

Title V - Property and Land Use

Chapter 41 Zoning - Districts and Boundaries

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41.01 Zoning 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 Zoning District
- RR Rural Residential Zoning District
- PR Planned Residential Zoning District
- VR Village Residential Zoning District
- PCD Planned Community Development Zoning District
- C Commercial Zoning District
- LI Light Industrial Zoning District
- HI Heavy Industrial Zoning District
- FPC Floodplain and Conservation Zoning 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 Wastewater Treatment 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

- 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 (Agricultural) zoning district.
- 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.
- 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.
- Public or community water supply facilities shall be state-permitted and are defined in Chapter 40, General Provisions and Regulations.

- e. Public or community wastewater treatment facilities 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 (Floodplain and Conservation) zoning district must comply with Chapter 45, Flood Plain Management, and all applicable state, regional, and federal regulations.

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41.02 AG (Agricultural) Zoning District Regulations

The AG (Agricultural) Zoning 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 Zoning District Example Development Pattern.

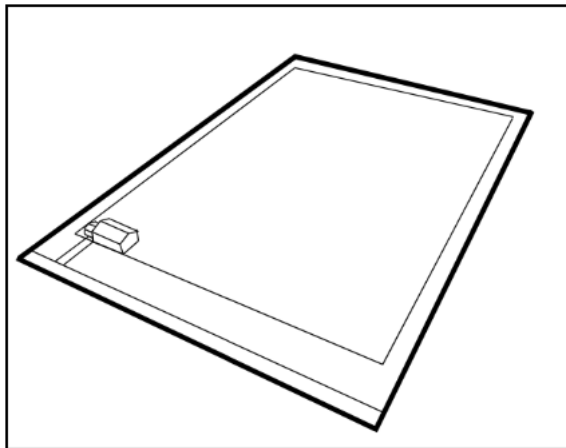


Figure depicts a traditional ten (10)-acre farm family dwelling pattern situated within the context of a larger quarter-quarter section (not shown), reflecting the intended character and development scale for the zoning district.

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 Zoning District Bulk Regulations

Minimum Lot Area 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, measured as gross net area. <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)
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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 two (2)-acre non-farm lot and parent tract divisions.

	nominal acres, measured as net lot area, exclusive of public rights-of-way. No farm lot may be divided from a parent tract unless it meets the 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 40.24 and 40.25 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 in Chapter 46.
Development Access to Paved Public Road Required?	No
Connection to Public/Community Water Required?	No
Connection to Public/Community Wastewater Treatment Required?	No
Paving Within Development Required?	No

41.03 RR (Rural Residential) Zoning District Regulations

The RR (Rural Residential) Zoning 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 zoning district 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 Zoning District Example Development Pattern.

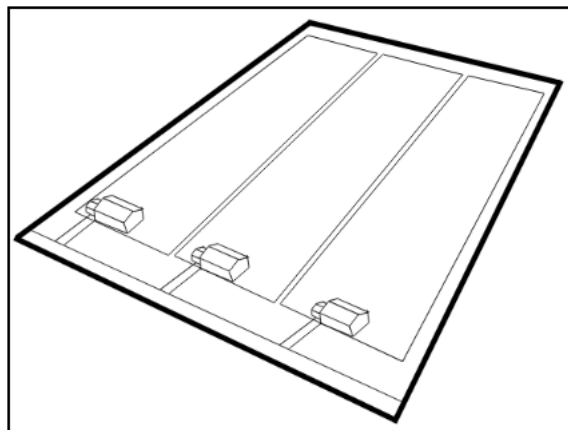


Figure depicts two (2)-acre, low-density single-family dwellings within a quarter-quarter section, reflecting the intended character and development scale for the zoning district.

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 Zoning District 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 (Buildings and Structures)	Principal: Fifteen (15) feet Accessory: Twenty (20) feet
Minimum Rear Yard Setback (Buildings and Structures)	Principal: Fifty (50) 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 40.24 and 40.25 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 Wastewater Treatment Required?	No
Paving Within Development Required?	No

41.04 PR (Planned Residential) Zoning District Regulations

The PR (Planned Residential) Zoning District is intended to provide for low to moderate density residential development in a traditional, suburban-style single-family subdivision pattern. This zoning district is designed for areas near cities and along County growth corridors.

Figure 3: PR Zoning District Example Development Pattern.

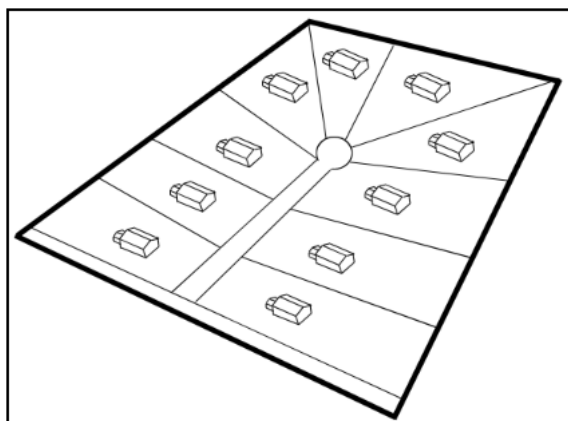


Figure depicts one (1)-acre, low- to moderate-density suburban single-family dwellings within a quarter-quarter section, reflecting the intended character and development scale for the zoning district.

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 hereof.

Table 4: PR Zoning District 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 40.24 and 40.25 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 Wastewater Treatment Required?	Yes
Paving Within Development Required?	Yes

41.05 VR (Village Residential) Zoning District Regulations

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

Figure 4: VR Zoning District Example Development Pattern.

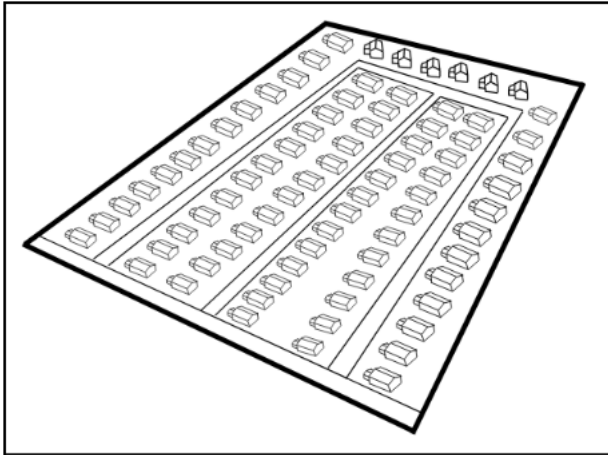


Figure depicts existing one quarter (.25)-acre higher density traditional, single-family dwellings within a quarter-quarter section, reflecting the intended character and development scale for the zoning district.

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 hereof.

Table 5: VR Zoning District 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 40.24 and 40.25 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 Wastewater Treatment Required?	Yes
Paving Within Development Required?	Yes

41.06 PCD (Planned Community Development) Zoning District Regulations

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

Figure 5: PCD Zoning District Example Development Pattern.

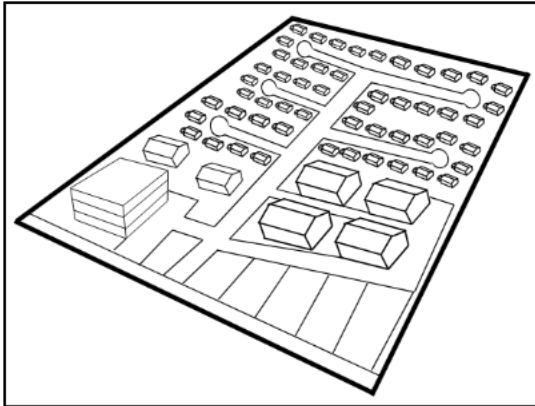


Figure depicts a potential planned community development with a mix of residential and non-residential uses at varying densities within a quarter-quarter section, reflecting the intended character and development scale for the district.

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

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

Table 6: PCD Zoning District 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 Planned Community Development Master 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 40.24 and 40.25 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 Wastewater Treatment Required?	Yes
Paving Within Development Required?	Yes

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

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

1. Establishment. The creation of a PCD (Planned Community Development) Zoning District shall occur through a legally recorded amendment to the Warren County Zoning Ordinance Text Amendment process, delineating development requirements, a Rezoning process, and a Planned Community Development Master Plan that specifically establishes the 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.

9. Public/Community Water Facility. The developer shall provide, within the Planned Community Development, a public/community potable water supply, treatment, and disposal facility which shall be of sufficient size and design as determined by a Professional Engineer licensed in the State of Iowa and approved by the State of Iowa to supply potable water to each of the structures to be erected in the development. The developer shall also provide a fire hydrant within six hundred (600) feet of each structure if a sufficient water supply exists. The facility shall be owned, operated, and maintained by the developer, a homeowners' association, rural water district, or another responsible entity acceptable to the County Environmental Health Department and IDNR.
10. Public/Community Wastewater Treatment Facility. The developer shall provide, within the Planned Community Development, a public/community wastewater treatment facility which shall be of sufficient size and design as determined by a Professional Engineer Licensed in the State of Iowa and approved by the Iowa Department of Natural Resources (IDNR), to serve all existing and proposed structures in the development. The facility shall be owned, operated, and maintained by the developer, a homeowners' association, or another responsible entity acceptable to the County Environmental Health Department and IDNR.
11. Drainage and Stormwater Management. The developer shall provide adequate systems for both surface water drainage and stormwater management within the Planned Community Development. Such systems shall
- a. Be designed to collect, convey, and control surface water runoff in a manner that protects adjoining properties and rights-of-way from flooding, erosion, or other adverse impacts.
 - b. Comply with the Statewide Urban Design and Specifications (SUDAS) standards, Chapter 46 Subdivision Regulations, and any other applicable County, state, or federal requirements.
 - c. Incorporate natural drainage features to the maximum extent feasible, including swales, wetlands, or vegetated buffers.
 - d. Allow retention or detention ponds to count toward required open space only if designed as usable amenities (i.e., with trails, landscaping, or recreation features).
 - e. The developer shall submit plans for the development to the County Zoning Department, the County Environmental Health Department and the Iowa Department for Natural Resources for review. The Planned Community Development shall not be approved until all criteria have been met for the PCD Zoning District.
12. Access and Circulation. Principal vehicular access to the development shall be from roads capable of supporting existing traffic and the traffic that will be generated by the development. Access points shall be designed to provide smooth traffic flow, controlled turning movements, and minimum hazard to vehicular or pedestrian traffic. No streets or roads within the development shall connect to exterior streets in any such way as to

encourage use of local streets as through-streets. The streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development. Roads, streets, rights-of-way, parking areas, and other pavements within a proposed development shall be designed and constructed in accordance with the minimum specifications prescribed by the Warren County Engineer. Roads, streets, rights-of-way, parking areas, and other pavements within a proposed development located within the two (2)-mile extraterritorial review area of a City shall be designed and constructed in accordance with the minimum specifications prescribed by that City exercising extraterritorial review.

13. Utilities Easements, Rights-of-Way, and Other Easements. All existing utility easements, rights-of-way, and other easements shall be identified in 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 40.24 and 40.25 of the Zoning Ordinance.
15. Building Coverage. The maximum percentage of net developable area that may be covered by buildings within a PCD (Planned Community Development) shall be as follows:
 - a. Only Residential Uses. 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 PCD (Planned Community Development) Zoning 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 Planned Community Development Master 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:
- Every dwelling shall have access to a street, court, walkway, or other area dedicated to public use, and no structures for uses other than single family dwellings shall be erected within twenty-four (24) feet of any other structure.
 - Common open space for the leisure and recreation of PCD residents or occupants only shall be owned and maintained in common by them, through a homeowner's association.
 - The Planned Community Development Master Plan shall include such provisions for the ownership.
 - Maintenance of the common open spaces as are reasonably necessary to ensure its continuity, care, conservation, and maintenance, and to ensure that remedial measures will be available to the County Board of Supervisors if the common open space is permitted to deteriorate, or is not maintained in a condition consistent with the best interests of the Planned Community Development or of the entire County.
19. Community Services and Facilities. Planned Community Developments shall provide adequate community services and facilities to serve the anticipated residents, employees, and visitors of the development. At a minimum: The developer shall provide a hazard mitigation shelter for people to take refuge during storms or other natural hazards. Such shelter may include a storm shelter or other emergency refuge facility, and shall be designed and constructed in compliance with applicable state and federal standards. The type, size, and location of the shelter shall be reviewed and approved by the County in consultation with the County Emergency Management Department.
20. Walkways. Walkways shall be provided to form a logical, safe, and convenient system. All walkways shall be located to minimize contacts with normal vehicular traffic and shall have street crossings held to a minimum.
21. Landscaping and Planting Areas. The applicant or developer shall prepare and submit a Landscaping Plan as a part of the final plan, which shall include a detailed planting list with sizes and species indicated to be approved by the Board of Supervisors. In assessing the Landscaping Plan, the Board of Supervisors shall consider the natural features of the particular site, the architectural characteristics of the proposed structures and the overall scheme of the PCD Master Plan. Any part of a Planned Community Development not used for structures, parking and loading areas, or access ways shall be landscaped or otherwise improved.
22. Fencing and Screening. When a non-residential use within a PCD Zoning District abuts the AG or a residential zoning district, the owner or developer of the PCD shall, at their expense, provide a solid or semi-solid fence or wall at least six (6) feet high, but not more than eight (8) feet in height, with a minimum opacity of eighty percent (80%) per square

foot, along the shared boundary. This requirement shall not apply where the non-residential use and the adjoining AG (Agricultural) or residential zoning district are separated by a road right-of-way.

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

41.07 C (Commercial) Zoning District Regulations

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

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 7: C Zoning District 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 (Agricultural) zoning district: Fifty (50) feet. When adjacent to a residential zoning 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 40.24 and 40.25 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 Wastewater Treatment Required?	Yes
Paving Within Development Required?	Yes

41.08 LI (Light Industrial) Zoning District Regulations

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

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.

Table 8: LI Zoning District 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 (Agricultural) zoning district: Seventy-five (75) feet. When adjacent to a residential zoning 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 40.24 and 40.25 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 Wastewater Treatment Required?	Yes
Paving Within Development Required?	Yes

41.09 HI (Heavy Industrial) Zoning District Regulations

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

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 9: HI Zoning District 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 (Agricultural) zoning district: Seventy-five (75) feet

	When adjacent to a residential zoning 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 40.24 and 40.25 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 Wastewater Treatment Required?	Yes
Paving Within Development Required?	Yes

41.10 FPC (Floodplain and Conservation) Zoning District Regulations

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

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 10: FPC Zoning District Bulk Regulations

Minimum Lot Area (net rights-of-way)	Permanent (Non-Farm) 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)	Twenty (20) feet or one (1) story, whichever is lower.
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 zoning 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 Wastewater Treatment Required?	Yes
Paving Within Development Required?	Yes

41.11 Table of Uses

The Table of Uses identifies for each recognized use whether it is principally permitted within a given zoning district (P), (with supplemental standards (P*)), as an accessory use (A), (with supplemental standards (A*)), by Conditional Use Permit (C), (with supplemental standards (C*)) granted by the Warren County Board of Adjustment, or by Interim Use Permit (I), (with supplemental standards (I*)) which is also granted by the Warren County Board of Adjustment. For uses with supplemental 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

Uses that qualify for agricultural exemption, as described in Section 40.04 of this Ordinance and Iowa Code § 335.2, as amended, are exempt from County zoning regulation while so used. Where an agricultural use listed in this table does not qualify for the agricultural exemption, the applicable provisions, including potential supplemental standards in Chapter 42, shall apply.

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
AGRICULTURAL AND RESIDENTIAL USES										
Agriculture and agriculture-related buildings and structures (meeting 40.04 Agricultural Exemption)	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		

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Hunting and fishing areas, as permitted by Iowa Code § 481A, 482, and 484B	C*								P*	Yes
Animal feeding operations (AFOs), as permitted by Iowa Code § 459 and Iowa Administrative Code §567-65	P*									Yes
Non-commercial livestock	P	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*	See applicable zoning district provisions

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Farm dwellings	P	P							P	
Two-family dwellings (duplexes)			C*	C*						Yes
Single-family attached dwellings (townhomes and rowhomes)			C*	C*						Yes
Multi-family dwellings (≥ 3 households and including condominiums and apartments)				C*						Yes
Bed and breakfast homes	C*	C*								Yes
Short-term rentals	A*	A*	A*	A*						Yes
Garage or carports	A	A	A	A						
Accessory structures	A	A	A	A						
Accessory dwelling units (ADUs)	P*	P*	P*	P*						Yes
Tiny homes (on permanent foundation)			C*	C*						Yes

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Mobile homes				C*						Yes
Manufactured homes		P	P	P						
Modular homes		P	P	P						
Mobile home parks				C*						Yes
Temporary dwellings (including travel trailers and portable tiny homes)	C*	C*	C*	C*						Yes
Child care homes, in-home day cares (serving ≤ 6 children), as permitted by Iowa Code § 237A	A	A	A	A						
Family homes, as permitted by Iowa Code § 335.25		P	P	P						
Residential care facilities, as permitted by Iowa Code § 135C		C*	C*	C*		P				Yes
Lodging houses			C*	C*		P				Yes

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Boarding houses, as permitted by Iowa Code § 1350			C*	C*		P				Yes
No impact home-based businesses, as permitted by Iowa Code § 335.35	A*	A*	A*	A*						Yes
Home-based businesses, as permitted by Iowa Code § 335.35	A*	A*	A*	A*						Yes
COMMERCIAL/BUSINESS USES										
Animal hospitals or veterinary clinics (without kenneling)						P*	P*	P*		Yes
Pet cremation services (accessory to animal hospital or veterinary clinic)						C*	C*	C*		Yes
Pet cemeteries	C*					C*	C*	C*		Yes
Kennels, as permitted by Iowa Code § 162	C*					C*	C*	C*		Yes
Public horse stables	C									

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Private horse stables	P	P	P							
Funeral homes or mortuaries, as permitted by Iowa Code § 156						P*	P*			Yes
Crematoriums, as permitted by Iowa Code § 156							C*	C*		Yes
Cemeteries	P*	P*								Yes
Private campgrounds, as permitted by Iowa Code § 557B.1 and Iowa Administrative Code § 701-216.4(423)						I*				Yes
Private aircraft landing fields	C								C*	Yes
Event centers						C*				Yes
Hotels and motels						P				
Private clubs and lodges						P	P	P		

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Business services (banking, loaning, travel agencies, real estate)						P		P		
General retail stores and services (clothing and accessories, pharmacy, antique store, art gallery, florist, book store, and similar uses)										
Personal services (beauty/barber shops, massage, medical, dental, optical)						P				
Food services (grocery stores, markets, coffee shops, bakeries, restaurants)						P				
Mini self-storage facilities						C	P	P		
Automotive, mobile home, trailer, and/or farm implement sales						P*	P*	P*		Yes
Internet car sales, inventory on site						C*				Yes

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Internet car sales, inventory off-site		C	C	C		P				
Automobile services (fuel, tires, accessories, repairs, car wash, parking)						P	P	P		
Gas stations						C	C*	C*		Yes
Bag, carpet, and rug cleaning services							P*	P*		Yes
Carpentry, sheet metal, and sign painting shops						P*	P*	P*		Yes
Equipment services (household appliances, photography, record shops)						P	P	P		
Off-premise advertising signs (including billboards) as permitted by Iowa Administrative Code § 761-117	A*					P*	P*	P*		Yes

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Electronic message centers (EMCs)						C*	C	C*		
Adult uses or specified sexual activities						C*				Yes
PUBLIC/SEMI-PUBLIC USES										
Indoor recreation facilities	P*	P*				P*	C*			Yes
Outdoor recreation facilities	P*	C*				P*			C*	Yes
Temporary large assemblies (carnivals, circuses, rodeos, concerts, music festivals, fairs, etc.)	I*					I*	I*			Yes
Forests and wildlife preserves	P	P							P	
Government and public buildings (including utility buildings and structures)	C									
Public campgrounds	C*								C*	Yes
Place of worship	P*	P*	P*	P*		P*			C*	Yes

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Public and parochial schools, elementary and secondary, colleges and universities, and other educational institutions with Warren County public schools curriculum	P*	P*	P*			P*				Yes
Child care centers (serving ≥ 7 children), as permitted by Iowa Code § 237A	C*	C*	C*	C*		P*				Yes
Publicly owned airports and landing fields	C									
Outdoor shooting ranges, gun clubs, and similar uses, as permitted by Iowa Code § 657.9	C*									Yes
Indoor shooting ranges, gun clubs, and similar uses, as permitted by Iowa Code § 657.9						P*	P*	P*		Yes
INDUSTRIAL/UTILITY USES										

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Ammonia storage and pumping facilities	C									
Anhydrous ammonia storage and/or pumping facilities								P		
Appliance de-manufacturing as permitted by Iowa Administrative Code § 567-118							P*	P*		
Automobile assembly and major repair services							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
Composting facilities								C		
Contractor facilities maintenance and warehousing	C									
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
Enameling, lacquering, and japanning							P	P		
Foundry casting lightweight non-ferrous metals, or electric							P	P		

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
foundry not causing noxious fumes or odors										
Manufacturing – assembly of previously prepared products (cloth, leather, paper, plastics, metals, stone, wood, etc.)							P	P		
Manufacturing – wood products, light (small woodshops, custom slab fabrication, cabinetry, etc.)	I						P	P		
Manufacturing – wood products, heavy (sawmills, planing mills, etc.)							P	P		
Manufacturing – assembly/storage of explosives								P		
Manufacturing – bottling, ice production, and cold storage facilities							P	P		

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Manufacturing – cement, lime, gypsum, and plaster of paris								P		
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,							P	P		

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
light sheet metal products, including heating and ventilating equipment										
Manufacturing – production/storage of acid								P		
Mining and extraction of minerals and raw materials							I*	I*		Yes
Petroleum/petroleum products refineries								P		
Non-combustible materials landfills							I*	P*		Yes
Printing and publishing facilities							P	P		
Processing and packing of cosmetics, pharmaceuticals, and food products							P	P		
Sanitary landfills, solid waste disposal facilities, and yard waste composting facilities	I									

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Temporary asphalt or concrete plants								I*		Yes
Public water supply and wastewater treatment facilities	C*						C*	C*		Yes
Reduction or dumping of garbage, offal, or dead animals								P		
Research and development facilities							P	P		
Shipping containers	C*					C*	C*	C*		Yes
Slaughterhouses, meat packing and processing plants, and stockyards								P		
Smelting facilities (ores or metallurgical products)								P		
Private (non-commercial) towers/antennas	A	A	A	A	A	A	A	A	A	
Communication (commercial) towers/facilities	C*					C*	C*	C*		Yes

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
Temporary buildings for construction work	A	A								
Truck terminal or yard							P	P		
Underground storage of flammable liquids – not exceeding 50,000 gallons							P	P		
Wholesale business or warehouse						P	P	P		
Wholesale storage of gasoline								P		
Personal renewable energy systems (including personal solar energy conversion system (P-SECS), personal wind energy conversion system (P-WECS), and accessory battery energy storage system (A-BESS))	A*	A	A*	A*						Yes
Commercial renewable energy systems (including commercial solar energy conversion system	I*						I*	I*		Yes

Use	Zoning District									Supplemental Standards (Chapter 42)?
	AG	RR	PR	VR	PCD	C	LI	HI	FPC	
(C-SECS), commercial wind energy conversion system (C-WECS), and commercial battery energy storage system (C-BESS))										

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