

# JONES COUNTY, IOWA

## Title VI - PROPERTY & LAND USE

### Zoning Ordinance

#### A - AGRICULTURAL

The Agricultural District is intended to protect agricultural land from non-farm uses and to encourage the development of the rural character of this area by restricting the development of new rural, non-farm dwellings and limiting the amount of land that can be used for a building site. It is further the intent of this district to encourage the proper management of resources and routes of transportation within the district.

#### C1 - COMMERCIAL

The C1 District is intended to establish and preserve a business district convenient and attractive for a wide range of retail uses and businesses, government and professional offices, and places of amusement in a setting conducive to and suitable for pedestrian traffic. It is intended to be a district of small scale buildings, the small size of the principal building, few number of employees, and few traffic generators.

#### C2 - HIGHWAY COMMERCIAL

The C2 District is intended to establish and preserve higher impact commercial areas consisting of shopping centers and commercial strip centers where customers reach industrial business establishments and services from the highway. The intent of this district is to provide a variety of retail uses due to the large size of the principal building, high number of employees, and high traffic generators.

#### INDUSTRY

The intent of this district is to promote orderly development of residential and recreational uses within the designated corridors located in the County. In addition, it is the County's intent to conserve the natural beauty and scenic character of the designated corridors. Also, it is the intent to provide for the compatibility of different land uses and the most appropriate use of land throughout the County Resource Areas.

#### 11 - INDUSTRY

To establish and preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other uses of land uses.

#### 12 - HEAVY INDUSTRY

To establish and preserve areas for necessary industrial and related uses of such a nature that they require isolation from many other kinds of land uses.

#### Legend

- CRAO - Critical Resource Area Overlay
- △ River Accesses (P)
- ▨ P - Public
- ▨ R - Residential
- ▨ A - Agricultural
- ▨ Coproated Areas



This is to certify that this is the "Official Zoning Map" of Jones County, Iowa, adopted this 3rd day of April, 2007.

*Joe Cruise*  
Joe Cruise, Chairman  
Jones County Board of Supervisors

*Jeanie Sulzner*  
Alicia Jeanie Sulzner  
Jones County Auditor

P - PUBLIC  
It is intended that the Public District provide reference to the zoning ordinance of the City of Jones, Iowa, the State of Iowa, Jones County, Cities, or Public School District will be designated Public Use.

P - RESIDENTIAL (INCLUDES R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16, R17, R18, R19, R20, R21, R22, R23, R24, R25, R26, R27, R28, R29, R30, R31, R32, R33, R34, R35, R36, R37, R38, R39, R40, R41, R42, R43, R44, R45, R46, R47, R48, R49, R50, R51, R52, R53, R54, R55, R56, R57, R58, R59, R60, R61, R62, R63, R64, R65, R66, R67, R68, R69, R70, R71, R72, R73, R74, R75, R76, R77, R78, R79, R80, R81, R82, R83, R84, R85, R86, R87, R88, R89, R90, R91, R92, R93, R94, R95, R96, R97, R98, R99, R100)  
The Residential District is intended to provide appropriate locations for rural residential development. Development within a Residential District shall be designed to protect the rural character of nearby agricultural lands, preserve natural resources, and provide access to public recreational facilities. This district is meant to include the Planned Unincorporated Villages of Jones County.

- Planned Unincorporated Villages of Jones County
1. Anson, as per the recorded plat named: Blue
  2. Caron, as per the recorded plat named: Caron
  3. Fenwick, as per the recorded plat named: Fenwick
  4. Addition to the Town of Fenwick, named: Hope
  5. Langworthy, as per the recorded plat named: Langworthy
  6. Oxford Mills, as per the recorded plat named: Oxford Mills
  7. Scotch Grove, as per the recorded plat named: Scotch Grove

PMH - RESIDENTIAL MANUFACTURED HOUSING  
The purpose of the PMH - Residential Manufactured Housing District is to provide for the location of mobile homes, modular homes, manufactured housing, and the development of placement of each residence on separate lots within the

Effective April 30, 2007  
Prepared by KCL  
This map was produced from data maintained in the Jones County GIS system. Spatial data was provided by the State of Iowa, the U.S. Department of Agriculture, and other sources. For more information on GIS products and services, please contact the Jones County Auditor Office at (319) 462-2362.  
Jones County assumes no liability whatsoever associated with the use or misuse of this map, and disclaims any representation from official records and only certifies information required by local government purposes.  
Please direct all questions or comments to the Jones County Land Use Administrator at (319) 462-2725 or luj@jones.iowa.us.

