

Table of Contents

| | | |
|-------------------|--|------|
| CHAPTER 1 | GENERAL PROVISIONS | 1-1 |
| Section 101 | Title | 1-1 |
| Section 102 | Authority | 1-1 |
| Section 103 | Purpose and Intent | 1-1 |
| Section 104 | Conflict With Comprehensive Plan | 1-2 |
| Section 105 | Relationship to Other Regulations | 1-2 |
| Section 106 | Repeals | 1-3 |
| Section 107 | Rules of Interpretation | 1-5 |
| Section 108 | Periodic Code Review | 1-8 |
| Section 109 | Dedications and Exactions | 1-9 |
| Section 110 | Applicability | 1-14 |
| Section 111 | Vested Rights | 1-15 |
| Section 112 | Reserved | 1-21 |
| Section 113 | Development of Regional Impact (DRI) Relationship to this Code | 1-21 |
| Section 114 - 119 | Reserved | 1-21 |
| Section 120 | Non-conformities | 1-21 |
| Section 121 | Eminent Domain Actions | 1-31 |
| Section 122 - 129 | Reserved | 1-32 |
| Section 130 | Administrative Fees | 1-32 |
| Section 131 | Severability | 1-32 |
| Section 132 | Effective Date and Amendments | 1-32 |
| Section 133 | Use of Document Reserved | 1-32 |

| | | |
|------------------|--|------|
| CHAPTER 2 | LAND USE DISTRICTS AND REGULATIONS | 2-1 |
| Section 201 | Relationship to Comprehensive Plan | 2-1 |
| Section 202 | Development Areas | 2-1 |
| Section 203 | Land Use Districts Established | 2-2 |
| Section 204 | Standard Land Use Districts | 2-2 |
| Section 205 | Use Tables for Standard Land Use Districts | 2-6 |
| Section 206 | Accessory Uses | 2-18 |
| Section 207 | Temporary Uses | 2-31 |
| Section 208 | Density and Dimensional Regulations for Standard Districts | 2-40 |
| Section 209 | Accessory Structures | 2-40 |
| Section 210 | Fences and Walls Permitted and Regulated | 2-42 |
| Section 211 | Pools and Screen Enclosures | 2-43 |
| Section 212 | Reserved | 2-44 |
| Section 213 | Dumpsters | 2-44 |
| Section 214 | Distance Between Buildings | 2-46 |
| Section 215 | Setbacks from Private Roads | 2-46 |
| Section 216 | Commercial Vehicle Parking and Storage | 2-46 |
| Section 217 | Distressed or Abandoned Vehicles | 2-49 |
| Section 218 | Boats, Utility Trailers, Sports Vehicles and Recreational Vehicles | 2-49 |

| | | |
|---|--|--------------|
| Section 219 | Setbacks for Residential Infill..... | 2-50 |
| Section 220 | Compatibility Standards | 2-50 |
| Section 221 | Principal Uses and Buildings | 2-52 |
| Section 222 | Agricultural | 2-53 |
| Section 223 | Property Maintenance | 2-55 |
| Section 224 | Alcohol Sales..... | 2-56 |
| Section 225 | Maintenance of Commercial, Office, and Industrial Structures and Premises. | 2-59 |
| Section 226 | Irrigation Systems..... | 2-62 |
| Section 227 | Filling and Excavating Land | 2-63 |
| Section 228 | Measurement of Set Backs | 2-69 |
| Section 229 | Agritourism | 2-65 |
| Section 230 | Specific Provisions Applicable to Non-Residential Districts and Uses..... | 2-70 |
| Section 231 | Storage of Liquid Propane Tanks | 2-72 |
| CHAPTER 3 CONDITIONAL USES..... | | 3-1 |
| Section 301 | Purpose and Intent..... | 3-1 |
| Section 302 | General Provisions..... | 3-1 |
| Section 303 | Criteria for Conditional Uses..... | 3-2 |
| CHAPTER 4 SPECIAL DISTRICTS | | 4-1 |
| Section 401 | Selected Area Plan Districts, Established..... | 4-1 |
| Section 401.01 | I-4 / NE Parkway Plan Districts | 4-5 |
| Section 401.01.01 | Use Table for Interstate 4 Selected Area Plan Land Use Districts | 4-22 |
| Section 401.02 | Ronald Reagan Parkway Plan District | 4-36 |
| Section 401.03 | North US 27 Selected Area Plan | 4-50 |
| Section 401.04 | US 98 Selected Area Plan | 4-67 |
| Section 401.05 | State Road 559 Selected Area Plan | 4-113 |
| Section 401.06 | The North Ridge Selected Area Plan | 4-126 |
| Section 401.07 | The Brewster Selected Area Plan | 4-172 |
| Section 401.08 | Southeast Polk Selected Area Plan..... | 4-183 |
| Section 402 | Development of Regional Impact and Pre-Development of Regional Impact | 4-232 |
| Section 403 | Neighborhood Plans..... | 4-246 |
| Section 403.01 | Wahneta Neighborhood Plan..... | 4-247 |
| CHAPTER 5 GREEN SWAMP AREA OF CRITICAL STATE CONCERN | | 5-1 |
| Section 501 | Purpose and Intent..... | 5-1 |
| Section 502 | Planned Development in the Green Swamp ACSC | 5-10 |
| Section 503 | Planned Development in the Green Swamp ACSC | 5-19 |
| Section 504 | Ridge Special Protection Area (Ridge-SPA) | 5-21 |

| | | |
|--------------------|--|------|
| Section 505 | Polk City/Urban Growth Special Protection Area (PC-SPA) | 5-22 |
| Section 506 | Rural Special Protection Area | 5-24 |
| Section 507 | Resource Protection | 5-26 |
| Section 508 | Special Procedure Requirements | 5-34 |

CHAPTER 6 RESOURCE PROTECTION 6-1

| | | |
|---------------------------|---|-------------|
| Section 601 | Purpose and Intent | 6-1 |
| Section 602 | General Provisions | 6-1 |
| Section 603 - 609 | Reserved | 6-1 |
| Section 610 | Surface Water Protection | 6-1 |
| Section 611 - 619 | Reserved | 6-4 |
| Section 620 | Wetland Protection | 6-4 |
| Section 621 - 629 | Reserved | 6-7 |
| Section 630 | Flood Hazard Management and Flood Plain Protection | 6-7 |
| Sections 631 - 639 | Reserved | 6-24 |
| Section 640 | Density Transfer and Credits | 6-24 |
| Section 641 | Airport Impact District (AID) | 6-26 |
| Section 642 | Military Compatibility Zones | 6-28 |
| Section 643 - 649 | Reserved | 6-31 |
| Section 650 | Aquifer Protection | 6-31 |
| Sections 651 - 659 | Reserved | 6-31 |
| Section 660 | Ecological Communities | 6-31 |
| Sections 661 - 669 | Reserved | 6-33 |
| Section 670 | Wellhead Protection | 6-33 |
| Sections 671 - 678 | Reserved | 6-39 |
| Sections 679 | Ridge Scenic Highway | 6-40 |
| Section 680 | Historic Preservation Sites | 6-59 |

CHAPTER 7 SITE DEVELOPMENT STANDARDS 7-1

| | | |
|--------------------------|--|------|
| Section 701 | Purpose and Intent | 7-1 |
| Section 702 | Connection to Centralized Water, Sewer, & Reuse Water Prov. | 7-1 |
| Section 703 | Concurrency | 7-8 |
| Section 704 | Commercial, Industrial & Multi-Family Construction Plans | 7-39 |
| Section 705 | Access to County Transportation System | 7-47 |
| Section 706 | Right of Way Use Permits | 7-64 |
| Section 707 | Sidewalks | 7-65 |
| Section 708 | Parking Space Requirements | 7-68 |
| Section 709 | Parking Area Design | 7-73 |
| Section 710 | Alternative Parking Strategies (APS) | 7-78 |
| Section 711 | Clear Visibility Triangle | 7-80 |
| Section 712 - 714 | Reserved | 7-82 |
| Section 715 | Mobile Home Stairs and Skirting Requirements | 7-82 |
| Section 716 | Used Mobile Homes | 7-83 |
| Section 717 - 719 | Reserved | 7-86 |
| Section 720 | Landscaping and Buffering | 7-86 |

| | | |
|---------------------------|---|-------|
| Section 721 | Credit for Existing Trees | 7-99 |
| Sections 722 - 739 | Reserved | 7-100 |
| Section 740 | Storm Water Management | 7-101 |
| Sections 741 - 749 | Reserved | 7-106 |
| Section 750 | Open Space | 7-106 |
| Sections 751 - 752 | Reserved | 7-107 |
| Section 753 | Cluster Design Option | 7-107 |
| Section 754 | Reserved | 7-108 |
| Section 755 | Zero-Lot-Line Design | 7-109 |
| Sections 756 - 759 | Reserved | 7-109 |
| Section 760 | Signs | 7-109 |
| Section 761 | Maximum Permissible Noise Levels by Land Use Designation | 7-125 |

CHAPTER 8 SUBDIVISIONS 8-1

| | | |
|---------------------------|---|------|
| Section 801 | Purpose and Intent | 8-1 |
| Section 802 | Applicability | 8-1 |
| Section 803 | General Provisions | 8-2 |
| Section 804 | Construction Plans | 8-2 |
| Section 805 | Reserved | 8-10 |
| Section 806 | Final Plats | 8-10 |
| Section 807 | Completion Guarantee | 8-16 |
| Section 808 | Engineers Certification and Subdivider=s Guarantee | 8-19 |
| Section 809 | Final Plat Approval and Recording | 8-20 |
| Section 810 | Re-plats and Modifications | 8-21 |
| Section 811 | Streets | 8-21 |
| Section 812 - 819 | Reserved | 8-22 |
| Section 820 | Subdivision Design Standards | 8-23 |
| Section 821 | Access | 8-23 |
| Section 822 | Minimum Road Frontage | 8-25 |
| Section 823 | Right-of-Way Requirements | 8-29 |
| Section 824 | Roadway Design | 8-31 |
| Sections 825 - 829 | Reserved | 8-35 |
| Section 830 | Uniform Street Address System | 8-35 |

CHAPTER 9 DEVELOPMENT REVIEW PROCEDURES..... 9-1

| | | |
|--------------------|-----------------------------------|------|
| Section 901 | Applicability | 9-1 |
| Section 902 | Development Approval | 9-1 |
| Section 903 | Review Procedures | 9-2 |
| Section 904 | Level 1 Review | 9-7 |
| Section 905 | Level 2 Review | 9-8 |
| Section 906 | Level 3 Review | 9-11 |
| Section 907 | Level 4 Review | 9-19 |
| Section 908 | Level 5 Review | 9-23 |

| | | |
|---|---|----------|
| Section 909 | Reserved..... | 9-24 |
| Section 910 | Impact Assessment Statements..... | 9-24 |
| Section 911 | Operating Permits..... | 9-29 |
| Section 912 | Code Amendments, Land Use District Modifications and Comprehensive Plan Amendments | 9-29 |
| Section 913 | Fee Refund Requests and Withdrawal of Applications | 9-31 |
| Section 914 | Transfer of Development Rights | 9-32 |
| Section 915 | Development Agreements..... | 9-33 |
| Section 916 | Reserved..... | 9-39 |
| Section 917 | Administrative Determinations | 9-39 |
| Section 918 | Administrative Decisions..... | 9-39 |
| Section 919 | Administrative Interpretations..... | 9-40 |
| Section 920 | Administrative Hearings by Planning Commission | 9-41 |
| Section 921 | Procedures for Appealing Decisions of Citizen Boards..... | 9-42 |
| Sections 922 - 929 | Reserved..... | 9-44 |
| Section 930 | Variances & Special Exceptions | 9-44 |
| Section 931 | Criteria for Granting Variances..... | 9-46 |
| Section 932 | Waivers to Technical Standards..... | 9-48 |
| Section 933 | Reapplication for Land Use Change | 9-51 |
| Sections 934 - 959 | Reserved..... | 9-51 |
| Section 960 | Public Notice..... | 9-51 |
| Sections 961 - 969 | Reserved..... | 9-56 |
| Section 970 | Agencies and Boards..... | 9-56 |
| Section 971 | Department of Growth Management..... | 9-56 |
| Section 972 | Development Review Committee..... | 9-57 |
| Section 973 | Citizen Boards | 9-59 |
| Section 974 | Planning Commission | 9-62 |
| Section 975 | Reserved..... | 9-63 |
| Section 976 | Board of Adjustment | 9-63 |
| Sections 977 - 979 | Reserved..... | 9-63 |
| Section 980 | Enforcement of Site Requirements | 9-64 |
| Section 981 | Enforcement of Code Provisions | 9-65 |
| CHAPTER 10 DEFINITIONS..... | | 10-1 |
| APPENDIX A POLK COUNTY TECHNICAL STANDARDS MANUAL..... | | A-1 |
| Section A101 | Purpose and Intent..... | A-1 |
| Section A102 | Drainage Design Requirements | A-1 |
| Section A103 | Road Design Requirements | A-15 |
| Section A201 | Site Construction Standards | A-17 |
| Section A202 | Clearing and Grubbing | A-17 |
| Section A203 | Excavation | A-18 |
| Section A204 | Soil Cement Standards | A-20 |
| Section A205 | Limerock Base..... | A-36 |

| | |
|---|-------------|
| Section A206 Prime and Tack Coats for Base Courses | A-39 |
| Section A207 Asphaltic Concrete Surface Course | A-41 |
| Section A208 Portland Cement Concrete Pavement..... | A-57 |
| Section A209 Culverts and Storm Sewers..... | A-62 |
| Section A210 Inlets and Manholes..... | A-66 |
| Section A211 Underdrains..... | A-67 |
| Section A212 Sidewalks and Concrete Curb | A-68 |
| Section A213 Seeding and Mulching | A-71 |
| Section A214 Traffic Control | A-71 |
| Section A215 Restoration of Existing Right-of-Way..... | A-72 |
| Section A216 Utility Appurtenances in Roadways..... | A-74 |
| Section A301 Commercial, Industrial and Multi-Family | A-75 |
| Section A302 Purpose and Intent | A-75 |
| Section A303 Drainage Design Requirements | A-76 |
| Section A304 Road and Parking Area Design Requirements | A-76 |
| Section A401 Site Construction Standards for Non-Residential Development ... | A-77 |
| Section A402 Clearing and Grubbing | A-77 |
| Section A403 Excavation | A-77 |
| Section A404 Culverts and Storm Sewers | A-78 |
| Section A405 Inlets and Manholes | A-78 |
| Section A406 Inspection, Testing and Certification Requirements | A-78 |

APPENDIX B POLK COUNTY RECOMMENDED SPECIES LIST.....B-1

| | |
|--|-------------|
| Tree Species | B-1 |
| Shrub Species | B-6 |
| Ground Cover and Vines..... | B-11 |
| Planting Material Guidelines..... | B-14 |

APPENDIX C POLK COUNTY TRAFFIC IMPACT STUDY METHODOLOGY AND PROCEDURESC-1

| | |
|---------------------------------|------------|
| Minor Traffic Study..... | C-2 |
| Major Traffic Study..... | C-3 |

APPENDIX D (ABROGATED 1/7/2014 BY Ord. 14-004) D-1

APPENDIX E PARCEL SPECIFIC FUTURE LAND USE DESIGNATION WITH CONDITIONSE-1

| | |
|---|------------|
| Section E101 Purpose and Intent | E-1 |
| Section E102 Applicability | E-1 |
| Section E103 Development in Established Parcel Specific Future Land Use with conditions (PSLUC)..... | E-1 |
| Section E104 More Restrictive Provisions of LDC to Apply | E-1 |

**Section E105 Parcel Specific Comprehensive Plan Amendments (CPA) with
ConditionsE-3**