

Title V- Property and Land Use

Chapter 41 Zoning - Districts and Boundaries

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41.01 Districts Established

In order to carry out the purpose and intent of the Zoning Ordinance, the unincorporated area of the County is hereby divided into nine (9) zoning district classifications as follows:

- AG Agricultural District
- RR Rural Residential District
- PR Planned Residential
- VR Village Residential District
- PCD Planned Community Development District
- C Commercial District
- LI Light Industrial District
- HI Heavy Industrial District
- FPC Floodplain and Conservation District

Table 1: Summary of Zoning Districts Development Standards

Zoning District	Abbreviation	Minimum Lot Area (net rights-of-way)	Minor/Major Subdivision Required? ^b	Development Access To Paved Public Road Required? ^c	Connection to Public/Community Water Required? ^d	Connection to Public/Community Sewer Required? ^e	Paving Within Development Required? ^f
Agricultural	AG	Non-farm single family dwelling lot: 2 acres (tied to parent tract through Simple Agricultural Division process) ^a Other permitted uses: 40 nominal acre ^a	Varies ^a	No	No	No	No
Rural Residential	RR	2 acres	Yes	Yes	No	No	No
Planned Residential	PR	1 acre	Yes	Yes	Yes	Yes	Yes
Village Residential	VR	.25 acres	Yes	Yes	Yes	Yes	Yes
Planned Community Development	PCD	Only residential uses: 10 acres Mix of residential and non-residential uses, or only non-residential uses: 20 acres	Yes	Yes	Yes	Yes	Yes
Commercial	C	No minimum	Yes	Yes	Yes	Yes	Yes
Light Industrial	LI	No minimum	Yes	Yes	Yes	Yes	Yes
Heavy Industrial	HI	No minimum	Yes	Yes	Yes	Yes	Yes
Floodplain and Conservation	FPC	Permanent dwelling units: 20 acres Other permitted uses: No minimum	Yes ^g	No	No	No	No

- a. Refer to Section 41.02 AG Agricultural Zoning District Bulk Regulations, and Chapter 46, Subdivision Regulations, for terminology, procedures, and provisions related to division of land in the AG district.
- b. All divisions of land within these zoning districts, except AG zoned land divisions qualifying for and approved through the Simple Agricultural Division process outlined in Section 41.02 and Chapter 46, Subdivision Regulations, shall be processed as either Minor or Major Subdivisions and must comply with Chapter 46, Subdivision Regulations.
- c. For the purpose of this section, “Development Access to Paved Public Road Required” shall mean that any development within the zoning districts where this applies must have direct access to a paved public road maintained by the County or State.
- d. Public or community water supply and treatment systems shall be state-permitted and are defined in Chapter 40, General Provisions and Regulations.

- e. Public or community sanitary sewer supply and treatment systems shall be state-permitted and are defined in Chapter 40, General Provisions and Regulations.
- f. For the purpose of this section, “Paving Within Development Required” shall mean that any internal roads constructed as part of/within a development must be paved in accordance with County road standards and dedicated right-of-way requirements, unless otherwise permitted by the County Engineer.
- g. Division of land within the FPC district must comply with Chapter 45, Flood Plain Management, and all applicable state, regional, and federal regulations.

Final Version will be available on 11/05/25

41.02 AG (Agricultural) District Regulations

The AG Agricultural District is intended and designed to preserve the agricultural resources of the County and protect agricultural land from encroachment of non-agricultural uses and activities.

Figure 1: AG District Example Development Pattern.

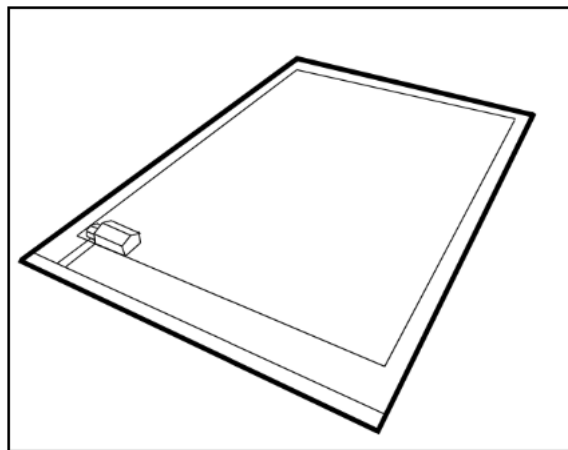


Figure Depicts 2-acre non-farm single-family dwelling pattern within a quarter-quarter section, reflecting the intended character and development scale for the district.

Uses. Refer to Section 41.11, Table of Uses for permitted principal, accessory, conditional, interim, and prohibited uses.

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

Table 2: AG Bulk Regulations

Minimum Lot Area (net rights-of-way) ¹	<i>Non-Farm Single-Family Dwellings.</i> A non-farm lot¹ divided from a parent tract for the purpose of a single-family dwelling shall have a minimum lot area of two (2) acres. <i>Other Permitted Uses.</i> Except when conducted as an accessory use to a single-family dwelling on a non-farm lot, all other permitted uses shall require a minimum lot area of forty (40) nominal acres. No farm lot may be divided from a parent tract unless it meets the
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¹ The terms non-farm lot, farm lot, and parent tract are specific to the Simple Agricultural Division process. See Chapter 46, Subdivision Regulations, for the applicable definitions and procedures governing 2-acre non-farm lot and parent tract divisions

	minimum area requirement for other uses established herein.
Required Street Frontage	One hundred and fifty (150) feet
Minimum Lot Width	One hundred and fifty (150) feet
Minimum Front Yard Setback (both Principal and Accessory Buildings and Structures)	Fifty (50) feet and an accessory building or structure shall not project closer to the front lot line than the principal building or structure and are prohibited in the required front yard.
Minimum Side Yard Setback (both Principal and Accessory Buildings and Structures)	Fifteen (15) feet
Minimum Rear Yard Setback (both Principal and Accessory Buildings and Structures)	Fifty (50) feet
Maximum Height or Number of Stories (Buildings and Structures)	No limitation
Off-Street Parking and Loading	As required by sections 40.22 and 40.23 of the Zoning Ordinance.
Minimum Principal Building Width	The minimum dimension of the main body of the principal building shall not be less than twenty-four (24) feet.
Minor/Major Subdivision Required?	Varies, refer to standards below.
Development Access to Paved Public Road Required?	No
Connection to Public/Community Water Required?	No
Connection to Public/Community Sewer Required?	No
Paving Within Development Required?	No

41.03 RR (Rural Residential) District Regulations

The RR Rural Residential District is intended and designed to provide for the development of very low-density single-family subdivisions in the agricultural areas of the County. It is the intent of this section to provide for such large lot development in accordance with the basic land use policies adopted by the Board of Supervisors regarding residential land use and the preservation of agricultural land.

Figure 2: RR District Example Development Pattern.

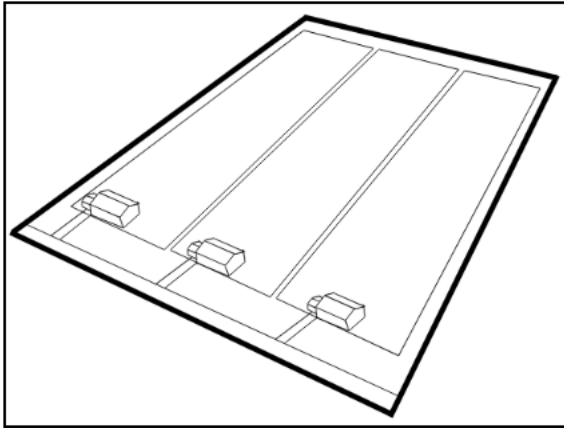


Figure Depicts 2-acre, low-density single-family dwellings within a quarter-quarter section, reflecting the intended character and development scale for the district.

Uses. Refer to Section 41.11, Table of Uses for permitted principal, accessory, conditional, interim, and prohibited uses.

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

Table 3: RR Bulk Regulations

Minimum Lot Area (net rights-of-way)	Two (2) acres
Required Street Frontage	One hundred and fifty (150) feet
Minimum Lot Width	One hundred and fifty (150) feet
Minimum Front Yard Setback (Buildings and Structures)	Principal: Fifty (50) feet. Accessory: Fifty (50) feet and shall not project closer to the front lot line than the principal building or structure and are prohibited in the required front yard.
Minimum Side Yard Setback	Principal: Fifteen (15) feet

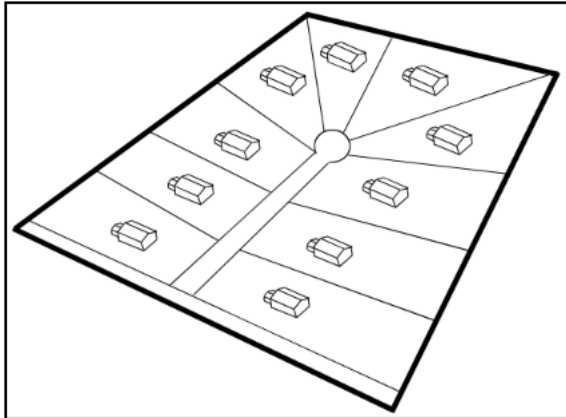
(Buildings and Structures)	Accessory: Twenty (20) feet
Minimum Rear Yard Setback	Principal: Fifty (50) feet
(Buildings and Structures)	Accessory: Twenty (20) feet
Maximum Height (Buildings and Structures)	Principal: Thirty-five (35) feet or three (3) stories, whichever is lower. Accessory: Twenty (20) feet or one (1) story, whichever is lower.
Off-Street Parking and Loading	As required by sections 40.22 and 40.23 of the Zoning Ordinance
Minimum Principal Building Width	The minimum dimension of the main body of the principal building shall not be less than twenty-four (24) feet.
Minor/Major Subdivision Required?	Yes
Development Access to Paved Public Road Required?	Yes
Connection to Public/Community Water Required?	No
Connection to Public/Community Sewer Required?	No
Paving Within Development Required?	No

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31 **41.04 PR (Planned Residential) District Regulations**

32 The PR Planned Residential District is intended to provide for low to moderate density
 33 residential development in a traditional, suburban-style single-family subdivision pattern. It is
 34 designed for areas near cities and along County growth corridors.

35 *Figure 3: PR District Example Development Pattern.*



36
37 *Figure Depicts 1-acre, low- to moderate-density suburban single-family homes within a quarter-*
38 *quarter section, reflecting the intended character and development scale for the district.*

39 Uses. Refer to Section 41.11, Table of Uses for permitted principal, accessory, conditional,
40 interim, and prohibited uses.

41 Bulk Regulations. The following minimum requirements shall be observed, subject to the
42 modifications contained in Chapter 42 hereof.

43 *Table 4: PR Bulk Regulations*

Minimum Lot Area (net rights-of-way)	One (1) acre
Required Street Frontage	Forty (40) feet
Minimum Lot Width	One hundred and fifty (150) feet
Minimum Front Yard Setback (Buildings and Structures)	Principal: Thirty (30) feet Accessory: Thirty (30) feet and shall not project closer to the front lot line than the principal building or structure and are prohibited in the required front yard.
Minimum Side Yard Setback (Buildings and Structures)	Principal: Twelve (12) feet Accessory: Twelve (12) feet
Minimum Rear Yard Setback (Buildings and Structures)	Principal: Forty (40) feet Accessory: Twenty (20) feet
Maximum Height (Buildings and Structures)	Principal: Thirty-five (35) feet or three (3) stories, whichever is lower.

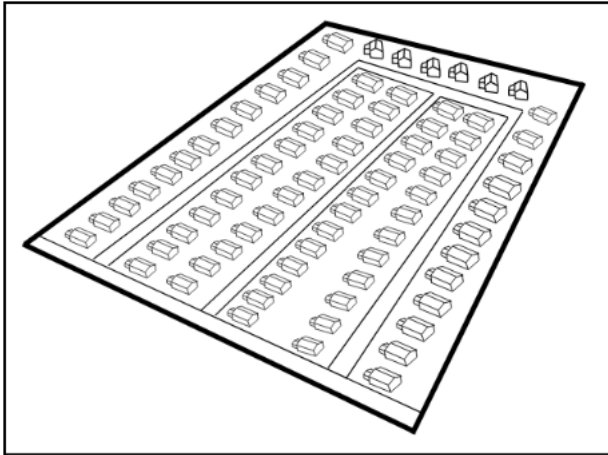
	Accessory: Twenty (20) feet or one (1) story, whichever is lower.
Off-Street Parking and Loading	As required by sections 40.22 and 40.23 of the Zoning Ordinance
Minimum Principal Building Width	The minimum dimension of the main body of the principal building shall not be less than twenty-four (24) feet.
Minor/Major Subdivision Required?	Yes
Development Access to Paved Public Road Required?	Yes
Connection to Public/Community Water Required?	Yes
Connection to Public/Community Sewer Required?	Yes
Paving Within Development Required?	Yes

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45 **41.05 VR (Village Residential) District Regulations**

46 The VR Village Residential District is intended to preserve and support previously established
 47 residential neighborhoods within unincorporated Warren County. This district exclusively
 48 applies to existing platted neighborhoods, including, but not limited to, Greenfield Plaza. The
 49 VR District is not a growth tool; no new parcels may be zoned VR, existing parcels may not be
 50 rezoned to VR, and the district is not eligible for expansion. It allows single-family dwellings
 51 and other compatible residential uses consistent with the established neighborhood character.

52 *Figure 4: VR District Example Development Pattern.*



53
54 *Figure Depicts existing .25-acre higher density traditional, single-family dwellings within a*
55 *quarter-quarter section, reflecting the intended character and development scale for the district.*

56 Uses. Refer to Section 41.11, Table of Uses for permitted principal, accessory, conditional,
57 interim, and prohibited uses.

58 Bulk Regulations. The following minimum requirements shall be observed, subject to the
59 modifications contained in Chapter 42 hereof.

60 *Table 5: VR Bulk Regulations*

Minimum Lot Area (net rights-of-way)	One quarter (.25) acres
Required Street Frontage	Forty (40) feet
Minimum Lot Width	Sixty (60) feet
Minimum Front Yard Setback (Buildings and Structures)	Principal: Twenty (20) feet Accessory: Twenty (20) feet and shall not project closer to the front lot line than the principal building or structure and are prohibited in the required front yard.
Minimum Side Yard Setback (Buildings and Structures)	Principal: Ten (10) feet Accessory: Five (5) feet
Minimum Rear Yard Setback (Buildings and Structures)	Principal: Thirty (30) feet Accessory: Ten (10) feet

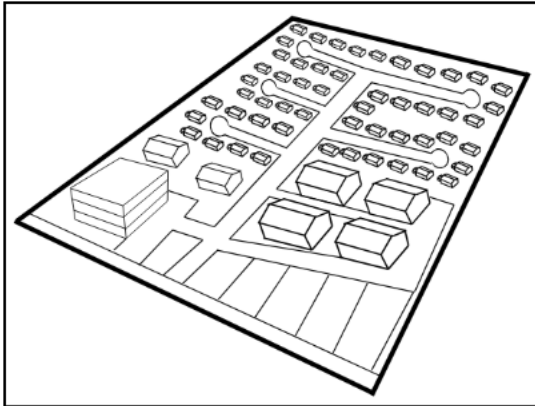
Maximum Height (Buildings and Structures)	Principal: Thirty-five (35) feet or three (3) stories, whichever is lower. Accessory: Twenty (20) feet or one (1) story, whichever is lower.
Off-Street Parking and Loading	As required by sections 40.22 and 40.23 of the Zoning Ordinance
Minimum Principal Building Width	The minimum dimension of the main body of the principal building shall not be less than twenty-four (24) feet.
Minor/Major Subdivision Required?	Yes
Development Access to Paved Public Road Required?	Yes
Connection to Public/Community Water Required?	Yes
Connection to Public/Community Sewer Required?	Yes
Paving Within Development Required?	Yes

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62 **41.06 PCD (Planned Community Development) District Regulations**

63 The PCD Planned Community Development District is intended to provide a district in which
 64 comprehensive, master-planned development is proposed allowing for a variety of housing types
 65 and unit densities along with compatible non-residential uses such as commercial, retail, office,
 66 civic, limited industrial, and small-scale agricultural components. Development occurs under
 67 unified planning and design control, offering greater flexibility in the development of land
 68 beyond that which would otherwise be created by normal zoning practices. It is further intended
 69 to achieve efficient, context-sensitive development that aligns with the County's Comprehensive
 70 Land Use Plan, including outlined goals and objectives, including shared infrastructure and
 71 amenities, preserved open space, and design tailored to local infrastructure capacity and market
 72 conditions. No development shall occur within a PCD District except in accordance with an
 73 approved Master Planned Community Development Plan.

74 *Figure 5: PCD District Example Development Pattern.*



76 *Figure Depicts a potential planned community development with a mix of residential and non-*
 77 *residential uses at varying densities within a quarter-quarter section, reflecting the intended*
 78 *character and development scale for the district.*

79 Uses. The uses permitted within a Planned Community Development (PCD) District shall be
 80 established through the approval of a Master Planned Community Development Plan. All
 81 permitted principal, accessory, conditional, interim, and prohibited uses shall be specifically
 82 identified and approved as part of the Master Planned Community Development Plan in
 83 accordance with the procedures and requirements of this Section. The list of uses, once
 84 approved, shall govern the use regulations applicable to the PCD District and supersede the use
 85 regulations of any other zoning district. Uses not expressly approved as part of the PCD shall be
 86 deemed prohibited.

87 Bulk Regulations. The following minimum requirements shall be observed, subject to the
 88 modifications contained in Chapter 42 hereof.

89 *Table 6: PCD Bulk Regulations*

Minimum Land Area (net rights-of-way)	<i>Only Residential Uses.</i> Ten (10) acres ^a <i>Combination of Residential and Non-Residential Uses, or Only Non-Residential Uses.</i> Twenty (20) acres ^b
Required Street Frontage	These regulations are flexible and subject to negotiation through the approved Master Planned Community Development Plan; however, no development may occur within designated rights-of-way.
Minimum Lot Width	
Minimum Front Yard Setback	
Minimum Side Yard Setback	

Minimum Rear Yard Setback	
Maximum Height and Number of Stories (Buildings and Structures)	
Off-Street Parking and Loading	As required by sections 40.22 and 40.23 of the Zoning Ordinance
Minimum Principal Building Width	The minimum dimension of the main body of the principal building shall not be less than twenty-four (24) feet.
Minor/Major Subdivision Required?	Yes
Development Access to Paved Public Road Required?	Yes
Connection to Public/Community Water Required?	Yes
Connection to Public/Community Sewer Required?	Yes
Paving Within Development Required?	Yes

- 90 a. A minimum of ten (10) contiguous acres shall be required for a Planned Community
 91 Development with only residential uses. The Board of Supervisors may increase or
 92 decrease the 10-acre minimum land area, if it deems such change necessary to fulfill the
 93 purpose and intent of this Section.
- 94 b. A minimum of twenty (20) contiguous acres shall be required for a Planned Community
 95 Development with a mixture of residential and non-residential uses, or only non-
 96 residential uses, including but not limited to commercial, retail, office, civic, limited
 97 industrial, and small-scale agricultural uses. The Board of Supervisors may increase or
 98 decrease the 20-acre minimum land area, if it deems such change necessary to fulfill the
 99 purpose and intent of this Section.

100 General Requirements and Standards. All development within the Planned Community
 101 Development (PCD) District shall be subject to the following general requirements and
 102 standards:

- 103 1. Establishment. The creation of a Planned Community Development (PCD) district shall
 104 occur through a legally recorded amendment to the Warren County Zoning Ordinance
 105 Text Amendment process, delineating development requirements, a Rezoning process,
 106 and a Master Planned Community Development Plan that specifically establishes the
 107 uses, restrictions, and regulations of the Planned Community Development. A Planned

Community Development may be applied to the development of vacant, underutilized, or previously developed lands, and shall consider the context of surrounding uses and the character of the area in which it is located.

2. Ownership. An application for Planned Community Development zoning must be filed by the property owner or jointly by all property owners of the property included in a Planned Community Development. Where multiple ownership exists, all owners must consent in writing to the unified development proposal. The Final Plat approval shall be binding on all parties. In the absence of full ownership participation, a developer may apply with documented, written authorization from all affected property owners. The financial responsibility for construction and infrastructure shall rest with the applicant or collective ownership.
3. Consistency with the Comprehensive Land Use Plan. The proposed Planned Community Development shall be consistent with the adopted Warren County Comprehensive Land Use Plan, including but not limited to, adherence to the future land use designations and density guidelines for the affected parcels.
4. Compliance with Other County Ordinances. Development within a Planned Community Development shall comply with all applicable provisions of the Warren County Code of Ordinances, including but not limited to the Zoning Ordinance, Subdivision Regulations, and any other applicable state or federal regulations, except where specific modifications are approved as part of the Planned Community Development.
5. Compatibility with Surrounding Uses. The proposed land uses, location and arrangement of structures, parking areas, walks, lighting, and appurtenant facilities within the Planned Community Development shall be compatible with the land uses adjoining and outside the Planned Community Development. Buffering, transitions, and other mitigation measures may be required to ensure better compatibility and overall harmony.
6. Site Plan Required. A complete, detailed site plan is required with the submittal of any application for a Planned Community Development, in accordance with the requirements and procedures set forth in Chapter 43, Zoning Administration and Enforcement.
7. Construction Standards. All applicable construction standards of Chapter 46 Subdivision Regulations shall be met for Planned Community Developments requiring subdivision approval. Compliance with the provisions of the International Building Code (2024), as amended, and any applicable state, regional, or federal building codes is required. The applicant or developer shall be responsible for ensuring that all construction complies with these codes and standards.
8. Inspections. The applicant or developer shall be required to furnish any necessary inspections, as specified by the Iowa State Building Code or code enforcement authority. The applicant shall remit payment to the County for inspection services, and the County shall retain a qualified third-party inspector to conduct the necessary inspections on the County's behalf.

- 147 9. Centralized Water System. The developer shall provide within the Planned Community
148 Development a centralized public or community potable water supply, treatment, and
149 disposal system which shall be of sufficient size and design as determined by a
150 Professional Engineer licensed in the State of Iowa and approved by the State of Iowa to
151 supply potable water to each of the structures to be erected in the development. The
152 developer shall also provide a fire hydrant within six hundred (600) feet of each structure
153 if a sufficient water supply exists.
- 154 10. Centralized Sanitary Sewage Treatment System. The developer shall provide within the
155 Planned Community Development a centralized public or community sanitary sewage
156 treatment system which shall be of sufficient size and design as determined by a
157 Professional Engineer Licensed in the State of Iowa and approved by the Iowa
158 Department of Natural Resources (IDNR), to serve all existing and proposed structures in
159 the development. The system shall be owned, operated, and maintained by the developer,
160 a homeowners' association, or another responsible entity acceptable to the County and
161 IDNR.
- 162 11. Drainage and Stormwater Management. The developer shall provide adequate systems
163 for both surface water drainage and stormwater management within the Planned
164 Community Development. Such systems shall
- 165 a. Be designed to collect, convey, and control surface water runoff in a manner that
166 protects adjoining properties and rights-of-way from flooding, erosion, or other
167 adverse impacts.
 - 168 b. Comply with the Statewide Urban Design and Specifications (SUDAS) standards,
169 Chapter 46 Subdivision Regulations, and any other applicable County, state, or
170 federal requirements.
 - 171 c. Incorporate natural drainage features to the maximum extent feasible, including
172 swales, wetlands, or vegetated buffers.
 - 173 d. Allow retention or detention ponds to count toward required open space only if
174 designed as usable amenities (i.e., with trails, landscaping, or recreation features).
 - 175 e. The developer shall submit plans for the development to the County Zoning
176 Office, the County Health Department and the Iowa Department for Natural
177 Resources for review. The Planned Community Development shall not be
178 approved until all criteria have been met for the District.
- 179 12. Access and Circulation. Principal vehicular access to the development shall be from
180 roads capable of supporting existing traffic and the traffic that will be generated by the
181 development. Access points shall be designed to provide smooth traffic flow controlled
182 turning movements, and minimum hazard to vehicular or pedestrian traffic. No streets or
183 roads within the development shall connect to exterior streets in any such way as to
184 encourage use of local streets as through-streets. The streets and driveways on the site of
185 the proposed development shall be adequate to serve the residents or occupants of the
186 proposed development. Private road or street rights-of-way and pavements shall be

- constructed in conformity with the minimum street specifications prescribed by the Warren County Engineer. Roads and parking areas within a development within 2-miles of a City exercising extraterritorial review shall be built to the standards of the city exercising extraterritorial review. Roads and parking areas within development outside of the extraterritorial review area of a city shall be built in of sufficient size, materials and design as determined by a Professional Engineer licensed in the State of Iowa.
13. Utilities Easements, Rights-of-Way, and Other Easements. All existing utility easements, rights-of-way, and other easements shall be identified on the development plan. All easements and rights-of-way shall be adequate and in conformity with the minimum standards prescribed by the respective utilities. Utility lines, such as power transmission and telephone lines, shall be placed underground.
14. Off-Street Parking and Loading. Off-street parking and loading shall be provided for each use or building within the Planned Community Development in accordance with the requirements of Sections 40.22 and 40.23 of this Ordinance.
15. Building Coverage. The maximum percentage of net developable area that may be covered by buildings within a Planned Community Development (PCD) shall be as follows:
- a. Only Residential Uses (Minimum. Building coverage shall not exceed forty percent (40%) of the net developable area.
 - b. Combination of Residential and Non-Residential Uses, or Only Non-Residential Uses. Building coverage shall not exceed thirty-five percent (35%) of the net developable area.
16. Architectural Design and Materials. All principal and accessory structures within a Planned Community Development (PCD) District shall exhibit a unified architectural design. Exterior building materials, colors, and design treatments shall be consistent or complementary throughout the development to ensure visual cohesion. Variations in building style are permitted only if they are compatible in scale, materials, and architectural character with the overall design theme of the PCD. The Master PCD Development Plan shall include architectural renderings or design guidelines that illustrate the proposed exterior materials, color palettes, and architectural features to be used throughout the development. The County may require conditions of approval to ensure adherence to the approved architectural standards.
17. Lighting. All outdoor lighting within a PCD shall be downward facing with a maximum ninety (90)-degree cutoff and shall not exceed one (1) foot-candle. No flickering flashing lights shall be permitted except for typical holiday light displays. A lighting plan is required for all non-residential development, or combination thereof, within the PCD.
18. Common Land, Recreation Areas, and Parks. A minimum of thirty percent (30%) of the net area of that part of a Planned Community Development reserved for residential use shall be provided for common open space as defined by these regulations:

- 226 a. Every dwelling shall have access to a street, court, walkway, or other area
227 dedicated to public use, and no structures for uses other than single family
228 dwellings shall be erected within twenty-four (24) feet of any other structure.
- 229 b. Common open space for the leisure and recreation of PCD residents or occupants
230 only shall be owned and maintained in common by them, through a Homeowner's
231 Association.
- 232 c. Master PCD Development Plan shall include such provisions for the ownership
233 and
- 234 d. maintenance of the common open spaces as are reasonably necessary to ensure its
235 continuity, care, conservation, and maintenance, and to ensure that remedial
236 measures will be available to the County Board of Supervisors if the common
237 open space is permitted to deteriorate, or is not maintained in a condition
238 consistent with the best interests of the Planned Community Development or of
239 the entire County.
- 240 19. Community Services and Facilities. Planned Community Developments shall provide
241 adequate community services and facilities to serve the anticipated residents, employees,
242 and visitors of the development. At a minimum: The developer shall provide a hazard
243 mitigation shelter for people to take refuge during storms or other natural hazards. Such
244 shelter may include a storm shelter or other emergency refuge facility, and shall be
245 designed and constructed in compliance with applicable state and federal standards. The
246 type, size, and location of the shelter shall be reviewed and approved by the County in
247 consultation with the Emergency Management Agency.
- 248 20. Walkways. Walkways shall be provided to form a logical, safe, and convenient system.
249 All walkways shall be located to minimize contacts with normal automotive traffic and
250 shall have street crossings held to a minimum.
- 251 21. Landscaping and Planting Areas. The applicant or developer shall prepare and submit a
252 Landscaping Plan as a part of the final plan, which shall include a detailed planting list
253 with sizes and species indicated to be approved by the Board of Supervisors. In assessing
254 the Landscaping Plan, the Board of Supervisors shall consider the natural features of the
255 particular site, the architectural characteristics of the proposed structures and the overall
256 scheme of the Master PCD Plan. Any part of a Planned Community Development not
257 used for structures, parking and loading areas, or access ways shall be landscaped or
258 otherwise improved.
- 259 22. Fencing and Screening. When a non-residential use within a PCD District abuts the AG
260 or a residential zoning district, the owner or developer of the PCD shall, at their expense,
261 provide a solid or semi-solid fence or wall at least six (6) feet high, but not more than
262 eight (8) feet in height, with a minimum opacity of eighty percent (80%) per square foot,
263 along the shared boundary. This requirement shall not apply where the non-residential
264 use and the adjoining AG or Residential District are separated by a road right-of-way.

- 265 23. Required Peripheral Yards. Peripheral yards shall be provided along the boundaries of
266 the PCD to ensure compatibility with adjacent residential districts by fifty (50) feet. No
267 principal buildings may encroach into the peripheral yard, though landscaping, fencing,
268 stormwater features, or trails may be permitted as part of the approved development plan.
- 269 24. Additional Setbacks. In addition to the minimum setback requirements specified in the
270 PCD District bulk regulations above, greater setbacks may be required when deemed
271 necessary by the Board of Supervisors to protect the public health, safety, and general
272 welfare, particularly in the case of lots fronting heavily traveled thoroughfares. Where a
273 PCD site abuts a state or federal roadway, the minimum setback shall be increased to one
274 hundred (100) feet.
- 275 25. Undue Burden. The Planned Community Development shall not impose an undue burden
276 on public services and facilities, such as fire and police protection.
- 277 26. Development Stages and Timing. Planned Community Developments are subject to an
278 approved phasing plan. The phasing plan shall identify the sequence of development,
279 including residential and non-residential uses, open space, and required public
280 improvements.
- 281 a. Public improvements and community facilities required to serve a given stage
282 (including roads, utilities, stormwater, and emergency shelter) shall be
283 constructed and available prior to, or concurrent with, the development they are
284 intended to serve.
- 285 b. Approval of a Planned Community Development shall lapse if substantial
286 construction has not begun within two (2) years of approval, or if no progress
287 occurs for more than five (5) consecutive years, unless an extension is granted by
288 the Board of Supervisors.
- 289 c. Minor adjustments to the phasing schedule may be approved by the Zoning
290 Administrator where consistent with the overall approved Planned Community
291 Development plan.

292 **41.07 C (Commercial) District Regulations**

293 The Commercial District is intended to provide for a full range of business and commercial uses
294 required to serve both the local needs of residents in the unincorporated areas of the County and
295 the broader needs of the highway-travelling public. The district accommodates retail, service,
296 office, lodging, and related uses in appropriate locations along major roads and at community
297 nodes, while also ensuring adequate buffering when adjacent to the AG district or residential
298 districts. Residential uses are not permitted, except for farm dwellings located on land used for
299 agricultural purposes.

300 Uses. Refer to Section 41.11, Table of Uses for permitted principal, accessory, conditional,
301 interim, and prohibited uses.

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

304 *Table 7: C Bulk Regulations*

Minimum Lot Area (net rights-of-way)	No Minimum
Required Street Frontage	One hundred (100) feet
Minimum Lot Width	One hundred (100) feet
Minimum Front Yard Setback	Major Highways: Fifty (50) feet Collector/Local Roads: Thirty (30) feet
Minimum Side Yard Setback	When adjacent to the AG District: Fifty (50) feet. When adjacent to a residential district: Seventy-five (75) feet.
Minimum Rear Yard Setback	Thirty-five (35) feet
Maximum Height (Buildings and Structures)	Principal: Thirty-five (35) feet or two and a half (2 ½) stories, whichever is lower. Accessory: Twenty-five (25) feet or two (2) stories, whichever is lower.
Off-Street Parking and Loading	As required by sections 40.22 and 40.23 of the Zoning Ordinance
Minimum Principal Building Width	The minimum dimension of the main body of the principal building shall not be less than twenty-four (24) feet.
Minor/Major Subdivision Required?	Yes
Development Access to Paved Public Road Required?	Yes
Connection to Public/Community Water Required?	Yes
Connection to Public/Community Sewer Required?	Yes
Paving Within Development Required?	Yes

305

306 **41.08 LI (Light Industrial) District Regulations**

307 The LI Light Industrial District is intended and designed to provide areas of the County suitable
 308 for light industrial activities and related uses. Residential uses are not permitted, except for farm
 309 dwellings located on land used for agricultural purposes.

310 Uses. Refer to Section 41.11, Table of Uses for permitted principal, accessory, conditional,
 311 interim, and prohibited uses.

312 Bulk Regulations. The following minimum requirements shall be observed subject to the
 313 modifications contained in Chapter 42.

314 *Table 8: LI Bulk Regulations*

Minimum Lot Area (net rights-of-way)	No Minimum
Required Street Frontage	One hundred and fifty (150) feet
Minimum Lot Width	One hundred and fifty (150) feet
Minimum Front Yard Setback	Fifty (50) feet
Minimum Side Yard Setback	When adjacent to the AG District: Seventy-five (75) feet. When adjacent to a residential district: One hundred (100) feet
Minimum Rear Yard Setback	Fifty (50) feet
Maximum Height or Number of Stories (Buildings and Structures)	Principal: Forty (40) feet or three (3) stories, whichever is lower. Accessory: Twenty-five (25) feet or two (2) stories, whichever is lower.
Off-Street Parking and Loading	As required by sections 40.22 and 40.23 of the Zoning Ordinance
Minimum Principal Building Width	The minimum dimension of the main body of the principal building shall not be less than twenty-four (24) feet.
Minor/Major Subdivision Required?	Yes

Development Access to Paved Public Road Required?	Yes
Connection to Public/Community Water Required?	Yes
Connection to Public/Community Sewer Required?	Yes
Paving Within Development Required?	Yes

315

316 **41.09 HI (Heavy Industrial) District Regulations**

317 The HI Heavy Industrial District is intended and designed to provide areas of the County suitable
 318 for heavy industrial activities and related uses. As the least restrictive district, almost any use is
 319 permitted provided it does not conflict with other ordinances or regulations of Warren County or
 320 the State of Iowa; residential uses are not permitted, except for farm dwellings located on land
 321 used for agricultural purposes.

322 Uses. Refer to Section 41.11, Table of Uses for permitted principal, accessory, conditional,
 323 interim, and prohibited uses.

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

326 *Table 9: HI Bulk Regulations*

Minimum Lot Area (net rights-of-way)	No Minimum
Required Street Frontage	One hundred and fifty (150) feet
Minimum Lot Width	One hundred and fifty (150) feet
Minimum Front Yard Setback	Seventy-five (75) feet
Minimum Side Yard Setback	When adjacent to the AG District: Seventy-five (75) feet When adjacent to a residential district: One hundred (100) feet
Minimum Rear Yard Setback	Fifty (50) feet
Maximum Height or Number of Stories (Buildings and Structures)	Seventy-five (75) feet

Off-Street Parking and Loading	As required by sections 40.22 and 40.23 of the Zoning Ordinance
Minimum Principal Building Width	The minimum dimension of the main body of the principal building shall not be less than twenty-four (24) feet.
Minor/Major Subdivision Required?	Yes
Development Access to Paved Public Road Required?	Yes
Connection to Public/Community Water Required?	Yes
Connection to Public/Community Sewer Required?	Yes
Paving Within Development Required?	Yes

327

328 **41.10 FPC (Floodplain and Conservation) District Regulations**

329 The Floodplain and Conservation (FPC) District is intended to preserve and protect the County's
 330 river, streams, floodplains, and heavily wooded areas from inappropriate or adverse future
 331 development. The district is intended to restrict new development in flood-prone areas in order to
 332 safeguard life, property, and natural resources, while maintaining the ecological and
 333 environmental functions of these sensitive lands.

334 Uses. Refer to Section 41.11 Table of Uses for permitted principal, accessory, conditional,
 335 interim, and prohibited uses.

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

338 *Table 10: FPC Bulk Regulations*

Minimum Lot Area (net rights-of-way)	Permanent dwelling units: 20 acres. Other Permitted Uses: No minimum.
Required Street Frontage	One hundred fifty (150) feet
Minimum Lot Width	One hundred fifty (150) feet
Minimum Front Yard Setback	One hundred (100) feet

Minimum Side Yard Setback	Two side yards, not less than fifty (50) feet each
Minimum Rear Yard Setback	One hundred (100) feet
Maximum Height or Number of Stories (Buildings and Structures)	No Limitation
Off-Street Parking and Loading	Spaces for off-street parking and loading shall be provided in sufficient number to accommodate the permitted uses and shall not encroach on any public right-of-way
Minimum Principal Building Width	The minimum dimension of the main body of the principal building shall not be less than twenty-four (24) feet.
Minor/Major Subdivision Required?	Yes. Division of land within the FPC district must comply with Chapter 45, Flood Plain Management, and all applicable state, regional, and federal regulations.
Development Access to Paved Public Road Required?	Yes
Connection to Public/Community Water Required?	Yes
Connection to Public/Community Sewer Required?	Yes
Paving Within Development Required?	Yes

339

340 **41.11 Table of Uses**

341 The Table of Uses identifies for each recognized use whether it is principally permitted within a
 342 given zoning district (P), (with supplemental standards (P*)), as an accessory use (A), (with
 343 supplemental standards (A*)), by Conditional Use Permit (C), (with supplemental standards (C*))
 344 granted by the Zoning Board of Adjustment, or by Interim Use Permit (I), (with supplemental
 345 standards (I*)) which is granted by the Zoning Board of Supervisors. For uses with supplemental
 346 standards, refer to Chapter 42, Supplementary and Qualifying Regulations.

P Principal Permitted Use

P* Principal Permitted Use, Supplemental Standards Apply

A	Accessory Use
A*	Accessory Use, Supplemental Standards Apply
C	Conditional Use Permit
C*	Conditional Use, Supplemental Standards Apply
I	Interim Use Permit
I*	Interim Use Permit, Supplemental Standards Apply
Blank	Not Permitted

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Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
RESIDENTIAL USES										
Agriculture and agriculture-related buildings and structures	P								P	
Agricultural equipment repair and related services (blacksmith, welding, etc.)	C									
Agriculture feed and seed sales	C									
Agricultural uses with customary uses encouraging agritourism	P*					P*				Yes
Fertilizer and agriculture chemical sales	C									
Grain elevators and bulk storage of feed grain	P						P	P		
Hunting and fishing areas	C*								P*	Yes
Commercial livestock feed lots and poultry facilities	C*									Yes

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Non-commercial livestock	C*	P*								Yes
Commercial nurseries, greenhouses, and truck gardens	P	P*				P*	P*	P*	P	Yes
Roadside stands (sale of products grown on premises)	A	A								
Wholesale distribution of feed grain							P	P		
Single-family (non-farm) dwellings, including subterranean homes and shouses	P*	P	P	P					P*	Yes
Farm dwelling	P	P							P*	
Two-family dwelling (duplex)			C*	C*						Yes
Single-family attached (townhome/rowhome)			C*	C*						Yes
Multi-family dwelling (≥ 3 households and including condos)				C*						Yes

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Bed and breakfast home	C*	C*								Yes
Short-term rental	A*	A*	A*	A*						Yes
Garage or carport	A	A	A	A						
Accessory structure	A	A	A	A						
Accessory dwelling unit (ADUs)	P*	P*	P*	P*						Yes
Tiny home (on permanent foundation)			C*	C*						Yes
Mobile home				C*						Yes
Manufactured home		P	P	P						
Modular home		P	P	P						
Mobile home park				C*						Yes
Temporary dwellings (including travel trailers and portable tiny homes)	C*	C*	C*	C*						Yes
Child care home, in-home day care (serving ≤ 6 children)	A	A	A	A						

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Elder family homes, as permitted by and as limited by Iowa Code §335.31 and Iowa Code §231 A.2, 2003.		P	P	P						
Family homes, as permitted by and as limited by Iowa Code §335, 2003.		P	P	P						
Residential care facilities		C*	C*	C*		P				Yes
Lodging house			C*	C*		P				Yes
Boarding house			C*	C*		P				Yes
No impact home-based businesses	A*	A*	A*	A*						Yes
Home businesses	C*	C*	C*	C*						Yes
COMMERCIAL/BUSINESS USES										
Animal hospital or veterinary clinic (without kenneling)						P*	P*	P*		Yes

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Pet cremation services (accessory to animal hospital or vet clinic)						C*	C*	C*		Yes
Kennel	C*					C*	C*	C*		Yes
Automobile services (fuel, tires, accessories, repairs, car wash, parking)						P	P	P		
Automotive, mobile home, trailer, and/or farm implement sales						P*	P*	P*		Yes
Bag, carpet, and rug cleaning services							P*	P*		Yes
Business services (banking, loaning, travel agencies, real estate)						P	P	P		
Carpentry, sheet metal, and sign painting shops						P*	P*	P*		Yes
Clothing services						P	P*	P*		Yes

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
(retail, cleaning/laundromat, repair/tailor, rental)										
Equipment services (household appliances, photography, record shops)						P	P	P		
Event center						C				
Food services (grocery, market, restaurants)						P	P*	P*		Yes
General services (antiques, bicycles, pets, books, cigars, fireworks, florist, hardware, toys)										
Hotels and motels						P				
Private clubs and lodges						P	P	P		
Internet car sales, inventory on site						C*				Yes
Internet car sales, inventory off-site		C	C	C		P				

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Milk distribution station						P	P	P		
Mini self-storage facilities						C	P	P		
Personal services (beauty/barber shops, massage, medical, dental, optical)						P	P	P		
Private aircraft landing fields	C								C*	Yes
Private campgrounds and travel trailer parks	C*					p*			C*	Yes
Stable - private	P	P	P							
Stable - public and riding academy	C									
Stable - riding club	C									
Sign – advertising/billboard	A*					P*	P*	P*		Yes
Sign – exterior						A*	A*			Yes
Sign – freestanding or post						A*	A*			Yes
Sign – institutional bulletin board	A	A								

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Sign – temporary										
Sign – not exceeding 10 sq. ft.	A*									
Sign – not exceeding 50 sq. ft.	A*	A								
Signs pertaining to products or uses in district	C									
Adult uses or specified sexual activities						C*				Yes
PUBLIC/SEMI-PUBLIC USES										
Indoor recreation facility	P*	P*				P*	C*			Yes
Outdoor recreation facility	P*	C*				P*			C*	Yes
Temporary large assemblies (carnivals, circuses, rodeos, music festivals, etc.)	I*					I*	I*			Yes
Funeral home or mortuary										
Cemeteries	P*	P*								Yes
Forests and wildlife preserves	P	P							P	

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Government and public buildings (including utility buildings and structures)	C*									
Public campgrounds	P*								P*	Yes
Place of worship	P*	P*	P*	P*		P*			C*	Yes
Public and parochial schools, elementary and secondary, colleges and universities, and other educational institutions with Warren County public schools curriculum.	P*	P*	P*							Yes, principal buildings be setback a minimum 50 feet from all property lines.
Child care center (serving > 6 children)	C*	C*	C*	C*		P*				Yes
Publicly owned airports and landing fields	C									
Outdoor shooting ranges, gun clubs, and similar uses	P*									Yes, and refer to State Code 657.9, as amended.

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Indoor shooting ranges, gun clubs, and similar uses						P*	P*	P*		Yes, and refer to State Code 657.9, as amended.
INDUSTRIAL/UTILITY USES										
Ammonia storage and pumping facilities	C									
Anhydrous ammonia storage and/or pumping facilities								P		
Appliance de-manufacturing	P									
Automobile assembly and major repair							P	P		
Automobile wrecking or salvage yards, junk yards, used auto parts, and similar uses								P		
Blacksmith, welding, or other metal shops (excluding drop hammers)							P	P		
Bone distillation								P		

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Building material sales yards, retail lumber yard, contractor's equipment storage yard							P*	P*		Yes
Commercial towers	P*									Yes
Communication towers	C*					P*	P*	P*		Yes
Composting facilities								C		
Contractor facilities maintenance and warehousing	C									
Crematorium							P*	P*		Yes
Data centers								C*		Yes
Distribution center with warehousing and testing facilities							P	P		
Electrical and natural gas transmission, regulating, and storage facilities	C									
Electrical substations	C*					P	P	P		Yes

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Enameling, lacquering, and japanning							P	P		
Foundry casting lightweight non-ferrous metals, or electric foundry not causing noxious fumes or odors							P	P		
Manufacturing – assembly of previously prepared products (cloth, leather, paper, plastics, metals, stone, wood, etc.)							P	P		
Manufacturing – assembly/storage of explosives								P		
Manufacturing – bottling, ice production, and cold storage facilities							P	P		
Manufacturing – cement, lime, gypsum, and plaster of paris								P		

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Manufacturing – electrical appliances, instruments, and devices							P	P		
Manufacturing – fertilizer, gas, glue, and fat rendering								P		
Manufacturing – musical instruments, novelties, and molded rubber products							P	P		
Manufacturing – pottery and ceramic products using previously pulverized clay and electric/gas kilns							P	P		
Manufacturing – production/mixing of concrete and concrete products							I*	P*		Yes
Manufacturing – production/repair of electric signs, advertising structures, light sheet metal products,							P	P		

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
including heating and ventilating equipment.										
Manufacturing – production/storage of acid								P		
Mining and extraction of minerals and raw materials	I*									Yes
Petroleum/petroleum products refineries								P		
Non-combustible materials landfills	I*									Yes
Noncommercial parabolic, dish type, and ham radio towers										
Parabolic, dish type antennas (ground-mounted)										Yes
Printing and publishing facilities							P	P		
Processing and packing of cosmetics, pharmaceuticals, and food products, excluding							P	P		

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
fish and meat products, sauerkraut, vinegar, yeast, and the rendering or refining of fats and oils)										
Public or private sanitary landfills, solid waste disposal facilities, and yard waste composting facilities	I									
Public or private temporary use asphalt or concrete plants								I*		Yes
Public water supply and sewage treatment facilities	I*									Yes
Reduction or dumping of garbage, offal, or dead animals								P		
Research and development facilities							P	P		
Sawmills and planing mills, including manufacturing of							P	P		

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
wood products and excluding chemical treatment										
Shipping containers	C*									Yes
Slaughterhouses, meat packing and processing plants, and stockyards								P		
Smelting facilities (ores or metallurgical products)								P		
Telecommunication facility						P	P	P		
Temporary buildings for construction work	A	A								
Towers allowing for the construction and erection of microwave, radio, television, digital or cellular communication equipment.	C*					P*	P*	P*		Yes
Transmitting stations								P		
Truck terminal or yard							P	P		

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Underground storage of flammable liquids – not exceeding 50,000 gallons							P	P		
Wholesale business or warehouse							P	P		
Wholesale storage of gasoline								P		
Solar panels for non-commercial, small-scale use	A*	A*	A*							Yes
Wind generators for non-commercial small-scale use	A*	A*	A*							Yes

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