

## **ARTICLE 9 – “UCS” – UNINCORPORATED CITIES AND SUBDIVISIONS**

9.1 PURPOSE - The "UCS" - Unincorporated Cities and Subdivisions Districts are characterized by older, residential subdivisions with some non-residential uses, platted prior to the adoption of zoning or subdivision regulations in Jasper County, with lot sizes and infrastructure that do not meet current regulations and/or standards. The "UCS" Districts include the unincorporated/historical cities of Galesburg, Ira, Kilduff, Newburg, Greencastle, Metz, Vandalia, Clyde, Goddard, Oswalt, Amboy, Fairmont, Rushville, and Turner. No creation of any new "UCS" Districts should be allowed.

### 9.2 PERMITTED PRINCIPAL USES

9.2.1 Detached Single Family Dwellings

9.2.2 Essential Services

9.2.3 Developmentally disabled group homes in compliance with Chapter 335.25 of Code of Iowa.

9.2.4 Family Homes including Elder Family Homes

9.2.5 Child Day Care facilities

9.2.6 Public and private education institutions having a curriculum comparable to that given in public schools and having no rooms regularly used for housing or sleeping.

9.2.7 Public parks, playgrounds, and recreational areas

9.2.8 Churches and other places of worship and Sunday school buildings.

### 9.3 PERMITTED ACCESSORY USES

9.3.1 Uses of land or structures customarily incidental and subordinate to one of the principal permitted uses, unless otherwise excluded.

9.3.2 No accessory buildings are allowed in the front yard.

### 9.4 SIGNS

9.4.1 Real estate signs of a temporary nature, not exceeding two (2) in number per lot, nor larger than six (6) square feet set back five (5) feet from the right-of-way of any highway, street, or road.

9.4.2 Announcement signs, not over thirty-two (32) square feet in area set back at least ten (10) feet from the right-of-way, may be erected on-site of a permitted principal use of a non-residential nature.

9.4.3 One nameplate not exceeding two (2) square feet for each dwelling.

9.4.4 Signs not exceeding fifteen (15) square feet in area, attached to the dwelling or accessory structure, indicating the service or product of a home occupation or home business available at that site.

9.5 CONDITIONAL USES

9.5.1 Bed and Breakfast Homes

9.5.2 Home occupations

9.5.3 Home Business

9.6 PROHIBITED USES

9.6.1 Junkyards

9.6.2 Adult Entertainment Businesses

9.6.3 Livestock

9.6.4 C-WECS

9.7 AREA, HEIGHT, and YARD REQUIREMENTS

	Minimum Lot Area	Front Yard Along State and Federal Roads	Front Yard Along All Other Roads	Side Yard	Rear Yard	Maximum Side Wall Height
Principal Structure <sup>1</sup>	Approved for on-site sewage disposal	60'	25'	10'	20'	24'
Accessory Structures <sup>2</sup>				3'	3'	10'

<sup>1</sup>One additional foot shall be added to every yard for each additional foot of height.

<sup>2</sup>One additional foot shall be added to the side and rear yard for each additional foot of height.