

CHAPTER 165.10 DISTRICTS ESTABLISHED

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165.10.010 Designated

In order to classify, regulate and restrict the locations of trades, industries, and the location of buildings designated for specific uses, to regulate and limit the height and bulk of buildings hereafter erected or structurally altered, to regulate and limit the intensity of the use of the lot areas, and to regulate and determine the areas of yards, courts, and other open spaces within the surrounding such buildings, the City is divided into districts, of which there shall be fourteen in number, known as follows:

A-1	Agricultural Holding District
R-1	Single Family Residential District
R-2	Moderate Density Dwelling District
R-3	Multiple Family Dwelling District
C-0	Office Business District
C-1	Neighborhood Business District
C-2	General Commercial District and Downtown Overlay
C-3	Highway Business District
M-1	Light Industrial District
M-2	Heavy Industrial District
PDD	Planned Development District
MH	Mobile Home Park District
F-C	Flood Channel District
F-P	Flood Plain Overlay District

165.10.020 District Zoning Map

The boundaries of the districts are shown upon the map which is made a part hereof by this reference and is designated as the District Zoning Map. The district map, and all the notations, references and other information shown thereon are a part of this Chapter and have the same force and effect as if the district zoning map and all the notations, references, and other information shown thereon were all fully set forth or described in this Chapter, the original of which district zoning map is properly attested and is on file with the clerk of the City. Said map shall be updated with any amendments to this Chapter and shall be recertified by the Council annually.

165.10.030 Annexed Territory

In order to facilitate the coordinated transition of territory annexed to the City, as provided in the City's petition for annexation of July 17, 1987, and approved by referendum on April 10, 1979, the zoning classifications and boundaries as established by the Clinton County, Iowa, official zoning map are hereby adopted for the territory annexed to the City subsequent to the effective date of this Ordinance, subject to the following clarifications and amendments.

A. Land previously classified as A-1, Prime Agricultural District, on the Clinton County Zoning Map shall be hereafter classified A-1, Agricultural holding District, under the City Zoning Chapter.

B. Land previously classified as R-1, Recreation-Resort District, and R-2, Suburban Residential on the Clinton County Zoning Map shall be hereafter classified as R-1, Single Family Residential District, under the City Zoning Chapter.

C. Land previously classified as C-1, Highway Commercial District, and C-2, General Commercial District, on the Clinton County Zoning Map shall be hereafter classified as C-3, Highway Business District, under the City Zoning Chapter.

D. Land previously classified as M-1, Limited Industrial District, on the Clinton County Zoning Map shall be hereafter classified in the M-1, Light Industrial District, under the City Zoning Chapter.

The City may review the appropriateness of each such zoning classification, and if warranted, the Commission and Council may undertake an evaluation of a different zoning classification for application to the newly annexed land.

165.10.040 Use Regulations

The use regulations for each district shall be construed to include in addition to the listed use, any use of a similar nature and intensity, except as otherwise provided for in this Chapter.

165.10.050 Streets, Alleys and Other Public Ways

Streets, alleys, railroads, and other public ways in the City shall be considered as part of the zoning district adjoining each side of such street, alley or public way. In those instances where a street, alley or public way adjoins different zoning districts on each side, the zoning districts shall extend to the center of such street, alley or public way.

165.10.060 Exceptions

Except as provided in this Chapter:

A. No building shall be erected, converted, enlarged, reconstructed, or structurally altered, nor shall any building or land be used except for a purpose permitted in the district in which the building or land is located.

B. No building shall be erected, converted, enlarged, reconstructed, or structurally altered to exceed the height permit established in this Chapter for the district in which the building is located.

C. No building shall be erected, converted, enlarged, reconstructed, or structurally altered except in conformity with the area regulations of the district in which the building is located.

D. No building shall be erected, or structurally altered, to the extent specifically provided in this Chapter except in conformity with the off-street parking and loading regulations of the district in which such building is located.

E. The minimum yards, parking spaces and other open spaces, including lot area per family, required by this Chapter of each and every building existing at the time of passage shall not be encroached upon or considered as yard or parking or open space requirements for any other building; nor shall any yard, open space, or parking space be reduced below the requirements of this Chapter for the district in which said yard is located.

F. Every building hereafter erected or structurally altered shall be located on a lot as defined in Section 165.05.440 and in no case shall there be more than one main building on one lot unless otherwise provided in this Chapter.

165.10.070 Boundaries- Rules of Interpretation where Uncertainties Arise

Where uncertainty exists with respect to the boundaries of the various districts as shown on the map referred to in Section 165.10.020, the following rules apply:

A. District boundaries are either streets or alleys unless otherwise show, and where the districts designated on the map referred to in Section 165.10.020 are bounded approximately by street or alley lines, the center line of the street or alley shall be construed to be the boundary of the district.

B. Where district boundary lines are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.

C. Where the district boundaries are not otherwise indicated, and where the property has been or may hereafter be divided into blocks or lots, the district boundaries shall be construed to be the lot lines, and where the districts designated on the district zoning map are bounded approximately by lot lines, the lot lines shall be construed to be the boundary of the district unless the boundaries are otherwise indicated on the map.

D. In unsubdivided property, the district boundary line of the district zoning map shall be determined by the use of the scale appearing on the map.