

Title V- Property and Land Use

Chapter 42 Zoning – Supplementary and Qualifying Regulations

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42.01 Construction of Accessory Building Before Principal Building

In AG zoned property, a permit for an accessory building may be issued prior to or concurrent with a permit for a principal building. In all other zoning districts, a permit for an accessory building may not be issued prior to the completed construction of the principal building. This provision does not apply to accessory dwelling units (ADUs), which are regulated separately in this Ordinance and in accordance with state law.

42.02 Use of Existing Lots of Record

In any district where dwellings are permitted, a single-family dwelling may be located on any lot or parcel of official record as of the effective date of the Zoning Ordinance irrespective of its area or width; provided, however:

1. The sum of the side yard widths of the lot or plot shall not be less than thirty percent (30%) of the width of the lot, but in no case less than ten percent (10%) of the width of the lot for any one side yard. For example, on an one hundred (100)-foot-wide lot, combined side yards must equal at least thirty (30) feet, with each side yard no less than ten (10) feet wide.
2. The depth of the rear yard of any such lot need not exceed twenty percent (20%) of the depth of the lot, but in no case less than twenty (20) feet. For example, on an one hundred fifty (150) foot-deep lot, the rear yard must be at least thirty (30) feet; if the lot is only one hundred (100) feet deep, the minimum rear yard would still be twenty (20) feet.

42.03 Water and Sewer Requirements

In any district in which residences are permitted and where neither public/community water supply nor public/community sanitary sewer treatment facilities are available, the lot area and frontage requirements shall be as follows, or the minimum required for the particular district, whichever is the greater:

1. Lot area – twenty thousand (20,000) square feet; lot width at building line – one hundred (100) feet; provided, however, that where a rural water and sewer supply and treatment system is available these requirements shall be fifteen thousand (15,000) square feet, and one hundred (100) feet, respectively.
2. The above requirements shall not apply in subdivision developments, providing private water supply and sewage collection and disposal systems, which have been approved by the Iowa Department of Natural Resources.
3. In all districts where a proposed building, structure or use will involve the use of sewage facilities, and public/community sewer and/or water is not available, the sewage disposal system and domestic water supply shall comply with all of the requirements and standards of the Warren County Board of Health.

42.04 Structure Permitted Above Height Limits

The building height limitations of the Zoning Ordinance shall be modified as follows:

1. Chimneys, cooling towers, elevators, bulk-heads, fire towers, monuments, stage towers or scenery lofts, water towers, places of worship, ornamental towers and spires, radio or television towers or necessary mechanical appurtenances may be erected to a height in accordance with existing or hereafter adopted regulations of Warren County; provided, however, that no such structure shall be permitted to extend into the approach zones, clear zones or other restricted air space required for the protection of any public airport.
2. Public, semi-public or public service buildings, hospitals, medical clinics, or schools, when permitted in a district, may be erected to a height not exceeding sixty (60) feet, and places of worship, when permitted in a district, may be erect to a height not exceeding seventy-five (75) feet, if the building is set back from each property line at least one (1) foot for each foot of additional building height above the height limit otherwise provided in the district in which the building is built.
3. This section shall not apply to planned community developments, which are permitted only within the Planned Community Development (PCD) zoning district and are subject to the specific requirements of an approved Master Planned Development Plan and the regulations of Chapters 41 and 43.

42.05 Other Exceptions to Yard Requirements

Every part of a required yard shall be open to the sky unobstructed with any building or structure, except for a permitted accessory building in a rear yard, and except for ordinary projections not to exceed twenty-four (24) inches, including roof overhang.

42.06 Mixed Use Yard Requirements

In instances where buildings are erected containing two (2) or more uses housed vertically, the required side yards for the first-floor use shall control.

42.07 General Performance Standards

The following general performance standards shall apply to all permitted and conditional uses unless otherwise specified in this Ordinance:

1. All uses shall be subject to applicable review and approvals, including but not limited to site plan review, building permits, inspections, and the issuance of a certificate of occupancy prior to use or occupancy.
2. All outdoor lighting shall be fully shielded and directed downward to prevent glare, light trespass, and adverse impacts on adjoining properties and public rights-of-way.
3. All refuse and recycling collection areas shall be fully enclosed and screened from adjacent properties and public rights-of-way, and shall be located to provide safe and convenient access for service vehicles.
4. All uses shall be operated in a manner that does not create excessive noise, odor, vibration, or other nuisances that adversely affect adjacent properties. Noise levels shall not exceed limits established by County health and safety regulations.
5. Where required by this Ordinance or as a condition of approval, buildings or outdoor use areas shall be located on a permanent concrete foundation or paved pad meeting applicable building and fire code standards.
6. All site development shall include calculations of total impervious surface coverage, to ensure compliance with County stormwater management standards and to minimize adverse impacts on adjoining properties.

42.08 Specific Supplemental Standards

As referenced in the Table of Uses, outlined in Chapter 41, Zoning Districts and Boundaries, supplemental standards are outlined for uses that may have specific requirements to ensure compatibility with surrounding properties, address potential impacts, or meet certain safety or regulatory standards.

Agricultural Uses With Customary Uses Encouraging Agritourism

In accordance with Iowa Code §335, as amended, agricultural uses with customary uses encouraging tourism are permitted in the AG and C Commercial zoning districts, provided qualify as an “agricultural experience,” incidental to a primary agricultural use in which is actively engaged in “agricultural production,” both as defined in Chapter 40, subject to the following conditions:

1. Any activity not meeting this standard shall be prohibited as agritourism and must instead be pursued under the applicable zoning provisions of this Ordinance (i.e., the separate applicable provisions for event centers, restaurants, campgrounds, etc.).
2. A site plan must be submitted and reviewed for safety and compliance purposes by the Warren County Zoning Department, Fire Department, Sheriff’s Office, Public Health, County Engineer, State Fire Marshal, and other applicable state or insurance authorities prior to approval.
3. Where agricultural experiences include food service, such service shall feature food grown, raised, or produced on site.
4. Off-street parking must be provided. Parking along public roads or public right-of-way is prohibited.
5. A notice of limited liability must be posted in a conspicuous location on the premises of an agricultural tourism farm or use in accordance with the language provided in Iowa Code §673A.6, as amended.
6. A Storm/Severe Weather Plan shall be submitted, including designated shelter space for the maximum number of attendees.
7. Permanent restroom facilities are required. Portable restrooms are prohibited, unless operated by a licensed sanitation vendor with special event permits.
8. A Traffic Impact Study and/or Dust Control Plan may be required by the County Engineer to ensure public health, safety, and roadway function.
9. An Agritourism Compliant Activities Application Form shall be submitted for approval to the Warren County Zoning Department. A Building Permit, as required by Chapter 43, Zoning Administration and Enforcement, shall also be obtained prior to construction, expansion, or modification of any structures related to agritourism activities.

Hunting And Fishing Areas

Hunting and fishing areas are permitted in the AG District by Conditional Use Permit and principally permitted in the FPC District, subject to the following conditions:

1. Water supply and sanitary sewage collection and disposal systems meet all County Board of Health and IDNR requirements.

Duplex, Townhome, Rowhome

Duplexes, townhomes, and rowhomes shall be conditionally permitted in the PR and VR districts, subject to the following conditions:

1. Each dwelling unit shall comply with the bulk regulations of the underlying zoning district, unless otherwise modified by the Planned Community Development or site plan review.
2. Each duplex unit may be located on a single lot or on separate lots of record, provided that common walls meet applicable State building and fire code requirements. Townhomes and rowhomes shall each be located on separate lots of record, unless established as a condominium form of ownership with common elements.
3. A site plan shall be submitted and reviewed prior to the approval of any duplex, townhome, or rowhome. The site plan shall identify all areas to be developed for the buildings and structures, the areas to be developed for parking, the locations of driveways and the points of ingress and egress, including access roads where required, the location and height of walls, the location and type of landscaping, the location, size and number of signs, and the manner of providing water supply, sewage treatment, and stormwater management facilities.
4. Duplexes, townhomes, and rowhomes shall be served by public/community water and sewer, or by systems approved by the County Board of Health.
5. Duplexes, townhomes, and rowhomes shall have direct access to a paved public road, and the internal circulation system shall be designed to safely accommodate anticipated traffic volumes, including emergency and service vehicles.
6. All refuse and recycling collection areas shall be fully enclosed and screened from adjacent properties and rights-of-way, and located to provide safe access for service vehicles.
7. Landscaping and screening shall be provided along all property lines abutting residential districts to minimize visual and noise impacts.
8. Outdoor lighting shall be fully shielded and directed downward to minimize glare and light trespass onto adjacent properties.

Multi-Family Dwelling

Multi-family dwellings with three or more households within them and condominiums, shall be conditionally permitted in the VR zoning district, subject to the following conditions:

1. The multi-family dwelling and/or condominiums must comply with the bulk regulations of the underlying zoning district, unless otherwise modified by the Planned Community Development or site plan review.
2. A site plan shall be submitted and reviewed prior to the approval of any multi-family dwelling. The site plan shall identify all areas to be developed for the buildings and structures, the areas to be developed for parking, the locations of driveways and the

points of ingress and egress, including access roads where required, the location and height of walls, the location and type of usable common open space, the location and type of landscaping, the location, size and number of signs, and the manner of providing water supply, sewage treatment, and stormwater management facilities.

3. Multi-family developments shall be served by public/community water and sewer, or by systems approved by the County Board of Health.
4. Multi-family developments shall have direct access to a paved public road, and the internal circulation system shall be designed to safely accommodate anticipated traffic volumes, including emergency and service vehicles.
5. Multi-family dwellings shall provide usable open space or recreation areas for residents, as determined by the Conditional Use Permit or site plan review. Open space and recreation areas shall be suitably improved for resident use and maintained as part of the development.
6. Adequate off-street parking shall be provided in accordance with County parking requirements, with safe pedestrian connections from parking areas to dwelling units. Parking areas shall be landscaped and screened from adjacent residential properties and public rights-of-way.
7. All refuse and recycling collection areas shall be fully enclosed and screened from adjacent properties and rights-of-way, and located to provide safe access for service vehicles.
8. Landscaping and screening shall be provided along all property lines abutting residential districts to minimize visual and noise impacts.
9. Outdoor lighting shall be fully shielded and directed downward to minimize glare and light trespass onto adjacent properties.

Tiny Home

Tiny homes, permanently affixed to a permanent foundation, shall be conditionally permitted in the PR and VR districts, subject to the following conditions:

1. A tiny home shall be occupied only as permanent single-family dwellings and shall be located on individual lots of record meeting the minimum bulk requirements of the underlying zoning district, unless otherwise modified by the Planned Community Development or site plan review. Short-term rentals, transient occupancy, or seasonal use shall be subject to additional County regulations where applicable.
2. Tiny homes shall comply with all applicable provisions of the State Building and Fire Codes and International Residential Code (IRC), including but not limited to standards for minimum living space, fire exits/egress windows, sprinkler systems (where required), smoke alarms, and carbon monoxide detectors.
3. Tiny homes shall be served by public/community water and sewer, or by systems approved by the County Board of Health.

4. Tiny Homes shall have direct access to a paved public road, unless otherwise approved by the County Engineer.
5. Each tiny home shall be assigned an address for 911 addressing and mailing.
6. Adequate off-street parking shall be provided consistent with County parking requirements for single-family dwellings.
7. Outdoor storage of equipment, materials, or vehicles associated with a tiny home shall be screened from view of adjoining properties and rights-of-way.
8. A site plan shall be submitted and reviewed prior to the approval of any tiny home. The site plan shall identify all areas to be developed for the buildings and structures, the areas to be developed for parking, the locations of driveways and the points of ingress and egress, including access roads where required, the location and height of walls, the location and type of landscaping, the location, size and number of signs, and the manner of providing water supply, sewage treatment, and stormwater management facilities.
9. Design, materials, and placement of tiny homes shall be compatible with surrounding residential structures, including roof pitch, exterior finish, and building height, unless otherwise approved as part of the Conditional Use Permit.

Mobile Home

Mobile homes, and mobile home parks, shall be conditionally permitted in the VR zoning district, subject to the following conditions:

1. Existing Mobile Homes and Mobile Home Parks. Existing mobile homes and mobile home parks lawfully established prior to the effective date of this Ordinance may continue as legal nonconforming uses. Any replacement, expansion, or alteration of such homes or parks shall require compliance with current HUD standards, Iowa Code requirements, and the provisions of this Ordinance.
2. Temporary Mobile Homes. A mobile home may be permitted as a temporary dwelling under a Temporary Building Permit as described in the subsection below and must comply with applicable setback, safety, and utility connection standards.
3. Mobile Home Parks. Mobile home parks shall:
 - a. Be managed as a single parcel under one ownership or management entity, and not platted as individual lots.
 - b. Be located on a site with a minimum lot area of twenty (20) acres.
 - c. Maintain a setback of one hundred (100) feet from all exterior property lines.
 - d. Provide paved internal streets with curb and gutter, designed to safely accommodate anticipated traffic volumes, including emergency and service vehicles.
 - e. Designate at least twenty percent (20%) of the total site as common open space.
 - f. Provide a minimum separation of ten (10) feet between mobile homes side-to-side and twenty (20) feet rear-to-rear.

- 247 g. Provide and maintain a Storm/Severe Weather Plan, including designated shelter
248 space, designed and constructed to accommodate the maximum number of
249 residents, in compliance with nationally recognized standards (FEMA P-361 or
250 ICC 500).
- 251 4. Site Plan. A site plan shall be submitted for review and approval prior to the
252 establishment or expansion of any mobile home park. The site plan shall include, at a
253 minimum:
- 254 a. Individual mobile home space layout and dimensions.
255 b. Location and addressing of individual mobile home units.
256 c. Locations for parking, driveways, ingress/egress, and internal street dimensions.
257 d. Utility and easement locations (water, sewer, stormwater, power).
258 e. Areas designated for landscaping, buffering, and screening.
259 f. Location, size, and number of signs.
260 g. Refuse and recycling collection areas.
261 h. Location of required hazard shelter and recreational/common open space.
- 262 5. Utilities. Mobile home parks shall be served by public/community water and sewer
263 systems, or by systems approved by the Iowa Department of Natural Resources (IDNR)
264 and the County Board of Health.
- 265 6. Access. Mobile home parks shall have direct access to a paved public road, with internal
266 circulation designed to meet County Engineer standards.
- 267 7. Screening and Lighting.
- 268 a. All refuse and recycling areas shall be fully enclosed and screened.
269 b. Landscaping and screening shall be provided along all property lines abutting
270 residential districts.
271 c. Outdoor lighting shall be fully shielded and directed downward to minimize glare
272 and light trespass.

273 Temporary Dwellings

274 Temporary dwellings (including travel trailers and portable tiny homes on wheels) shall be
275 conditionally permitted in the AG and residential zoning districts, subject to the following
276 conditions:

- 277 1. A temporary dwelling shall be permitted only on a lot with an active building permit for
278 the construction of a permanent principal residence, and occupancy shall terminate upon
279 issuance of the Certificate of Occupancy for the permanent dwelling or upon expiration
280 of the Temporary Dwelling Permit, whichever occurs first.
- 281 2. The temporary dwelling shall be occupied while the principal residence of the temporary
282 dwelling occupant is being constructed upon said property and shall terminate upon
283 completion of principal residence.

3. Temporary occupancy shall not exceed one hundred eighty-two (182) consecutive days (six months) and may be renewed for up to three (3) additional periods, not to exceed eighteen (18) months in total, concurrent with the active building permit.
4. All temporary dwellings shall be connected to an approved source of water supply and sewage disposal in compliance with the County Board of Health, Iowa Department of Natural Resources (IDNR), and applicable County ordinances.
5. Electrical and utility connections must comply with the Iowa State Building Code and be approved by the appropriate utility or inspection authority.
6. The temporary dwelling shall be located in compliance with the setback requirements of the underlying zoning district and sited to maintain safe access for emergency vehicles.
7. The temporary dwelling must be maintained in a roadworthy, habitable condition and shall not constitute a nuisance or health hazard.
8. Occupancy of a recreational vehicle, camper, or portable tiny home on wheels as a dwelling shall not be permitted except as a temporary dwelling under this section, or when located in an approved campground or recreational vehicle park. Nothing in this section shall be construed to permit a travel trailer, camper, or recreational vehicle to be used as a permanent single-family dwelling outside of an approved RV park or campground.
9. Temporary hardship exemptions (e.g., home destruction by fire, storm, disaster, or medical necessity) may be granted by the Zoning Administrator for up to six (6) months, with one (1) extension of up to ninety (90) days, subject to written request and approval.

Bed And Breakfast Homes

The establishment and continuance of a Bed and Breakfast Home shall be subject to the following requirements:

1. Bed and breakfast accommodations shall be provided only within the dwelling in which the host resides, and the dwelling shall retain its character and appearance as a private residence.
2. A site plan shall be submitted and reviewed prior to the approval of any Bed and Breakfast Home. The site plan shall identify all areas to be used for guest accommodations, parking and circulation (including ingress and egress), landscaping and screening, signage, and the manner of providing water supply, sewage treatment, and stormwater management facilities.
3. If the use is located on a crushed rock or gravel road, the property owner shall apply dust control at the discretion of the County Engineer.
4. The Bed and Breakfast Home shall have a Severe Weather Plan reviewed and approved by the Environmental Health Office. This shall include, but is not limited to, a designated shelter providing adequate heating, ventilation, lighting, and offer sufficient protection from the elements. Guests shall be informed of severe weather procedures at the time of check-in.

5. Smoke detectors shall be operable in every room occupied by the public, as well as in all corridors of the areas of the structure utilized by the public. A centralized fire alarm system may be substituted for the aforementioned smoke detectors.
6. In the event the bed and breakfast home provides facilities for the public on the second or higher level of the structure, one of the following shall be provided as an area of refuge or secondary egress on each level. There shall be a sign in each room occupied by the public denoting the emergency escape route and the area of refuge or secondary egress provided:
 - a. One (1) or more balcony areas;
 - b. A fire ladder to the ground level;
 - c. A fire escape to the ground level; and
 - d. An interior secondary stairway to the main floor of the structure. Said secondary stairway should be remote from the location of the primary stairway.

Short-Term Rentals

The short-term rental of a residential property, dwelling, condominium, or portion thereof is an accessory use in the AG, RR, PR, and VR zoning districts, subject to Zoning Administrator approval for a Building Permit and in accordance with the following conditions:

1. Only one (1) short-term rental permitted on a parcel, lot, or tract of land and must be located behind the principal building.
2. In addition to the Building Permit, the applicant shall submit a sketch plan of the property showing the shape of the property, location of the short-term rental, location of all other structures, and location of driveway and required parking spaces.
3. There shall be no loud or disturbing outdoor and group activities during the hours of 10:00 p.m. to 7:00 a.m.
4. The host is responsible for the activity of guests. The host shall immediately address any problems associated with the short-term rental when it is occupied by a guest regardless of the time of day. If the host is not available, they may delegate this responsibility to an emergency contact.
5. Parking shall be provided on the same property in which the short-term rental is located. The minimum number of parking spaces for guests shall be determined by the maximum occupancy divided by two and one-half. Parking in the right-of-way is not allowed.
6. If the proposed use is located on a crushed rock or gravel road, the applicant shall apply dust control at the County Engineer's discretion.
7. The short-term rental shall be in compliance with any applicable federal, state, and local regulations, including but not limited to the Warren County Board of Health requirements and required state taxes, to be collected and paid by the host, as amended,
8. A water analysis of the source of water for human usage shall be prepared to determine that the bacteriological and chemical condition of the water is classified as "safe" for human consumption. The analysis shall be prepared by a licensed testing laboratory. A

copy of the analysis shall be presented to the County Health Department for verification of the condition of the water prior to the occupancy by the public, as well as annually on the date of issuance of the Building Permit, as is required hereby.

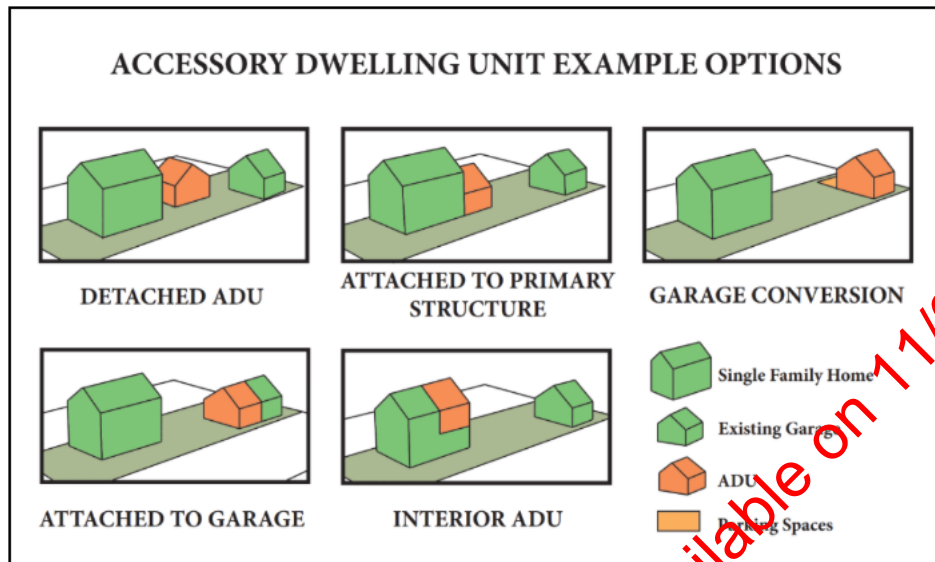
9. If applicable, the private sewage disposal system for the short-term rental shall be brought into compliance with the current standards set forth by the Warren County Board of Health for the structure prior to being opened to the public.
10. Smoke detectors shall be operable in every room occupied by the public, as well as in all corridors of the areas of the structure utilized by the public. A centralized fire alarm system may be substituted for the aforementioned smoke detectors.
11. In the event the short-term rental provides facilities for the public on the second or higher level of the structure, one of the following shall be provided as an area of refuge or secondary egress on each level. There shall be a sign in each room occupied by the public denoting the emergency escape route and the area of refuge or secondary egress provided:
 - a. One (1) or more balcony areas;
 - b. A fire ladder to the ground level;
 - c. A fire escape to the ground level; and
 - d. An interior secondary stairway to the main floor of the structure. Said secondary stairway should be remote from the location of the primary stairway.
12. The name, email, and telephone number of the host and any emergency contact shall be conspicuously posted within the short-term rental, as well as the maximum number of guests. The contract information will be made available to any interested party, including neighbors.
13. The applicant shall provide a Severe Weather Plan.
14. The short-term rental shall be managed as to protect the health, safety, and welfare of the renters and the public and preserve property values. It shall be managed in such a way that ensures that the use does not become a nuisance. Improper management could result in permit denial or revocation.
15. A change in host and/or ownership of a dwelling unit used as short term rental invalidates any existing registration. The new host and/or property owner must apply for a new Building Permit in their name.
16. The Zoning Administrator may, if deemed necessary to protect the public health, safety, and welfare, attach special conditions to approval of a Building Permit for the short-term rental.

Accessory Dwelling Units (ADUs)

Accessory dwelling units shall be permitted, subject to the following provisions and the applicable requirements of the Iowa Code, as amended:

1. Limited to one (1) accessory dwelling unit on the same lot as a single family residence.

2. An accessory dwelling unit must not exceed one thousand (1,000) square feet or fifty percent (50%) of the size of the single family residence, whichever is larger.
3. An accessory dwelling unit may be attached to the single-family residence, detached and constructed on a permanent foundation, or incorporated as part of an accessory structure. See examples below.



4. The accessory dwelling unit must comply with the applicable requirements for a single-family residence in the respective zoning district in which it is located, and any other applicable provisions of the Warren County Code of Ordinances.
5. The single-family structure and accessory dwelling unit cannot be sold separately.
6. The accessory dwelling unit may be connected to same individual sanitary treatment system and well or water source as the primary single-family residence so long as both systems have the capacity to accommodate occupancy of both. Verification of capacity and approval shall be obtained from the Public Health Administrator prior to Building Permit issuance.
7. The accessory dwelling unit must be connected to same utility lines as the single-family residence. However, if full utility access that includes a separate metering system for billing purposes cannot be provided to the accessory dwelling unit, then a new or separate utility line must be provided.
8. All vehicular access and parking for the accessory dwelling unit shall be accommodated entirely on the same lot as the single-family structure. Parking is prohibited within a public right-of-way or on the street.
9. The accessory dwelling unit must have a separate address from the primary single-family residence for 911 addressing and United States Postal Service (USPS) mail delivery.
10. No accessory dwelling unit may be constructed on top of a current or planned public utility easement unless the property owner receives written consent from all applicable utility providers with existing or potential utility infrastructure in the easement area.

- 427 11. The accessory dwelling unit must have a separate exterior entrance from that of the
428 primary single- family structure. If located in a basement or attached to the primary
429 residence, the accessory dwelling unit shall comply with all applicable egress
430 requirements per the State Building Code and Fire Code regulations and International
431 Building Code (2024), as amended,
- 432 12. The lot on which an accessory dwelling unit is located shall have frontage on a public
433 roadway.
- 434 13. Both the accessory dwelling unit and primary single -family residence shall comply with
435 all applicable state, regional, or federal building codes, including the State Building and
436 Fire Code. The applicant or developer shall be responsible for ensuring that all
437 construction complies with these codes and standards and shall furnish any necessary
438 inspections, as specified by the State building or code enforcement authority.
- 439 a. In accordance with applicable building regulations as defined in Iowa Code
440 §103A, as amended:
- 441 i. Each accessory dwelling unit shall be required to obtain a building permit
442 prior to construction.
- 443 ii. All accessory dwelling units shall comply with the Iowa State Building
444 Code or the International Building Code, as applicable to residential uses.
- 445 iii. If a manufactured home, as defined in Iowa Code §435.1, subsection 3, or
446 a mobile home, as defined in Iowa Code §435.1, subsection 5, is used as
447 an accessory dwelling unit, the unit shall be placed on a permanent
448 foundation and converted to real property and assessed for real estate taxes
449 in accordance with Iowa Code §435.26.
- 450 b. Accessory dwelling units shall not be prohibited or restricted except as provided
451 by:
- 452 i. A deed restriction;
- 453 ii. A regulation adopted under the State Historic Building Code pursuant to
454 Iowa Code §103A.43; or
- 455 iii. A rule of a common interest community, as defined in Iowa Code
456 §499C.1. Counties and local jurisdictions shall not impose any ordinance,
457 motion, resolution, or amendment regulating accessory dwelling units that
458 is more restrictive for common interest communities than for single-family
459 dwellings.
- 460 14. Accessory dwelling units may be utilized as short-term rentals in accordance with the
461 short-term rental supplemental standards as provided in this Ordinance. Where an
462 accessory dwelling unit is utilized as a short-term rental, the legal owner of the property
463 shall reside on the property.
- 464 15. Accessory dwelling units must follow the Building Permit application review and
465 permitting process in Chapter 43, Enforcement and Administration.

Residential Care Facilities

Residential care facilities, and related buildings and infrastructure, are conditionally permitted in the RR, PR, and VR zoning districts, and principally permitted in the commercial zoning district, subject to the following conditions:

1. Minimum Lot Area. The facility shall be located on a parcel of no fewer than twenty (20) acres. The Board of Adjustment may approve a smaller site for a facility with fewer than fifteen (15) residents, provided all other standards are met.
2. Utilities. The facility must connect to a publicly owned sanitary sewer and water supply system. Where such systems are not available, alternative wastewater treatment and water supply systems shall be permitted only if designed by a Professional Engineer licensed in Iowa and approved by the Iowa Department of Natural Resources (IDNR) and Warren County Environmental Health.
3. On-Site Management. A program manager or director shall reside on the property or otherwise ensure continuous on-site management during all hours of operation.
4. Security. The facility shall provide twenty-four (24)-hour staffing and security measures appropriate to the type of care provided. A security and emergency plan, reviewed by the Sheriff's Office and Emergency Management, shall be submitted with the application.
5. Occupancy Limits. The maximum number of residents shall be consistent with the facility's licensed capacity under Iowa law and shall not exceed the limits imposed by fire and building codes.
6. Traffic and Access. Safe and adequate vehicular access shall be provided from a paved public road. Traffic circulation, parking, and service areas shall be designed to minimize impacts on adjacent residential properties.
7. Screening and Buffers. Facilities located adjacent to residential districts shall provide landscaped buffers or fencing to minimize visual, noise, and lighting impacts.
8. Design and Compatibility. In the applicable residential zoning districts, building design shall be residential in character to the maximum extent practicable. Lighting, signage, and accessory structures shall be consistent with the surrounding neighborhood.
9. Review and Renewal. Conditional Use Permits for residential care facilities shall be subject to periodic review by the Zoning Administrator to ensure continued compliance with these standards and state licensing requirements.

Lodging And Boarding Houses

Lodging and boarding houses are conditionally permitted in the PR and VR zoning districts, and principally permitted in the commercial zoning district, subject to the following conditions:

1. Minimum Lot Area. The facility shall be located on a parcel of not less than one (1) acre.
2. Management. The operator shall reside on site or provide continuous on-site management to ensure the safety and welfare of residents.

3. Utilities. The facility must be served by public or community water and sanitary sewer systems, or by alternative systems designed and approved by the Iowa Department of Natural Resources (IDNR) and Warren County Environmental Health.
4. Traffic and Parking. Safe and adequate vehicular access shall be provided from a paved public road. Traffic circulation, parking, and service areas shall be designed to minimize impacts on adjacent residential properties.
5. Compatibility. In residential zoning districts, lodging and boarding houses shall be designed to be residential in character and appearance, including building form, scale, and materials, to the maximum extent practicable.
6. Screening and Buffers. Facilities adjacent to single-family dwellings shall provide landscaping, fencing, or other screening as necessary to mitigate visual and noise impacts.
7. Duration of Stay. Stays shall be for periods of thirty-one (31) consecutive days or longer. Transient or short-term lodging is prohibited unless otherwise permitted in the zoning district.
8. Licensing. The operator shall maintain compliance with all applicable state and local licensing, inspection, and health and safety requirements.

Home Businesses

This section on home business is intended to allow for limited commercial activity that is customarily incidental and subordinate to the principal use as a dwelling, while ensuring compatibility with residential neighborhoods and compliance with Iowa Code §335.35, as amended.

1. Types of Home Businesses.
 - a. No Impact Home-Based Business. No Impact Home-Based Businesses where no customers, members of the public, or employees visit the site are permitted as an accessory use in the AG, AR, PR, and VR districts and are not subject to permitting.
 - b. Home Business. Home Businesses where customers, members of the public, or employees visit the site are permitted as a conditional use in the AG, AR, PR, and VR districts and are subject to approval by the Zoning Board of Adjustment.
2. Applicable Home Business Standards. The following standards are applicable to all home businesses:
 - a. A home business shall be allowable only on a lot, tract, or parcel of land that contains an occupied dwelling and shall be owned and operated by the owner or tenant of the residential property on which the business operates.
 - b. No alteration of the principal residential building shall be made which changes the character and appearance thereof as a dwelling.
 - c. The home business activities shall be limited to the sale of lawful goods and services.

- 542 d. The home business activities shall occur entirely inside the residential dwelling or
543 in the yard of the residential property.
- 544 e. At no time shall activities associated with a home business occupy more than
545 twenty-five percent (25%), or four hundred (400) square feet, whichever is less,
546 of the total gross floor area of the principal dwelling unit.
- 547 f. Outdoor storage or display of products, equipment, or materials used in the home
548 business is prohibited.
- 549 g. The home business activities shall not be visible from an adjacent property or
550 street.
- 551 h. The home business activities do not generate nuisance factors, including but not
552 limited to, exterior appearance, the emission of odor, gas, dust, smoke, or noise.
553 Emissions of odor, gas, dust, smoke, noise, or other nuisance factors shall not be
554 detectable at the property lines.
- 555 i. The home business activities do not generate on-street parking or a substantial
556 increase in traffic in the immediate area.
- 557 j. Parking along public roads or public right-of-way is prohibited.
- 558 3. Additional Home Business Standards. Home Businesses where customers, members of
559 the public, or employees visit the site are subject to the following additional standards:
- 560 a. In combination, all home business activities shall not generate traffic (client,
561 employee, and delivery) substantially greater than ten (10) visits (20 trips) a day.
562 In addition, it shall not receive more than one (1) freight delivery or send more
563 than one (1) freight shipment a day. Any visit to the premises by off-site
564 employees of the home business shall be considered the same as a "client" visit
565 and shall comply with the following requirements:
- 566 i. No more than five (5) off-street parking spaces shall be provided for
567 clients, employees, and deliveries, and the parking of no more than five
568 (5) client, employee, and delivery vehicles at any one time shall be
569 permitted.
- 570 ii. Home businesses may provide classes; however, classes shall not cause
571 the home business to exceed traffic and parking standards.
- 572 b. In addition to the Conditional Use Permit application process outlined in Chapter
573 43, Enforcement and Administration, the applicant shall provide the following:
- 574 i. A site plan identifying all existing and proposed structures, the driveway
575 and parking area, and areas used for business operations.
- 576 ii. A Stormwater Pollution Prevention Plan (SWPPP) must be provided for
577 any proposed home business that involves land disturbance of one (1) acre
578 or more, or as otherwise required by the Iowa Department of Natural
579 Resources (IDNR) or the Zoning Administrator. An NPDES permit,
580 including coverage under IDNR General Permit No. 2, shall be obtained
581 as required by federal and state law for qualifying construction activities.

- iii. An Erosion Control Plan may be required, as determined by the Warren County Engineer, for any use involving ground disturbance, storage of bulk materials, or vehicular circulation beyond residential scale.
 - iv. A Storm/Severe Weather Plan shall be submitted, including designated shelter space if customers, members of the public, or employees visit the site.
 - v. Comply with all Warren County Public Health requirements and all other applicable federal, state, and local regulations.
 - vi. Any other information the Zoning Administrator determines necessary to review the application.
 - c. Permitted signage shall be in accordance with the applicable regulations and shall be compatible with the immediate vicinity.
 - d. Exterior lighting, if provided, shall give consideration to glare, traffic, safety, and compatibility with property in the immediate vicinity.
 - e. No use which is conditionally permitted in the district in which the property is located may otherwise be permitted as a home business.
4. Nonconforming Home Businesses. All existing home occupations which are either expressly prohibited or which are not in conformity with one (1) or more of the standards or requirements set forth in this Ordinance shall be removed, or modified to become conforming, upon the occurrence of any of the following events:
- a. The home business or the dwelling itself becomes unsafe or presents a safety hazard;
 - b. The home business is abandoned or discontinued for a period of one (1) year or longer; or
 - c. The dwelling in which the home business is conducted is destroyed, or damaged by more than fifty percent (50%) of its area.

Animal Hospital, Veterinary Clinic

The establishment and continuance of an animal hospital or veterinary clinic shall be principally permitted in the commercial and industrial zoning districts subject to the following conditions:

1. The animal hospital or veterinary clinic must be setback at least two hundred (200) feet from all property lines.
2. A site plan defining the areas to be developed for the buildings and structures, the areas to be developed for parking, the locations of driveways and the points of ingress and egress, including access roads where required, the location and height of walls, the location and type of landscaping, the location, size and number of signs and the manner of providing water supply and sewage treatment facilities shall be submitted and reviewed prior to the approval of any animal hospital or veterinary clinic.
3. All activities shall take place within a completely enclosed building and there shall be no outside runs or kennels associated with the animal hospital or veterinary clinic.

4. The boarding of animals shall be restricted to short-term overnight lodging only as necessary for animals receiving medical attention.
5. Odor, noise, and waste shall be adequately controlled to ensure that animals do not create a nuisance. All animal waste shall be collected and disposed of in accordance with County health regulations and state law and shall be subject to review and inspection by the County Environmental Health Department or other authorities having jurisdiction to ensure compliance with all applicable local and state regulations.
6. Adequate drainage shall be provided to prevent standing water, control runoff, and ensure sanitary conditions, and shall be subject to review and inspection by the County Environmental Health Department or other authorities having jurisdiction to ensure compliance with all applicable local and state regulations.
7. No cremation of animals shall occur on-site unless specifically permitted as a separate conditional accessory use.

Accessory Pet Cremation Services

Pet cremation services accessory to an animal hospital or veterinary clinic shall be conditionally permitted in the C, LI, and HI Zoning Districts, subject to the following conditions:

1. Pet cremation services must take place within a completely enclosed building and may be located within the principal building or within a separate accessory building. The cremation unit shall be installed, operated, and maintained in accordance with manufacturer specifications, and shall comply with the State Building and Fire Code regulations. Compliance shall be subject to inspection and approval by the State Fire Marshal or other authority having jurisdiction.
 - a. If located in an accessory building, such building shall be set back a minimum of fifty (50) feet from the principal building, unless a reduced distance is specifically approved by the State Fire Marshal or other authority having jurisdiction, under applicable fire safety standards.
 - b. Any accessory building housing the cremation unit shall use building materials, roof pitch, and architectural finishes consistent with the principal building, ensuring a unified site appearance.
2. Pet cremation services (facility) shall be located a minimum of five hundred (500) feet from the AG Agricultural District and any residentially zoned district.
3. A site plan defining the area to be developed for the building or structures, the location and height of walls, the location and type of landscaping, the location, and the manner of providing water supply and sewage treatment facilities shall be submitted and reviewed prior to the approval of any accessory pet cremation service.
4. The pet cremation service shall comply with all applicable local and state regulations, including but not limited to, obtaining and maintaining all required permits and licenses, and meeting any requirements imposed by the Warren County Board of

Health, the Iowa Department of Natural Resources (IDNR), State Fire Marshal, and any other regulatory authority having jurisdiction.

5. Outdoor equipment (i.e., chimneys or exhaust stacks) must be screened or architecturally integrated to minimize views of stacks, vents, or service areas.
6. Pet cremation services shall be limited to the normal business hours of the veterinary clinic, unless otherwise approved.
7. The cremation unit must be fitted with emissions control equipment and operated to prevent detectable odor, smoke, or noise at the property line and shall be subject to review and inspection by any applicable authorities to ensure compliance with all applicable local and state regulations.
8. Adequate drainage shall be provided to prevent standing water, control runoff, and ensure sanitary conditions, and shall be subject to review and inspection by the County Environmental Health Department or other authorities having jurisdiction to ensure compliance with all applicable local and state regulations.

Kennels

Kennels for commercial sale, boarding, or breeding of dogs, cats, or other household pets shall be conditionally permitted in the AG, commercial, and industrial zoning districts, subject to the following conditions:

1. Kennels and all related buildings, including exercise runways, must be located in line with or behind the principal structure and at least two hundred (200) feet from all property lines.
2. A site plan defining the areas to be developed for buildings and structures, the areas to be developed for parking, the locations of driveways and the points of ingress and egress, including access roads where required, the location and height of walls, the location and type of landscaping, the location, size and number of signs and the manner of providing water supply and sewage treatment facilities shall be submitted and reviewed prior to the approval of any kennel.
3. A valid state or federal license is required for the keeping of five (5) or more dogs, cats, or other household pets of the mammal group over the age of six (6) months, in accordance with Iowa Code and applicable federal law.
4. Kennels shall provide indoor facilities with adequate heating, ventilation, and lighting, and outdoor facilities shall have sufficient shelter from the elements.
5. Outdoor exercise and activities shall be limited to the hours of 7:00 a.m. to 9:00 p.m., unless otherwise approved as part of the Conditional Use Permit, in order to minimize noise impacts on adjacent properties.
6. Kennels shall be screened and/or buffered as necessary to minimize visual impacts on adjacent properties and rights-of-way.
7. Odor, noise, and waste shall be adequately controlled to ensure that animals do not create a nuisance. All animal waste shall be collected and disposed of in accordance with

County health regulations and state law and shall be subject to review and inspection by the County Environmental Health Department or other authorities having jurisdiction to ensure compliance with all applicable local and state regulations.

8. Adequate drainage shall be provided to prevent standing water, control runoff, and ensure sanitary conditions, and shall be subject to review and inspection by the County Environmental Health Department or other authorities having jurisdiction to ensure compliance with all applicable local and state regulations.

Cemeteries

Cemeteries are principally permitted in the AG and RR zoning districts, subject to the following conditions:

1. In the AG District, cemeteries and all related buildings, including mausoleums, shall be at least one hundred (100) feet from adjacent property lines; and further provided that any new cemetery shall have a minimum lot area of not less than twenty (20) acres; however, cemeteries of ten (10) to fifteen (15) acres may be permitted if shown to be consistent with the intended use, adequately buffered from adjacent properties, and designed with a perpetual care/maintenance plan.
2. In the RR District, cemeteries are permitted if they are adjacent to or an extension of an existing cemetery.

Private Campgrounds And Travel Trailer Parks

Private campground and travel trailer parks as defined in Chapter 40, are principally permitted in the Commercial Zoning District, and conditionally permitted in the AG and FPC districts, subject to the following conditions:

1. Private campgrounds shall not be open to the general public. Use shall be limited to property owners, members of an established organization or club, or invited guests.
2. A site plan, prepared in accordance with Chapter 43, is required.
3. Water supply and wastewater treatment systems shall be designed to accommodate the maximum intended occupancy, as determined by the Warren County Public Health Department, and shall be permitted by the IDNR, when applicable.
4. Campgrounds with fifteen (15) or more sites shall require IDNR review and approval, in compliance with Iowa Code §567-43, as amended.
5. Vehicular access shall be from a paved public road, and internal circulation roads shall be constructed to standards adequate for emergency vehicle access.
6. A natural hazard shelter shall be provided on site, designed to accommodate the maximum number of occupants, and constructed in compliance with nationally recognized standards, such as FEMA P-361 or ICC 500, to ensure protection from extreme weather and other natural hazards.
7. Adequate on-site parking, refuse disposal, and emergency access shall be provided, consistent with public health and safety requirements.

Public Campgrounds And Travel Trailer Parks

Public campground and travel trailer parks, as defined in Chapter 40, are principally permitted in the AG and FPC Zoning Districts, subject to the following conditions:

1. Public campgrounds are open to the general public and may operate on a fee, reservation, or first-come basis.
2. A site plan, prepared in accordance with Chapter 43, is required.
3. Water supply and wastewater treatment systems shall be designed to accommodate the maximum intended occupancy, as determined by the Warren County Public Health Department, and shall be permitted by the IDNR, when applicable.
4. Campgrounds with fifteen (15) or more sites shall require IDNR review and approval, in compliance with Iowa Code §567-43, as amended.
5. Vehicular access shall be from a paved public road, and internal circulation roads shall be constructed to standards adequate for emergency vehicle access.
6. A natural hazard shelter shall be provided on site, designed to accommodate the maximum number of occupants, and constructed in compliance with nationally recognized standards, such as FEMA P-361 or ICC 500, to ensure protection from extreme weather and other natural hazards.
7. Adequate on-site parking, refuse disposal, and emergency access shall be provided, consistent with public health and safety requirements.

Place Of Worship

Places of worship are principally permitted in the AG, RR, PR, VR, C, and FPC zoning districts, provided that principal buildings associated with a Place of Worship are set back a minimum of fifty (50) feet from all adjoining property lines.

Child Care Center

Child care centers serving more than six (6) children, are conditionally permitted in the AG, RR, PR, and VR zoning districts and principally permitted in the C District, subject to the following conditions:

1. All buildings and outdoor play areas shall be set back a minimum of fifty (50) feet from any adjoining residentially zoned property line.
2. A site plan shall be submitted and reviewed prior to the approval of any child care center. The site plan shall define the areas to be developed for buildings and structures, the areas to be developed for parking and circulation (including adequate off-street parking and safe drop-off and pick-up areas consistent with County parking requirements), the locations of driveways and the points of ingress and egress, including access roads where required, the location and height of walls, the location and type of landscaping, the location, size and number of signs and the manner of providing water supply and sewage treatment facilities.

3. The facility shall obtain and maintain all required state licenses in accordance with Iowa Code §237A, as amended, and meet any applicable standards of the Iowa Department of Health and Human Services (DHHS).
4. Operating hours shall be limited to 6:00 a.m. to 10:00 p.m.
5. Outdoor play areas shall be provided at a minimum ratio of seventy-five (75) square feet per child in care, and shall be enclosed by fencing or other suitable barrier to ensure safety.

Shooting Ranges And Similar Uses

Outdoor shooting ranges, and similar uses, are principally permitted in the AG Agricultural zoning district and indoor shooting ranges, and similar uses, are principally permitted in the C, LI, and HI zoning districts, and subject to the following conditions:

1. Indoor Ranges. Indoor ranges shall meet applicable building, fire, ventilation, and environmental safety standards, as determined by the County and the State of Iowa.
2. State Law Compliance. All outdoor firearm ranges shall comply with Iowa Code §657.9, which requires review and approval by the Warren County Zoning Commission prior to the establishment or substantial change of such uses.
3. Design and Certification. Outdoor ranges must be designed by a Professional Engineer or Architect licensed in the State of Iowa, following established range design guidelines. Certification that construction was completed according to the approved design shall be provided to the County.
4. Safety Standards. The health, safety, and welfare of participants, staff, spectators, and surrounding inhabitants shall be the primary consideration in design and operation. Backstops, berms, bullet impact areas, landscaping, buffering, and perimeter security (such as fencing and gates) shall be addressed in the design.
5. Application Requirements. Applications for special use permits for outdoor ranges shall include, in addition to standard requirements set forth in this ordinance:
 - a. Location of the facility.
 - b. Description of the range and operations, including:
 - i. Types and calibers of weapons and ammunition to be used and method of storage.
 - ii. Proposed rules, safety procedures, and hours of operation.
 - iii. Range maintenance procedures, including lead abatement and disposal.
 - c. Environmental considerations, including an Environmental Assessment or Environmental Impact Statement, and an “End Use Plan” that addresses long-term lead mitigation and abatement.
6. Cleanup and Liability. The operator shall provide legal documentation identifying responsibility for post-closure cleanup, mitigation of environmental contamination, and long-term financial ability to perform such cleanup. The County may require a performance bond or surety to ensure adequate funding for future cleanup.

- 812 7. Existing Facilities. The Izaak Walton League Shooting Range and any other firearm or
813 archery ranges lawfully established prior to October 5, 2021, are grandfathered and
814 deemed conforming under this ordinance.

815 **Recreation Facility**

816 All indoor and outdoor recreation facilities shall comply with the following conditions:

- 817 1. All buildings, structures, and outdoor activity areas shall be set back a minimum of one
818 hundred (100) feet from any adjoining residentially zoned property line.
- 819 2. A site plan shall be submitted and reviewed prior to the approval of any indoor or outdoor
820 recreation facility. The site plan shall define the areas to be developed for buildings and
821 structures, the areas to be developed for parking and circulation (including adequate off-
822 street parking and safe drop-off and pick-up areas consistent with County parking
823 requirements), the locations of driveways and the points of ingress and egress, including
824 access roads where required, the location and height of walls, the location and type of
825 landscaping, the location, size and number of signs and the manner of providing water
826 supply and sewage treatment facilities.
- 827 3. Operating hours shall be limited to 6:00 a.m. to 11:00 p.m., unless otherwise approved as
828 part of the Conditional Use Permit, in order to minimize impacts on adjoining properties.
- 829 4. Noise, lighting, and odor shall be adequately controlled so as not to create a nuisance to
830 surrounding properties. Outdoor lighting shall be fully shielded and directed downward to
831 minimize glare and light trespass onto adjacent properties.
- 832 5. Recreation facilities shall obtain and maintain all applicable local and state permits and
833 licensures, and shall remain subject to inspection by the County and other regulatory
834 authorities to ensure ongoing compliance with these standards.

835 **Event Centers**

836 Event centers, and all related buildings or structures, that do not meet the criteria of agricultural
837 uses with customary uses encouraging tourism, in accordance with Iowa Code §335, as amended,
838 are conditionally permitted in the commercial zoning district with a Conditional Use Permit,
839 subject to the following conditions:

- 840 1. Event centers shall not be permitted as home businesses.
- 841 2. Food and beverage service establishments shall not be used as event centers except to
842 host separately permitted special events.
- 843 3. The event center must comply with all other applicable local, state, or federal regulations,
844 including, but not limited to, food service and/or processing requirements.
- 845 4. No event shall take place during of the hours from 12:00 a.m. (midnight) to 9:00 a.m.
- 846 5. All event centers shall have direct access from a paved public road. Internal drives and
847 circulation areas shall also be paved in accordance with County standards.

6. On-site parking is required, and parking shall be prohibited on public roads or public rights-of-way. A \$750 base fine will apply for any violation, plus \$100 per illegally parked vehicle, paid by the event center operator.
7. Outdoor lighting shall be designated to minimize light from directly hitting adjacent property or any public right-of-way.
8. Event centers must comply with wastewater treatment requirements based on the intended use and the average number of attendees at events, as determined by the Warren County Public Health Department.
9. The applicant must provide the following documentation and demonstrate compliance with the following provisions:
 - a. Local Fire District Protection, Sheriff's Office, Warren County Health Services and County Engineer and Zoning Departments, and the applicable State and insurance authorities must review and approve a site plan for the event center for safety and compliance purposes.
 - b. Detailed Safety and Emergency Plan approved by the State Fire Marshal, to be updated annually, if deemed necessary.
 - c. Documentation of permanent restroom facilities that meet Warren County Environmental Health and Iowa DNR standards. Temporary or portable toilets are prohibited unless authorized for special events by the County and managed by a licensed sanitation provider.
 - d. Storm/Severe Weather Plan approved by Warren County Emergency Management that identifies shelter space sufficient for maximum number of attendees.
 - e. Traffic Control Plan and/or Dust Control Plan by the Warren County Engineer if deemed necessary.
10. 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. A Building Permit shall be required prior to any construction, alteration, or expansion of an event center.
11. The applicant or developer shall be required to furnish any necessary inspections, as specified by the State building or code enforcement authority.
12. Conditional use permit fee is \$500 per event center paid to the Warren County Treasurer.
13. Any event center operating in Warren County prior to the effective date of this ordinance that does not meet the definition of an agricultural experience, and is not located in a commercial zoning district, shall be considered a nonconforming use. All such noncompliant event centers must apply for a Conditional Use Permit and demonstrate compliance with the requirements of this section within one (1) year of the ordinance's effective date. Failure to secure necessary permits and approvals within this time frame

shall result in enforcement action, including possible fines, cease-and-desist orders, or other remedies available to the County.

Adult Uses Or Specified Sexual Activities

Adult uses or specified sexual activities shall be conditionally permitted in the C Commercial zoning district, subject to the following conditions:

1. An adult use shall not be located within one thousand five hundred (1,500) feet of another adult use, any public or parochial school, child care center, residential care facility, place of worship, public park, community center, residential zoning district, or any existing dwelling. This required distance shall be measured in a straight line from the nearest property line of the protected use to the nearest property line of the lot on which the adult use is located.
2. All building openings and entrances, including but not limited to windows, shall be covered or screened in such a manner as to prevent views into the interior from any public or semi-public area.
3. Advertisements, displays, or promotional materials associated with an adult use shall not be visible from sidewalks, walkways, streets, or other public or semi-public areas. Exterior signage shall be limited to on-premise identification only, consisting of the business name, type of operation, and hours of operation in text form. Off-premise signs are prohibited. No images, animations, or visual depictions of specified sexual activities or anatomical areas, as defined in this ordinance, are permitted on exterior signage. No visually explicit or derogatory signs will be allowed on any sign or on the façade of the building. Compliance to other signage requirements as outlined in Chapter 40, General Provisions, and Regulations, is required.
4. Adult uses must be located on a paved public road. No more than one adult use is permitted per building or property, and such uses shall not be combined with residential or lodging uses.
5. The property shall be screened from the road and adjoining uses by fencing, landscaping, or both, to the satisfaction of the Zoning Administrator and Board of Adjustment.
6. A site plan shall be submitted showing building layout, signage, parking, buffering, lighting, and security measures. The Board of Adjustment may impose conditions, including limits on hours of operation, to mitigate adverse secondary effects.
7. All adult uses shall comply with Iowa Code §728, as amended, and other applicable state and federal laws.

Shipping Containers

Shipping containers, including on a permanent basis, are conditionally permitted in the AG zoning district, subject to the following conditions:

1. Only one (1) shipping container permitted on a parcel, lot, or tract of land and must be located behind the principal building.

2. Shipping containers shall comply with the setback and height requirements for accessory structures in their applicable zoning district. Shipping containers shall not be stacked.
3. Shipping containers shall be screened from view by a screening fence or landscaping.
4. Shipping containers shall be anchored and placed on a hard-surfaced area.

Filling Stations

Gasoline filling station, or bulk station, and related buildings and infrastructure, are conditionally permitted in the commercial and industrial zoning districts, subject to the following provisions:

1. No gasoline filling station or a commercial customer or employee parking lot for twenty-five (25) or more motor vehicles, or a parking garage or automobile repair shop shall have an entrance or exit for vehicles within two hundred (200) feet along the same side of a street of any public or parochial school, child care center, residential care facility, place of worship, public park, public playground, community center, public library, hospital, medical clinic, family home, or elderly family home, except where such property is in another block or on another street which the lot in question does not abut.
2. Pump islands, light standards and related minor accessory equipment not involving repair work or servicing of vehicles other than for fuel, air, and water shall be permitted in the yard areas provided no gasoline pump or fuel dispensing equipment shall be located within twelve (12) feet of any street right-of-way.
3. No oil draining pit or appliance for such purpose shall be located within twenty-five (25) feet of any residential zoning district boundary or street right-of-way line.
4. On all corner lots, all vehicular entrances to, or exits from, and curb openings shall be set back a minimum of fifty (50) feet from the projecting intersection of curb lines and such openings shall not exceed thirty-five (35) feet in width at the curb line. There shall be a minimum of twenty (20) feet measured along the curb line between any series of driveways.
5. One permanent, free-standing, double-faced post, or pedestal sign shall be permitted for each street or road upon which a service station property abuts; provided that such sign shall not project over the right-of-way line of the abutting street. Said sign shall not exceed fifty (50) square feet in area per face. Nonpermanent movable advertising signs shall be permitted. One permanent, free-standing, double-faced post, or pedestal sign shall be permitted for each street or road upon which a service station property abuts; provided that such sign shall not project over the right-of-way line of the abutting street. Said sign shall not exceed fifty (50) square feet in area per face. Non-permanent movable advertising signs shall be permitted provided the area does not exceed nine (9) square feet per face.

Outdoor Advertising Signs And Billboards

Outdoor advertising signs and billboards are a permitted accessory use in the AG zoning district and principally permitted in the commercial and industrial zoning districts, subject to the following conditions:

1. Setbacks. Outdoor advertising signs and billboards must be set back from the right-of-way of all State or Federal Highways, designated County Highways, including R57, R63, G14, G24, G76, S23, S31, and S55, and major thoroughfares at least the minimum front yard required for a principal building in the district. At intersections of State or Federal Highways, no outdoor advertising sign or billboard shall be closer than one hundred (100) feet from the right-of-way of either highway.
2. Prohibited Locations. Outdoor advertising signs and billboards are prohibited in the following circumstances and locations:
 - a. Within one hundred (100) feet of any residential lot line, and within three hundred (300) feet of any public park, school, place of worship, cemetery, or similar institution.
 - b. Adjacent to Interstates, Expressways, Freeways, or Parkways, except within commercial or industrial zoning districts.
 - c. Public property or within the public right-of-way, unless expressly authorized by the County.
3. Traffic Safety. Signs that create a traffic hazard or endanger public safety may be ordered removed by the Board of Supervisors based on a documented report by the County Engineer.
4. Removal. Property owner and sign company will be notified in writing; a hearing will be held within thirty (30) days. If not removed within thirty (30) days of final order, the County Road Department shall remove the sign and bill the property owner for costs.

Data Centers

Data centers, and related buildings and infrastructure, are conditionally permitted in the HI Heavy Industrial zoning district, subject to the following provisions:

1. The data center must comply with the applicable requirements for the zoning district in which it is located, and any other applicable provisions of the Warren County Code of Ordinances.
2. All structures on the site shall have concrete foundations and shall not be defective, decayed, or corroded. The use of cargo containers, railroad cars, semi-truck trailers, and other similar storage containers for any component of the operation is prohibited.
3. Data centers shall not be adjacent to a residential zoning district or use (excluding roads and other rights-of-way) or within seventy five (75) feet from a property boundary with a dwelling, school, hospital, or religious institution, or a residential zoning district.
4. Data centers shall be required to have a liquid cooling system.

- 998 5. Reasonable efforts shall be made to place all utility connections from data centers
999 underground, depending on appropriate soil conditions, shape and topography of the site,
1000 distance to the connection, or other conditions or requirements.
- 1001 6. Prior to the issuance of a permit, the applicant must provide the following:
- 1002 a. A Fire Prevention and Emergency Response Plan, subject to review by the
1003 County's Emergency Management and Sheriff's Office.
- 1004 b. Material Safety Data Sheets (MSDS) or equivalent documentation outlining
1005 contents of buildings, to be kept on file with the Emergency Management and
1006 Sheriff's Office.
- 1007 c. Verification from the utility provider that the applicant has calculated the
1008 maximum potential electrical consumption of the proposed use and has verified
1009 the utility supply equipment and related electrical infrastructure is sufficiently
1010 sized and can safely accommodate the proposed use during the power provider's
1011 peak consumption hours.
- 1012 d. Verification that all electronic waste generated at the data center be handled by an
1013 electronic waste recycling firm.
- 1014 7. All servers, computers, processors, materials, and equipment must be enclosed within
1015 buildings.
- 1016 8. A landscape buffer may be required to be installed and maintained during the life of the
1017 operation. Determination of the screening requirements will be made by the Board of
1018 Adjustment as part of the review and approval process and will be based on adjacent or
1019 nearby surrounding land uses and topography.
- 1020 9. Each data center operation shall provide twenty-four (24)-hour emergency contact
1021 signage visible at the access entrance. Signs shall include the company name,
1022 owner/representative name, telephone number, and corresponding local utility company
1023 and telephone number. All additional signage must adhere to the sign regulations in
1024 Chapter 40, General Provisions and Regulations.
- 1025 10. Outdoor lighting shall be fully shielded and directed downward to minimize glare and
1026 light trespass onto adjacent properties.
- 1027 11. Audible noise caused by data centers, including but not limited to cryptocurrency mining
1028 operations, not including existing ambient noise, shall not exceed 60 dB (decibels)
1029 continuously during daytime hours or a nighttime continuous sound level of 50 dB. Noise
1030 shall be measured from property line.
- 1031 12. Data centers shall ensure that the amount of heat that is dissipated by the operation shall
1032 be monitored with the average daily temperature is forty degrees (40°) Fahrenheit or less
1033 to ensure that there is no buildup of ice on neighboring properties and roadways.
- 1034 13. Following a continuous one (1)-year period in which no activity is generated, or if
1035 substantial action on the project is discontinued for a period of one (1) year, the permit
1036 holder or successor in interest, will have one (1) year to complete decommissioning of
1037 the data center. Decommissioning shall be completed in accordance with the approved

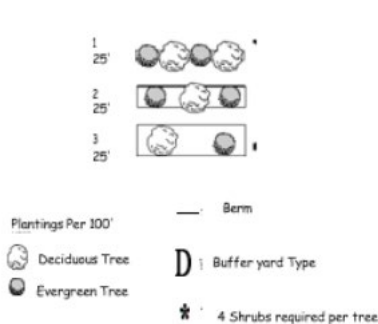
decommissioning plan. The landowner or tenant must notify the County when the project is discontinued.

14. The Conditional Use Permit application for a data center must include:

- a. A decommissioning plan that describes the anticipated life of the center and the manner in which the project will be decommissioned.
- b. The site restoration actions.
- c. Removal of equipment.
- d. The estimated costs in current dollars.
- e. The method for ensuring that funds will be available for decommissioning and restoration.

Electrical Substations

Electrical substations are permitted in the AG District with a Conditional Use Permit provided that the fence surrounding the substation equipment shall be built no closer than two hundred (200) feet from any existing residential dwelling with one hundred (100) feet of the required separation being on the utility property and that the substation satisfies one of the following buffer yard requirements of the utilities' choice:



Towers

Towers 100 feet or less must be stealthed. No fall area on monopoles or silos. Fall areas shall be required on all towers over 100 feet in height. Requirement of fall zone be equal to the height of the tower (as measured from the base) to all tower site boundaries.

Manufacturing – Production/Mixing Of Concrete And Concrete Products

Manufacturing – production/mixing of concrete and concrete products is permitted with an Interim Use Permit in the LI Light Industrial District and principally permitted in the HI Heavy Industrial District, subject to the following conditions:

1. Site Plan Required. A site plan, prepared in accordance with Chapter 43, shall be submitted for review and approval.
2. Access. The facility shall have direct access to a paved public road. Internal circulation areas used by heavy trucks shall be paved or otherwise improved to control dust, mud tracking, and erosion.

3. Water Supply and Sewer. The facility shall be connected to public or community water and wastewater systems, or demonstrate alternative systems permitted by the Iowa Department of Natural Resources (IDNR).
4. Air Quality and Dust Control. Dust, particulate matter, and emissions shall be controlled through use of filters, enclosures, paved surfaces, or other best management practices to prevent adverse impacts to adjoining properties. All applicable IDNR air quality permits must be obtained and maintained in good standing.
5. Noise and Vibration. Equipment and operations shall comply with County noise regulations. Vibration, if any, shall not be perceptible at the property line.
6. Hours of Operation. Operating hours shall be limited to 6:00 a.m. to 9:00 p.m., unless otherwise approved by the Board of Supervisors.
7. Stormwater Management. A stormwater management plan shall be provided in compliance with SUDAS and Chapter 46, including provisions for runoff from stockpiles and mixing areas.
8. Stockpiles and Storage. Aggregate and other raw material stockpiles shall be located to minimize visual and dust impacts on adjoining properties, and shall be screened or buffered where adjacent to agricultural or residential districts.
9. Hazardous Materials. Any hazardous materials (e.g., admixtures, fuels) must be stored and handled in compliance with state and federal requirements, with secondary containment provided.
10. Screening and Buffering. Adequate screening, fencing, or landscaping shall be provided along property lines adjoining non-industrial uses, as approved through the site plan process.

Renewable Energy Systems

Wind generators and solar panels for non-commercial, small-scale personal use are permitted as an accessory use in the AG, RR, and PR zoning districts, subject to the following conditions:

1. Non-Commercial, Small-Scale, Personal Solar Panels:
 - a. Structure-mounted:
 - i. Structure-mounted solar panels and its components shall be installed no closer than three (3) feet from any roof edge, ridge, or valley, unless otherwise permitted by state building and fire codes.
 - ii. Structure-mounted solar panels on pitched roofs must run parallel to the roof.
 - iii. The maximum allowable system size of a structure-mounted solar panel shall be limited to the available roof area, excluding any portions required for setbacks, access pathways, or other spacing standards required by State building and fire codes. The system size shall be calculated based on the total surface area of all collector panels in the system, regardless of mounting orientation.

- 1107 b. Ground-mounted: Ground-mounted solar panels and its components shall be
1108 permitted only in the rear yard of a lot and meet the setback requirements for
1109 accessory structures in the zoning district where the solar panel is located.
- 1110 c. Height:
- 1111 i. The surface and mounting system of a structure-mounted solar panel may
1112 exceed the maximum allowable height of any structure within the zoning
1113 district in which the solar panel is to be installed by up to four (4) feet,
1114 measured at the system's maximum tilt.
- 1115 ii. Ground-mounted solar panels shall be at least two (2) feet off the ground
1116 and shall not exceed twenty (20) feet in height at maximum tilt of the solar
1117 panel(s) in any zoning district.
- 1118 d. Safety:
- 1119 i. Control equipment must be enclosed and secured from unintentional
1120 access.
- 1121 ii. All solar panels shall provide a visible sign including a notice of no
1122 trespassing, a warning of high voltage, and the phone number of the
1123 owner/operator to call in case of emergency at all locked entrances.
- 1124 iii. All state building and fire codes shall be followed.
- 1125 e. Applicable Standards:
- 1126 i. Solar panels in residential zoning districts shall be designed to minimize
1127 visual impacts from the public right-of-way to the extent that doing so
1128 does not affect the cost or efficacy of the system.
- 1129 ii. On-site battery storage shall be reported to the Warren County Emergency
1130 Management Coordinator.
- 1131 iii. All power transmission lines from a ground-mounted solar energy system
1132 to any structure must be located underground.
- 1133 iv. A Building Permit application for any solar panel shall include a site plan
1134 clearly showing the location of all solar panel arrays. The application shall
1135 be routed to the local fire protection district and Warren County
1136 Emergency Management for review and approval prior to issuance of a
1137 permit.
- 1138 2. Non-Commercial, Small-Scale, Personal Wind Generators:
- 1139 a. Setbacks: The following setback requirements shall apply to all personal wind
1140 generators provided that the site distance shall be measured from the center of the
1141 system foundation to the nearest point of the abutting dwelling, occupied
1142 structure, community building, non-participating property, overhead utility line,
1143 electric substation, public road right-of-way, railroad right-of-way, or unoccupied
1144 structure. All other structures shall comply with the applicable setbacks as defined
1145 by the base zoning district. Each wind generator system and components shall be
1146 sited as follows:

- 1147 i. Setback a minimum required distance of the total height of the system
1148 from any abutting dwelling, occupied structure, community building, non-
1149 participating property, overhead utility line, electric substation, public
1150 road right-of-way, railroad right-of-way, or unoccupied structure, unless a
1151 variance waiving property line setback is obtained from the Board of
1152 Adjustment.
- 1153 ii. No setback shall be required between a personal wind generator and any
1154 existing abutting dwelling, occupied structure, or unoccupied structure
1155 located on the applicant's property.
- 1156 b. Height. The maximum height of a personal wind generator shall be eighty (80)
1157 feet. The total height of a system shall be measured as the distance from ground
1158 level to the tip of the system's blade at its highest vertical point. Each wind
1159 generator shall not exceed the height allowed under the determination of no
1160 hazard for that system from the Federal Aviation Administration obstruction
1161 evaluation under 14 C.F.R. pt. 77, as amended.
- 1162 c. Color and Finish. Personal wind generator shall be painted a non-reflective color,
1163 such as gray, white, or off-white. Blades may be black in order to facilitate de-
1164 icing. Finishes shall be matte or non-reflective. The design of the buildings and
1165 related structures shall, to the extent reasonably possible, use materials, colors,
1166 textures, screening, and landscaping that will blend the personal wind generator
1167 into the natural setting and existing environment. Exceptions may be made for
1168 meteorological towers, where concerns exist relative to aerial spray applicators.
- 1169 d. Tower Configuration. All wind turbines that are part of a personal wind generator
1170 shall be installed with a tubular, monopole-type tower. Meteorological towers
1171 may be guyed.
- 1172 e. Lighting. Personal wind generator sites shall not be artificially lighted, except to
1173 the extent required by the Federal Aviation Administration (FAA) or other
1174 applicable authority. Lighting, including lighting intensity and frequency of
1175 strobe shall adhere to but not exceed requirements established by FAA permits
1176 and regulations. Lighting shall use the Aircraft Detection Lighting System
1177 (ADLS) to minimize flashing lights. Techniques shall be implemented to prevent
1178 casting glare from the site. Red strobe lights are preferred for night-time
1179 illumination to reduce impacts on migrating birds. Red pulsating incandescent
1180 lights should be avoided. Exceptions may be made for meteorological towers,
1181 where concerns exist relative to aerial spray applicators.
- 1182 f. Utility Connections. All utility connections from the personal wind generator
1183 system must be underground unless the landowner can demonstrate the need for
1184 an overhead line. An overhead line may be approved by variance by the Board of
1185 Adjustment.
- 1186 g. Safety.

- 1187 i. Control equipment must be enclosed and secured from unintentional
1188 access.
- 1189 ii. All personal wind generators shall provide a visible sign including a notice
1190 of no trespassing, a warning of high voltage, and the phone number of the
1191 owner/operator to call in case of emergency at all locked entrances.
- 1192 iii. Speed Control. Every personal wind generator shall be equipped with
1193 manual (electronic or mechanical) and automatic over speed controls to
1194 limit the blade rotation speed within the design limits of the specific
1195 system.
- 1196 iv. Shadow Flicker. Shadow flicker shall be limited to a total of thirty (30)
1197 hours in any consecutive twelve (12) month period under planned
1198 operating conditions as indicated by industry-standard computer modeling
1199 measured from an abutting dwelling or community building.
- 1200 h. Noise. Audible noise due to personal wind generator site operations shall not
1201 exceed forty-seven (47) dBA for any period of time, from the system when
1202 measured at an abutting dwelling or community building.
- 1203 i. Additional Standards. Personal wind generators shall be designed to minimize
1204 visual impacts from the public right-of-way to the extent that doing so does not
1205 affect the cost or efficacy of the system.
- 1206 j. On-site battery storage shall be reported to the Warren County Emergency
1207 Management Coordinator.
- 1208 k. A Building Permit application for any personal wind generator shall include a site
1209 plan clearly showing the location of the wind system. The application shall be
1210 routed to the local fire protection district and Warren County Emergency
1211 Management for review and approval prior to issuance of a permit.