

**8:1.14 C – Commercial Zoning District.**

The C district is intended for various lower intensity commercial business operations including retail sales, services, and offices. In general, uses are low traffic producing due to the nature of the businesses, the limited size of the principle structures, and low number of employees.

**A. Primary Uses.** The following primary uses are allowed in the C district. Multiple primary uses are allowed on parcels in the C district and all uses may be subject to supplemental conditions found in subsection 8:1.23.

1. Child Care Centers.
2. Churches, Mosques, Temples, and other places of worship.
3. Commercial Condominiums.
4. Construction Services, General.
  - a. Includes contractors, electrical, plumbing, mechanical, and other trade shops, well drilling businesses, septic system installers, and other similar establishments.
5. Food and Beverage Service Establishments.
  - a. Including restaurants, cafes, commissaries, diners, coffee shops, bars, and other similar establishments.
  - b. Food and beverage service establishments shall not be used as event centers except to host separately permitted Special Events.
6. Gasoline Stations.
7. Health Care Centers.
8. Long Term Care Facilities.
9. Manufacturing.
  - a. Facilities shall be limited to seven thousand five hundred (7,500) square feet.
  - b. Includes Agricultural Product Processing.
  - c. Not including those manufacturing uses restricted to the MH district.
10. Offices.
11. Repair Shops.
  - a. Including repair of automobiles, bicycles, boats, electronics, lawn equipment, and other similar goods.
  - b. Not including the repair of construction equipment, agricultural implements, or other non-personal automobiles or equipment.
12. Retail Sales, General.

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to Jan 15.

- a. Including convenience stores, grocery stores, book stores, electronic stores, farmers markets, and the sale of other retail goods.
- b. Not including the sale of fireworks or dealerships.

13. Services, General.

- a. Including animal services, barber shops and salons, doctors' offices, dentist offices, and other medical clinics, laundromats, tailors, and other similar establishments.

14. Other uses similar in nature and intensity.

**B. Accessory Structures and Uses.** The following structures and uses are permitted in the C district, provided that they are incidental to a primary or conditionally permitted use. Structures and uses may be subject to supplemental conditions found in subsection 8:1.23.

- 1. Indoor Storage facilities associated with a primary use.
  - a. Outdoor Storage is prohibited.
- 2. Outdoor Display of goods for sale. Limited to one hundred (100) square feet.
- 3. Parking Lots associated with a primary use.
- 4. Residential Uses. Shall be attached to a primary structure.
- 5. Solar Energy Systems, Private.
- 6. Wind Generators, Private.

**C. Conditional Uses.** The following uses qualify for Conditional Use Permits, in compliance with 8:1.28, in the C district. These uses may be subject to supplemental conditions found in 8:1.23 and such additional conditions as may be warranted to mitigate any deleterious effects of the proposed use.

- 1. Communication Towers, Commercial.
- 2. Special Events.
- 3. Utilities, Public.
- 4. Wind Generators, Distributed.

**D. Bulk Regulations.** The following bulk regulations apply to all properties located in the C district. Unless stated otherwise, all regulations are minimum standards.

| Use/Structure                     | Lot Area | Average Lot Width | Front Yard Setback | Rear Yard Setback | Side Yard Setback | Maximum Height          |
|-----------------------------------|----------|-------------------|--------------------|-------------------|-------------------|-------------------------|
| Primary and Accessory* Structures | n/a      | n/a               | 30                 | 30†               | 10†               | 35 feet and 2 ½ stories |

\* See subsection 8:1.14(E) for accessory structure regulations.

† In accordance with subsection 8:1.25(F)(5), all structures must also comply with buffering standards.

**E. Accessory Structure Regulations.** The following regulations apply to all accessory structures on properties located in the C district:

1. No accessory structure shall be used for dwelling purposes.
  2. Temporary structures for construction purposes are permitted as accessory structures during the course of construction.
  3. Accessory structures shall not occupy more than thirty (30) percent of the yard it occupies.
  4. Accessory structures accessed via an alley must be setback a minimum of ten (10) feet from the right-of-way or easement line.
  5. Accessory structures that are a minimum of sixty (60) feet from the right-of-way and ten (10) feet from the primary structure may be five (5) feet from the side and rear lot lines.
    - a. Private solar energy systems may be five (5) feet from the rear and side lot lines if they are sixty (60) feet from the right-of-way.
    - b. With the exception of private solar energy systems, accessory structures shall also comply with buffering standards in subsection 8:1.25(F)(5).
- F. Outlot Permitted Uses.** Outlots may be used in accordance with their classification designated on the plat as described in subsection 8:2.7(I).
- G. Yard and Area Regulations.** See Yard and Area Regulations in subsection 8:1.24.
- H. Off-Street Parking.** See Off-Street Parking Regulations in subsection 8:1.24.
- I. Sign Regulations.** See Sign Regulations in subsection 8:1.24.
- J. Fence Regulations.** See Fence Regulations in subsection 8:1.24.
- K. Building Code.** See Building Code in Chapter 8:6.
- L. Site Plan Review.** A Site Plan Review in accordance with subsection 8:1.25 shall be required prior to issuance of any building permit in the C district or prior to establishing any use which does not require a building permit.

**8:1.15 CH – Highway Commercial Zoning District.**

The intent of the CH district is to allow for higher intensity commercial based business operations that may have slightly higher impact than those located in the C district. In general, uses are higher traffic producing due to the nature of the businesses, the larger size of the principle structures, and higher number of employees.

**A. Primary Uses.** The following primary uses are allowed in the CH district. Multiple primary uses are allowed on parcels in the CH district and all uses may be subject to supplemental conditions found in subsection 8:1.23.

1. Child Care Centers.
2. Churches, Mosques, Temples, and other places of worship.
3. Commercial Condominiums.
4. Construction Services, General.
  - a. Includes contractors, electrical, plumbing, mechanical, and other trade shops, well drilling businesses, septic system installers, and other similar establishments.
5. Dealerships.
  - a. Including sale of automobiles, boats, lawn equipment, motorcycles, travel trailers, recreational vehicles, residential-scale agricultural equipment, and other personal vehicles.
  - b. Not including sale of construction equipment, commercial-scale agricultural implements, or other non-personal automobiles or equipment.
6. Distribution, Truck Terminals, Wholesaling, and Warehousing.
7. Event Centers.
8. Fermented Beverage Production Facility.
  - a. Including breweries, cideries, distilleries, wineries, and other similar establishments.
9. Food and Beverage Service Establishments.
  - a. Including restaurants, bakeries, cafes, commissaries, diners, coffee shops, bars, and other similar establishments.
10. Gasoline Stations.
11. Health Care Centers.
12. Hospitals.
13. Hotels and Motels.
14. Long Term Care Facilities.
15. Manufacturing.
  - a. Facilities shall be limited to ten thousand (10,000) square feet.
  - b. Includes Agricultural Product Processing.

- c. Not including those manufacturing uses restricted to the MH district.

16. Office.

17. Private Wind Generators.

18. Repair Shops.

- a. Including repair of automobiles, bicycles, boats, electronics, lawn equipment, and other similar goods.
- b. Not including the repair of construction equipment, commercial-scale agricultural implements, or other non-personal automobiles or equipment.

19. Retail Sales.

- a. Not including the sale of fireworks.

20. Schools, Private. Includes Elementary, Middle, and High Schools.

21. Service, General.

- a. Including animal services, barber shops and salons, doctors' offices, dentist offices, and other medical clinics, laundromats, tailors, and other similar establishments.

22. Storage, conditioning, sale, and distribution of grain or seed grain.

23. Theaters.

24. Other uses similar in nature and intensity.

**B. Accessory Structures and Uses.** The following structures and uses are permitted in the CH district, provided that they are incidental to a primary or conditionally permitted use. Structures and uses may be subject to supplemental conditions found in subsection 8:1.23.

1. Indoor Storage facilities associated with a primary use.
2. Outdoor Storage associated with a primary use.
  - a. Outdoor storage shall be screened from view from the public right-of-way and any properties zoned AR, SF, RS, RM, RC, or RMH.
  - b. Outdoor storage shall meet setbacks for accessory structures.
3. Outdoor Display of goods for sale.
4. Parking Lots associated with a primary use.
5. Residential Uses. Shall be attached to a primary structure.
6. Solar Energy Systems, Private.
7. Wind Generators, Private.

**C. Conditional Uses.** The following uses qualify for Conditional Use Permits, in compliance with 8:1.28, in the CH district. These uses may be subject to supplemental conditions found in 8:1.23 and such additional conditions as may be warranted to mitigate any deleterious effects of the proposed use.

1. Communication Towers, Commercial.
2. Special Events.
3. Utilities, Public.
4. Wind Generators, Distributed.

**D. Bulk Regulations.** The following bulk regulations apply to all properties located in the CH zoning district. Unless stated otherwise, all regulations are minimum standards.

| Use/Structure                     | Lot Area* | Average Lot Width | Front Yard Setback | Rear Yard Setback | Side Yard Setback | Maximum Height          |
|-----------------------------------|-----------|-------------------|--------------------|-------------------|-------------------|-------------------------|
| Primary and Accessory* Structures | None      | None              | 40                 | 40†               | 10†               | 35 feet and 2 ½ stories |

\* See subsection 8:1.15(E) for accessory structure regulations.

† In accordance with subsection 8:1.25(F)(5), all structures must also comply with buffering standards.

**E. Accessory Structure Regulations.** The following regulations apply to all accessory structures on properties located in the CH district:

1. No accessory structure shall be used for dwelling purposes.
2. Temporary structures for construction purposes are permitted as accessory structures during the course of construction.
3. Accessory structures shall not occupy more than thirty (30) percent of the yard it occupies.
4. Accessory structures accessed via an alley must be setback a minimum of ten (10) feet from the right-of-way or easement line.
5. Accessory structures that are a minimum of sixty (60) feet from the right-of-way and ten (10) feet from the primary structure may be five (5) feet from the side and rear lot lines.
  - a. Private solar energy systems may be five (5) feet from the rear and side lot lines if they are sixty (60) feet from the right-of-way.
  - b. With the exception of private solar energy systems, accessory structures shall also comply with buffering standards in subsection 8:1.25(F)(5).

**F. Outlot Permitted Uses.** Outlots may be used in accordance with their classification designated on the plat as described in subsection 8:2.7(I).

**G. Yard and Area Regulations.** See Yard and Area Regulations in subsection 8:1.24.

**H. Off-Street Parking.** See Off-Street Parking Regulations in subsection 8:1.24.

**I. Sign Regulations.** See Sign Regulations in subsection 8:1.24.

55. **County.** The government of Johnson County, Iowa.
56. **County Assessor.** The Office of the County Assessor of Johnson County, Iowa.
57. **County Auditor.** The Office of the County Auditor of Johnson County, Iowa.
58. **County Recorder.** The Office of the County Recorder of Johnson County, Iowa.
59. **Cul-de-Sac Turnaround.** See “Turnaround, Cul-de-Sac.”
60. **Dealership.** A facility that leases and sells new and used automobiles, motorcycles, all-terrain vehicles (ATV), recreational vehicles, travel trailers, boats, construction equipment, agricultural equipment, and other similar personal and non-personal vehicles.
61. **Deliveries, Non-Standard.** Business deliveries that arrive via means other than United States Postal Service, United Postal Service, Fed-Ex, or other traditional mail and package delivery services.
62. **Development Area.** The portion of a lot subject to site disruption from construction and/or clearing activities including but not limited to construction of principal and accessory buildings, drives, landscaped yards, septic or alternative waste disposal areas, and woodland clearing activities.
63. **Dilapidated Sign.** See “Sign, Dilapidated.”
64. **Dwelling.** A building, or a portion thereof, which is designed to be used for residential purposes. Dwellings, unless located in a manufactured housing park, do not include recreational vehicles or trailers. Dwellings do not include tents, buses, garages, or other non-dwelling structures.
65. **Dwelling, Manufactured Home.** A transportable, factory-built, single-family dwelling, which is suitable for year-round single-family occupancy and has water, electrical, and wastewater connections similar to those of conventional dwellings and is manufactured or constructed under authority of 42 U.S.C. Sec. 5403, Federal Manufactured Home Construction and Safety Standards.
66. **Dwelling Unit, Mobile.** Dwellings that can be transported from location to location, including, but not limited to recreational vehicles, travel trailers, and houses on wheels, including tiny homes, not including manufactured homes. Mobile Dwellings are only allowed as permanent dwellings in Manufactured Housing Parks, and shall be connected to approved water and wastewater management facilities.
67. **Dwelling, Multiple-Family (MFD).** A permanent dwelling with more than one (1) unit. Can include more than one (1) unit in one or multiple structures on a single lot, or more than one (1) unit in a single structure across multiple lots.
68. **Dwelling, Single-Family (SFD).** A permanent dwelling with a single unit. For the purpose of this ordinance, single-family dwellings includes manufactured housing, but does not include mobile dwelling units. Single-family dwellings include group homes.
69. **Dwelling, Two-Family.** A permanent dwelling with two units. Can include two (2) units in one or two (2) structures on a single lot, or two (2) units in a single structure across multiple lots.
70. **Educational Classes, Agricultural and Environmental.** Formalized educational opportunities about agricultural or environmental practices provided to members of the general public and/or practitioners.