

**100.15 PRINCIPAL PERMITTED USES.** Only the following uses of structures or land shall be permitted in each applicable zoning district.

<b>PRINCIPAL PERMITTED USES</b>										
<b>Regulator</b>	<b>Zoning District</b>									
	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	M-1	M-2
<b>Agricultural and Agri-business uses</b>										
Animal hospital, veterinary clinic		PR					PR	PR		
Animal husbandry of exotics such as furbearing animals, wildlife parks, aquatic farms	SU	SU								
Animal husbandry, including raising and breeding of domesticated animals such as poultry and livestock, but not including commercial feed lots, poultry farms, dairies or confinement facilities	P	P	P							
Commercial feed lots, poultry farms, dairies or confinements	PR	PR								
Crop farming of usual products such as vegetables, fruits & vineyards, trees, and hay; grain storage and accessory drying facilities	P	P	P	PR	PR	PR	P	P	P	P
Farm equipment repair including blacksmith, welding, & mechanical repair		P							P	P
Farmer's markets		P					P	P		
Grain elevators, storage and wholesale distribution of grains; custom cleaning and grain drying		P								P
Horse stables, kennels	PR	PR								
Livestock sale barns, storage and sale of livestock and feed provided dust is effectively controlled.		SR								
Nurseries, greenhouses and truck gardens.	P		P						P	
Sales of feed, seed, fertilizer and agricultural chemicals except ammonia.	P	P							P	
Salvage operations for farm-related activities	SU									
Storage and pumping of anhydrous ammonia.		SU								
Storage and repair of custom hire machinery, equipment and supplies incidental to farming including tillage equipment, chemical application equipment (ground types only) and similar uses.	P	P							P	P
Tiling contractor storage and repair facilities	P	P							P	P
Wineries including accessory wine sales, banquet rooms, catering and food sales and vineyards		PR					P	P		
<b>Residential uses</b>										
<b><u>Dwellings</u></b>										
Single-family dwelling, including manufactured homes, (on permanent foundation)	P		P	P	P					
Two-family dwellings (duplexes).				P	P					
Townhomes, attached (up to 6 du/building and 8 du per acre).					PR					

Regulator	Zoning District									
	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	M-1	M-2
Multiple-family dwellings (up to 24 du/building and up to 12 du/acre)					PR					
Accessory Caretaker dwelling									P	P
Mobile Home Parks, including mobile home dwellings but not mobile home sales or display						PR				
Mobile Homes (skirted)	P									
<b><u>Group Homes</u></b>										
College or University dormitories, sororities and fraternities					SU					
Family homes as permitted by and as limited by Section 335.25, Code of Iowa			P	P	P					
Group Homes, Boarding House					SU					
Seniors Assisted & Independent Living Facilities, Nursing Homes					SU					
<b><u>Institutional uses</u></b>										
<b><u>Religious &amp; Cemeteries</u></b>										
Churches, chapels, temples and similar places of worship including Sunday school building.	P		P	P	P					
Cemeteries, including pet cemeteries	PR		PR	PR						
Mausoleums and crematories	PR									PR
Funeral Home			P				P			
<b><u>Civic</u></b>										
Forests or wildlife preserves	P	P	P	P	P	P	P	P	P	P
Private libraries, museums and similar institutions							P	P		
Private clubs, lodges or veterans organizations, except those holding a beer or liquor license					P		P	P		
Public buildings used by any department of the township, County, State or Federal government.	P	P					P	P		
Public museums, libraries, or community centers and similar cultural, administrative or public services uses.			P	P	P		P	P		
Public parks or playgrounds	P		P	P	P	P	P	P		
<b><u>Social services</u></b>										
Detention facilities, halfway houses					P					
Homeless shelters, food banks, soup kitchens					P					
<b><u>Educational</u></b>										
Boarding Schools					P					
Child Care, including licensed daycares, nursery schools and preschools.					SU		P	P		
Colleges and universities, public or private, including classrooms, offices, and athletic fields.	P		P		P		P	P		
Commercial trade schools and business colleges.						P	P	P		
Elementary and secondary schools, excluding Boarding Schools	P		P	P	P					

Regulator	Zoning District									
	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	M-1	M-2
<b><u>Medical</u></b>										
Blood banks, plasma centers							P	P		
Hospice services					P		P			
Hospitals, Clinics, Emergency care centers								P		
Medical & Dental offices, excluding clinics							P	P		
Opticians, including equipment sales and repairs							P	P		
Substance abuse treatment centers (in-patient)					P					
<b>Commercial uses</b>										
<b><u>Automotive</u></b>										
Convenience stores, gas stations, car washes							PR	PR		
Major repair garages including towing, vehicle assembly and body shops but not including vehicle wrecking, salvage yards or used parts yards									P	P
Minor repair garages, including vehicle servicing	SU						P	P		
Tire and auto accessory store.	SU						P	P		
Vehicle, trailer, mobile home, and farm implement establishments for sales or lease; but excluding wrecking and used parts yards.	SR							P		
Wrecking and used parts yards										SU
<b><u>Retail</u></b>										
Birds or pets, pet food and supplies							P	P		
Guns and ammunition stores								P		
Home improvement stores, garden supply, and lumber yards including outdoor sales but excluding contractor building materials yards								P		
Retail shops (less than 30,000 sf ) including apparel, furriers, accessories, consignment, book, music, toy, florist, gift, card shops							P	P		
Retail stores (greater than 30,000 sf) including grocery, packaged liquor, drug, hardware, paint, arts & crafts, hobby, sporting goods, appliance and home entertainment stores								P		
Shopping plazas, strip malls, shopping malls								P		
<b><u>Consumer Services</u></b>										
Animal grooming							P	P		
Audio-visual sales and production, including broadcast studios, and film developing studios								P	P	
Clothing rental & repair shops including tailors, dressmakers, costume rentals							P	P		
Commercial dry cleaning or dyeing facilities with on-site processes								P	P	
Commercial laundry or diaper services, including Laundromats							P	P		
Drop off and pick up stations for dry cleaning and film, but not including on-site processes							P	P	P	

Regulator	Zoning District									
	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	M-1	M-2
Equipment repair shops including repair of appliances, bicycles, instruments, leather goods, and locksmith shops							P	P	P	
Exterminators, taxidermy								P	P	
Packaging and shipping shop but not including trucking							P	P		
Pawn shops								P		
Salons - Beauty, barber, tanning, manicure, masseur salons & spas excluding adult entertainment							P	P		
Small accessory repair shops for jewelry, watches, hats, shoes							P	P		
Studios - dance, martial arts, photography							P	P		
Tattoo and body piercing parlors							P	P		
Upholstering shops								P	P	
<b><u>Office</u></b>										
Agencies - Travel, real estate, and similar agencies							P	P		
Financial institutions, banks, and loan offices							P	P		
Governmental Offices							P	P	P	
Professional and commercial offices.							P	P		
Other general office uses							P	P		
<b><u>Lodging</u></b>										
Bed & Breakfast, lodging house	SU				P		P	P		
Campgrounds, RV parks	SU	P					PR	PR		
Hotels, Motels								P		
<b><u>Food Services</u></b>										
Banquet halls; lodges and social clubs holding a beer permit or liquor license							P	P		
Catering services							P	P		
Commercial Bakeries								P	P	
Meat markets, butcher shops							P	P	P	
Milk and dairy stores and distribution stations, excluding processing							P	P	P	
Restaurants, drive-thru								PR		
Restaurants - sit-down cafes & delicatessens but excluding drive-thrus							P	P		
Taverns or similar drinking establishments							P	P	P	
<b><u>Miscellaneous</u></b>										
Other automotive, retail, consumer service, office, lodging or food services establishments determined by the Zoning Administrator to be equivalent to the permitted uses listed above for the appropriate zoning district							P	P		

Regulator	Zoning District									
	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	M-1	M-2
<b>Recreation &amp; Entertainment uses</b>										
<b><u>Commercial Entertainment (indoors)</u></b>										
Adult entertainment businesses									P	
Amusement parks, arcades								P	P	
Billiard halls, bowling alleys							P	P		
Exhibition halls and meeting areas							P	P		
Fitness Centers, health clubs and gyms							P	P		
Theaters, indoor							P	P		
<b><u>Commercial Recreation (primarily outdoors)</u></b>										
Drive-in theaters, outdoor theaters								PR	PR	
Ball fields, soccer fields, sports fields, or similar recreational uses and facilities	SU		SU	SU	SU	SU				
Gun clubs, firing & archery ranges, trap shooting and similar uses.		SU							SU	SU
Miniature golf courses, paint ball range								SU		
Public or Private golf courses, driving ranges and country clubs, including accessory swimming pools and tennis courts	SR		SR	SR	SR		SR	SR		
Racetracks for motorized vehicles, drag strips, dirt bike and snowmobile tracks		SU								SU
Riding Stables, corrals, rodeos	SU									
Swimming pools, aquatic centers, skating rinks,							P	P		
Temporary enterprises involving large assembly of people/automobiles such as carnivals, circuses, rodeos, show rings, music festivals, sporting events, farm machinery shows, and related auctions.	SU	SU							P	P
<b>Industrial uses</b>										
<b><u>Laboratories</u></b>										
Experimental, film or testing labs									P	P
<b><u>Manufacturing and Processing</u></b>										
Abattoirs, slaughter houses, meat packing and processing plants and stockyards, and distillation of bones.										P
Blacksmith, welding, cooperage or other metal shops including enameling, lacquering or painting with controlled emissions not causing noxious fumes/odors; excluding drop hammers and the like										P
Carpenter, sheet metal and sign painting shops									P	P
Foundry casting lightweight non-ferrous metals or electric foundry, not causing noxious fumes or odors.										P
Furniture stripping and refinishing										P
Manufacture and repair of electric signs, advertising structures, light sheet metal products, and heating & ventilating equipment.									P	P

Regulator	Zoning District									
	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	M-1	M-2
Manufacture and storage of hazardous materials and explosives										SU
Manufacture of musical instruments, novelties and molded rubber products.									P	P
Manufacture of pottery or other similar ceramic products, using only previously pulverized clay and kilns fired only by electricity or natural gas.										P
Manufacture or assembly of electrical appliances, instruments and devices.									P	P
Manufacturing creameries, bottle works, wholesale ice and ice cream plants, cold storage warehousing and distribution stations.										P
Manufacturing of fertilizer, gas or glue rendering										SU
Manufacturing, compounding, assembling or treatment of articles from previously prepared materials such as bone, cloth, cork, fiber, leather, paper, plastics, metals or stones, tobacco, wax, yarns and wood.									P	P
Manufacturing, distribution, compounding, processing, packaging or treatment of cosmetics, pharmaceuticals, and food products, except fish and meat products, cereals, sauerkraut, vinegar, yeast, stock feed, flour, and the rendering or refining of fats and oils.										P
Mineral smelting or reduction of ores or metallurgical products.										SU
Mining and extraction for the sale of minerals and raw materials including sand and gravel pits, with restrictions.	SR									SR
Petroleum or petroleum products refining, including ethanol refining										SU
Printing and/or publishing houses									P	P
Sawmill, planing mill, tree services, fire wood storage and manufacture of wood products not involving chemical treatment.										P
<b><u>Construction</u></b>										
Concrete mixing, concrete products manufacture, including cement, lime, gypsum or plaster of paris										P
Contractor equipment and materials storage yards, including hauling services, or rental of equipment commonly used by contractors.									P	P
Temporary heavy construction services including asphalt or concrete mixing and aggregate crushing and screening	SU									SU
<b><u>Warehousing &amp; Freight handling</u></b>										
Mini-storage facilities								P	P	P
Wholesale or warehouse businesses including cold storage plants and freight terminals									P	P

Regulator	Zoning District									
	A-1	A-2	R-1	R-2	R-3	R-4	C-1	C-2	M-1	M-2
<b><u>Yards</u></b>										
Auction houses including antiques and farm sales and storage yards									P	P
Flammable liquid storage yard, underground storage only										SU
Garbage, offal or dead animal reduction or dumping										SU
Outdoor storage of sand and gravel and wholesale distribution yards									P	P
Salvage yards including auto wrecking and salvage, used parts sales and junk, iron, rag storage or bailing.										SR
<b>Transportation &amp; Utility uses</b>										
<b><u>Transportation</u></b>										
Aircraft landing fields and airports, equipment repair and maintenance	SU									
Public parking lots and garages							P	P		
Rail switch yards, equipment repair and maintenance										
Truck terminal yards, equipment repair and maintenance										
<b><u>Utilities</u></b>										
Natural gas transmission, regulating and storage facilities.	SU		SU						SU	SU
Electrical substations	SU		SU						SU	SU
Microwave, radio, television and cellular telephone communication towers and exchanges.	SR	SR								
Sanitary landfills, solid waste disposal facilities and yard waste composting facilities, recycling operations										SU
Water supply and storage tanks, sewage treatment facilities, lagoons and lift stations (private, serving adjacent subdivision)			SU	SU						
Water supply and storage tanks, sewage treatment facilities, lagoons and lift stations (public).	SU	SU								
Commercial Wind Farms	SU	<del>SU</del>								
<b>Small Wind Energy Conversion Systems (SWECS)</b>	<b>P</b>	<b>P</b>	<b>SU</b>	<b>SU</b>	<b>SU</b>	<b>SU</b>	<b>SU</b>	<b>SU</b>	<b>SU</b>	<b>SU</b>
<b>Key</b>										
P = Permitted Use										
PR = Permitted Use With Restrictions										
SU = Special Use Permit required										
SR = Special Use Permit required, with restrictions										
Blank = Use Not Permitted										