



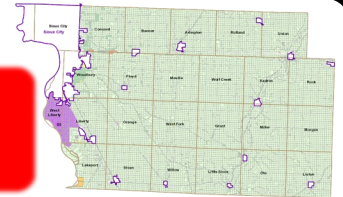
PLANNING AND ZONING

WOODBURY COUNTY COMMUNITY & ECONOMIC DEVELOPMENT

www.woodburycountyiowa.gov/community_economic_development

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)
- » Minature 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 Ships
- » 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