

**DIVISION 30: “A” DISTRICT REGULATIONS
(AGRICULTURAL)**

Sections:

030-010 Statement of Intent

030-020 Permitted Uses

SECTION 030-010: STATEMENT OF INTENT

The intent of the “A” District is to preserve land best suited for agriculture (especially prime agricultural soils) from the encroachment of incompatible uses and to preserve agricultural use land suited to eventual development in other uses until such time as streets, utilities, and other community facilities may be provided or programmed as to ensure the orderly and beneficial conversion of these lands to nonagricultural use.

SECTION 030-020: PERMITTED USES

The regulations set forth in this Article or elsewhere in this Ordinance which are applicable, shall apply in the “A” District. A building or premises shall be used only for the following purposes:

030-020.A: Permitted Principal Uses.

1. Agriculture and the usual agricultural buildings and structures.
2. Truck gardening and nurseries, provided that no permanent dwelling units shall be erected thereon unless the tract contains 10 or more acres.
3. Mining and extraction of minerals or raw material, subject to prior recommendation from the Planning and Zoning Commission and approval by the Council.
4. Forest and forestry.
5. Non-commercial parks, playgrounds, golf courses (both public and private) and recreational uses.
6. Any use erected or maintained by a public agency.
7. Public utility structures and equipment necessary for the operation thereof.
8. Transmitting stations and towers, subject to prior recommendation from the Planning and Zoning Commission and approval by the Council.
9. Dumping of non-combustible materials for landfill purposes, subject to prior recommendation from the Planning and Zoning Commission and approval by the Council.

10. Outdoor advertising signs and billboards in accordance with the provisions of Article 4, and providing in addition that prior recommendations must be obtained for such signs and/or billboards from the Planning and Zoning Commission and approval granted by resolution of the Council.

**DIVISION 35: “R-1” DISTRICT REGULATIONS
(LOW DENSITY RESIDENTIAL)**

Sections:

- 035-010 Statement of Intent
 - 035-020 Permitted Uses
 - 035-030 Bulk Regulations
 - 035-040 Open Space Requirements
 - 035-050 Off-Street Parking Requirements
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SECTION 035-010: STATEMENT OF INTENT

The intent of the “R-1” District is to provide for certain low density residential areas now developed with single-family dwellings and areas where similar residential development seems likely to occur.

SECTION 035-020: PERMITTED USES

The regulations set forth in this Article or elsewhere in this Ordinance, which are applicable, shall apply in the "R-1" District. A building or premises shall be used only for the following purposes:

035-020.A: Permitted Principal Uses.

1. Single-family detached dwellings.
2. Public or private parks, playgrounds, golf courses, and other outdoor recreational facilities which are commonly, but not necessarily, operated on a non-profit basis; however, amusement parks, golf-driving ranges, golf miniature putting courses, normally operated for profit and imploring manufactured or constructed facilities of an unnatural or non-environmental design shall be excluded.
3. Agricultural crops, including truck gardening, but not the raising of poultry, pets, or livestock for commercial purposes, or on a scale that would be objectionable because of noise or odor to surrounding residences.
4. Churches, chapels, temples, and similar places of worship.
5. Schools, libraries, and community centers.
6. Publicly owned and operated buildings and facilities; excluding substations, transfer stations, treatment facilities, pumping stations, storage facilities, and regular stations.

035-020.B: Permitted Accessory Uses.

1. Use of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
2. Normal accessory buildings and structures for a dwelling such as: private garages, swimming pools, children' s playhouses (shall not be used for dwelling purposes), radio and television receiving antennas, antennas, barbecue pits, playground equipment, tennis courts, carport, decks, porches, and patios.
3. Normal accessory buildings and structures for public recreation areas such as: refreshment stands, playground equipment, all-weather shelters, tennis courts, barbecue pits, etc.
4. Domestic animals such as: cats, dogs, birds, tropical fish, etc., which are normally allowed to run free or are housed within the dwelling. Horses, cows, sheep, chickens, etc., normally considered farm or wild and untamed animals shall be excluded except as otherwise provided in this Ordinance.
5. Home occupations of a professional, talented or artistic nature such as: doctor, engineer, lawyer, real estate agent, insurance agent, tailor, seamstress, watchmaker, dentist, beautician, designer, ceramics; however, those occupations normally classified as a trade and requiring the substantial use of contractors or mechanics tools or equipment such as: carpenters, electricians, monument cutters, painters, plumbers, etc., shall be excluded. (See definition of Home Occupation under Article 1.)
6. Day Care facilities and nursery schools.

SECTION 035-030: BULK REGULATIONS

The following minimum requirements shall be observed:

035-030.A: Principal Use, Dwellings.

Lot Area	8,750 Sq. Feet
Lot Frontage	70 Feet
Front Yard Depth	25 Feet
Side Yard Least Width on any One Side	7 Feet *
Width Sum of Both Side Yards	15 Feet
Rear Yard Depth	25 Feet

* Where as no part of any structure, including eaves and overhangs, may be closer than 6 feet to a property line.

035-030.B: Non-Dwellings.

Lot Area	1 Acre
Lot Frontage	150 Feet
Front Yard Depth	50 Feet
Side Yard Least Width on any One Side	25 Feet
Width Sum of Both Side Yards	50 Feet
Rear Yard Depth	50 Feet

SECTION 035-040: OPEN SPACE REQUIREMENTS

(See Article 4)

SECTION 035-050: OFF-STREET PARKING REQUIREMENTS

(See Article 4)

**DIVISION 40: “R-1A” DISTRICT REGULATIONS
(LOW DENSITY RESIDENTIAL)**

Sections:

- 040-010 Statement of Intent
 - 040-020 Permitted Uses
 - 040-030 Bulk Regulations
 - 040-040 Open Space Requirements
 - 040-050 Off-Street Parking Requirements
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SECTION 040-010: STATEMENT OF INTENT

The “R-1A” District is intended to address the physical constraints created by the small lot sizes in the older portion of the city where current single and two family dwellings are located.

SECTION 040-020: PERMITTED USES

The regulations set forth in this Article or elsewhere in this Ordinance, which are applicable, shall apply in the “R-1A” District. A building or premises shall be used only for the following purposes:

040-020.A: Permitted Principal Uses.

1. Single-family, detaches and attached, two family dwellings, and duplexes.
2. Public or private parks, playgrounds, golf courses, and other outdoor recreational facilities which are commonly, but not necessarily, operated on a non-profit basis; however, amusement parks, golf-driving ranges, golf miniature putting courses, normally operated for profit and imploring manufactured or constructed facilities of an unnatural or non-environmental design shall be excluded.
3. Churches, chapels, temples, and similar places of worship.
4. School, libraries, and community centers.
5. Publicly owned and operated buildings and facilities; excluding substations, transfer stations, treatment facilities, pumping stations, storage facilities, and regular stations.

040-020.B: Permitted Accessory Uses.

1. Accessory uses permitted in and as limited in the “R-1” District.

SECTION 040-030: BULK REGULATIONS

The following minimum requirements shall be observed:

040-030.A: Principal Use, Dwellings.

Lot Area	6,000 Sq. Feet
Lot Frontage	50 Feet
Front Yard Depth	6 Feet**
Side Yard Least Width on any One Side	4 Feet*
Width Sum of Both Side Yards	10 Feet
Rear Yard Depth	20 Feet

* Where as no part of any structure, including eaves and overhangs, may be closer than 3 feet to a property line.

**Where as no portion of any structure, including unenclosed and enclosed porches may be closer than 6 feet to a property line.

040-030.B: Non-Dwellings.

Lot Area	18,000 Sq. Feet
Lot Frontage	40 Feet
Front Yard Depth	20 Feet
Side Yard Least Width on any One Side	15 Feet
Width Sum of Both Side Yards	30 Feet
Rear Yard Depth	20 Feet

SECTION 040-040: OPEN SPACE REQUIREMENTS

(See Article 4)

SECTION 040-050: OFF-STREET PARKING REQUIREMENTS

(See Article 4)

**DIVISION 45: “R-2” DISTRICT REGULATIONS
(MEDIUM DENSITY RESIDENTIAL)**

Sections:

- 045-010 Statement of Intent
 - 045-020 Permitted Uses
 - 045-030 Maximum Height
 - 045-040 Bulk Regulations
 - 045-050 Building Floor Area Requirements
 - 045-060 Standards for Single Family Attached Dwellings
 - 045-070 Open Space Requirements
 - 045-080 Off-Street Parking Requirements
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SECTION 045-010: STATEMENT OF INTENT

The intent of the “R-2” District is to provide for residential areas within the city for development of two family, multiple family, and single family dwellings which are compatible in character and density with the medium density residential environment.

SECTION 045-020: PERMITTED USES

The regulations set forth in this Article or elsewhere in this Ordinance which are applicable shall apply in the “R-2” District. A building or premises shall be used only for the following purposes:

045-020.A: Permitted Principal Uses.

1. Any use permitted in the “R-1” District providing such use shall comply with the minimum requirements of the “R-2” District.
2. Two-Family Dwellings.
3. Single-Family Attached and Detached Dwellings.
4. Multi-Family Dwellings: individual buildings shall contain not more than 4 dwelling units and land use density shall not exceed 8 dwelling units per acre of land under ownership, exclusive of road right-of-way.
5. Boarding and lodging houses.
6. Professional and semiprofessional buildings.

045-020.B: Permitted Accessory Uses.

1. Any use permitted in the “R-1” District providing such use shall comply with the minimum requirements of the “R-2” District.
2. Playground areas and equipment accessory to multifamily dwellings.

3. Multi-family entertainment and service centers, providing such areas shall not be located to the front of the principal building at ground level or above and such areas shall be screened from public view.
4. Storage garage accessory to the principal building.

SECTION 045-030: MAXIMUM HEIGHT

045-030.A: Principal Buildings.

No principal building shall exceed 35 feet in height.

045-030.B: Accessory Buildings.

(See Article 4)

SECTION 045-040: BULK REGULATIONS

The following minimum requirements shall be observed subject to the modified requirements. The lot area requirements will not apply to lots platted prior to October 18, 2001.

045-040.A: Principal Use, Single (Detached) & Two Family, and Day Nurseries.

Lot Area	7,500 Sq. Feet
Lot Frontage	60 Feet
Front Yard Depth	25 Feet
Side Yard Least Width on any One Side	6 Feet *
Width Sum of Both Side Yards	12 Feet
Rear Yard Depth	30 Feet

* Where as no part of any structure, including eaves and overhangs, may be closer than 5 feet to a property line.

045-040.B: Single Family Attached Dwellings.

When a single family attached dwelling is divided by a lot line coinciding with the common wall separating the two units, these minimum requirements shall be applied.

Lot Area	3,750 Sq. Feet
Lot Frontage	30 Feet
Front Yard Depth	25 Feet
Side Yard Least Width on any One Side	6 Feet *
Width Sum of Both Side Yards	12 Feet *
Rear Yard Depth	30 Feet

* A dwelling unit with a zero side yard on one side shall have a minimum width of a side yard of 12 feet from the opposite side lot line.

045-040.C: Multi-Family Dwellings and Offices.

Lot Area	10,000 Sq. Feet
Lot Frontage	80 Feet
Front Yard Depth	35 Feet
Side Yard Least Width on any One Side	10 Feet *
Width Sum of Both Side Yards	20 Feet
Rear Yard Depth	40 Feet

*Where as no part of any structure, including eaves and overhangs, may be closer than 8 feet to a property line.

045-040.D: Non-Dwellings.

Lot Area	1 Acre
Lot Frontage	150 Feet
Front Yard Depth	50 Feet
Side Yard Least Width on any One Side	25 Feet
Width Sum of Both Side Yards	50 Feet
Rear Yard Depth	50 Feet

SECTION 045-050: BUILDING FLOOR AREA TO LOT AREA RATIO REQUIREMENTS

The building floor area ratio shall not exceed the following: Height of Building: Total floor area to lot area ratio:

- 1 story.....0.30
- 2 story.....0.50
- Over 2 stories.....0.60

SECTION 045-060: STANDARDS FOR SINGLE FAMILY ATTACHED DWELLINGS

The following are additional standards for single-family attached dwellings:

045-060.A: Effective Date.

A single family attached dwelling divided by a lot line coinciding with a common wall shall only be allowed for new construction completed subsequent to the adoption of this Ordinance.

045-060.B: Construction Requirements.

1. A dwelling unit with a zero side yard shall have no openings on the side abutting the common lot line.
2. The common wall dividing a single family attached dwelling shall be constructed with a minimum of two separate 2 inches x 4 inches stud walls with 5/8 inch drywall on each side of each 2" x 4" stud wall.

SECTION 045-070: OPEN SPACE REQUIREMENTS

(See Article 4)

SECTION 045-080: OFF-STREET PARKING REQUIREMENTS

(See Article 4)

**DIVISION 50: “R-3” DISTRICT REGULATIONS
(HIGH DENSITY RESIDENTIAL)**

Sections:

- 050-010 Statement of Intent
 - 050-020 Permitted Uses
 - 050-030 Maximum Height
 - 050-040 Bulk Regulations
 - 050-050 Open Space Requirements
 - 050-060 Off-Street Parking Requirements
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SECTION 050-010: STATEMENT OF INTENT

The “R-3” District is intended and designed to provide for certain high density residential areas now developed with multiple family dwellings and areas where similar residential development seems likely to occur.

SECTION 050-020: PERMITTED USES

The regulations set forth in this Article or elsewhere in this Ordinance which are applicable shall apply in the “R-3” District. A building or premises shall be used only for the following purposes:

050-020.A: Permitted Principal Uses.

1. Any use permitted in the “R-1” and R-2” Districts providing such use shall comply with the minimum requirements of the “R-3” District.
2. Multi-Family Dwellings, including townhouses and condominiums: individual buildings shall contain not more than 5 units and land use density shall not exceed 20 dwelling units per acre of land under ownership, exclusive of road right-of-way.
3. Group, nursing, convalescent, and retirement homes, hospitals, and childcare facilities.

050-020.B: Permitted Accessory Uses.

1. Any use permitted in the “R-1” and “R-2” Districts providing such use shall comply with the minimum requirements of the “R-3” District.
2. Playground and equipment accessory to multifamily dwellings.
3. Multi-family entertainment and service centers, providing such areas shall not be located to the front of the principal building at ground level or above and such areas shall be screened from public view.

4. Storage garage accessory to the principal building.

SECTION 050-030: MAXIMUM HEIGHT

050-030.A: Principal Buildings.

No principal building shall exceed 55 feet in height.

050-030.B: Accessory Buildings.

(See Article 4)

SECTION 050-040: BULK REGULATIONS

The following minimum requirements shall be observed subject to the modified requirements. The lot area requirements will not apply to lots platted prior to October 18, 2001.

050-040.A: Single Family Dwellings.

Lot Area	6,000 Sq. Feet
Lot Frontage	60 Feet
Front Yard Depth	25 Feet
Side Yard Least Width on any One Side	6 Feet*
Width Sum of Both Side Yards	12 Feet
Rear Yard Depth	30 Feet

*Where as no part of any structure, including eaves and overhangs, may be closer than 5 feet to a property line.

050-040.B: Two Family Dwellings.

Lot Area	7,200 Sq. Feet
Lot Frontage	60 Feet
Front Yard Depth	25 Feet
Side Yard Least Width on any One Side	6 Feet*
Width Sum of Both Side Yards	12 Feet
Rear Yard Depth	30 Feet

*Where as no part of any structure, including eaves and overhangs, may be closer than 5 feet to a property line.

050-040.C: Multi-Family Dwellings and Townhouses.

Lot Area	10,000 Sq. Feet
Lot Area per Dwelling Unit	2,000 Sq. Feet
Lot Frontage	80 Feet
Front Yard Depth	25 Feet
Side Yards: 3 Stories or less up to 35 Feet	10 Feet/Side*
Side Yards: More than 3 Stories up to 45 Feet	15 Feet/Side**
Side Yards: Structures above 45 Feet	15 Feet plus a foot for each foot above 45 feet/Side
Rear Yard Depth	30 Feet

* Where as no part of any structure, including eaves and overhangs, may be closer than 8 feet to a property line.

**Where as no part of any structure, including eaves and overhangs, may be closer than 13 feet to a property line.

050-040.D: Non-Dwellings.

Lot Area	1 Acre
Lot Frontage	100 Feet
Front Yard Depth	25 Feet
Side Yard Least Width on any One Side	15 Feet
Width Sum of Both Side Yards	30 Feet
Rear Yard Depth	30 Feet

SECTION 050-050: OPEN SPACE REQUIREMENTS

(See Article 4)

SECTION 050-060: OFF-STREET PARKING REQUIREMENTS

(See Article 4)

**DIVISION 55: “R-4” DISTRICT REGULATIONS
(MOBILE HOME PARK)**

Sections:

- 055-010 Statement of Intent
 - 055-020 Permitted Uses
 - 055-030 Bulk Regulations
 - 055-040 Off-Street Parking Requirements
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SECTION 055-010: STATEMENT OF INTENT

The intent of the “R-4” District is to provide for mobile home subdivisions in areas of the city where such use is compatible with existing and future development. This District shall be well served by arterial streets to provide adequate access and planned development that is compatible with the character of the neighboring land uses.

SECTION 055-020: REGULATIONS

The regulations set forth in this Article or elsewhere in this Ordinance, which are applicable, shall apply in the “R-4” District. A building or premises shall be used only for the following purposes:

055-020.A: Permitted Principal Uses.

1. Mobile homes located within planned mobile home subdivisions; and with the provisions of this Article, regulations of the Des Moines County Board of Health, applicable State Statutes, and Mediapolis standards.
2. Publicly owned and operated buildings and facilities; excluding substations, transfer stations, treatment facilities, pumping stations, storage facilities, and regular stations.

055-020.B: Permitted Accessory Uses.

1. Accessory uses and structures normally incidental and subordinate to the permitted uses and structures and to uses and structures permitted as exceptions;
 - a) Accessory structures and uses may include, but not limited to: maintenance and garden sheds, storage units, detached garage(s), decks, porches, patios, gazebos, swimming pools, kennels, satellite receiver dishes, wood piles, compost piles, and gardens.
 - b) Maintenance or garden sheds for wholly residential uses shall be no larger than 100 square feet. Setbacks requirements for residential sheds and storage units are 2 feet side setback and 5 feet rear setback.

- c) Maximum height of accessory structures and uses in residential properties shall not exceed 15 feet in height.
- 2. Temporary building for uses incidental to construction work, which buildings shall be moved upon the completion or abandonment of the construction work.
- 3. Home occupations.
- 4. Sale of mobile homes for use on the premises only, provided that such mobile homes are suited and connected to all utilities.

SECTION 055-030: BULK REGULATIONS

The following minimum requirements shall be observed in the “R-4” District:

055-030.A: Lot Area for Mobile Home Park.

Lot Area	5 Acres
Lot Width	300 Feet
Front Yard Depth	35 Feet
Side Yard	30 Feet
Rear Yard Depth	30 Feet
Maximum Height	35 Feet

055-030.B: Individual Trailer Lot Requirements.

Lot Area	4,000 Sq. Feet or a maximum of 6 mobile home units per gross acre, whichever is greater
Lot Width	35 Feet
Front Yard Depth	25 Feet
Side Yard	5 Feet
Rear Yard Depth	5 Feet
Maximum Height	35 Feet

SECTION 055-040: OFF-STREET PARKING REQUIREMENTS

(See Article 4)

**DIVISION 60: “C-1” DISTRICT REGULATIONS
(GENERAL COMMERCIAL)**

Sections:

- 060-010 Statement of Intent
 - 060-020 Permitted Uses
 - 060-030 Maximum Height
 - 060-040 Bulk Regulations
 - 060-050 Open Space Requirements
 - 060-060 Off-Street Parking Requirements
 - 060-070 Buffers Requirements
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SECTION 060-010: STATEMENT OF INTENT

The “C-1” District is intended to provide space for commercial areas located outside the Central Business District. This District accommodates a wide range of facilities that includes much of the commercial frontage along the major transportation arteries. These uses are also characterized by the need for larger lot sizes and the need to supply their own off-street parking.

SECTION 060-020: PERMITTED USES

The regulations set forth in this Article and elsewhere in this Ordinance which are applicable, shall apply in the “C-1” District. A building or premises shall be used only for the following purposes:

060-020.A: Permitted Principal Uses.

1. Any use permitted in a “R-2” and “R-3” District, except that residential dwellings may be permitted by special permit only.
2. Any use permitted in the “C-2” District providing such use shall comply with the minimum requirements of the “C-1” District.
3. Automobile service station.
4. Automobile washing.
5. Bank, including drive-through establishments, savings and loan.
6. Book magazine publishing and sales.
7. Bowling alley.
8. Broadcasting and receiving station.
9. Carpentry shop.
10. Commercial nurseries and greenhouses.
11. Commercial recreation or amusements.
12. Convenience store.
13. Dairy store.
14. Discount department store.

15. Drive-in establishment.
16. Drug store.
17. Dry cleaning and coin operated laundry.
18. Eating and drinking establishments.
19. Furniture store.
20. Garden supplies store.
21. Hotel.
22. Lumber and building materials.
23. Motels.
24. Printing and Publishing Houses.
25. Private clubs.
26. Private parking lots.
27. Professional offices.
28. Publicly owned and operated buildings and facilities excluding substations, treatment facilities, pumping stations, storage facilities, and regulator stations.
29. Retail pet shop.
30. Sporting goods store.
31. Supermarket, grocery store.
32. Woodworking shop, small.
33. Veterinary clinics.

060-020.B: Permitted Accessory Uses.

1. Accessory uses and structures normally incidental and subordinate to the permitted uses and structures.

SECTION 060-030: MAXIMUM HEIGHT

060-030.A: Principal Buildings.

No principal building shall exceed 35 feet in height.

060-030.B: Accessory Buildings.

(See Article 4)

SECTION 060-040: BULK REGULATIONS

The following minimum requirements shall be observed:

060-040.A: Principal Uses, All Uses.

Lot Area	10,000 Sq. Feet
Lot Frontage	80 Feet
Front Yard Depth	25 Feet
Side Yard* Least Width on any One Side	10 Feet
Width Sum of Both Side Yards	30 Feet
Rear Yard Depth	10 Feet

*All yards abutting a public thoroughfare shall be considered front yards and shall comply with the requirements for a front yard. Side yards may be waived by the Council, for coordinated plans of adjacent properties under separate ownership; providing, however, that such waiver shall be predicated on an approved Site Plan (See Article 4).

SECTION 060-050: OPEN SPACE REQUIREMENTS

(See Article 4)

SECTION 060-060: OFF-STREET PARKING REQUIREMENTS

(See Article 4)

SECTION 060-070: BUFFERS REQUIREMENTS

(See Article 4)

**DIVISION 65: “C-2” DISTRICT REGULATIONS
(CENTRAL BUSINESS COMMERCIAL)**

Sections:

- 065-010 Statement of Intent
 - 065-020 Permitted Uses
 - 065-030 Maximum Height
 - 065-040 Bulk Regulations
 - 065-050 Open Space Requirements
 - 065-060 Off-Street Parking Requirements
 - 065-070 Buffers Requirements
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SECTION 065-010: STATEMENT OF INTENT

The intent of the “C-2” District is to provide for a commercial area to serve the general shopping needs of the trade area and to permit uses, which will strengthen the central business area as the center of trade, service, governmental, and cultural activities.

SECTION 065-020: PERMITTED USES

The regulations set forth in this Article and elsewhere in this Ordinance which are applicable, shall apply in the “C-2” District. A building or premises shall be used only for the following purposes:

065-020.A: Permitted Principal Uses.

1. Any use permitted in the "C-1" District providing such use shall comply with the minimum requirements of the “C-2” District.
2. Antique shops.
3. Art shops.
4. Bakery, retail.
5. Barber shop, beauty parlor.
6. Billiards, pool hall.
7. Bookstore.
8. Camera shop.
9. Candy store.
10. Catering.
11. City buildings.
12. Clothing or apparel shop.
13. Electrical equipment, appliances supply and repair.
14. Florist store.
15. Gift shop.
16. Hardware store.
17. Heating-air conditioning supplies.

18. Hospital, clinics, and infirmaries.
19. Jewelry store.
20. Music store.
21. Office equipment and supply store.
22. Optical goods store.
23. Paint store.
24. Public parking lots.
25. Pharmacy.
26. Printing, newspaper, commercial.
27. Professional offices.
28. Shoe store and repair shop.
29. Theater.
30. Upholstery shop.
31. Variety store.

065-020.B: Permitted Accessory Uses.

Any exterior or roof sign, the height of which shall not exceed 40 percent of the building height above the roofline, but not to exceed 50 feet above the roofline in any case. For buildings less than 40 feet in height, the maximum height above the roof line for any exterior or roof sign shall be 16 feet.

SECTION 065-030: MAXIMUM HEIGHT

No building shall exceed 35 feet in height.

SECTION 065-040: BULK REGULATIONS

The following minimum requirements shall be observed:

065-040.A: Principal Use, All Uses.

Lot Area	None*
Lot Width	None*
Front Yard Depth	None*
Side Yard Least Width on any One Side	None**
Width Sum of Both Side Yards	None***
Rear Yard Depth	None***

*Unless the proposed right-of-way of a thoroughfare shown on an Official Major Thoroughfare Plan, in which case the building setback lines shall be the proposed right-of-way line.

**Unless adjacent to an "R" District in which case not less than 10 feet.

***Unless abutting an "R" District in which case 25 feet.

SECTION 065-050: OPEN SPACE REQUIREMENTS

None required.

SECTION 065-060: OFF-STREET PARKING REQUIREMENTS

None Required.

SECTION 065-070: BUFFERS REQUIREMENTS

None required.

**DIVISION 70: “I-1” DISTRICT REGULATIONS
(LIGHT INDUSTRIAL)**

Sections:

- 070-010 Statement of Intent
 - 070-020 Permitted Uses
 - 070-030 Required Conditions
 - 070-040 Maximum Height
 - 070-050 Bulk Regulations
 - 070-060 Open Space Requirements
 - 070-070 Off-Street Parking Requirements
 - 070-080 Buffer Requirements
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SECTION 070-010: STATEMENT OF INTENT

The intent of this “I-1” District is to provide space for commercial and a wide range of light industrial uses which are able to meet certain performance standards to protect nearby non-industrial uses from undesirable environmental conditions.

SECTION 070-020: PERMITTED USES

The regulations set forth in this Article and elsewhere in this Ordinance, which are applicable, shall apply in the “I-1” District. A building or premises shall be used only for the following purposes:

070-020.A: Permitted Principal Uses.

1. Any business or service establishment permitted in a “C-1” District which is incidental to an industrial or manufacturing use.
2. Industrial, manufacturing, major repair, processing, storage and wholesale establishments and services such as the following:
 - a) Automobile construction, assembly or factories specializing in the re-work or re-building of automobile components.
 - b) Bag, carpet and rug cleaning, provided necessary equipment is installed and operated for the effective precipitation or recovery of dust.
 - c) Concrete mixing, concrete products manufacture, and ready-mix plants.
 - d) Contractor's equipment and materials storage yard.
 - e) Creamery, bottling works, dairy ice cream manufacturing, ice manufacturing and cold storage plant.
 - f) Enameling, lacquering or japanning.
 - g) Flammable liquids, underground storage only, not to exceed 25,000 gallons and located not less than 200 feet from any “R” District.

- h) Lightweight manufacturing of non-ferrous metals, which do not cause noxious fumes or odors.
 - i) Manufacturing or assembly of electrical appliances, instruments, and devices, which do not cause noxious fumes or odors.
 - j) Laboratories - experimental, film or testing.
 - k) Storage and sale of feed or grain, providing dust is effectively controlled.
 - l) Laundries
 - m) Wholesale storage and warehouse establishments.
 - n) Lumber and building supply yards.
 - o) Motor freight terminal.
 - p) Sawmill, planing mill, including manufacture of wood products.
3. Any residential use shall be prohibited, except for caretaker's quarter's incidental to a permitted industrial use.
4. Outdoors advertising signs and billboards in accordance with provisions of Article 4.

070-020.B: Accessory Uses.

Any accessory use customarily accessory and incidental to a permitted principal use.

SECTION 070-030: REQUIRED CONDITIONS

No use shall be permitted to be established or maintained which by reason of its nature or manner of operation is or may become hazardous, noxious, offensive or pollute the air or water due to emission of cinders, dust, gas fumes, noise, odor, smoke, refuse matter or water-carried waste.

SECTION 070-040: MAXIMUM HEIGHT

No building shall exceed 45 feet in height.

SECTION 070-050: BULK REGULATIONS

The following minimum requirements shall be observed.

070-050.A: All Uses.

Lot Area	10,000 Sq. Feet
Lot Width	75 Feet
Front Yard Depth*	45 Feet
Side Yard for Each Side *	10 Feet**
Rear Yard Depth	45 Feet**

* All yards abutting a public thoroughfare shall be considered front yards and shall comply with the requirements for a front yard.

** "I-1" District adjacent to any "R" District, the minimum setback shall be 50 feet from the "I-1" District boundary line, except in such cases where the district line is construed to follow the centerline of a public thoroughfare, wherein such cases shall be determined by the provisions for the required minimum front yard depth.

SECTION 070-060: OPEN SPACE REQUIREMENTS

(See Article 4)

SECTION 070-070: OFF-STREET PARKING REQUIREMENTS

(See Article 4)

SECTION 070-080: BUFFER REQUIREMENTS

(See Article 4)

**DIVISION 75: “I-2” DISTRICT REGULATIONS
(MODERATE INDUSTRIAL)**

Sections:

- 075-010 Statement of Intent
 - 075-020 Permitted Uses
 - 075-030 Required Conditions
 - 075-040 Maximum Height
 - 075-050 Open Space Requirement
 - 075-060 Off-Street Parking Requirement
 - 075-070 Site Plans
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SECTION 075-010: STATEMENT OF INTENT

This “I-2” District is intended to provide areas of the city for activities and uses of a moderate industrial character. Since this is the least restrictive of any district, almost any use is permissible, with the exception of a small number of uses, which by reason of certain undesirable characteristics require approval of the Board of Adjustment. In addition, no residential uses are permitted.

SECTION 075-020: PERMITTED USES

The regulations set forth in this Article or elsewhere in this Ordinance, which are applicable, shall apply in the “I-2” District. A building or premises may be used for any purpose whatsoever subject to the requirements and conditions contained in this Article.

075-020.A: No Certificate of Zoning Compliance shall be issued for any use in conflict with any Ordinance of the city or law of the State of Iowa regulating nuisances.

075-020.B: No Certificate of Zoning Compliance shall be issued for any dwelling, school, hospital, clinic, or other institution for human care, except where incidental to a permitted principal use.

075-020.C: The Board of Adjustment may permit the uses listed here subject to approval after public hearing. In its determination on the particular uses at the location requested, the Board shall consider all of the following provisions:

1. That the proposed location, design, construction and operation of the particular use adequately safeguards the health, safety and general welfare of persons residing or working in adjoining or surrounding property. To this end the Board may require that appropriate buffers to minimize the effects of these uses on adjoining or surrounding property;

2. That such use shall not impair an adequate supply of light and air to surrounding property;
3. That such use shall not unduly increase congestion in the streets, or public danger of fire and safety;
4. That such use shall not diminish or impair established property values in adjoining or surrounding property; and
5. That such use shall be in accordance with the intent, purpose and spirit of this Ordinance and the Comprehensive Plan of the City of Mediapolis.
6. The uses subject to the above provisions are as follows:
 - a) Abattoirs and slaughterhouses or stockyards.
 - b) Acid manufacture or wholesale storage of acids.
 - c) Cement, lime, gypsum, or plaster of parts manufacture.
 - d) Chemical manufacturing.
 - e) Distillation of bones.
 - f) Explosive manufacture or storage.
 - g) Fat rendering.
 - h) Fertilizer manufacture.
 - i) Garbage, offal or dead animals' reduction or dumping provided that all refuse is earth covered daily.
 - j) Gas manufacture and cylinder recharging.
 - k) Glue, size or gelatin manufacture.
 - l) Junkyards where the premises upon which such activities are conducted are wholly enclosed within a building, wall, or fence, not less than 6 feet in height, completely obscuring the activity from sight from surrounding lots.
 - m) Packinghouses, slaughterhouses and/or stockyards.
 - n) Petroleum or its products, refining or wholesale storage.
 - o) Rubber goods manufacture.
 - p) Sand or gravel pits provided a fence, which provides an effective barrier against trespassing, encloses them.
 - q) Smelting of tin, copper, zinc or iron ores.
 - r) Transmitting stations.
 - s) Wholesale storage of gasoline or other flammable liquids.

SECTION 075-030: REQUIRED CONDITIONS

075-030.A: The best practical means known for the disposal of refuse matter or water-carried waste, the abatement of obnoxious or offensive odor, dust, smoke, gas, noise or similar nuisance, shall be employed.

075-030.B: All principal buildings and all accessory buildings or structures, including loading and unloading facilities shall be located at least 200 feet from any "R" District and not less than 100 feet from any other district except an "I-1" District.

SECTION 075-040: MAXIMUM HEIGHT

No structure shall exceed in height the distance measured to the centerline of the nearest street from any portion of the proposed building or structure, except as modified by Article 4.

SECTION 075-050: OPEN SPACE REQUIREMENT

(See Article 4)

SECTION 075-060: OFF-STREET PARKING REQUIREMENT

(See Article 4)

SECTION 075-070: SITE PLANS

Site Plans shall be required in accordance with the provisions of Article 4 for all uses permitted in this District.