

ARTICLE IX. "G", CONSERVATION-GREENBELT DISTRICT

Section 1. PERMITTED USES. In the "G", Conservation-Greenbelt District, the following provisions of this article shall apply and the following uses are permitted:

1. Uses described as "farm" under Article V, Section 1, Number 29.
2. Public and private forests and wildlife reservations or similar conservation projects.
3. Public parks, recreation areas, playgrounds.
4. Home occupations.
5. Semi-public recreation areas and centers, including country clubs, swimming pools and golf courses, but not including such uses as miniature golf courses or practice driving tees which are operated for commercial purposes.
6. Public and parochial schools of general instruction.
7. Churches and similar places of worship and instruction including parish houses.
8. Agriculture, truck gardening, nurseries, and orchards.
9. Single family dwellings and manufactured houses that comply with the definition of the single family dwelling.
10. Temporary batch plants for processing gravel, sand, rock, cement, concrete, asphaltic concrete and other like materials for commercial purposes. The plant shall be left up for under 12 months. The temporary facility shall: meet all Iowa Department of Natural Resources Requirements; and shall have dust control at intersections and in front of residences.

Section 2. CONDITIONAL USES. The following uses may be permitted by special exception per the procedures as specified in accordance with Article XX of this Ordinance:

A. The items below shall also be examined prior to approval for any conditional use:

|   |
|---|
| i. Sewage & waste disposal.                 |
| ii. Parking.                                |
| iii. Impact upon scenic quality.            |
| iv. Impact upon prime farmland and erosion. |

1. Mining and extraction of minerals or raw materials. The applicant for the conditional use permit shall submit an environmental assessment that shall at a minimum include how the following items shall be addressed and how they will be impacted: dust, drainage, water quality including ground and surface water, erosion/sedimentation, air quality, recreation facilities, geologic resources on or nearby the site, odor, vibration, physical character of the area, noise, road safety and design, site hazards, and structural safety.
2. Publicly owned and operated buildings, except those whose chief function is an activity conducted for commercial purposes.
3. Temporary sawmills, batch plants, etc... for processing timber, gravel, sand, rock, cement, concrete, asphalt, and other like materials for commercial purposes.

4. Campgrounds for recreational vehicles (hereby referred to as "trailers") provided that the following requirements are met.
  - a. SITE. The park shall be located on a well-drained site, properly graded to insure rapid drainage and freedom from stagnant pools of water.
  - b. WATER SUPPLY. An adequate supply of pure water for drinking and domestic purposes shall be supplied to meet the requirements of the park. Cold water supply sources numbering not less than twenty-five (25) percent of the number of trailer spaces shall be deemed adequate, provided a water faucet is not further than one hundred (100) feet from any trailer space. The water supply shall be obtained from faucets only. No common drinking cups shall be permitted. An adequate supply of hot water shall be provided at all times in the service building for bathing, washing and laundry facilities.
  - c. SEWAGE DISPOSAL. Waste from showers, toilets, slop sinks and laundries shall be discharged into a public sewer system or into a private sewer and disposal plant or septic tank system in compliance with applicable statutes.
  - d. SANITARY EQUIPMENT AND FACILITIES. Each park shall be provided with toilets, showers, slop sinks and other sanitation facilities which shall conform to the following requirements:
  - e. Toilet facilities for men and women shall be either in separate buildings at least twenty (20) feet apart or shall be separated, if in the same building, by a soundproof wall.
  - f. Toilet facilities for women shall consist of not less than one (1) flush toilet for each ten (10) trailer spaces or fraction thereof, one (1) lavatory or its equivalent and one (1) shower for each twenty (20) trailer spaces or fraction thereof, and one (1) slop sink. Each toilet and shower shall be in a private compartment.
  - g. Toilet facilities for men shall consist of not less than one (1) flush toilet for each fifteen (15) trailer spaces or fraction thereof, one (1) shower for each twenty (20) trailer spaces or fraction thereof, one lavatory or its equivalent for each ten (10) trailer spaces or fraction thereof, and one (1) slop sink. Each toilet and shower shall be in a private compartment.
  - h. Service buildings housing the toilet facilities shall be permanent structures and shall be located not nearer than ten (10) feet nor farther than two hundred fifty (250) feet from any trailer space. Service buildings shall be well lighted, shall be well ventilated with screened openings, shall be constructed of such moisture-proof material, including painted woodwork, and shall permit repeated cleaning and washing. They shall be maintained at a temperature of not less than seventy (70) degrees Fahrenheit. The floors of said buildings shall be of a water-impervious material and shall slope to a floor drain connected with the sewage system in the park.
  - i. Each service building and the park grounds shall be maintained in a clean, slightly condition and kept free from any condition that will menace the health of any occupant or the public or constitute a nuisance.
  - j. GARBAGE. Metal garbage receptacles or a serviceable equivalent shall be provided on the basis of at least one (1) receptacle for every four (4) trailer spaces and shall be located not farther than fifty (50) feet from any trailer space. The cans shall be tightly covered and shall be kept in a sanitary condition. Sufficient receptacles shall be provided to prevent lettering the ground with rubbish and debris.
  - k. FIRE PROTECTION. Each service building shall be equipped with not less than the minimum required fire extinguishers and smoke detectors, as required by state law.
5. The following uses may be permitted by a Conditional Use Permit, provided the following minimum standards are met:
  - a. The owner has a single family dwelling on the same lot of record as of the time of the proposed use;
  - b. There shall be no outside storage of vehicles, equipment, or junk. Trash receptacles shall be screened from public view. The screening shall be a minimum of 5 feet in height. The screening shall be in the form of live trees, evergreens, wooden fencing, or deciduous materials. The screening shall not pose a visual barrier to traffic at intersections. The screening plan shall be submitted with the special use application and be incorporated into the permit;

- c. That there shall be no more than one non-lighted sign on the zoning lot with a total square footage not exceeding 16 square feet and the height shall be no more than 8 feet;
- d. There shall be no discharge of liquid or solid waste into ditches, streams, and rivers, and there shall be no discharge of toxic or non-biodegradable materials;
- e. That the building or premises shall not be rendered objectionable or detrimental to adjoining land owners due to the exterior appearance or the emission of dust, gas, noise, odor, smoke, traffic, or in any other way;
- f. Any buildings for the special use shall be located in the required rear or side yard.
- g. Any buildings for the special use shall not exceed 20 feet in height
- h. Only people that reside on the same zoning lot may be employed at the proposed use.

- 1. Bakeries, retail sales.
- 2. Camera and photographic supply stores.
- 3. Book and stationery stores.
- 4. Electrical repair shops.
- 5. Flower shops.
- 6. Meat markets.
- 7. Public garages, but not including body repair and painting.
- 8. Greenhouses, retail sales.
- 9. Gift shops.
- 10. Hobby shops.
- 11. Personal service shops, such as barber, beauty, tailor, and dressmaking shops.
- 12. Temporary buildings for construction purposes for a period not to exceed the duration of construction.
- 13. Medical offices.
- 14. Restaurants.
- 15. Other uses that are consistent by type of use, use intensity, physical characteristics, style size, and purpose with the uses listed above.

Section 3. PROVISIONAL USES.

- 1. A Bed and Breakfast home is permitted when it meets the following standards:
  - a. Accommodations must be in the family home, which the host/hostess is in residence.
  - b. Accommodations are limited to a maximum of 2 families at any one time.
  - c. Food shall be served only to overnight guests and not to the general public.
  - d. A sign not to exceed 2 square feet in area carrying the name of the bed and breakfast home and host/hostess is permitted on the premises.
  - e. In addition to the required parking spaces for the residence 1 additional space shall be provided for each family accommodated.
  - f. Upon arrival, guests shall register with the host/hostess their names, address and license plate number of the vehicle being used by guests. Records shall be kept for a period of 3 years and

shall be made available for examination by the Hardin County Administrative Officer upon request.

Section 4.       PARKING REGULATIONS. Whenever structures are erected or structurally altered there shall be provided parking spaces on the same lot as the main building in accordance with Article VII.

Section 5.       HEIGHT REGULATIONS. No building hereafter erected or structurally altered shall exceed 3 stories or 42 feet.

Section 6.       AREA REGULATIONS.

1. LOT AREA AND WIDTH. Each and every individual permitted use shall have an average lot width of not less than 300 feet. A zoning lot after a building permit is issued shall not be allowed to be reduced in size to create a non-conforming zoning lot.
2. FRONT YARD. A minimum front yard depth of 50 feet shall be required.
3. SIDE YARDS.       There shall be a side yard on each side of the building, having a combined width of not less than 40 feet, provided that in no case shall either side be less than 20 feet in width.
4. REAR YARD. There shall be a rear having a depth of not less than 50 feet or 20% of the depth of the lot.
5. MINIMUM LOT AREA. 10 acres.