

FORM #801

**INFORMATIONAL
SHEET**



**RURAL ENTERPRISE
BUSINESS**

Pottawattamie County
Planning & Development Department

Rural Enterprise Businesses are a conditional use in certain designated zoning districts. You can refer to the Zoning Ordinance to determine if this land use is a permitted conditional use in the zoning district that your property is located in. The following is the criteria that must be met in order to be able to qualify for applying for a conditional use permit.

8.004.165 RURAL ENTERPRISE BUSINESS: Rural enterprise businesses are intended to be clearly incidental and secondary to the use of the premises as a single-family dwelling. The establishment and continuance of a rural enterprise business shall be subject to the following requirements: (*Ordinance #2004-14/07-01-04*)

- .01 Any new rural enterprise business established after the effective date of this Section shall be situated on a property where there is a single-family dwelling occupied by the owner/operator of the rural enterprise business.
- .02 Rural enterprise businesses may include the following: assembly, processing, fabrication, repair of cars, light trucks, agricultural equipment and household appliances, lawn service, contractor's equipment storage, auto body shops.
- .03 There shall be no evidence that a rural enterprise business is being conducted on the premises due to outdoor displays or storage, excessive noise, obnoxious odors, electrical disturbances, or considerable increase in vehicular traffic.
- .04 The establishment of a rural enterprise business shall not have a negative impact on the public road servicing the property by causing increased dust problems or damage to the roads. The County Engineer and the *Development Director* shall determine this impact after analyzing the proposed business.
- .05 The total area devoted to the rural enterprise business shall not exceed one (1) acre, including the building, parking areas and any outside storage area. All work performed on the property must occur within the building situated on the property.

- .06 The total square footage of the dwelling or accessory building dedicated to the business shall be limited as follows:

| | |
|---------------------|-------|
| A. Up to 1.99 acres | 600 |
| square foot | |
| B. 2 to 2.99 acres | 1,000 |
| square foot | |
| C. 3 to 4.99 acres | 1,200 |
| square foot | |
| D. 5 to 9.99 acres | 1,500 |
| square foot | |
| E. 10 acres plus | 2,000 |
| square foot | |

.07 More than one occupation is allowed per property; however, the sum of the total area, signage, parking and employee limitations of the property shall not exceed the limitations set by this Chapter for a single occupation. That portion of the business located in the dwelling is limited to twenty-five percent (25%) of the living area of the dwelling. Living area may include a finished basement.

- .08 The number of outside employees and patron parking spaces shall be limited as follows:

| Acres | Employees | Patron Parking |
|---------------------|-----------|----------------|
| A. Up to 1.99 acres | 1 | 2 |
| B. 2 to 2.99 acres | 2 | 2 |
| C. 3 to 4.99 acres | 3 | 3 |
| D. 5 to 9.99 acres | 4 | 4 |
| E. 10 acres plus | 5 | 5 |

.09 The rural enterprise business shall provide one (1) parking space for each employee. No on-street parking shall be permitted in connection with a rural enterprise business. Patrons and employees shall park in the designated parking area.

.10 Any items that are to be stored outside shall be stored in the rear yard of the rural enterprise business and the items shall be enclosed within a sight-obscuring fence and shall not be visible from an adjoining parcel or from the private or public road. This shall not be construed to prohibit parking spaces for employees and patron's operable vehicles.

- .11 All hazardous wastes, by-products and emissions must be stored and/or disposed of in conformance with Federal, State and local regulations.
- .12 One (1) on-site sign shall be allowed as provided in Chapter 8.090.030.02.

8.090.030 SIGNS IN AGRICULTURAL AND RESIDENTIAL DISTRICTS: The following signs shall be permitted in the Class "A" and "R" District or platted residential subdivisions:

- .02 HOME OCCUPATION, HOME PROFESSIONAL OFFICE OR RURAL ENTERPRISE BUSINESS SIGN: One (1) non-illuminated sign not to exceed two (2) square feet in area shall be permitted to identify a home occupation, home professional office or rural enterprise business. Such sign shall not extend higher than six (6) feet above grade level, nor closer than fifteen (15) feet to any property line unless mounted flat against the wall of the building or on a free-standing mail box.

Make sure that your conditional use permit application submittals address how your individual situation meets this criteria.