

TABLE OF CONTENTS

		<u>PAGE</u>
ARTICLE I:	TITLE, PURPOSE, NATURE, AUTHORITY, IOWA OPEN MEETINGS LAW, AND DEFINITIONS	1
SECTION 1.00	TITLE	1
SECTION 1.01	PURPOSE.....	1
SECTION 1.02	NATURE	2
SECTION 1.03	AUTHORITY	2
SECTION 1.04	IOWA OPEN MEETINGS LAW	2
SECTION 1.05	DEFINITIONS	2
ARTICLE II:	ESTABLISHMENT OF DISTRICTS, ZONING MAP, BOUNDARY INTERPRETATIONS, ANNEXED TERRITORY	19
SECTION 2.00	ESTABLISHMENT OF DISTRICTS	19
SECTION 2.01	ZONING MAP	19
SECTION 2.02	RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES.....	19
SECTION 2.03	ANNEXED TERRITORY.....	20
SECTION 2.04	EXTENSION OF ZONING POWERS BEYOND PRESENT CITY LIMITS.....	20
ARTICLE III:	GENERAL PROVISIONS.....	22
SECTION 3.00	ZONING AFFECTS EVERY STRUCTURE.....	22
SECTION 3.01	MINIMUM STREET FRONTAGE, LOT OF RECORD, NUMBER OF BUILDINGS ON LOT, AND LOTS UNSERVED BY SEWER OR WATER.....	22
SECTION 3.02	DETACHED ACCESSORY BUILDINGS, GARAGES, STRUCTURES, AND USES.....	22
SECTION 3.03	MORE THAN ONE PRINCIPAL STRUCTURE ON LOT	23
SECTION 3.04	REQUIRED YARD CANNOT BE REDUCED OR USED BY ANOTHER BUILDING.....	23
SECTION 3.05	CONVERSION OF DWELLINGS	23
SECTION 3.06	YARD AND PARKING SPACE RESTRICTION	23
SECTION 3.07	TRAFFIC VISIBILITY ACROSS CORNER LOTS.....	23
SECTION 3.08	ESSENTIAL SERVICES	24
SECTION 3.09	VALIDITY OF EXISTING PERMITS	24
SECTION 3.10	HEIGHT EXCEPTIONS	24
SECTION 3.11	PUBLIC RIGHT-OF-WAY USE AND EASEMENTS	24
SECTION 3.12	FENCES IN AN “R” DISTRICT	24
SECTION 3.13	PROPOSED USE NOT COVERED BY TITLE.....	25
SECTION 3.14	ACCESS REQUIRED	25
SECTION 3.15	APPLICATION OF REGULATIONS	25
SECTION 3.16	PERMITTED USES	25
SECTION 3.17	TEMPORARY USES	25
SECTION 3.18	BULK REQUIREMENTS.....	26
SECTION 3.19	HOME OCCUPATION STANDARDS	29
SECTION 3.20	HOME INDUSTRY STANDARDS.....	29
SECTION 3.21	HOME OCCUPATION AND HOME INDUSTRY SIGN REGULATIONS	29
SECTION 3.22	HOME OCCUPATION AND HOME INDUSTRY PERMIT PROCESS	30

ARTICLE IV:	“A-1” SUBURBAN AGRICULTURAL DISTRICT	31
SECTION 4.00	GENERAL DESCRIPTION.....	31
SECTION 4.01	PRINCIPAL PERMITTED USES.....	31
SECTION 4.02	SPECIAL EXCEPTIONS	31
SECTION 4.03	HEIGHT REGULATIONS, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS	32
SECTION 4.04	OFF STREET PARKING AND LOADING REQUIREMENTS	32
SECTION 4.05	SIGN REGULATIONS	32
ARTICLE V:	“R-1” SINGLE FAMILY RESIDENTIAL DISTRICT	34
SECTION 5.00	GENERAL DESCRIPTION.....	34
SECTION 5.01	PRINCIPAL PERMITTED USES.....	34
SECTION 5.02	SPECIAL EXCEPTIONS.....	35
SECTION 5.03	HEIGHT REGULATIONS, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS	35
SECTION 5.04	OFF STREET PARKING AND LOADING REQUIREMENTS	35
SECTION 5.05	SIGN REGULATIONS	35
ARTICLE VI:	“R-2” LOW DENSITY RESIDENTIAL DISTRICT	37
SECTION 6.00	GENERAL DESCRIPTION.....	37
SECTION 6.01	PRINCIPAL PERMITTED USES.....	37
SECTION 6.02	SPECIAL EXCEPTIONS.....	37
SECTION 6.03	HEIGHT REGULATION, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS	38
SECTION 6.04	OFF STREET PARKING AND LOADING REQUIREMENTS	38
SECTION 6.05	SIGN REGULATIONS	38
ARTICLE VII:	“R-3” MODERATE TO HIGH DENSITY RESIDENTIAL DISTRICT	39
SECTION 7.00	GENERAL DESCRIPTION.....	39
SECTION 7.01	PRINCIPAL PERMITTED USES.....	39
SECTION 7.02	SPECIAL EXCEPTIONS.....	40
SECTION 7.03	HEIGHT REGULATIONS, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS	40
SECTION 7.04	OFF STREET PARKING AND LOADING REQUIREMENTS	40
SECTION 7.05	SIGN REGULATIONS	40
ARTICLE VIII:	“R-4” PLANNED MOBILE HOME DISTRICT.....	41
SECTION 8.00	GENERAL DESCRIPTION.....	41
SECTION 8.01	PRINCIPAL PERMITTED USES.....	41
SECTION 8.02	ACCESSORY USES PERMITTED IN THE “R-4” DISTRICT.....	41
SECTION 8.03	HEIGHT REGULATIONS, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS	41
SECTION 8.04	DESIGN PROCEDURES, STANDARDS AND REQUIREMENTS.....	41

ARTICLE IX:	“R-5” PLANNED RESIDENTIAL DEVELOPMENT DISTRICT	43
SECTION 9.00	GENERAL DESCRIPTION.....	43
SECTION 9.01	PRINCIPAL PERMITTED USES.....	43
SECTION 9.02	DENSITY	43
SECTION 9.03	YARD REQUIREMENTS	44
SECTION 9.04	HEIGHT REQUIREMENTS.....	44
SECTION 9.05	FLOOR AREA REQUIREMENTS.....	44
SECTION 9.06	PARKING	44
SECTION 9.07	SIGNS.....	44
SECTION 9.08	DESIGN STANDARDS.....	44
SECTION 9.09	SUBDIVISION.....	45
SECTION 9.10	SPECIAL EXCEPTIONS.....	45
ARTICLE X:	“C-1” COMMERCIAL DISTRICT	46
SECTION 10.00	GENERAL DESCRIPTION.....	46
SECTION 10.01	PRINCIPAL PERMITTED USES.....	46
SECTION 10.02	SPECIAL EXCEPTIONS.....	49
SECTION 10.03	HEIGHT REGULATIONS, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS	50
SECTION 10.04	OFF STREET PARKING AREAS AND LOADING REQUIREMENTS	50
SECTION 10.05	SIGN REGULATIONS	50
ARTICLE XI:	“C-2” COMMERCIAL DISTRICT	52
SECTION 11.00	GENERAL DESCRIPTION.....	52
SECTION 11.01	PRINCIPAL PERMITTED USES.....	52
SECTION 11.02	SPECIAL EXCEPTIONS.....	52
SECTION 11.03	HEIGHT REGULATIONS, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS	53
SECTION 11.04	OFF STREET PARKING AND LOADING REQUIREMENTS	53
SECTION 11.05	SIGN REGULATIONS	53
ARTICLE XII:	“C-3” COMMERCIAL DISTRICT	54
SECTION 12.00	GENERAL DESCRIPTION.....	54
SECTION 12.01	PRINCIPAL PERMITTED USES.....	54
SECTION 12.02	SPECIAL EXCEPTIONS.....	54
SECTION 12.03	HEIGHT REGULATIONS, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS	54
SECTION 12.04	OFF STREET PARKING AND LOADING REQUIREMENTS	54
SECTION 12.05	SIGN REGULATIONS	54

ARTICLE XIII:	“M-1” LIGHT INDUSTRIAL AND/OR MANUFACTURING DISTRICT	55
SECTION 13.00	GENERAL DESCRIPTION	55
SECTION 13.01	PRINCIPAL PERMITTED USES	55
SECTION 13.02	SPECIAL EXCEPTIONS	56
SECTION 13.03	HEIGHT REGULATIONS, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS	56
SECTION 13.04	OFF STREET PARKING AND LOADING REQUIREMENTS	56
SECTION 13.05	SIGN REGULATIONS	57
ARTICLE XIV:	“M-2” HEAVY INDUSTRIAL AND/OR MANUFACTURING DISTRICT	58
SECTION 14.00	GENERAL DESCRIPTION	58
SECTION 14.01	PRINCIPAL PERMITTED USES	58
SECTION 14.02	SPECIAL EXCEPTIONS	58
SECTION 14.03	HEIGHT REGULATIONS, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS	59
SECTION 14.04	OFF STREET PARKING AND LOADING REQUIREMENTS	59
SECTION 14.05	SIGN REGULATIONS	59
ARTICLE XV	“M-P” PLANNED INDUSTRIAL DISTRICT	60
SECTION 15.00	GENERAL DESCRIPTION	60
SECTION 15.01	PRINCIPAL PERMITTED USES	60
SECTION 15.02	SITE PLAN DEVELOPMENT, CONSIDERATION, IMPLEMENTATION, AND AMENDMENT	61
SECTION 15.03	HEIGHT REGULATIONS, LOT AREA, FRONTAGE, AND YARD REQUIREMENTS	63
SECTION 15.04	OFF STREET PARKING AND LOADING REQUIREMENTS	63
SECTION 15.05	SIGN REGULATIONS REQUIREMENTS	63
SECTION 15.06	ADDITIONAL REQUIREMENTS	63
ARTICLE XVI:	SPECIAL PROVISIONS	64
SECTION 16.00	OFF-STREET PARKING AREAS	64
SECTION 16.01	TRUCKS, BUSES, AND MOBILE HOMES	65
SECTION 16.02	MOBILE HOMES, RECREATIONAL VEHICLES, AND EMERGENCY USE PERMITS	65
SECTION 16.03	EXTERIOR SIDING IN CERTAIN RESIDENTIAL AND COMERCIAL DISTRICTS	66
SECTION 16.04	WIND ENERGY CONVERSION SYSTEMS	66

ARTICLE XVII:	NONCONFORMING BUILDINGS, STRUCTURES, USES OF LAND, AND LOTS.....	72
SECTION 17.00	NONCONFORMING BUILDINGS AND STRUCTURES.....	72
SECTION 17.01	NONCONFORMING USES OF LAND	73
SECTION 17.02	NONCONFORMING LOTS	74
ARTICLE XVIII:	ADDITIONAL REQUIREMENTS, EXCEPTIONS, MODIFICATIONS AND INTERPRETATIONS	75
SECTION 18.00	GENERAL.....	75
SECTION 18.01	HEIGHT AND SIZE LIMITS	75
SECTION 18.02	FRONT YARD EXCEPTIONS AND MODIFICATIONS.....	75
SECTION 18.03	SIDE YARD EXCEPTIONS AND MODIFICATIONS	76
SECTION 18.04	REAR YARD EXCEPTIONS AND MODIFICATIONS	76
ARTICLE XIX:	ADMINISTRATION AND ENFORCEMENT	78
SECTION 19.00	ORGANIZATION.....	78
SECTION 19.01	BASIS OF REGULATIONS	78
SECTION 19.02	MAYOR AND CITY COUNCIL.....	78
SECTION 19.03	BOARD OF ADJUSTMENT	78
SECTION 19.04	VARIANCES	79
SECTION 19.05	SPECIAL EXCEPTIONS.....	80
SECTION 19.06	APPEALS OF STAFF DECISIONS AND OTHER POWERS OF THE BOARD OF ADJUSTMENT	82
SECTION 19.07	APPEALS OF BOARD OF ADJUSTMENT DECISIONS	83
SECTION 19.08	PLANNING AND ZONING COMMISSION.....	83
SECTION 19.09	ZONING ADMINISTRATOR.....	83
SECTION 19.10	AMENDMENTS TO THIS ORDINANCE.....	84
ARTICLE XX:	BUILDING CONSTRUCTION, CERTIFICATES, FEES.....	86
SECTION 20.00	BUILDING CONSTRUCTION	86
SECTION 20.01	COMMENCEMENT AND COMPLETION OF CONSTRUCTION	86
SECTION 20.02	STRUCTURE STANDARDS	86
SECTION 20.03	APPLICATIONS, NON-REFUNDABLE FEES, AND FEE SCHEDULE	86
ARTICLE XXI:	VIOLATIONS AND LEGAL REMEDIES PROVISIONS	88
SECTION 21.00	NOTICE TO VIOLATORS.....	88
SECTION 21.01	RESPONSIBILTiy	88
SECTION 21.02	CITY REMEDIES	88
SECTION 21.03	ZONING PERMITS	88

ARTICLE XXII:	ORDINANCE REPEALER, SEVERABILITY CLAUSE, AND EFFECTIVE DATE	89
SECTION 22.00	REPEALER	89
SECTION 22.01	SEVERABILITY.....	89
SECTION 22.02	EFFECTIVE DATE.....	89

LIST OF TABLES

<u>TABLE #</u>		<u>PAGE</u>
1:	BULK REQUIREMENTS	27

LIST OF FIGURES

<u>FIGURE #</u>		<u>PAGE</u>
1:	GRADE OR SLOPE	9
2:	GRADE OR SLOPE: CUT AND FILL CROSS SECTION.....	9
3:	EXAMPLES OF LOT DEFINITIONS	12
4:	YARD DEFINITIONS	18