

SECTION 1.07
DISTRICT REGULATIONS

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1.07.01 - DISTRICTS ESTABLISHED

Ag	Agricultural District
CN	Conservation District
RS	Residential Single-Family District
RM	Residential Multi-Family District
MH	Mobile Home District
CM	Commercial District
LI	Light Industrial District
HI	Heavy Industrial District

1.07.02 - AG - AGRICULTURAL DISTRICT

- A. Intent. This district is intended to provide for areas in which agriculture and related uses are encouraged as the principal use of land. However, uses which may be offensive to the surrounding area or to the community as a whole by reasons of noise, dust, smoke, odor, traffic or physical appearance or other similar factors are not permitted. The district prohibits urban density residential use until these areas may be served by utilities and services of the City. This district is also intended to preserve land suited for eventual development into other uses, pending proper timing for economical and practical provisions of streets, utilities, schools, and other facilities so that reasonable compact development will occur and the fiscal integrity of the City is preserved. All newly annexed areas to the City will automatically be placed into this district classification unless otherwise suitably classified.

- B. Permitted Uses. The following uses are permitted in the Ag District:
 - 1. Agriculture, including the usual agricultural buildings and structures and excluding offensive uses.

 - 2. Home Occupation.

- C. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the Ag District.
 - 1. Living quarters of persons employed on the premises and not rented or otherwise used as a separate dwelling.

 - 2. Private garages, barns and other farm buildings.

 - 3. Roadside stands offering for sale only agricultural products or other products produced on the premises.

 - 4. Temporary buildings for the uses incidental to construction work which buildings shall be removed upon the completion or abandonment of the construction work.

- D. Special Exceptions. Certain uses may be permitted in the Ag District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.

1. Cemeteries, crematories or mausoleums.
2. Commercial kennels.
3. Stables, private or public.
4. Greenhouses and nurseries.
5. Mining and extractions of minerals or raw materials.
6. Publicly operated sanitary landfills and other buildings and facilities.
7. Private recreational camps, golf courses and recreational facilities.
8. Public or private utility substations, relay stations, etc.
9. Airport and landing fields.
10. Churches and publicly owned and operated buildings and facilities.
11. Public parks and recreation open spaces.

E. Bulk Regulations. The following requirements shall provide for light and air around permitted uses and buildings in the Ag District.

1. Minimum lot area
dwellings: 2 acres
other uses: 5 acres
2. Minimum lot width
dwellings: 150 feet
other uses: 200 feet
3. Minimum front yard
dwellings: 50 feet
other uses: 50 feet
4. Minimum side yard
dwellings: 15 feet

other uses: 25 feet

5. Minimum rear yard
dwellings: 50 feet
other uses: 50 feet

6. Maximum height - 15 feet (Amended by Ordinance No. 130)

F. Offstreet Parking. The following offstreet parking requirements shall apply in the Ag District:

1. Dwellings: two (2) parking spaces on the lot for each living unit in the building.
2. Churches: one (1) parking space on the lot for each 5 seats in the main auditorium.
3. Public buildings and facilities: one (1) parking space for each 300 square feet of gross floor area.
4. Roadside stands: one (1) parking space for each 50 square feet of floor area.
5. Greenhouses and nurseries: one (1) parking space per 1,000 square feet of enclosed floor area.

G. Offstreet Loading. The following loading requirements shall apply in the Ag District:

1. All activities or uses allowed in the Ag District shall be provided with adequate receiving facilities accessible by motor vehicle off and adjacent service drive or open space on the same zoning lot.
2. Loading shall not be permitted to block public right-of-way.

1.07.03 - CN - CONSERVATION DISTRICT

A. Intent. This district is intended to prevent, in those areas which are subject to periodic or potential flooding, such development as would result in hazard to health or safety or be otherwise incompatible with the public welfare. This district is also intended to provide for water conservation, erosion control, protection of wildlife habitat, protect natural erosion control, protect natural drainage ways and to generally provide for ecologically sound land use of enviromentally sensitive areas. It is noted, however, that there is a floodway fringe created by separate City Ordinance by which this specific area is further regulated. It is also intended to provide for certain publicly owned properties that are utilized for the general public use.

B. Permitted Uses. The following uses are permitted in the CN District:

1. Undeveloped and unused land in its natural condition.
2. Public parks and recreation open space.
3. Publicly owned and operated buildings and facilities.

C. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the CN District:

1. Agriculture.
2. Agricultural or recreational buildings or structures whose use or value would not be impaired by being flooded.
3. Flood control structures.
4. Roadside stands offering for sale only agricultural products or other products produced on the premises.
5. Temporary buildings for the uses incidental to construction work which buildings shall be removed upon the completion or abandonment or the construction work.

D. Special Exceptions. Certain uses may be permitted in the CN District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.

1. Cemeteries, crematories or mausoleums.
2. Stable, private or public.
3. Greenhouses and nurseries.
4. Private recreational uses.
5. Public or private utility - substations, relay stations, etc.

E. Bulk Regulations. The following requirements shall provide for light and air around permitted uses and buildings in the CN District. Except public buildings and facilities shall be excluded from minimum lot area, yards, and width.

1. Minimum lot area - 5 acres
2. Minimum lot width - 200 feet
3. Minimum front yard - 50 feet
4. Minimum side yard - 25 feet
5. Minimum rear yard - 40 feet
6. Maximum height - 15 feet (Amended by Ordinance No. 130)

F. Offstreet Parking. The following parking requirements shall apply in the CN District:

1. Roadside stands: one (1) parking space for each 50 square feet of floor area.
2. Greenhouses and nurseries: one (1) parking space per 1,000 square feet of enclosed floor area.

3. Public buildings: one (1) parking space for each 300 square feet of gross floor area.

G. Offstreet Loading. The following offstreet loading requirements shall apply in the CN District:

1. All activities or uses allowed in the CN District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.
2. Loading shall not be permitted to block public right-of-way.

1.07.04 - RS - RESIDENTIAL SINGLE-FAMILY DISTRICT

- A. Intent. This district is intended to provide for a variety of single family residential areas where public utilities and services are available and to encourage a suitable living environment through the promotion of public health, safety and welfare. Low and medium population density neighborhoods are recognized and provided for by varying the minimum bulk regulations. Criteria such as topography, soil types, access, traffic load on streets, schools, utilities, recreation and other public facilities shall be taken into consideration when the lot area requirement is established for the various single family residential areas of the city.
- B. Permitted Uses. The following uses are permitted in the RS District:
1. Single family detached dwellings.
 2. Duplex.
 3. Home Occupation.
 4. Public parks and recreation open spaces.
 5. Health Care Facilities - (Residential, Intermediate)
- C. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the RS District:
1. Private garages
 2. Vegetable and flower gardens
 3. Raising and keeping of animals and fowl, but not on a commercial basis or on a scale objectionable to neighbors; the keeping or raising of pigs, sheep, goats, cattle or horses is prohibited except on premises containing two (2) acres or more and except within an enclosure at least one hundred (100) feet from any residence now existing or hereafter erected.
 4. Private recreational facilities.

5. Temporary buildings for the use incidental to construction work which buildings shall be removed upon the completion or abandonment of the construction work.

D. Special Exceptions. Certain uses may be permitted in the RS District subject to specific conditions and requirement intended to make them compatible with and acceptable to adjacent uses.

1. Nursery schools
2. Public or private utility - substations, relay stations, etc.
3. Churches and public owned and operated buildings and facilities
4. Private schools with curriculum similar to public schools
5. Golf courses - but not miniature courses or separate driving tees
6. Hospitals, clinics, nursing, and convalescent homes

E. Bulk Regulations. The following requirements shall provide for light and air around permitted residential uses and buildings in the RS District:

<u>zoning symbol</u>	min. lot <u>area</u> (sq. ft.)	min. lot <u>width</u> (feet)	min. front <u>yard</u> (feet)	min. side <u>yard</u> (feet)	min. rear <u>yard</u> (feet)	max. <u>height</u> (feet)
6 RS	6,000	60	20	6	20	20*
12 RS	12,000	100	25	10	25	20*

(*Amended by Ordinance #184)

F. Offstreet Parking. The following offstreet parking requirements shall apply in the RS District:

1. Dwellings: two (2) parking spaces on the lot for each living unit in the building.
2. Churches: one (1) parking space on the lot for each 5 seats in the main auditorium.
3. Elementary, junior high and equivalent private or parochial schools: one (1) parking space for each classroom and office plus one (1)

parking space per each 300 square feet of gross floor area in auditorium or gymnasium.

4. Senior high schools and equivalent private or parochial schools: one (1) parking space for each employee and one (1) parking space for each ten (10) students.
 5. Colleges, universities, institutions of higher learning, and equivalent private or parochial schools: one (1) parking space for each employee and one (1) parking space for each five (5) students.
 6. Public buildings and facilities: one (1) parking space for each 300 square feet of gross floor area.
 7. Nursery school: one (1) parking space per employee.
- G. Offstreet Loading. The following offstreet loading requirements shall apply in the RS District:
1. All activities or uses allowed in the RS District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.
 2. Loading shall not be permitted to block public right-of-way.

1.07.05 - RM - RESIDENTIAL MULTI-FAMILY DISTRICT

- A. Intent. This district is intended to provide for a variety of multi-family residential areas where public utilities and services are available and to encourage a suitable living environment through the promotion of public health, safety and welfare. Medium and high population density neighborhoods are recognized and provided for by varying the minimum bulk regulations. Criteria such as topography, soil types, access, traffic load on streets, schools utilities, recreation and other public facilities shall be taken into consideration when the lot area requirement is established for the various multi-family residential areas of the city.
- B. Permitted Uses. The following uses are permitted in the RM District:
1. Single Family detached and attached dwellings.
 2. Duplex.
 3. Home Occupations.
 4. Multi-Family dwellings.
 5. Public parks and recreation open space.
 6. Health Care Facilities (residential and intermediate).
- C. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the RM District:
1. Private garages
 2. Parking lots
 3. Vegetable and flower gardens
 4. Raising and keeping of animals and fowl, but not on a commercial basis or on a scale objectionable to neighbors; the keeping or raising of pigs, sheep, goats, cattle or horses is prohibited except on premises containing two (2) acres or more and except within an enclosure at least one hundred (100) feet from any residence now existing or hereafter erected.

5. Private recreational facilities.

6. Temporary buildings for the use incidental to construction work which buildings shall be removed upon the completion or abandonment of the construction work.

D. Special Exceptions. Certain uses may be permitted in the RM District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.

1. Nursery schools

2. Public or private utility - substations, relay stations, etc.

3. Churches and public owned and operated buildings and facilities

4. Private schools with curriculum similar to public schools

5. Lodging houses, dormitories, fraternities and sororities

E. Bulk Regulations. The following requirements shall provide for light and air around permitted residential uses and buildings in the RS District:

zoning symbol	min. lot area per dwelling (sq. ft.)	min. lot area (sq. ft.)	min. lot width (feet)	min. front yard (feet)	min. side yard (feet)	min. rear yard (feet)	max. height (feet)
1 RM	1,000	4,000	40	20	6	20	20*
2 RM	2,000	4,000	40	20	6	20	20*
3 RM	3,000	4,000	40	20	6	20	20*
4 RM	4,000	4,000	40	20	6	20	20*
Single Family Dwellings	6,000	6,000	60	20	6	20	20*

(*Amended by Ordinance #184)

F. Offstreet Parking. The following offstreet parking requirements shall apply in the RM District:

1. Single family dwellings: two (2) parking spaces on the lot.

2. Multi-family dwellings: one (1) parking space on the lot for each dwelling unit.

3. Churches: one (1) parking space on the lot for each 5 seats in the main auditorium.
4. Elementary, junior high and equivalent private or parochial schools: one (1) parking space for each classroom and office plus one (1) parking space per each 300 square feet of gross floor area in auditorium or gymnasium.
5. Senior high schools and equivalent private or parochial schools: one (1) parking space for each employee and one (1) parking space for each ten (10) students.
6. Colleges, universities, institutions of higher learning, and equivalent private or parochial schools: one (1) parking space for each employee and one (1) parking space for each five (5) students.
7. Public buildings and facilities: one (1) parking space for each 300 square feet of gross floor area.
8. Nursery school: one (1) parking space per employee.

G. Offstreet Loading. The following offstreet loading requirements shall apply in the RM District:

1. All activities or uses allowed in the RS District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.
2. Loading shall not be permitted to block public right-of-way.

1.07.06 - MH - MOBILE HOME DISTRICT

A. Intent. This district is intended to provide for certain medium density residential areas in the city now developed as Mobile Home Parks which be reason of their design and location are compatible with surrounding residential areas and areas of the city where similar development seems likely to occur. This district has useful application as a transition zone between shopping areas and residential areas and is normally located along thoroughfares where direct access to the site is available.

B. Permitted Uses. All mobile homes are mobile home parks shall conform to the following:

- 1. Mobile Homes (Single Family Dwellings)
- 2. Home Occupations.

C. Criteria for MH District Designation.

- 1. Mobile Home Parks may be located in the MH District. provided an application accompanied by a fee of one hundred dollars (\$100.00) for a permit is filed with the Administrative Officer and secured as set forth herein.
- 2. Permit. It shall be unlawful for any person to maintain or operate, within the incorporated area of the city, any mobile home park unless such person shall first obtain a permit therefore as set forth in this ordinance. All mobile home parks and trailer parks in existence upon the effective date of these regulations, shall within one (1) year of the effective date of these regulations, obtain such permit and in all other respects fully comply with the requirements of these regulations. Every permit shall be posted on the premises in a conspicuous place at all times.
- 3. Application for Permit. Any person desiring to operate a mobile home park shall first have proper zoning for his tract of intended development and then shall file application for a special exception with the Administrative Officer. Applications shall be in writing, signed by the applicant and shall contain the name and address of applicant and shall contain the name and address of applicant and the location and legal description of the site, and shall have attached thereto the written

consent of seventy-five (75) percent of the owners of property, other than the owners of property, any part of which is used or to be used for mobile home park purposes within two hundred (200) feet of any part of the premises to be occupied for such use. When approval of the special exception for the site is thus obtained, the person desiring to operate a mobile home park shall then file application for mobile home park permit with the Administrative Officer. Applications shall be in writing, signed by the applicant, and shall contain the following:

- a) The name and address of applicant.
 - b) The location and legal description of the mobile home park.
 - c) Plans and specifications of all buildings and other improvements such as sewage, water supply and sanitary facilities constructed within the park and the approval of the State Department of Health on the sanitary facilities. The application and all accompanying plans and specifications shall be filed in duplicate with the Administrative Officer. The Administrative Officer and the city Engineer shall inspect proposed plans and specifications and make a report to the board as to the compliance of the park plans with the provisions of this chapter and all other applicable ordinances and statutes. The board shall then approve the application if they find that the proposed plans and specifications conform to the provisions of this chapter, and upon completion of the park according to the plans and specifications, the board shall approve and the Administrative Officer shall issue the permit.
4. Standards of Mobile Home Parks. A mobile home park shall conform to the requirements of Chapter 135D of the Code of Iowa.
 5. Suspension of Permit. Any mobile home park permit issued under this chapter may be suspended by the Administrative Officer when the permit holder violates or is in violation of any of the provisions of this chapter.
 6. Permit Not Transferrable. No permit granted under the provisions of this chapter shall be transferred to any other person. Upon every change in ownership, management and operation of any mobile home park, the permit previously issued for the park shall be null and void.

7. Permits for Temporary Occupancy of Mobile Home Outside of a Mobile Home Park. Permits for temporary occupancy of mobile homes outside of a mobile home park shall be required as follows:
 - a) Application for Permit: Within a period of ten (10) days an application for a permit
 - b) Issuing of Permit:
8. Inspection. It shall be the duty of the Administrative Officer to enforce all of the provisions of this section. For the purpose of securing enforcement of the provisions of this section, the Administrative Officer or any of his duly authorized representatives of any officer of the city, shall have the authority to enter and inspect any mobile home park and the location of any mobile home parked outside of a mobile home park on a temporary occupancy permit.

1.07.07 - CM - COMMERCIAL DISTRICT

- A. Intent. This district is intended to accommodate the major business and office concentration and the great variety of stores and related activities which occupy the prime area within the central business district and which serve the entire metropolitan area as well as arterial uses by special exceptions.
- B. Permitted Uses. The following are permitted in the CM District:
1. Business sales and services conducted entirely within the building, including those with incidental manufacturing or processing of goods or products.
 2. Office.
 3. Churches and public owned and operated buildings and facilities.
 4. Hotels and motels.
 5. Single and multiple family dwellings.
(Amended by Ordinance No. 190)
- C. Accessory Uses. Uses of land or structures customarily incidental and subordinate to a permitted use in the CM District:
1. Outdoor sales and service.
 2. Private Garages.
 3. Parking lots.
 4. Temporary buildings for the use incidental to construction work which buildings shall be removed upon the completion or abandonment of the construction work.
- D. Special Exceptions. Certain uses may be permitted in the CM District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.
1. Service stations.

2. Warehousing if entirely enclosed within a building.
 3. Business sales with display rooms and lots, not including yards for storage or display of new or used building materials or for any scrap or metal salvage operation.
- E. Bulk Regulations. The following requirements shall provide for light and air around permitted uses and buildings in the cm District:
1. Maximum height: 15 feet, but can be determined on a case-by-case basis.
(Amended by Ordinance #184)
 2. Yards: Any commercial yards adjoining a Residential District shall have the adjoining yard of that District. Otherwise, no yards are required.
- F. Offstreet Parking. The following offstreet parking requirements shall apply in the AC District.
1. Sales and service buildings: One (1) parking space per 300 square feet of gross floor area.
 2. Offices: One (1) parking space per 300 square feet of gross floor area.
 3. Clinics: One (1) parking space per 300 square feet of gross floor area.
 4. Churches: One (1) parking space on the lot for each 5 seats in the main auditorium.
 5. Public buildings and facilities: One (1) parking space per 300 square feet of gross floor area.
 6. Hotel and motels: One (1) parking space per room plus one (1) parking space for each employee.

All required parking spaces shall be provided within 300 feet of the permitted use.

1.07.08 - LI - LIGHT INDUSTRIAL

A. Intent. This district is intended to provide for areas of development by industrial firms that have high standards of performance and that can locate in close proximity to residential and business uses. The district regulations are designed to permit the development of any manufacturing or industrial operations which on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the community as a whole by reasons of noise, dust, smoke, odor, traffic, physical appearance or other similar factors. Outdoor storage is allowed in this district when the materials is enclosed within a solid fence at least six feet high and said fence being within required building lines. All industrial operations must be in an enclosed building.

B. Permitted Uses. The following uses are permitted in the LI District.

1. Any non-residential building or use which would not be hazardous, obnoxious, offensive or unsightly by reason of odor, sound, vibrations, radioactivity, electrical interference, glares, liquid or solid waste, smoke, or other air pollutants.
2. Storage, manufacture, compounding, processing, packing and/or treatment of products, exclusive of the rendering or refining of fats and/or oils.
3. Manufacture, compounding, assembly and/or treatment of articles or merchandise derived from previously prepared materials.
4. Assembly of appliances and equipment, including manufacture of small parts.
5. Wholesale distribution of all standard types of prepared or packages merchandise.
6. Sale and storage of building materials. Outdoor or open storage shall be allowed only when the material is enclosed within a solid fence at least six feet high and said fence being within required building lines.
7. Contractor's offices and storage of equipment.

8. Public or private utility substations, relay stations, etc.

C. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the LI District:

1. Accessory buildings and uses customarily incidental to a permitted use.
2. Living quarters for watchmen or custodians of industrial properties.

D. Special Exceptions. Certain uses may be permitted in the LI District subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.

(none)

E. Bulk Regulations. The following requirements shall provide for light and air around permitted uses and building in the LI District:

1. Minimum Lot Area: None.
2. Minimum Lot Width: None.
3. Minimum Front Yard: Unless abutting a Residential District where it shall be the same.
4. Minimum Side Yard: Unless abutting a Residential District where it shall be the same.
5. Minimum Rear Yard: Unless abutting a Residential District where it shall be the same.
6. Maximum Height: Fifteen (15) feet.
(Amended by Ordinance No. 130)

F. Offstreet Parking. The following offstreet parking requirements shall apply in the LI District:

1. All commercial uses shall provide one (1) parking space on the lot for each 300 square feet of floor space.

2. All industrial uses shall provide one (1) parking space on the lot for each two (2) employees of maximum number employed at any one time.

G. Offstreet Loading. The following offstreet loading requirements shall apply in the LI District:

1. All activities or uses allowed in the LI District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.
2. Loading shall not be permitted to block public right-of-way.

1.07.09 - HI - HEAVY INDUSTRIAL

- A. Intent. This district is intended to provide areas for activities and uses of a heavy industrial character and it is the least restrictive of any district. In the best interest of the City, certain uses in the HI District shall be subject to final City Council approval, conditional approval or denial to insure that proper safeguards are taken. The Planning and Zoning Commission will provide extensive prior study review and recommendation to the City Council for consideration. No residential uses are permitted.
- B. Permitted Uses. There may be any use, excluding residential uses and trailers; the following uses must be given separate Council approval before a building or occupancy permit is issued:
1. Acid manufacture
 2. Cement, lime, gypsum, or plaster or paris manufacture
 3. Distillation of bones
 4. Explosive manufacture or storage
 5. Fat rendering
 6. Fertilizer manufacture
 7. Gas manufacture
 8. Garbage, offal, or dead animals, reduction or dumping
 9. Glue manufacture
 10. Petroleum, or its products, refining of
 11. Smelting of tin, copper, zinc, or iron ores
 12. Stockyards or slaughter of animals
 13. Junk yards. Must be surrounded by a solid fence at least six feet high located within building lines and the junk piled not higher than the fence.

Before granting such separate approval, Council shall refer applications to the Commission for study, investigation and report. If no report is received in 30 days, Council may assume approval of the application.

C. Accessory Uses. Uses of land or structure customarily incidental and subordinate to a permitted use in the HI District:

1. Accessory buildings and uses customarily incidental to a permitted use.
2. Living quarters for watchmen or custodians of industrial properties.

D. Bulk Regulations.

1. Minimum Lot Area - none
2. Minimum Lot Width - none
3. Minimum Front Yard - Thirty-five (35) feet
4. Minimum Side Yard - Thirty (30) feet
5. Minimum Rear Yard - Thirty (30) feet
6. Maximum Height - Fifteen (15) feet.
(Amended by Ordinance No. 130)

E. Offstreet Parking. The following offstreet parking requirements shall apply in the HI District:

1. All commercial uses shall provide one (1) parking space on the lot for each 300 square feet of floor area.
2. All industrial uses shall provide for one (1) parking space on the lot for each two (2) employees of maximum number employed at any one time.

F. Offstreet Loading. The following offstreet loading requirements shall apply in the HI District:

1. All activities or uses allowed in the HI District shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent service drive or open space on the same zoning lot.
2. Loading shall not be permitted to block public right-of-way.