --                            |



| <b>SOCIAL SERVICES</b>                | <b><u>AP</u></b> | <b><u>AE</u></b> | <b>NR</b> | <b><u>SR</u></b> | <b><u>GC</u></b> | <b>HC</b> | <b><u>LI</u></b> | <b><u>GI</u></b> |
|---------------------------------------|------------------|------------------|-----------|------------------|------------------|-----------|------------------|------------------|
| Detention Facilities                  | <u>C</u>         | --               | --        | --               | <u>C</u>         | --        | <u>C</u>         | --               |
| Food Banks                            | --               | --               | --        | --               | OK               | --        | --               | --               |
| Halfway House for Non-Penal Residents | <u>C</u>         | <u>C</u>         | <u>C</u>  | <u>C</u>         | --               | --        | --               | --               |
| Homeless Shelters                     | --               | --               | --        | --               | OK               | --        | --               | --               |
| Hospice Facility                      | <u>C</u>         | <u>C</u>         | <u>C</u>  | <u>C</u>         | --               | --        | --               | --               |
| Hospice Services                      | --               | --               | --        | --               | OK               | --        | --               | --               |
| Substance Abuse Counseling            | <u>C</u>         | <u>C</u>         | --        | --               | OK               | --        | --               | --               |
| Soup Kitchens                         | --               | --               | --        | --               | OK               | --        | --               | --               |

| TRANSPORTATION, COMMUNICATION AND PUBLIC SERVICES   |                                      |                                 |                                     |                                 |                               |                       |                               |                               |
|---|--------------------------------------|---------------------------------|-------------------------------------|---------------------------------|-------------------------------|-----------------------|-------------------------------|-------------------------------|
| KEY: / ZONING DISTRICTS:  | <u>AP</u>                            | <u>AE</u>                       | NR                                  | <u>SR</u>                       | <u>GC</u>                     | HC                    | <u>LI</u>                     | <u>GI</u>                     |
| OK – PRINCIPAL ALLOWED USE<br>C – CONDITIONAL USE<br>A – ACCESSORY USE<br>TU – TEMPORARY USE<br>-- PROHIBITED USE | <u>Agricultural<br/>Preservation</u> | <u>Agricultural<br/>Estates</u> | Non-<br>Agricultural<br>Residential | <u>Suburban<br/>Residential</u> | <u>General<br/>Commercial</u> | Highway<br>Commercial | <u>Limited<br/>Industrial</u> | <u>General<br/>Industrial</u> |
| <b>AIR TRANSPORTATION</b>   | <u>AP</u>                            | <u>AE</u>                       | NR                                  | <u>SR</u>                       | <u>GC</u>                     | HC                    | <u>LI</u>                     | <u>GI</u>                     |
| Airport and Heliport  | <u>C</u>                             | <u>C</u>                        | --                                  | --                              | --                            | --                    | --                            | --                            |
| <b>BUS GARAGE</b>   | <u>C</u>                             | --                              | --                                  | --                              | OK                            | --                    | OK                            | --                            |
| <b>PIPELINES</b>  | <u>AP</u>                            | <u>AE</u>                       | NR                                  | <u>SR</u>                       | <u>GC</u>                     | HC                    | <u>LI</u>                     | <u>GI</u>                     |
| Pipelines   | <u>C</u>                             | <u>C</u>                        | <u>C</u>                            | <u>C</u>                        | <u>C</u>                      | <u>C</u>              | <u>C</u>                      | <u>C</u>                      |
| Pipeline Terminals, Pumping Stations, etc.  | <u>C</u>                             | --                              | --                                  | --                              | --                            | --                    | <u>C</u>                      | <u>C</u>                      |
| <b>PUBLIC SERVICES</b>  | <u>AP</u>                            | <u>AE</u>                       | NR                                  | <u>SR</u>                       | <u>GC</u>                     | HC                    | <u>LI</u>                     | <u>GI</u>                     |
| Ambulance Stations  | <u>C</u>                             | <u>C</u>                        | <u>C</u>                            | <u>C</u>                        | OK                            | --                    | --                            | --                            |
| Fire Stations   | <u>C</u>                             | <u>C</u>                        | <u>C</u>                            | <u>C</u>                        | OK                            | --                    | --                            | --                            |
| Police Stations   | <u>C</u>                             | <u>C</u>                        | <u>C</u>                            | <u>C</u>                        | OK                            | --                    | --                            | --                            |
| Public Service Garage   | --                                   | --                              | --                                  | --                              | <u>C</u>                      | <u>C</u>              | OK                            | <u>C</u>                      |
| <b>RAILROADS</b>  | <u>AP</u>                            | <u>AE</u>                       | NR                                  | <u>SR</u>                       | <u>GC</u>                     | HC                    | <u>LI</u>                     | <u>GI</u>                     |
| Rail Lines  | <u>C</u>                             | <u>C</u>                        | <u>C</u>                            | <u>C</u>                        | <u>C</u>                      | <u>C</u>              | <u>C</u>                      | <u>C</u>                      |
| Rail Switch Yards, Equipment Repair and Maintenance   | <u>C</u>                             | --                              | --                                  | --                              | --                            | --                    | <u>C</u>                      | <u>C</u>                      |
| <b>SIGNS</b>  | <u>AP</u>                            | <u>AE</u>                       | NR                                  | <u>SR</u>                       | <u>GC</u>                     | HC                    | <u>LI</u>                     | <u>GI</u>                     |
| Off-premise   | --                                   | --                              | --                                  | --                              | <u>C</u>                      | <u>C</u>              | --                            | --                            |
| On-premise  | A                                    | A                               | A                                   | A                               | A                             | A                     | A                             | A                             |
| <b>TELECOMMUNICATION TOWERS AND FACILITIES</b>  | <u>AP</u>                            | <u>AE</u>                       | NR                                  | <u>SR</u>                       | <u>GC</u>                     | HC                    | <u>LI</u>                     | <u>GI</u>                     |
| Antennas on Existing Structures   | OK                                   | OK                              | OK                                  | OK                              | OK                            | OK                    | OK                            | OK                            |
| Telecommunication Towers  | <u>C</u>                             | <u>C</u>                        | <u>C</u>                            | <u>C</u>                        | <u>C</u>                      | <u>C</u>              | <u>C</u>                      | <u>C</u>                      |

| <b>UTILITIES</b>                                  | <b><u>AP</u></b> | <b><u>AE</u></b> | <b><u>NR</u></b> | <b><u>SR</u></b> | <b><u>GC</u></b> | <b><u>HC</u></b> | <b><u>LI</u></b> | <b><u>GI</u></b> |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Electrical Energy Generation (Not including wind) | --               | --               | --               | --               | --               | --               | --               | <u>C</u>         |
| Electrical Energy Wind Generation (Commercial)    | <u>C</u>         | --               | --               | --               | --               | --               | --               | <u>C</u>         |
| Sewage Treatment Plants                           | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         |
| Utility Substations                               | OK               | OK               | --               | --               | OK               | --               | --               | OK               |
| Electric Wind Generator (Private Use)             | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         |
| Solar Energy Systems (Private use)                | A                | A                | A                | A                | A                | A                | A                | A                |
| Solar Energy Systems, Utility Scale               | --               | --               | --               | --               | --               | --               | --               | <u>C</u>         |
| Sewage Treatment for Subdivision                  | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         |
| Sewage Lagoon                                     | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         |
| Water Storage Tanks                               | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         | <u>C</u>         |

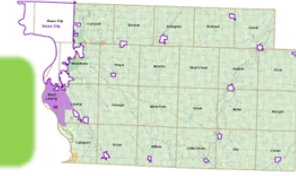




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# AGRICULTURAL PRESERVATION (AP)

Encourage the continued role of agriculture as the primary economic sector in the unincorporated areas of Woodbury County, thereby preserving its rural character. Land uses that are compatible with agriculture and farming are allowed. Soil and water conservation practices are encouraged.



## ALLOWED USES

### Agricultural & Agri-Business

- » Animal Feedlots
- » Animal Husbandry
- » Crop Farming
- » Dairies
- » Furbearing Animal Production
- » Horse Stables
- » Horticultural Production
- » Truck Farms

### Residential Dwellings

- » Family Homes
- » Single-Family Dwelling  
 Not more than two per quarter-quarter section

### Trade

- » Animal Grooming
- » Bed & Breakfast Lodging

### Institutional

- » Churches, Synagogues, Temples and Religious Shrines
- » Community Centers
- » Day Camp, Recreation
- » Parks & Public Open Space

### Telecommunication Towers & Facilities

- » Antennas on Existing Structures
- » Utility Substations

## ACCESSORY USES

### Residential Dwellings

- » Home Occupations

### Signs

- » On-Premise

## RESTRICTIONS

- » Not more than two residences on any-quarter quarter section
- » Rezone to an appropriate district and subdivision required for more than two houses
- » Floodplain Restrictions (if applicable)

## ZONING DISTRICT DIMENSIONAL STANDARDS

### Minimum Lot Area

- » 2 Acres (excludes ROW)

### Minimum Lot Width

- » 200 FT

### Front Yard Setback

- » 100 FT

### Side Yard Setback

- » 20 FT (Principal Structure)
- » 10 FT (Accessory Structure)

### Corner Side Yard Setback

- » 50 FT

### Rear Yard Setback

- » 50 FT (Principal Structure)
- » 10 FT (Accessory Structure)

### Maximum Height

- » 45 FT

## CONDITIONAL USES

The following uses must first be reviewed by the Zoning Commission and APPROVED by the Board of Adjustment through the Conditional Use Permit Application Process.

### Agricultural & Agri-Business

- » Kennels (for breeding dogs, cats, etc.)

### Residential

- » Accessory Second Home for Relative or Worker on property
- » Detention Facilities
- » Home Occupation (Truck Terminals)
- » Mobile Home

### Trade, Entertainment, Recreation Services

- » Archery Range (Outdoor)
- » Commercial Kennels
- » Feed & Seed Sales
- » Golf Course (Outdoor)
- » Miniature Golf (Outdoor)
- » Pet Cemetery
- » Race Track
- » Trap & Skeet Shooting (Outdoor)
- » Veterinarian Offices
- » Campgrounds
- » Farm Equipment
- » Firing Range (Outdoor)
- » Golf Driving Range (Outdoor)
- » Paintball Range (Outdoor)
- » Pools & Water Rec. (Outdoor)
- » RV Park
- » Vehicle Repair

### Industrial

- » Aggregate Crush & Screen (Temporary)
- » Aggregate Crushing & Screening
- » Animal Food Processing (Livestock Feeds)
- » Asphalt Mixing (Temporary)
- » Borrow Pits for Earth Materials
- » Concrete Mixing (Temporary)
- » Ethanol Fuel Distilling
- » Fertilizer Storage/Distribution/Application
- » Fuel & Lubricant Distributors
- » Grain Terminals & Elevators
- » Gravel and Stone Quarries
- » Machine & Welding Shops
- » Research & Development Laboratories
- » Sand & Gravel Storage

### Industrial Continued

- » Sanitary Landfill
- » Saw Mills
- » Tree Services (including Fire Wood Storage)
- » Waste Composting

### Institutional

- » Cemeteries, Mausoleums, & Columbaria
- » Colleges, Businesses & Trade Schools
- » Detention Facilities
- » Fields for Competitive Athletic
- » Halfway House for Non-Penal Residents
- » Hospice Facility
- » Libraries & Museums
- » Licensed Day Care (Adult or Child)
- » Nursery, Elementary & Secondary Schools
- » Substance Abuse Counseling
- » Substance Abuse Treatment (In-Patient)

### Transportation, Communication & Public Services

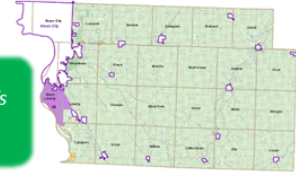
- » Airport & Heliport
- » Ambulance Stations
- » Bus Garage
- » Electric Wind Generator (Private Use)
- » Electrical Energy Wind Generation (Commercial)
- » Fire Stations
- » Pipeline Terminals, Pumping Stations, etc.
- » Pipelines
- » Police Stations
- » Rail Lines
- » Rail Switch Yards, Equipment Repair & Maintenance
- » Sewage Lagoon
- » Sewage Treatment for Subdivision
- » Sewage Treatment Plants
- » Telecommunication Towers
- » Water Storage Tanks

For complete requirements, review the Woodbury County Zoning Ordinance at [www.woodburycountyia.gov/community\\_economic\\_development](http://www.woodburycountyia.gov/community_economic_development)  
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## AGRICULTURAL ESTATES (AE)

Provide for a limited increase in the amount of small acreage development, including a controlled expansion of residential uses in appropriate locations throughout the county, in conformance with the County's General Development Plan, and in a manner that is compatible with agricultural uses. It is intended that the development of residences be on platted lots including appropriate limitations on uses as established by the owner/developer as part of the subdivision process.



### ALLOWED USES

#### Agricultural & Agri-Business

- » Animal Husbandry
- » Commercial Feedlots
- » Crop Farming
- » Dairies
- » Furbearing Animal Production
- » Horse Stables
- » Horticultural Production
- » Truck Farms

#### Residential Dwellings

- » Family Homes
- » Single-Family Dwelling

#### Trade, Entertainment, Hospitality, Recreation, etc.

- » Bed & Breakfast Lodging

#### Institutional Uses

- » Cemeteries, Mausoleums, & Columbaria
- » Churches, Synagogues, Temples & Religious Shrines
- » Community Centers
- » Day Camp, Recreation
- » Nursery, Elementary & Secondary Schools
- » Parks & Public Open Space

#### Telecommunication Towers & Facilities

- » Antennas on Existing Structures
- » Utility Substations

### ACCESSORY USES

#### Residential Dwellings

- » Home Occupations

#### Signs

- » On-Premise

### RESTRICTIONS

- » Restrictive Covenants (if applicable)
- » Floodplain Restrictions (if applicable)

### ZONING DISTRICT DIMENSIONAL STANDARDS

#### Minimum Lot Area

- » 2 Acres (excludes ROW)

#### Minimum Lot Width

- » 200 FT

#### Front Yard Setback

- » 75 FT

#### Side Yard Setback

- » 20 FT (Principal Structure)
- » 10 FT (Accessory Structure)

#### Corner Side Yard Setback

- » 50 FT

#### Rear Yard Setback

- » 50 FT (Principal Structure)
- » 10 FT (Accessory Structure)

#### Maximum Height

- » 45 FT

### CONDITIONAL USES

**The following uses must first be reviewed by the Zoning Commission and APPROVED by the Board of Adjustment through the Conditional Use Permit Application Process.**

#### Agricultural & Agri-Business

- » Kennels (for breeding dogs, cats, etc.)

#### Residential

- » Accessory Second Home for Relative or Worker on property
- » Assisted Living Dwelling
- » Home Occupation (Truck Terminals)
- » Nursing Care Facility

#### Trade, Entertainment, Hospitality, Recreation, etc.

- » Campgrounds
- » Commercial Kennels
- » Feed & Seed Sales
- » Golf Courses
- » Golf Driving Range
- » Miniature Golf
- » Pools & Water Recreation
- » RV Park
- » Veterinarian Offices

#### Institutional

- » Cemeteries
- » Colleges, Businesses and Trade Schools
- » Fields for Competitive Athletic
- » Halfway House for Non-Penal Residents
- » Hospice Facility
- » Libraries & Museums
- » Licensed Day Care (Adult or Child)
- » Substance Abuse Counseling
- » Substance Abuse Treatment (In-Patient)

#### Transportation, Communication & Public Services

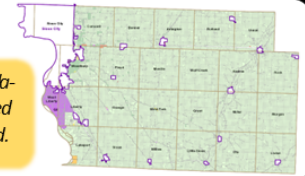
- » Airport & Heliport
- » Ambulance Stations
- » Electric Wind Generator (Private Use)
- » Fire Stations
- » Pipelines
- » Police Stations
- » Rail Lines
- » Sewage Lagoon
- » Sewage Treatment for Subdivision
- » Sewage Treatment Plants
- » Telecommunication Towers
- » Water Storage Tanks





## SUBURBAN RESIDENTIAL (SR)

Provide for orderly development of suburban density residential development in compliance with the County's subdivision regulations. It is intended that development of residences would be platted in subdivisions for which the developer/owner has restricted the range of uses to the extent that no uses other than appropriate density residential and residential accessory uses are allowed.



### ALLOWED USES

#### Residential Dwellings

- » Single-Family Dwelling
- » Two-Family Dwelling
- » Family Homes

#### Trade, Entertainment, Hospitality, Recreation, etc.

- » Bed & Breakfast Lodging

#### Institutional Uses

- » Churches, Synagogues, Temples and Religious Shrines
- » Community Centers
- » Nursery, Elementary & Secondary Schools
- » Parks & Public Open Space

#### Telecommunication Towers & Facilities

- » Antennas on Existing Structures

### ACCESSORY USES

#### Residential Dwellings

- » Home Occupations

#### Trade

- » Golf Driving Range

#### Signs

- » On-Premise

### RESTRICTIONS

- » Restrictive Covenants (if applicable)
- » Floodplain Restrictions (if applicable)

### ZONING DISTRICT DIMENSIONAL STANDARDS

#### Minimum Lot Area

- » 10,000 SF (excludes ROW) (Single-Family)
- » 6,000 SF/DU (excludes ROW) (Two-Family)
- » 4,000 SF/DU (excludes ROW) (Multiple-Family)

#### Minimum Lot Width

- » 80 FT

#### Front Yard Setback

- » 25 FT

#### Side Yard Setback

- » 10 FT (Principal Structure)
- » 3 Ft (Accessory Structure)

#### Corner Side Yard Setback

- » 15 FT

#### Rear Yard Setback

- » 25 FT (Principal Structure)
- » 3 FT (Accessory Structure)

#### Maximum Height

- » 45 FT
- » Not More than Height of Principle Structure

#### Maximum Lot Coverage

- » 30%

### CONDITIONAL USES

**The following uses must first be reviewed by the Zoning Commission and APPROVED by the Board of Adjustment through the Conditional Use Permit Application Process.**

#### Residential Uses

- » Three/Four Family Dwelling
- » Multiple Family Dwelling
- » Assisted Living Dwelling
- » Dormitory & Other Group Quarters
- » Nursing Care Facility

#### Trade, Entertainment, Hospitality, Recreation, etc.

- » Bed & Breakfast Lodging
- » Golf Courses
- » Pools & Water Recreation
- » Tennis Courts

#### Institutional Uses

- » Cemeteries, Mausoleums and Columbaria
- » Day Camp, Recreation
- » Fields for Competitive Athletic
- » Libraries & Museums
- » Licensed Day Care (Adult or Child)
- » Halfway House for Non-Penal Residents
- » Hospice Facility

#### Transportation, Communication & Public Services

- » Pipelines
- » Ambulance Stations
- » Fire Stations
- » Police Stations
- » Rail Lines
- » Telecommunication Towers
- » Sewage Treatment Plants
- » Electric Wind Generator (Private Use)
- » Sewage Treatment for Subdivision
- » Sewage Lagoon
- » Water Storage Tanks

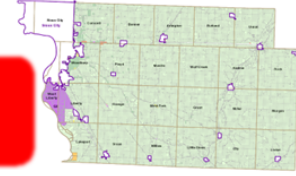




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# GENERAL COMMERCIAL (GC)

The purpose is to provide for orderly development of limited commercial uses that are compatible with and serve the agricultural sector of rural Woodbury County.



## ALLOWED USES

### Office Uses

- » Finance, Insurance, Real Estate
- » Governmental Offices
- » Medical & Dental Clinics
- » Other, General Office Uses
- » Professional Offices

### Trade, Entertainment, Hospitality, Recreation, etc.

- » Animal Grooming
- » Amusement Arcade (Indoor)
- » Antiques
- » Appliances & Home Entertainment
- » Archery Range (Indoor)
- » Art, Crafts, & Art & Crafts Supplies
- » Auction Services
- » Audio-Visual Prod.
- » Automobiles & Light Duty Trucks
- » Baked Goods (Made on Premises)
- » Barber, Beauty, Tanning, Etc.
- » Bed & Breakfast
- » Billiards, Pool, & Darts (Indoor)
- » Boat & Recreational Vehicles
- » Books, Periodicals (Not Inc. Adult Books)
- » Bowling Alley (Indoor)
- » Broadcast Studios
- » Building Materials
- » Carpet & Floor Coverings
- » Catering Services
- » Clothing & Accessories
- » Commercial Kennels
- » Computer Hardware & Software
- » Construction Equipment
- » Convenience Stores
- » Copying Services
- » Dance, Music Studios
- » Dressmakers & Tailors
- » Drug Stores & Pharmacies
- » Dry Cleaning/Laundry Pickup/Dropoff Stations
- » Dry Goods & Fabrics
- » Employment Agencies (no incl day labor)
- » Exterminators
- » Farm Equipment
- » Feed & Seed Sales
- » Fireworks (Consumer, Display, Novelty)
- » Firing Range (Indoor)
- » Florists (Incl. Retail Greenhouses)
- » Funeral Homes, Mortuaries & Crematories
- » Furniture & Home Furnishings
- » Garden Supplies (Incl. Nursery Stock)
- » Gifts & Cards
- » Groceries
- » Guns, Ammunition
- » Hardware
- » Health Clubs & Gyms
- » Hobby & Craft Shops
- » Hotels & Motels
- » Jewelry
- » Laundry, Self Service
- » Locksmiths
- » Lodges & Social Clubs
- » Martial Arts Instruction
- » Massage Establishments
- » Meats (No Slaughter or Butchering)
- » Miniature Golf
- » Monument Sales
- » Motor Vehicle Fuels

### Trade etc. Continued

- » Music (Tapes & CD's)
- » Musical Instrument Service
- » Musical Instruments & Supplies
- » Office Machines, Furniture & Supplies
- » Package Liquor
- » Packaging/Shipping Shop
- » Paint & Wallcoverings
- » Pawn Show
- » Pets, Pet Foods and Supplies
- » Photo & Video Production
- » Photo Dropoff
- » Photo Studio
- » Photographic Equipment & Supplies
- » Restaurants
- » Restaurants, Drive-Through or Pickup/Delivery
- » Shoe Repair
- » Shoes
- » Sign Making
- » Skating Rink (ice or roller) (Indoor)
- » Sporting Goods
- » Tanning Salons
- » Tattooing & Body Piercing
- » Taxidermy
- » Theaters, Live or Motion Picture
- » Tobacco Products
- » Toys
- » Travel Agencies
- » Trucks
- » Upholstering
- » Used Good Sales
- » Vehicle Repair
- » Videos (No Incl. Adult Videos)

### Industrial

- » Furniture Stripping & Refinishing
- » Janitorial & Building Maintenance
- » Machine & Welding Shops
- » Printing & Publishing
- » Personal Storage Facilities

### Institutional

- » Community Centers
- » Blood Bank
- » Boarding Schools
- » Churches, Synagogues, Temples & Religious Shrines
- » Colleges, Business & Trade Schools
- » Emergency Care Center
- » Food Banks
- » Homeless Shelters
- » Hospice Services
- » Hospitals
- » Libraries & Museums
- » Plasma Centers
- » Soup Kitchens
- » Substance Abuse Counseling
- » Substance Abuse Treatment (In-Patient)

### Transportation, Communication & Public Services

- » Ambulance Stations
- » Bus Garage
- » Fire Stations
- » Police Stations
- » Utility Substations.

## CONDITIONAL USES

The following uses must first be reviewed by the Zoning Commission and **APPROVED** by the Board of Adjustment through the Conditional Use Permit Application Process.

### Agricultural & Agri-Business

- » Horse Stables

### Residential Uses

- » Assisted Living Dwelling
- » Nursing Care Facility

### Trade, Entertainment, Hospitality, Recreation, etc.

- » Banquet & Reception Halls
- » Bars, Cocktail Lounges, & Taverns
- » Campgrounds
- » Exhibition & Meeting Areas
- » Golf Courses
- » Pools & Water Recreation
- » Restaurants with Alcohol
- » RV Park
- » Tennis Courts
- » Veterinarian Offices

### Institutional Uses

- » Day Camp, Recreation
- » Detention Facilities
- » Licensed Day Care (Adult or Child)

### Transportation

- » Electric Wind Generator (Private Use)
- » Pipelines
- » Public Service Garage
- » Rail Lines
- » Sewage Lagoon
- » Sewage Treatment for Subdivision
- » Sewage Treatment Plants
- » Signs (Off-Premise)
- » Telecommunication Towers
- » Water Storage Tanks

## ACCESSORY USES

### Industrial Uses

- » Retail Store Inventory Storage

### Signs

- » On-Premise

## RESTRICTIONS

- » Restrictive Covenants (if applicable)
- » Floodplain Restrictions (if applicable)

## ZONING DISTRICT DIMENSIONAL STANDARDS

### Minimum Lot Area

- » No Minimum

### Minimum Lot Width

- » No Minimum

### Front Yard Setback

- » 50 FT

### Side Yard Setback

- » 10 FT

### Corner Side Yard Setback

- » 25 FT

### Rear Yard Setback

- » 40 FT

### Maximum Height

- » 45 FT

For complete requirements, review the Woodbury County Zoning Ordinance at [www.woodburycountyiowa.gov/community\\_economic\\_development](http://www.woodburycountyiowa.gov/community_economic_development)  
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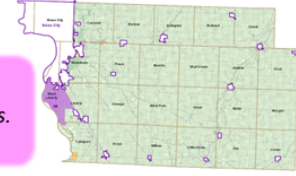




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**LIMITED INDUSTRIAL (LI)**

*Provide for the orderly development of heavy commercial, warehousing and limited industrial uses. Appropriate sites should have excellent infrastructure especially transportation access via highways.*



**ALLOWED USES**

**Trade, Entertainment, Hospitality, Recreation, etc.**

- » Mail Order Houses
- » Motor Vehicle Fuels
- » Vehicle Repair
- » Wholesale Businesses

**Industrial**

- » Air Freight Terminals
- » Automotive Parts Remanufacturing
- » Cold Storage Plants
- » Construction Contractor Yard
- » Fertilizer Storage/Distribution/Application
- » Freight Storage, General Warehousing
- » Fuel Lubricant Distributors

- » Furniture Stripping & Refinishing

**Industrial Continued**

- » Grain Terminals & Elevators
- » Household Moving & Storage
- » Intermodal Freight Transfer Facilities
- » Janitorial & Building Maintenance
- » Laundry & Dry Cleaning Facilities
- » Machine & Welding Shops
- » Mail Processing Center
- » Parcel Delivery Service
- » Personal Storage Facilities
- » Portable Toilet Storage & Cleaning
- » Printing & Publishing
- » Research & Development Laboratories

- » Retail Store Inventory Storage
- » Sand & Gravel Storage

**Industrial Continued**

- » Saw Mills
- » Tree Services
- » Truck Terminal (Non-Home Occu. Use)
- » Wholesale Distribution Centers

**Transportation, Comm. & Public Services**

- » Antennas on Existing Structures
- » Bus Garage
- » Public Service Garage

**CONDITIONAL USES**

**The following uses must first be reviewed by the Zoning Commission and APPROVED by the Board of Adjustment through the Conditional Use Permit Application Process.**

**Trade, Entertainment, Hospitality, Recreation, etc.**

- » Campgrounds
- » RV Park

**Industrial**

- » Bakery, Commercial
- » Dairy Processing
- » Grain Processing
- » Meat Processing
- » Other Food Processing

**Industrial Continued**

- » Aggregate Crush & Screen (Temporary)
- » Asphalt Mixing (Temporary)
- » Chemical & Gas Bulk Storage
- » Concrete Mixing (Temporary)
- » Wood Working & Cabinetry

**Institutional**

- » Detention Facilities

**Transportation, Communication & Public Services**

- » Pipelines
- » Pipeline Terminals, Pumping Stations, etc.
- » Rail Lines
- » Rail Switch Yards, Equipment Repair & Maintenance

**Transportation, Communication & Public Services Continued**

- » Telecommunication Towers
- » Sewage Treatment Plants
- » Electric Wind Generator (Private Use)
- » Sewage Treatment for Subdivision
- » Sewage Lagoon
- » Water Storage Tanks

**ZONING DISTRICT DIMENSIONAL STANDARDS**

**Minimum Lot Area**

- » 3 Acres (excludes ROW)

**Minimum Lot Width**

- » 60 FT

**Front Yard Setback**

- » 50 FT

**Corner Side Yard Setback**

- » 50 FT

**Rear Yard Setback**

- » 50 FT

**Maximum Height**

- » 75 FT

**ACCESSORY USES**

**Signs**

- » On-Premise

**RESTRICTIONS**

- » Floodplain Restrictions (if applicable)

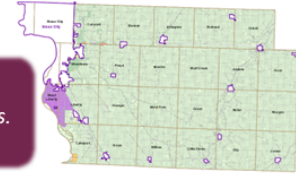
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**PLANNING AND ZONING**  
**WOODBURY COUNTY COMMUNITY & ECONOMIC DEVELOPMENT**  
[www.woodburycountyiowa.gov/community\\_economic\\_development](http://www.woodburycountyiowa.gov/community_economic_development)

# GENERAL INDUSTRIAL (GI)

Provide for the orderly development of heavy commercial, warehousing and limited industrial uses. Appropriate sites should have excellent infrastructure especially transportation access via highways.



## ALLOWED USES

**Trade, Entertainment, Hospitality, Recreation, etc.**

- » Adult Entertainment (defined Sec. 6.02)
- » Adult Products (defined Sec. 6.02)
- » Motor Vehicle Fuels

**Industrial**

- » Air Freight Terminals
- » Automotive Parts Remanufacturing
- » Cold Storage Plants
- » Construction Contractor Yards
- » Fertilizer Storage/Distribution/Application

**Industrial Uses Continued**

- » Freight Storage, General Warehousing
- » Fuel & Lubricant Distributors
- » Grain Terminals & Elevators
- » Household Moving & Storage
- » Intermodal Freight Transfer Facilities
- » Mail Processing Center
- » Parcel Delivery Services
- » Personal Storage Facilities
- » Portable Toilet Storage & Cleaning
- » Printing & Publishing

**Industrial Uses Continued**

- » Research & Development Laboratories
- » Retail Store Inventory Storage
- » Sand & Gravel Storage
- » Truck Terminal (Non-Home Occupation)
- » Wholesale Distribution Centers

**Transportation, Communication, & Public Services**

- » Antennas on Existing Structures
- » Utility Substations

## CONDITIONAL USES

The following uses must first be reviewed by the Zoning Commission and APPROVED by the Board of Adjustment through the Conditional Use Permit Application Process.

**Trade, Entertainment, Hospitality, Recreation, etc.**

- » Campgrounds
- » RV Park

**Industrial**

- » Automotive Salvage & Wrecking
- » Truck Stops
- » Vehicle Towing Services
- » Animal Food Processing (Livestock Feeds)
- » Animal Food Processing (Pet Foods)
- » Apparel & Textile Manufacturing
- » Art, Jewelry & Toy Production
- » Chemical Manufacturing
- » Ethanol Fuel Distilling
- » Bakery, Commercial

**Industrial Continued**

- » Dairy Processing
- » Grain Processing
- » Meat Processing
- » Other Food Processing
- » Aggregate Crushing & Screen (Temporary)
- » Asphalt Mixing (Temporary)
- » Concrete Mixing (Temporary)
- » Lumber & Wood Products Manufacturing
- » Metal Products Manuf. (Plating & Enameling)
- » Machinery Manufacturing
- » Prefabricated Structure Manufacturing
- » Tire Retreading
- » Wood Working & Cabinetry
- » Borrow Pits for Earth Materials
- » Gravel & Stone Quarries
- » Chemical & Gas Bulk Storage
- » Recycling Operations (Scrap Metal)
- » Rendering Plants
- » Sanitary Landfill
- » Waste Composting
- » Waste Incineration

**Transportation, Communication & Public Services**

- » Rail Switch Yards, Equipment Repair & Maintenance
- » Electric Wind Generator (Private Use)
- » Electrical Energy Generation (Not Inc. Wind)
- » Electrical Energy Wind Generation (Commercial)
- » Pipeline Terminals, Pumping Stations, etc.
- » Pipelines
- » Public Storage Garage
- » Rail Lines
- » Sewage Lagoon
- » Sewage Treatment for Subdivision
- » Sewage Treatment Plants
- » Telecommunication Towers
- » Water Storage Tanks

## ZONING DISTRICT DIMENSIONAL STANDARDS

**Minimum Lot Area**

- » 3 Acres  
(excludes ROW)

**Minimum Lot Width**

- » 60 FT

**Front Yard Setback**

- » 50 FT

**Side Yard Setback**

- » 10 FT

**Corner Side Yard Setback**

- » 50 FT

**Rear Yard Setback**

- » 10 FT

**Maximum Height**

- » No maximum

## ACCESSORY USES

**Signs**

- » On-Premise

## RESTRICTIONS

- » Floodplain Restrictions (if applicable)

For complete requirements, review the Woodbury County Zoning Ordinance at [www.woodburycountyiowa.gov/community\\_economic\\_development](http://www.woodburycountyiowa.gov/community_economic_development)  
 For questions, contact Woodbury County Community & Economic Development at 712.279.6609