

Section 8.10 Wineries/Native Wine Establishment and Processing

1. All wineries shall comply with all regulations established under IAC 185 Chapter 5.
2. No farm winery shall manufacture wine in excess of 50,000 gallons per year;
3. Wines produced at the farm winery may be sold on site at wholesale and retail and/or at off-premise sites provided the appropriate licenses are held from the State of Iowa;
4. Wine samples and/or consumption on the licensed premises are permitted in reasonable amounts;
5. A farm winery may sell retail items as an accessory to wine sales through tasting or wine sales room. Retail space shall not exceed two thousand (2,000) square feet;
6. A farm winery may only serve *food* prepared off-site by a licensed establishment in association with sampling and/or consumption of wine. A farm winery may not act in the capacity of a retail food establishment.

Section 8.11 Commercial Campgrounds and Travel Trailer Parks

- 8.11.01 Minimum Area: Two (2) acres
- 8.11.02 Maximum Density: Twenty (20) unit spaces per gross acre of park site.
- 8.11.03 Drives: Eighteen (18) feet in width if one-way or twenty-five (25) feet in width if two-way, and provided with a smooth, hard and dense surface which shall be durable and well-drained under normal use and conditions.
- 8.11.04 Screening: Rear and/or side yards shall be screened from adjacent property by a planting screen not less than ten (10) feet in width and six (6) feet in height or by a fence, wall, berm or other comparable means.
- 8.11.05 Common Services Building: There may be common facility service buildings which provide laundry facilities, sanitary facilities, recreational facilities, non-automotive commercial uses supplying essential goods or services primarily for the use of subject park users; also, park management buildings, community buildings, one dwelling unit to be occupied by the owner or administrator, and other uses of a similar nature. All such buildings shall be located within the central park area and shall be primarily for the use of the park occupants.
- 8.11.06 Off-Drive Parking: One (1) parking space for, and within the area of, each unit space.

Section 8.12 Rural Salvage Yard in Conjunction with an 'Owner-Occupied' Single Family Dwelling

- 8.12.01 ***Abandonment***
A statement in writing shall be provided by the owner, to become part of the public record, that the area shall be cleaned up to the satisfaction of the Zoning Administrator should the salvage yard be abandoned, or moved in whole or in part. A salvage yard which remains idle or unused for a continuous period of one (1) year whether or not fixtures or equipment are removed *shall constitute abandonment. The casual, intermittent, temporary, or illegal operation of a salvage yard shall not be sufficient evidence to establish continuous use.*
- 8.12.02 ***Residential Envelope***

A residential envelope shall be provided which shall extend 50 feet from the side and rear lines of the principal residential building and which shall extend from the front line of the principal residential building to the required front yard line. Accessory buildings shall be considered a part of such principal building. The required yard may serve as the required envelope, and in such cases regulations concerning required yards shall govern.

8.12.03

Screening Requirements

The owner shall submit a screening plan, which shall integrate that screen with the natural surroundings and assure reasonable access to the screen for maintenance purposes. The screening plan shall include the following:

1. Screening shall be designed to eliminate the visual impact of the salvage yard contents by obscuring it from view from adjacent roadways and, as appropriate, adjacent property.
2. Screening materials shall generally consist of natural objects, plantings, fences or other appropriate means such as storage sheds, buildings and other similar elements.
3. Natural objects shall be earthen berms, natural topography, wooded areas or other similar elements.
4. Plantings shall be shrubs and trees of such types as to provide year round obscurement commensurate with local site conditions. All plant material used for screening shall be of a size and quantity to provide obscurement.
5. Screens shall be made of wood, metal or other such materials commonly used in the building trade and shall be of such height and type, in accordance with permissible district regulations, as necessary to provide obscurement. Screens shall be designed to withstand a minimum wind load of twenty (20) pounds per square foot, and shall be of a permanent nature. All materials used for finishing screens shall be a non-reflective material which will blend with the natural surroundings. Screening shall not be placed in any manner so that either the screen or the maintenance of the screen will create or contribute to the creations of a safety hazard or endanger public safety nor will interfere with road maintenance.
6. The owner shall maintain the screening in a condition equal to the original installation of the screening. Maintenance shall include, but not be limited to the following items:
 - A. Replacement of plant material which is dead or has been damaged so that it no longer serves the intended purpose of screening the junkyard.
 - B. Screen maintenance shall include the renewal of the surface treatment with stains, paints or other appropriate material when needed and the replacement of panels, sections, members or support structures of the screening when needed.
 - C. Confinement of Salvage Yard. A junk or salvage yard shall not be permitted within any required yard or envelope. No portion of the front yard shall be used for the conduct of business in any manner whatsoever except for parking of customer or employee vehicles.

8.12.04

Area

Lot requirements shall be in accordance with all applicable district regulations for single-family dwellings. The area to be confined for the salvage yard shall *not exceed* five (5) acres.

8.12.05

Distance Standards

A Conditional Use Permit for a rural salvage yard may not be issued for a proposed location within a five (5)-mile radius of any other lawfully existing rural salvage yard in Boone County. Also, such a permit may not be issued for a proposed location within 1,000 feet of the right-of-way of a paved highway or existing commercial, residential or development district.