

ARTICLE XV

“M-P” PLANNED INDUSTRIAL DISTRICT

Section 15.00 GENERAL DESCRIPTION

The “M-P” Planned Industrial District is intended to encourage orderly, logical, planned development of large tract of land for industrial and limited commercial uses. This District provides regulations for land where municipal services are available. Tracts of land that are included in this District are ten (10) acres in size or larger. Development within this District is to be consistent with a site plan developed according to requirements as provide herein.

Section 15.01 PRINCIPAL PERMITTED USES

Property and buildings in the “M-P” Planned Industrial District shall be used only for the following purposes:

1. Any principally permitted uses in the “M-1” Light Industrial District.
2. Any principally permitted uses in the “M-2” Heavy Industrial District.
3. Automobile assembly.
4. Bakeries, excluding those sold at retail on premise.
5. Banks, savings and loan associations, and similar financial institutions.
6. Business and professional offices.
7. Business and vocational schools.
8. Cabinet manufacturing shops.
9. Car wash with truck bay.
10. Distribution centers.
11. Enameling, lacquering, and japanning.
12. Foundry casting lightweight nonferrous metals or electric foundry not causing noxious fumes or odors.
13. Hotels and motels.
14. Industrial equipment sales and rental.
15. Laboratories.
16. Manufacturing and/or assembly of electrical appliances, instruments and/or devices.
17. Manufacturing and/or assembly of high tech communications and/or computer and electronic equipment.
18. Manufacturing and/or assembly of signs and advertising structures.

19. Manufacturing, compounding, processing, packaging and treatment of cosmetics, pharmaceuticals, and food products.
20. Manufacturing, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as bone, cloth, cork, fiber, leather, paper, plastics, metals, stones, tobacco, wax, yarns, and wood.
21. Manufacturing of sheet metal products, including heating and ventilation equipment.
22. Manufacturing of musical instruments and novelties.
23. Manufacturing of pottery and ceramic products that use previously pulverized clay and kilns.
24. Manufacturing of towing and recovery equipment.
25. Planing mills, including manufacturing of wood products not involving chemical treatment.
26. Plumbing, heating, and electrical shops.
27. Printing or lithographic shops.
28. Publishing and engraving establishments.
29. Recycling of junk, iron, or baling of metals provided the activities are performed entirely within an enclosed building.
30. Restaurants, convenience stores, and combinations thereof.
31. Sheet metal shops.
32. Truck and bus repair shop and/or garage.
33. Welding and machine shops or other metal workshops, excluding shops with drop hammers.
34. Wholesale display and sales rooms and offices.
35. Accessory uses that are customary and incidental to the above state principally permitted uses, including solar energy equipment and temporary buildings used in conjunction with the construction of a facility, provided such temporary buildings are removed from the site promptly upon completion of the construction work.

Section 15.02 SITE PLAN DEVELOPMENT, CONSIDERATION, IMPLEMENTATION, AND AMENDMENT

Development of a site plan is required in this District. The establishment, implementation, approval, and amendment of a site plan shall be according to this Section.

1. Development of the Plan. A site plan shall be prepared by the developer and/or landowner and submitted along with the request for appropriate zoning. The Plan shall show the location and property boundaries for the area to be zoned and provide details as may be available. The site plan shall include the following information:

- a. The relation of the portion to be developed to the overall zoning district. Internal street location and right-of-way lines, railroad tracks and right-of-way lines, proposed sanitary and stormwater sewer lines, and water and utility lines shall also be shown.
 - b. Front building setback lines shall not be less than forty (40) feet. Said yards created by these setback requirements shall be landscaped with trees shrubs or grass in such a manner as to reflect an industrial park. Off-street parking lots may be permitted in these yards provided they extend no closer than forty (40) feet from property lines. No outdoor storage shall be permitted in the front yard areas. All yards on the perimeter of the site plan abutting an Agricultural or Residential District shall maintain a landscaped strip of trees, shrubs or grass that is free of buildings, storage area, or parking.
 - c. If applicable, the site plan must conform to the regulations and requirements of the Iowa Department of Natural Resources.
 - d. In reviewing a site plan, the Planning and Zoning Commission and City Council shall review restrictive covenants or deeds of dedication and landowner agreements.
2. Consideration of the Plan. Prior to development of all or a portion of the District, the site plan shall be submitted to the Planning and Zoning Commission and the City Council for review and consideration. The Commission shall make a recommendation on the site plan prior to Council consideration. The Council, upon receipt from the Commission, may approve, deny, or table a site plan. The Council shall provide reasons to the applicant for denying or tabling a site plan.
3. Implementation of the Plan. A copy of the site plan required under this Section, upon approval by the Planning and Zoning Commission and City Council, shall be filed with the Zoning Administrator and maintained as a part of the permanent municipal records. The site plan shall also be recorded along with the approved zoning ordinance. No permit shall be issued for any building or structure unless the location and use are in conformance with the approved site plan.
4. Amendment of the Plan. In order to amend or change an approved site plan, the Zoning Administrator shall classify the change as either “major” or “minor”. Changes shall then be made according to the following requirements:
- a. Major Amendment. All major amendments, changes, or modifications to an approved site plan shall be resubmitted and considered in the same manner as originally required. A major amendment shall include, but not be limited to, changes such as street realignment, reconfiguration of lots, and revisions to the design of water, sanitary, and/or storm water systems.
 - b. Minor Amendment. All minor amendments, changes, or modifications to an approved site plan shall be reviewed by the Zoning Administrator. Other technical staff, such as the City Engineer, Street Superintendent, and municipal utility staff members may also review minor amendments. If the change is deemed insignificant by this administrative review process, the Zoning Administrator may recommend approval of the change to the City Council without prior approval of the Planning and Zoning Commission. The City Council may approve the change or may determine that the change is significant and require that the amended site plan be resubmitted and considered in the same manner as originally required.

Section 15.03 HEIGHT REGULATIONS, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS

Shall be those regulations as specified in Section 3.18.

Section 15.04 OFF STREET PARKING AND LOADING REQUIREMENTS

No on-street parking will be allowed at any location within an M-P District. All visitor, customer, and employee parking areas shall be hard surfaced with either: Asphalt Cement Concrete (ACC), Portland Cement Concrete (PCC), or permeable concrete within twelve (12) months following completion of construction of a permanent building, structure, or improvement located upon said site.

Section 15.05 SIGN REGULATIONS REQUIREMENTS

Shall be those regulations specified in the “C-1” Commercial District.

Section 15.06 ADDITIONAL REQUIREMENTS

1. Outdoor storage shall be permitted only when related to a Principal Permitted Use listed herein and only when storage areas are suitably screened. A maximum height of twenty (20) feet is allowed for storage, however, the stored items or materials shall not exceed the height of the screen. Outdoor storage shall be located inside the required yard areas and not within two hundred (200) feet of a Residential District.
2. Yard and landscaped areas must be adequate and protected from the movement of trucks and other vehicles. Areas designed to accommodate vehicular movement shall be within property boundaries. Loading docks and overhead doors may be located on any side of a building, but all loading, parking, and backing areas shall be inside of the property line and shall be subject to approval of the Zoning Administrator.