

ARTICLE II: ZONING DISTRICTS AND REGULATIONS

Section 200. Zoning Districts

For the purposes of this Ordinance, the City of New Hampton is hereby organized into the following zoning districts as shown below.

A-1	Suburban Agricultural	Provide areas of low-density development and low intensity uses to preserve a predominantly rural residential and agricultural character.
R-1	Low Density Residential	Provide areas for suburban residential development, and other compatible uses, at a density which will be served by centralized sewer & water services.
R-2	Moderate Density Residential	Provide areas for residential development, and other compatible uses, at a moderate density served by centralized sewer & water.
R-3	High Density Residential & Multi-Family	Provide areas for high density residential and multi-family development and compatible uses at a density designed to promote efficiency in the delivery of central services.
MH	Manufactured Home Park	Provide areas for the placement of manufactured homes in an approved manufactured home park.
TM	Transitional Mixed-Use	Provides areas for the blending of multiple uses, such as residential, commercial, cultural, institutional, and/or entertainment at a density served by centralized sewer and water services.
DT	Downtown Commercial	Provide areas for retail, recreational, and governmental functions in a high amenity setting with the downtown central business, accessible by automobile, but conducive to pedestrians and bicyclists.
C-1	Low Density Commercial	Provide areas for the placement of commercial establishments, including service, retail, and wholesale providers, and uses in areas where central services are not available.
C-2	General Commercial	Provide areas for the placement of commercial establishments, including service, retail, and wholesale providers, and uses complimentary to such uses, in areas where central services are available.

M-1	Light Industrial and/or Manufacturing	The “M-1” Light Industrial and/or Manufacturing District is intended primarily for the limited conduct of manufacturing, assembling, repair, and fabrication. This District is also intended for wholesaling and other non-retail, larger scale enterprises. It is designed to provide an environment suitable for industrial activities that do not create appreciable nuisances or hazards. The uses permitted in this District make it most desirable that they be separated from residential uses.
M-2	Heavy Industrial and/or Manufacturing	The “M-2” Heavy Industrial and/or Manufacturing District is intended primarily for the conduct of manufacturing, assembling, and fabrication on a larger scale. It is designed to provide an environment suitable for industrial activities, which may create appreciable nuisances or hazards, such as noise, fumes, and dust. The uses permitted in this District shall be separated from residential uses.
MP	Planned Industrial	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 201. Zoning Map

The location and boundaries of the zoning districts established by this Ordinance are set forth on the zoning map which is located on the City website at <https://www.newhamptonia.com/> or on the City of New Hampton page at <https://beacon.schneidercorp.com/>, and hereby made a part of this Ordinance. Said map, together with everything shown thereon and all amendments thereto, shall be as much a part of this Ordinance as though fully set forth and described herein.

Editor’s Note			
Ordinance No. 895 entitled An Ordinance Adopting the Code of Ordinances of the City of New Hampton, Iowa adopted July 1, 2024, and amendments thereto are contained in the Appendix of this Code of Ordinances and are in full force and effect. The following ordinances have been adopted amending the Official Zoning Map of the City and have not been codified herein, but are specifically saved from repeal and are in full force and effect.			
Ordinance	Adopted	Ordinance	Adopted
#835	July 7, 2014	#841	June 1, 2015
#842	September 21, 2015	#846	September 19, 2016
#854	November 20, 2017	#855	November 20, 2017

#857	January 15, 2018	#860	February 19, 2018
#861	April 20, 2018	#870	June 17, 2019
#872	August 19, 2019		

Section 202. Rules for Interpretation of District Boundaries

Where uncertainty exists with respect to the precise location of any of the aforesaid districts shown on the Official Zoning Map, the following rules shall apply:

1. Boundaries shown as following or approximately following streets, highways, or alleys shall be construed to follow the centerlines of such streets, highways, or alleys;
2. Boundaries shown as following or approximately following platted lot lines or other property lines shall be construed to follow said boundary lines;
3. Boundaries shown as following or approximately following railroad lines shall be construed to lie midway between the main tracks of such railroad lines;
4. Boundaries shown as following or approximately following the courses of streams, rivers, or other continuously flowing waters shall be construed as following either the channel centerline or the mean high-water mark of such water courses;
5. Boundaries shown as following or closely following the City limits of New Hampton shall be construed as following such city limit lines;
6. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 6 of this Section shall be so construed. Any distances not specifically dimensioned on the official zoning map shall be determined by the scale of the map;
7. Where existing physical or cultural features conflict with those shown on the Official Zoning Map, the Board of Adjustment shall interpret the district boundaries;
8. Whenever any street, alley, or other public easement is vacated, the district classification of the property to which the vacated portions of land accrue shall become the classifications of the vacated land.

Section 203. Annexed Territory

All territory that may hereafter be annexed to the City of New Hampton shall be automatically classified as being in an “R-1” Low Density Residential District until such classification shall be changed by amendment of this Ordinance as provided hereafter.

Section 204. Extension of Zoning Powers Beyond Present City Limits

Zoning powers are extended beyond the present city limits as follows:

1. Extra-territorial Limits. The applicability of these regulations and all of its amendments are hereby extended to a point occurring up to two (2) miles beyond the present, corporate limits of the City of New Hampton, Iowa, as shown on the Official Zoning Map.
2. Zoning Classification. Except as otherwise provided in these regulations, all of the real estate described above in subsection 1 of this Section is hereby given a classification of “A-1”, which classification shall be limited in its applicability to the points of land lying outside of the city limits of the city, and as described herein above, and shall so apply to all such land and which shall limit such land usage to agricultural and horticultural purposes and any other non-commercial or non-industrial usage; and provided further, however, nothing herein contained shall prohibit any future development within the area regulated under this Ordinance including Official Zoning Map, and subject to the following limitations and restrictions:
 - a. No single-family dwelling unit shall be constructed on a lot area of less than one (1) acre in size and shall have a front yard width of not less than two hundred (200) feet and a depth of not less than fifty (50) feet, and a rear yard depth of not less than fifty (50) feet. The said depth and widths shall be measured from the property line of the said property at each respective point.
 - b. Any such future construction as contemplated herein shall be in compliance with all of the laws of the State of Iowa and all of the ordinances of the city, specifically including any ordinances of the city, specifically including any ordinances regulating or pertaining to health, sanitation or safety now in effect or hereinafter to be enacted.
3. Accessory Structures. Structures, and uses customarily incidental to any of the above uses shall be allowed, provided, however, that the said accessory buildings and structures shall have and maintain the same depth and widths with regard to front yard, side yard, and rear yard as the principal dwelling or building are required to have under these regulations and other ordinances of the city.
4. Mobile Homes. No mobile homes or mobile home parks shall be installed or constructed except in strict conformity with the regulations of the city pertaining to mobile homes and mobile home parks.
5. Front Yards. The minimum front yard depth of any lot abutting on a county, state, or federal street, road or highway shall be fifty (50) feet, measured from the right-of-way line of such street, road or highway.
6. Exemptions. In the unincorporated area only, nothing herein contained shall be construed to apply to land, farm houses, farm buildings, farm outbuildings, and other buildings, structures, or erections which are primarily adapted by reason of nature or area, for use for agricultural purposes, while being so used, provided that the area comprises thirty-five (35) contiguous acres or more which is used for agricultural purposes and the growing and production of all agricultural products thereon. The regulations contained in the said zoning code, if any, shall, however, relate to and have effect upon any structures, dams, obstructions, deposits, or evacuations in or on the flood plains of any river or stream in the area described above. A permit, approved by the City shall be required for an exemption.
7. Right of Hearing. Property owners affected by the zoning regulations, and its amendments, shall have the same right of hearing, protest and appeal as owners of property affected thereby within the corporate limits of the city.