

February 1, 2018: recommendation from the Sioux County Planning and Zoning Commission, to the County Board of Supervisors:

That the following changes shall be made to the Sioux County Zoning Ordinance:

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| P v | Table of Contents: Article XVII: Additional Use Regulations, Section 17.4. add 'AND OFF PREMISES BUSINESSES' |
| P 9 P 17 P 19 P 26 P26 P 28 | <p>Article III Definitions/Use Classifications</p> <p>Add to 3.1 Definitions:</p> <p>'EVENTS CENTER: Facility for conducting weddings/receptions, vendor fairs, family reunions, business meetings, etc.'</p> <p>'STABLE, COMMERCIAL: Any property, building or commercial establishment in which more than three (3) Equine (horse, donkey, mule) are housed, groomed, bred, boarded, trained, or sold, all for a fee or compensation.'</p> <p>'WINERY/MICRO-BREWERY/TAP ROOM: A use engaged in the preparation and retail sales of alcoholic beverages for consumption on the premises.'</p> <p>Section 3.2.3: General Description of Commercial Use types:</p> <p>Amend definition S. KENNEL, COMMERCIAL: replace 'six (6)' with 'three (3)'</p> <p>Amend definition T. LIQUOR SALES: add 'cocktail lounge'</p> <p>Add: 'FF.WINERY/MICRO-BREWERY/TAP ROOM: A use engaged in the preparation and retail sales of alcoholic beverages for consumption on the premises.'</p> |
| P 35 P 35 P 36 P 37 | <p>Article V – AGRICULTURAL DISTRICT</p> <p>Insert at beginning of Section 5.3.5: 'Unless otherwise allowed by this Ordinance,'</p> <p>Add Section '5.3.6: Individual agriculturally zoned parcels that include a farm residence may be split for residential purposes once in the lifetime of both the original and resulting parcel provided all of the following criteria are met:</p> <ol style="list-style-type: none"> a. The original parcel is a minimum of four(4), and a maximum of ten(10) net acres in size, and b. There is only one existing dwelling on the original parcel, and c. There is evidence to support a history of no farming (crop) activity for a minimum of five (5) years prior to the division of the parcel under consideration, and d. Each resulting parcel is a minimum of 2 acres net, and e. All other pertinent zoning regulations are met by both the original and resulting parcel, including minimum setback requirements, lot/parcel size, septic requirements, etc., and f. The properties are otherwise determined by the zoning director to be suitable for residential purposes. g. Both parcels are subject to the "Parcel Subdivision" regulations outlined in Section 16.11 of this Ordinance, and h. All residential dwelling units must be constructed in compliance with the "Minimum Requirements for Residential Structures" regulations outlined in Section 17.7 of this Ordinance. Manufactured or mobile homes must be converted to real property in conformance with section 135D.26 of the Code of Iowa.' <p>Add to 5.4 Conditional Uses, Industrial Uses: 'Fuel Storage, Pesticide/Fertilizer Storage & Processing, Chemical Storage, Renewable Energy/Resources Industries, Sanitary Landfill'</p> <p>Add to 5.4 Conditional Uses, Commercial Uses: 'Commercial Recreation, Events Center, Farm Business, Retail or Novelty, Fireworks Sales(requires annual renewal & proof of liability insurance and Fire Marshall Inspection or waiver)'; Stable, Commercial'</p> <p>Add to 5.4 Conditional Uses: 'Public/Private Uses: As deemed appropriate by the Board'</p> <p>Amend 5.6. Site Development Regulations, Agricultural Support Housing Minimum Side Yard Setback (to) '25' [feet]</p> |
| P 42 | <p>Article VI EC - Environmental Conservation District</p> <p>Add to 6.3. Conditional Uses and Structures., under Civic/Public Uses, and Private Uses: 'Other uses deemed appropriate by the Board'</p> <p>Add to 6.3. 'Industrial Uses: Resource Extraction'</p> |
| P 44 P 45 | <p>Article VII RR – Rural Residential District</p> <p>Amend 7.2. Principal Permitted Uses: Replace 'Agricultural Uses' with 'Commercial Uses'</p> <p>Add to 7.2. Permitted Primary Uses: 'Agricultural Uses: Animal Husbandry, non-commercial, limited scope; Stable, Private</p> <p>Add to 7.3. Conditional Uses and Structures'</p> <p>Commercial Uses: 'Stable, Commercial Events Center, Farm Business, Retail or Novelty, Fireworks Sales (requires annual renewal & proof of liability insurance and Fire Marshall Inspection or waiver)'; 'Industrial Uses: Fuel Storage, Pesticide/Fertilizer Storage, Chemical Storage, Renewable Energy, Resources Industries, Sanitary Land Fill'; 'Other Public/Private Uses: As deemed appropriate by the Board'</p> |
| P 57 | <p>Article XI C- Commercial District</p> <p>Amend 11.2. Principal Permitted Uses: Move 'Outdoor Sports and Recreation' to 11.3. Conditional Uses and Structures</p> <p>Add to 11.2. Principal Permitted Uses, Commercial: 'Fireworks Sales (requires annual renewal & proof of liability insurance and Fire Marshall Inspection or waiver)'</p> |
| P 58 | Add to 11.3 Conditional Uses and Structures: 'Public/Private Uses, Other uses as deemed appropriate by the Board' |
| P 60 | <p>Article XII RC – Rural Commercial District</p> <p>Add to 12.2. Principal Permitted Uses, Commercial: 'Fireworks Sales (requires annual renewal & proof of liability insurance and Fire Marshall Inspection or waiver)'</p> |
| P 61 | Add to 12.3 Conditional Uses and Structures: 'Public/Private Uses, Other uses as deemed appropriate by the Board' |
| P 63 | <p>Article XIII LI – Light Industrial District</p> <p>Add to 13.2. Principal Permitted Uses, Commercial: 'Fireworks Sales (requires annual renewal & proof of liability insurance and Fire Marshall Inspection or waiver)'</p> |
| P 64 | Add to 13.3 Conditional Uses and Structures: 'Public/Private Uses, Other uses as deemed appropriate by the Board' |

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| P 66 | Article XIV HI – Heavy Industrial District Add to 14.2. Principal Permitted Uses, Commercial: ‘Fireworks Sales (requires annual renewal & proof of liability insurance and Fire Marshall Inspection or waiver)’ |
| P 67 | Add to 14.3 Conditional Uses and Structures: ‘Public/Private Uses, Other uses as deemed appropriate by the Board’ |
| P 80 P 81 | Article XVI Supplemental District Regulations Add to beginning of 16.10.5 ‘If the pond/lake abuts residential development’ Section 16.11 – add to 1 st paragraph ‘[subdivided ‘for residential purposes’, the....]’; add second paragraph: ‘All parcel subdivisions created for purposes other than those regulated elsewhere by this Ordinance, shall retain the original parcel’s zoning classification, and must meet the minimum site development regulation requirements for the zoning district classification of the original parcel.’; number both accordingly |
| P 96 P 98 P 99 P 100 | Article XVII Additional Use Regulations 17.4. Add to Article submenu and Section subtitle HOME OCCUPATIONS: ‘AND OFF PREMISES BUSINESSES’ 17.4.1 Residential Home Occupations: replace paragraph two with ‘Permits for home occupations issued as an accessory to residential uses shall be renewed every three (3) years and conducted in accordance with the following limitations:’ 17.4.1.B Replace text: ‘members of the immediate family’ with ‘family members’ 17.4.2 Agricultural Home Occupations: replace paragraph two with ‘Permits for home occupations issued as an accessory to residential uses shall be renewed every three (3) years and conducted in accordance with the following limitations:’ 17.4.2.B Replace text: ‘members of the immediate family’ with ‘family members’ ADD section: 17.4.3 ‘Off-Premises Businesses are uses that typically carry on a commercial type use off premises, with only equipment being stored on the premises, for example: construction, excavation, plumbing & electrical, and similar enterprises that are not typically conducted on the premises. Permits for off- premises businesses shall be issued and renewed every three (3) years, when conducted in accordance with the following limitations : A. Equipment or materials associated with the off premises business may be displayed or stored where visible from off the premises, in a neat and orderly fashion. However, the off premises business shall not use the principle use property as a sales lot or display area for products such as automobiles, recreational vehicles or farm machinery and equipment, and B. May have no more than one (1) flush-mounted non-illuminated wall sign not exceeding twelve (12) square feet, and one ((1) non-illuminated yard sign not exceeding twenty (20) square feet and ten (10) feet in height, and C. The storage of equipment related to the business shall not produce external noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference or waste run-off outside of property of the principal use or elsewhere that would be a nuisance to neighboring properties, and D. Shall be permitted only when the business is conducted in accordance with state and federal regulations. |