

City of West Branch

~A Heritage for Success~

110 N. Poplar Street • PO Box 218 • West Branch, Iowa 52358
(319) 643-5888 • Fax (319) 643-2305 • www.westbranchiowa.org • city@westbranchiowa.org

PLANNING AND ZONING COMMISSION MEETING

Tuesday, May 26, 2015 • 6:30 p.m.

West Branch City Council Chambers, 110 N. Poplar St.

Council Quorum May Be Present

1. Call to Order
2. Roll Call
3. Approve minutes from the March 24, 2015 Planning and Zoning Commission Meeting/Move to action.
4. Approve West Branch High School Phase 2 Parking and Site Improvements Site Plan./Move to action.
5. Approve amendment to the West Branch Comprehensive Plan, adopted April 1, 2013 by adopting an updated future land use map./Move to action.
6. Discussion on potential changes to sections 165.24 through 165.37 and section 165.49 of the City Code.
7. Old Business
8. New Business
9. Adjourn

Planning & Zoning Commission Members: Chair Roger Laughlin, Vice Chair John Fuller, LeeAnn Aspelmeier, Ryan Bowers, Clara Oleson, Sally Peck, Gary Slach • **Zoning Administrator:** Paul Stagg • **Deputy City Clerk:** Leslie Brick
Mayor: Mark Worrell • **Council Members:** Jordan Ellyson, Colton Miller, Brian Pierce, Tim Shields, Mary Beth Stevenson
City Administrator/Clerk: Matt Muckler • **Fire Chief:** Kevin Stoolman • **Library Director:** Nick Shimmin
Parks & Rec Director: Melissa Russell • **Police Chief:** Mike Horihan • **Public Works Director:** Matt Goodale

(These minutes are not approved until the next Commission meeting.)

City of West Branch Special Planning & Zoning Commission Meeting

March 24, 2015

West Branch City Council Chambers, 110 North Poplar Street

Chairperson Roger Laughlin opened the regular meeting of the Planning & Zoning Commission at 6:35 p.m. welcoming the audience and following City Staff; Zoning Administrator Paul Stagg, Deputy City Clerk Leslie Brick and City Engineer Dave Schechinger. Commission Members, LeeAnn Aspelmeier, Ryan Bowers, John Fuller, Clara Oleson were present. Absent: Sally Peck and Gary Slach.

Approve minutes from the March 4, 2015 Planning & Zoning Commission Meeting.

Motion by Laughlin, second by Oleson. AYES: Laughlin, Oleson, Fuller, Aspelmeier, Bowers. NAYS: None. Absent: Peck and Slach. Motion carried.

Approve new electrical, plumbing, mechanical, fence and demolition permits and fees. /Move to action.

Stagg reviewed the new forms and fee schedules with the commission. Fuller questioned how the new fees compared with other cities. Stagg replied that the new fees are comparable with surrounding communities. Stagg also noted that these forms, once approved by Council will be available on the City's website.

Motion by Aspelmeier, second by Oleson. AYES: Oleson, Fuller, Bowers, Laughlin, Aspelmeier. NAYS: None. Absent: Peck and Slach. Motion carried.

Public Hearing on the adoption of a revised future land use plan.

Public hearing opened at 6:40 p.m. No residents were in attendance. Commission member Fuller commented that his understanding of the future land use plan was to move industry out of the center of town, make more commercial land available and provide more recreation areas for residents. Laughlin requested to see a flood plain overlay on the future land use map and to see recreational land on the former railroad bed. Public Hearing closed on 6:53 p.m.

Approve amendment to the West Branch Comprehensive Plan, adopted April 1, 2013 by adopting an updated future land use map. /Move to action

Laughlin moved to table this amendment approval for more information and further discussion. Motion by Aspelmeier, second by Oleson. AYES: Aspelmeier, Oleson, Laughlin, Fuller, Bowers. NAYS: None. Absent: Peck and Slach. Motion carried.

Discussion on potential changes to sections 165.1 through 165.19 of the City Code.

Stagg opened the conversation regarding the groups' review of Chapter 165.1 through 165.19 and asked if anyone had any questions or changes. Fuller asked for consideration for future discussion of the tiny home (granny flats, mother-in-law suites, etc.) movement. The concept is getting attention and felt this concept should be a future discussion item. Stagg assigned Chapter 165.20 through 165.37 to be reviewed before the next meeting scheduled May 26, 2015.

Old Business- Reminder concerning April 6th, 2015 Introduction to Planning & Zoning.

Brick reminded the commission of the upcoming Introduction to Planning & Zoning Training in Davenport on April 6th. This is a training event for members of the Planning & Zoning and Board of Adjustment Commission members.

New Business- Discussion of FP zoning district in 165.24 of the City Code and accessory building setback described in 165.07 (2) of the City Code.

As part of the discussion of the potential changes to sections 165.1 through 165.19 of the City Code, Stagg suggested striking Flood Plain (FP) from 165.24 of the City Code. He also suggested clarification of the setback language in section 165.07 (2) to read 'located *not nearer than* three (3) feet of the interior lot line, *and* not nearer than five (5) feet of the rear lot line'.

The commission unanimously agreed with both changes and Stagg agreed to add them as an action item on a future agenda.

Adjourn

Motion to adjourn meeting by Bowers, second by Aspelmeier. Absent: Peck and Slach. Motion carried on a voice vote. Planning & Zoning meeting adjourned at 7:26 p.m.

WEST BRANCH HIGH SCHOOL PHASE 2 PARKING AND SITE IMPROVEMENTS

WEST BRANCH, IOWA



PROJECT NO.:
15015.00

PROJECT:
**WEST BRANCH
HIGH SCHOOL
PHASE 2
PARKING AND SITE
IMPROVEMENTS**

WWW.HBKENGINEERING.COM

ENGINEER:
**hbk
ENGINEERING**
HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 338-2937
STATE OF IOWA
DEPARTMENT OF PROFESSIONAL
LICENSE NO. 00527328

OWNER/DEVELOPER:

**WEST BRANCH
COMMUNITY SCHOOLS**
WEST BRANCH
COMMUNITY SCHOOL DISTRICT
148 N. OLIPHANT ST.
WEST BRANCH, IA 52358

ARCHITECT:
**STRUXTURE
ARCHITECTS**

TITLE:
COVER SHEET

REVISIONS			
REV	DATE	DESCRIPTION	BY
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DRAWN BY:	CHECKED BY:	APPROVED BY:
LBB	BAB	BAB

PROJECT NUMBER:	15015.00
FILE NAME:	150221
DATE DRAWN:	04/16/2015
SCALE:	NTS

SHEET:
1 OF 10

EASEMENTS:

All public easements of record which could be located are shown on this plan. No information was made available by the owner, as requested, for on site private easements at the time of this plan.

ZONING:

Existing and Proposed Zoning: A1 Agricultural District

PLAT:

Recorded in BK 5, PG 155, of the records of the Cedar County Auditor's Office.

LEGAL DESCRIPTION:

Beginning at the Northwest corner of Section 7, Township 79 North, Range 4 West of the Fifth Principal Meridian, Cedar County, Iowa

thence South 1,291.88 feet along the West line of the Northwest Quarter of said Section 7 to a point (this is a assumed bearing for purposes of this description only);

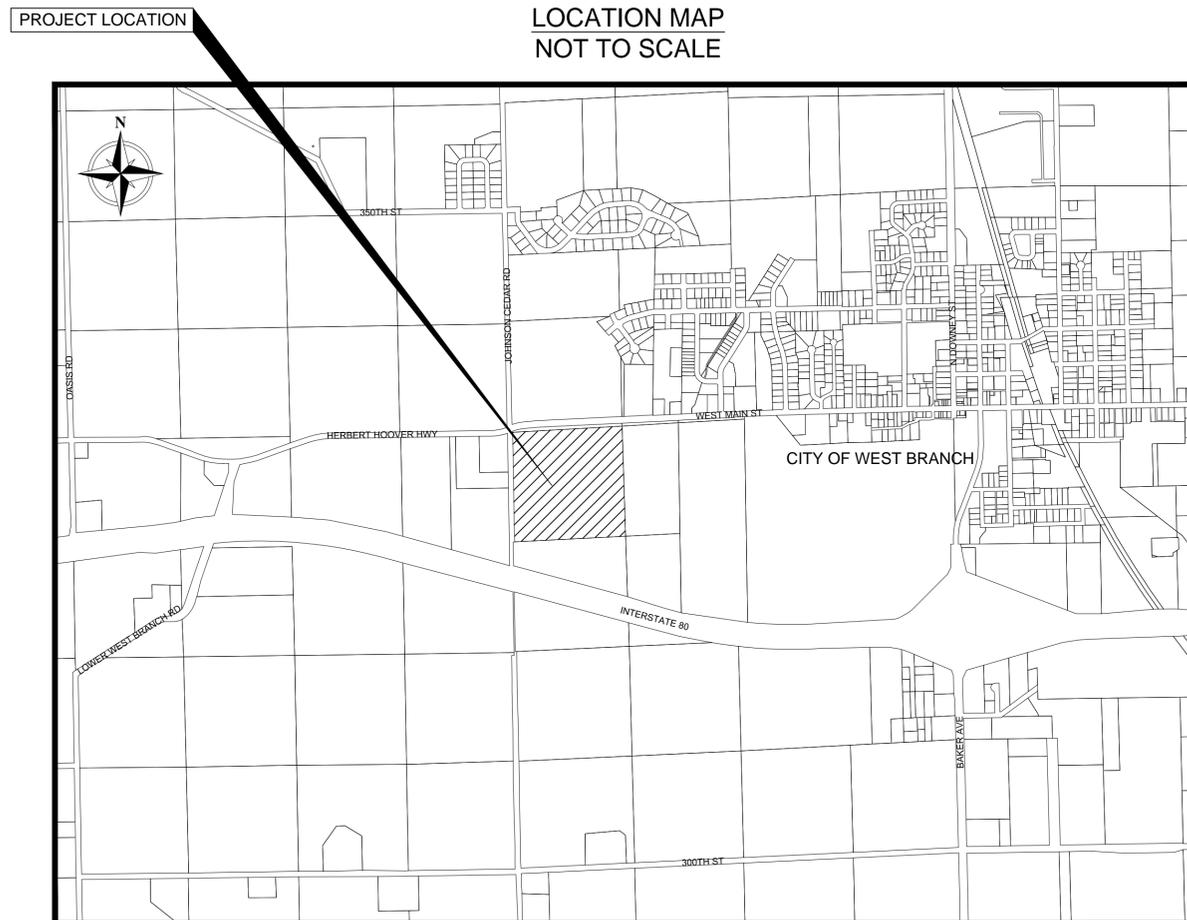
thence North 88°58'40" East 1,393.50 feet to a point;

thence North 00°00'20" West 1,398.15 feet to a point of intersection with the recorded county road center line;

thence South 88°16'20" West 1,393.78 feet along said recorded county road center line to a point;

thence South 89.10 feet to the point of beginning and containing 44.4 acres more or less.

Recorded in BK 97, PG 209 of the records of the Cedar County Recorder's Office.



STANDARD LEGEND AND NOTES	
Boundary or Property Line	---
Congressional Section Line	----
Lot Line, Internal	-----
Lot Line, Platted or by Deed	-----
Existing Centerline	-----
Proposed Centerline	-----
Existing Right-of-Way	-----
Proposed Right-of-Way	-----
Existing Easement	-----
Proposed Easement	-----
Existing Contour	----- 650
Proposed Contour	----- 650
Existing Water Main	----- W
Proposed Water Main	----- W
Existing Sanitary Sewer	----- SAN
Proposed Sanitary Sewer	----- SAN
Existing Storm Sewer	----- ST
Proposed Storm Sewer	----- ST
Existing Telephone	----- T
Existing Fiber Optic	----- FO
Existing Underground Electric	----- E
Existing Overhead Electric	----- OHE
Existing Gas Main	----- G
Existing Fence Line	----- X
Existing Tree Line	-----
Benchmark	●
Congressional Corner, Found	▲
Congressional Corner, Reestablished	△
Congressional Corner, Recorded Location	△
Property Corner, Found	●
Property Corner, Set	○
Cut "X"	⊗
Recorded Dimensions	(R)
Measured Dimensions	(M)
Manhole	⊙
Storm Sewer Intake	⊙
Fire Hydrant	⊙
Water Main Valve	⊙
Utility Pole	⊙
Street Light	⊙
Traffic Sign	⊙
Telephone Junction Box	⊙
Gas Valve	⊙
Traffic Signal Pedestal	⊙
Traffic Signal w/ Mast Arm	⊙
Traffic Signal Cabinet	⊙
Flared End Section	⊙
Guy Anchor	⊙
Mailbox	⊙
Deciduous Tree	⊙
Coniferous Tree	⊙
Shrub	⊙

INDEX OF SHEETS

SHEET	DESCRIPTION
1	COVER SHEET
2	DETAILS
3	DETAILS
4	EXISTING SITE LAYOUT
5	SITE DEMOLITION AND REMOVALS
6	BASE BID - OVERALL GRADING AND EROSION CONTROL PLAN
7	ALTERNATE NO. 2 - GRADING AND EROSION CONTROL PLAN
8	PAVING
9	STORMWATER MANAGEMENT
10	SITE RESTORATION

PROFESSIONAL ENGINEER

BRIAN A. BOELK

16503

IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

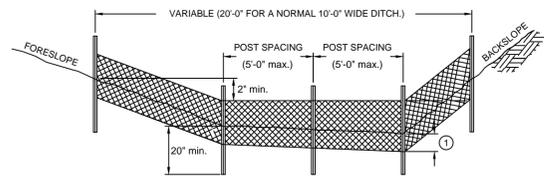
Signed: _____ Date: _____

Brian A. Boelk, P.E.
HBK Engineering, LLC
Iowa Registration No. 16503

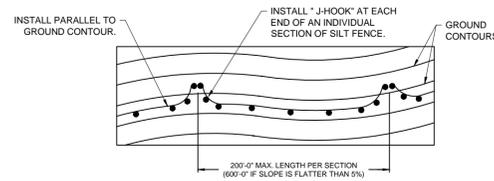
My licensed renewal date is December 31, 2017

Pages or sheets covered by this seal: All

* FOR PLOTTING 11x17 DWG USE 2:1 SCALE AND PDF SCALE BY 50%

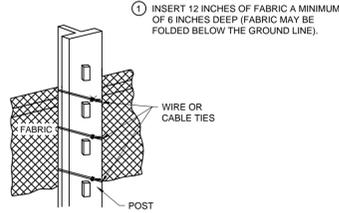


TYPICAL SILT FENCE DITCH CHECK

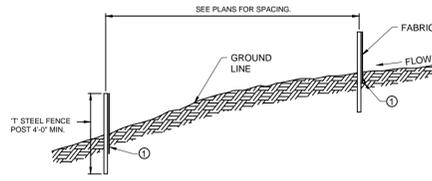


TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (PLAN VIEW)

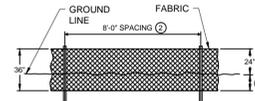
- ① INSERT 12 INCHES OF FABRIC A MINIMUM OF 6 INCHES DEEP FABRIC MAY BE FOLDED BELOW THE GROUND LINE.
- ② REDUCE POST SPACING TO 5'-0" AT WATER CONCENTRATION AREAS, OR AS REQUIRED TO ADEQUATELY SUPPORT FENCE.



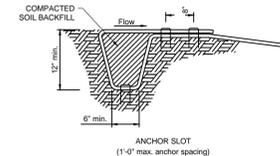
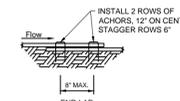
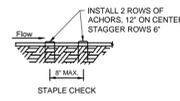
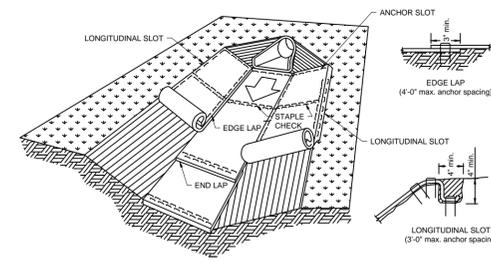
ATTACHMENT TO POST



TYPICAL SILT FENCE INSTALLATION ON LONGITUDINAL SLOPES (PROFILE VIEW)

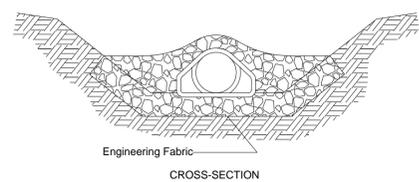
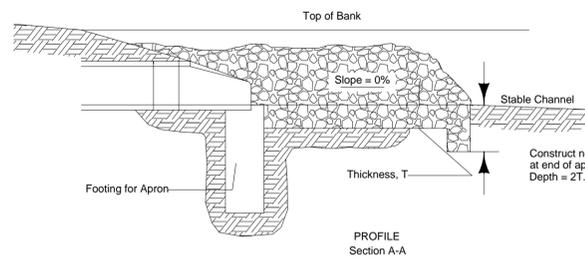
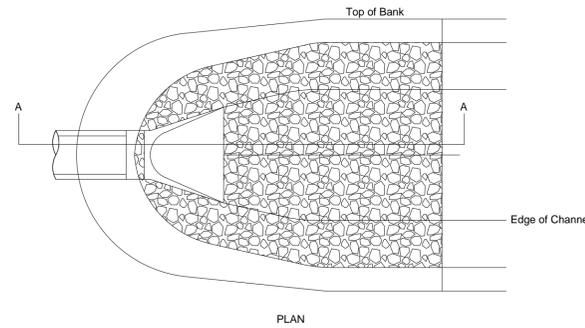


DETAILS OF SILT FENCE ON LONGITUDINAL SLOPES

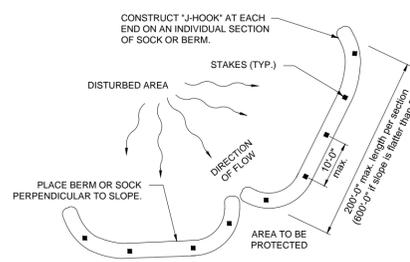


1 SILT FENCE
NTS

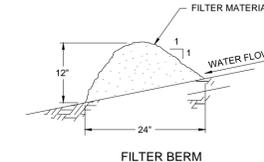
2 EROSION CONTROL MAT
NTS



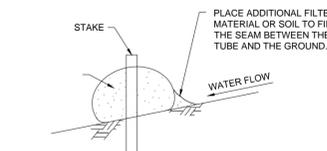
3 RIP RAP APRON
NTS



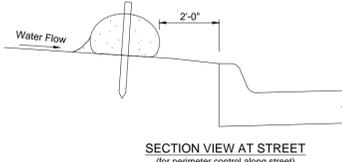
PLAN VIEW OF SLOPE (for sediment and slope control)



FILTER BERM



FILTER SOCK



SECTION VIEW AT STREET (for perimeter control along street)

- NOTES:
1. BERM SHOWN IS TYPICAL FOR SLOPES FLATTER THAN 3:1. FOR STEEPER SLOPES, INCREASE BERM SIZE AS DIRECTED BY THE ENGINEER.
 2. PLACE BERM IN UNCOMPACTED WINDROW PERPENDICULAR TO THE SLOPE AT LOCATIONS SPECIFIED IN THE CONTRACT DOCUMENTS.
 3. FILTER SOCK DIAMETER AS SPECIFIED IN THE CONTRACT DOCUMENTS.

4 FILTER SOCK
NTS



PROJECT NO.:
15015.00

PROJECT:
WEST BRANCH HIGH SCHOOL PHASE 2 PARKING AND SITE IMPROVEMENTS

WWW.HBKENGINEERING.COM

ENGINEER:
hbk ENGINEERING
HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937
STATE OF IOWA
DEPARTMENT OF PROFESSIONAL LICENSE NO. 00527328

OWNER/DEVELOPER:
WEST BRANCH COMMUNITY SCHOOLS
WEST BRANCH COMMUNITY SCHOOL DISTRICT
148 N. OLIPHANT ST.
WEST BRANCH, IA 52358

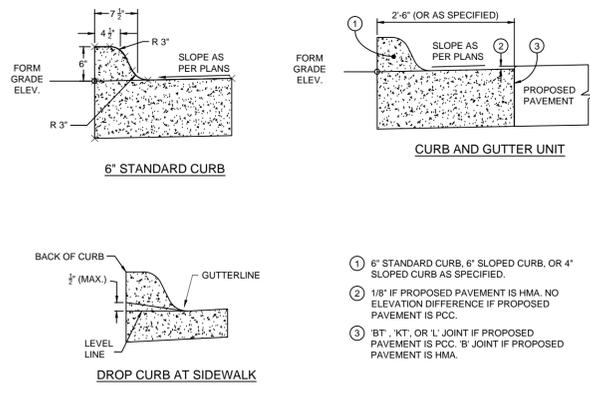
ARCHITECT:
STRUXTURE ARCHITECTS

TITLE:
DETAILS

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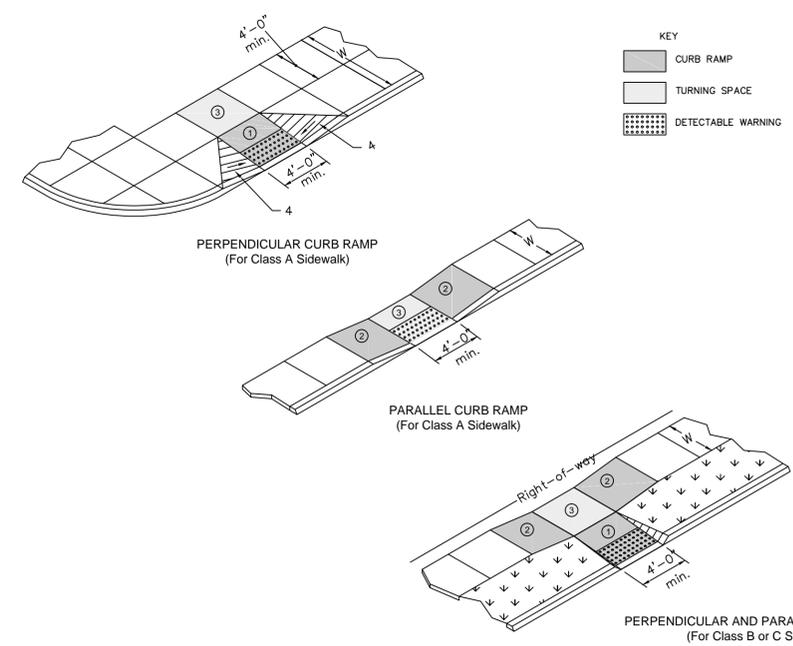
DRAWN BY:	CHECKED BY:	APPROVED BY:
LBB	BAB	BAB

PROJECT NUMBER:	15015.00
FILE NAME:	150221
DATE DRAWN:	04/16/2015
SCALE:	NTS



5 PCC CURB DETAILS
NTS

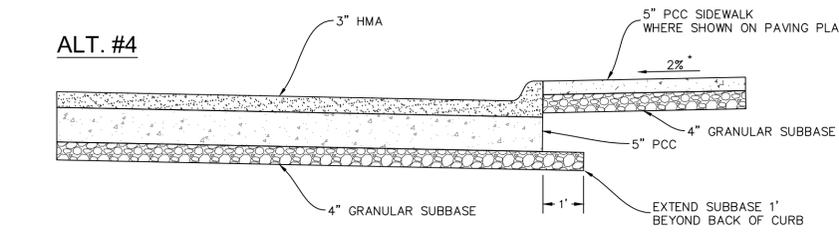
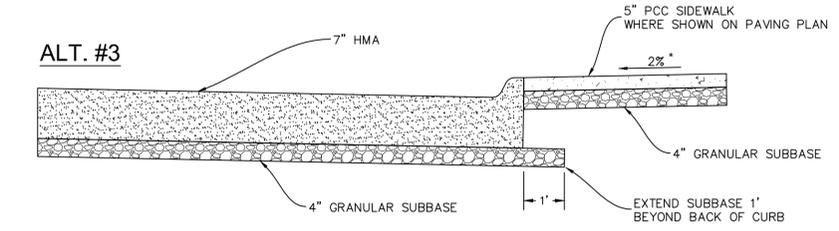
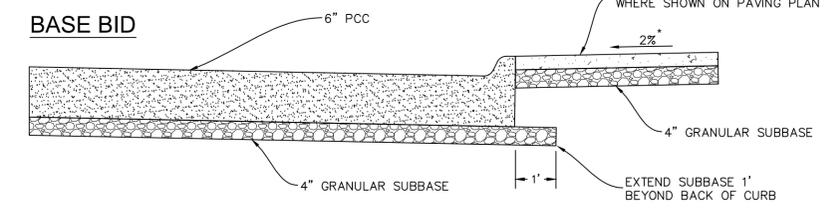
- ① 6\"/>



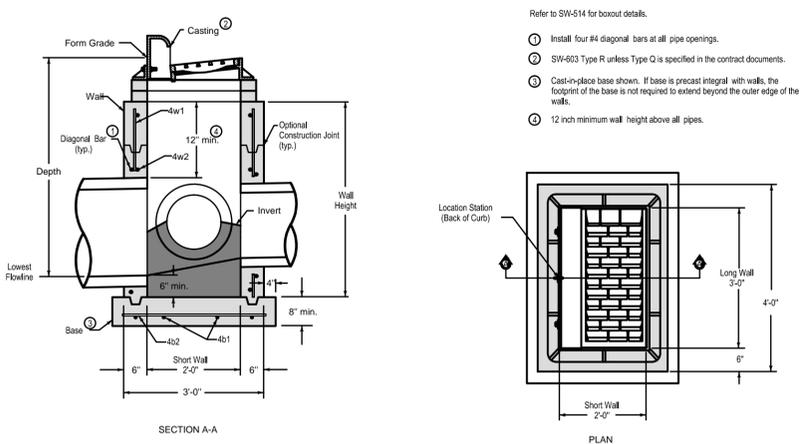
6 ADA SIDEWALK RAMPS
NTS

- KEY
- ▒ CURB RAMP
 - ▒ TURNING SPACE
 - ▒ DETECTABLE WARNING

- ① PERPENDICULAR CURB RAMP: TARGET RUNNING SLOPE OF 6.25% WITH MAXIMUM RUNNING SLOPE OF 8.3%. MATCH PEDESTRIAN STREET CROSSING CROSS SLOPE AT BACK OF CURB. AT MID-BLOCK CROSSINGS, CROSS SLOPE MAY EXCEED 2.0% TO MATCH ROADWAY GRADE.
- ② PARALLEL CURB RAMP: TARGET CROSS SLOPE OF 1.5% WITH A MAXIMUM CROSS SLOPE OF 2.0%. THE LENGTH OF THE PARALLEL RAMP IS NOT REQUIRED TO EXCEED 15 FEET, REGARDLESS OF RESULTING SLOPE. DO NOT EXCEED 8.3% SLOPE FOR PARALLEL RAMPS SHORTER THAN 15 FEET.
- ③ TURNING SPACE: TARGET SLOPE OF 1.5%, WITH A MAXIMUM SLOPE PERPENDICULAR TO THE TRAVEL DIRECTIONS OF 2.0%. AT MID-BLOCK CROSSINGS, CROSS SLOPE OF LANDING MAY EXCEED 2.0% TO MATCH ROADWAY GRADE. MINIMUM 4 FEET BY 4 FEET.
- ④ FLARE (10:1 MAX.) REQUIRED IF RAMP IS CONTIGUOUS WITH SIDEWALK.



7 PARKING LOT TYP. SECTION(S)
NTS *Sidewalk to slope away along north end

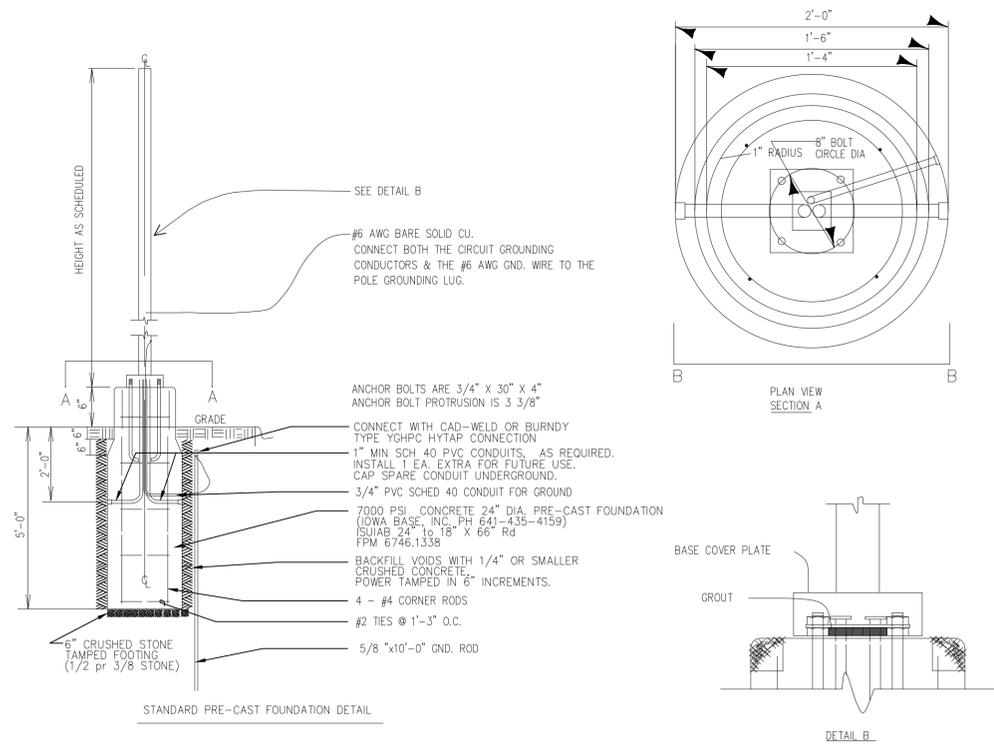


REINFORCING BAR LIST

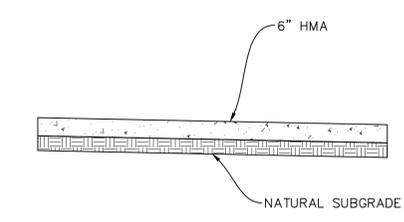
Mark	Size	Location	Shape	Length	Count	Spacing
4w1	4	Walls	---	Wall Height minus 4"	14	12"
4w2	4	Long Walls	---	3'-2"	Varies	12"
4w3	4	Short Walls	---	2'-2"	Varies	12"
4b1	4	Base	---	4'-2"	4	10"
4b2	4	Base	---	3'-2"	5	10"

MAXIMUM PIPE DIAMETERS

Pipe Location	Precast Structure	Cast-in-Place Structure
Short Wall	15"	18"
Long Wall	24"	30"



9 PRE-CAST POLE BASE
NTS



10 SIDEWALK TYP. SECTION
NTS



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00527328

OWNER/DEVELOPER:
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WEST BRANCH COMMUNITY SCHOOL DISTRICT
148 N. OLIPHANT ST.
WEST BRANCH, IA 52358

ARCHITECT:
STRUXTURE ARCHITECTS

TITLE:
DETAILS

REVISIONS

REV	DATE	DESCRIPTION	BY
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DRAWN BY: **LBB** CHECKED BY: **BAB** APPROVED BY: **BAB**

PROJECT NUMBER: **15015.00**
FILE NAME: **150221**
DATE DRAWN: **04/16/2015**
SCALE: **NTS**

SHEET: **3 OF 10**

8 SW-501 SINGLE GRATE INTAKE
NTS



PROJECT NO:
15015.00

PROJECT:
**WEST BRANCH
HIGH SCHOOL
PHASE 2
PARKING AND SITE
IMPROVEMENTS**

WWW.HBKENGINEERING.COM

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148 N. OLIPHANT ST.
WEST BRANCH, IA 52358

ARCHITECT:

**STRUXTURE
ARCHITECTS**

TITLE:
EXISTING SITE LAYOUT

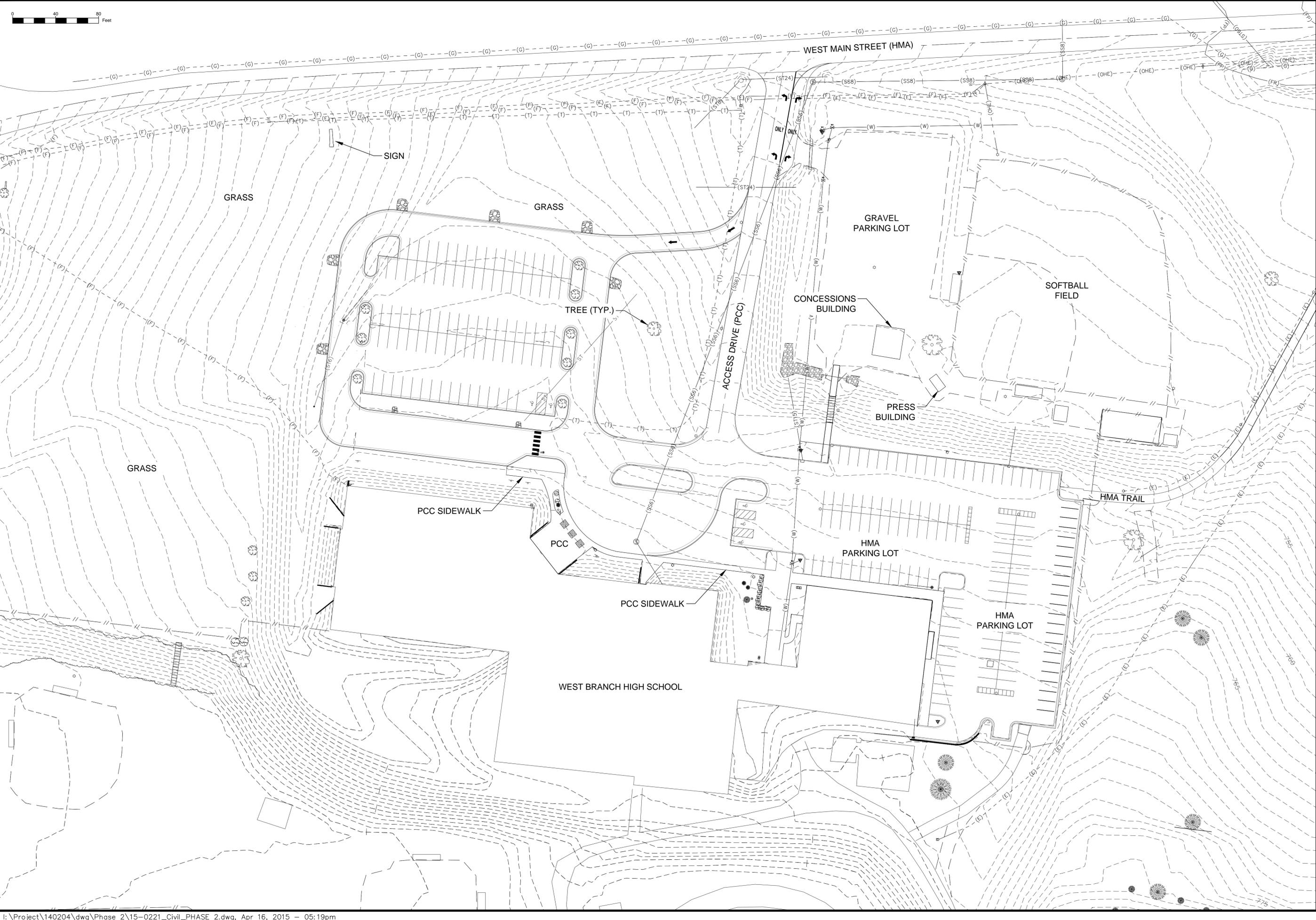
REVISIONS

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LBB	BAB	BAB

PROJECT NUMBER:	15015.00
FILE NAME:	150221
DATE DRAWN:	04/16/2015
SCALE:	

SHEET:
4 OF 10





PROJECT NO:
15015.00

PROJECT:
**WEST BRANCH
HIGH SCHOOL
PHASE 2
PARKING AND SITE
IMPROVEMENTS**

WWW.HBKENGINEERING.COM

ENGINEER:
**hbk
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OWNER/DEVELOPER:

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COMMUNITY SCHOOLS**
WEST BRANCH
COMMUNITY SCHOOL DISTRICT
148 N. OLIPHANT ST.
WEST BRANCH, IA 52358

ARCHITECT:

**STRUXTURE
ARCHITECTS**

TITLE:
SITE DEMO / REMOVALS

REVISIONS

REV	DATE	DESCRIPTION	BY
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DRAWN BY:	CHECKED BY:	APPROVED BY:
LBB	BAB	BAB

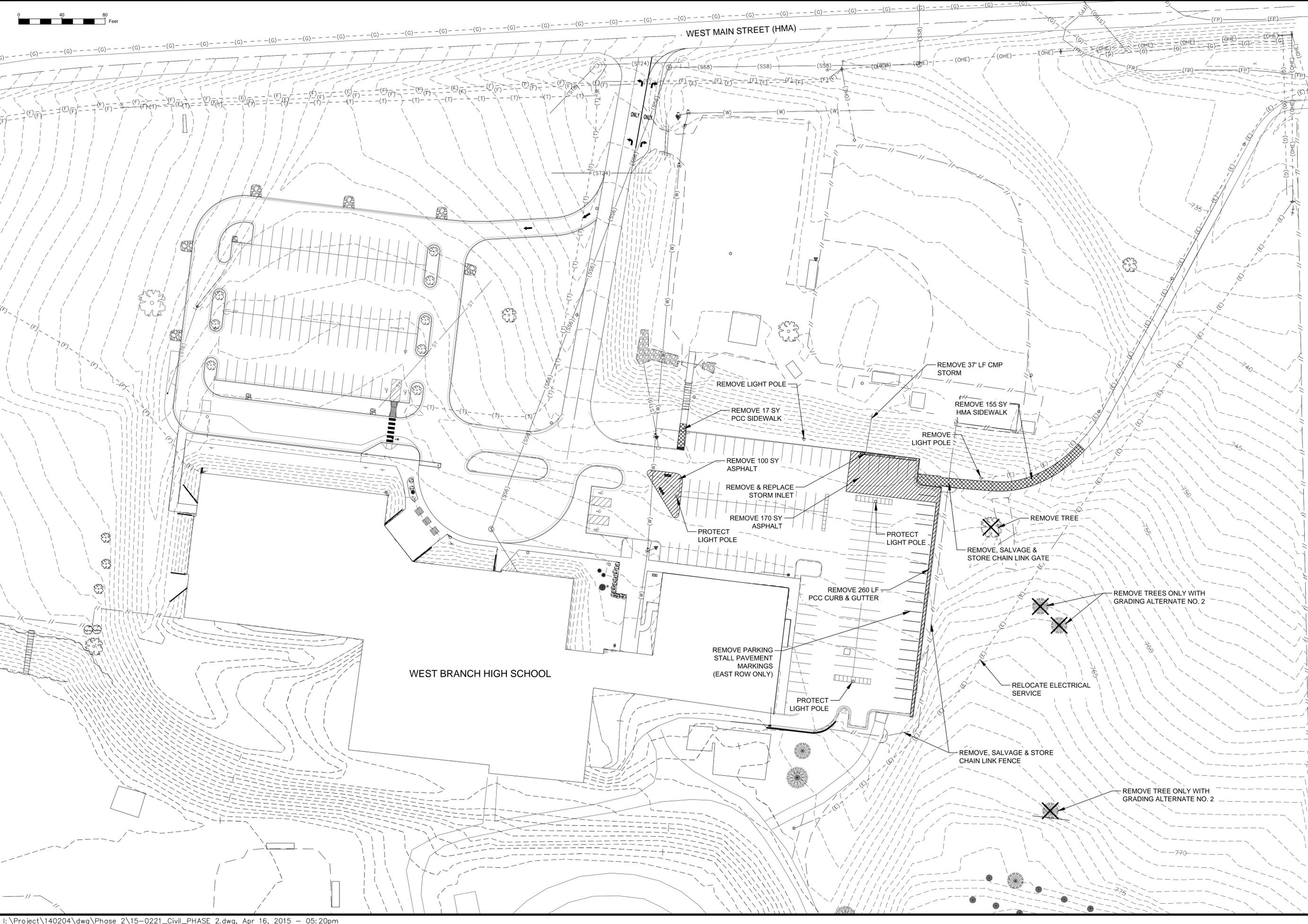
PROJECT NUMBER: **15015.00**

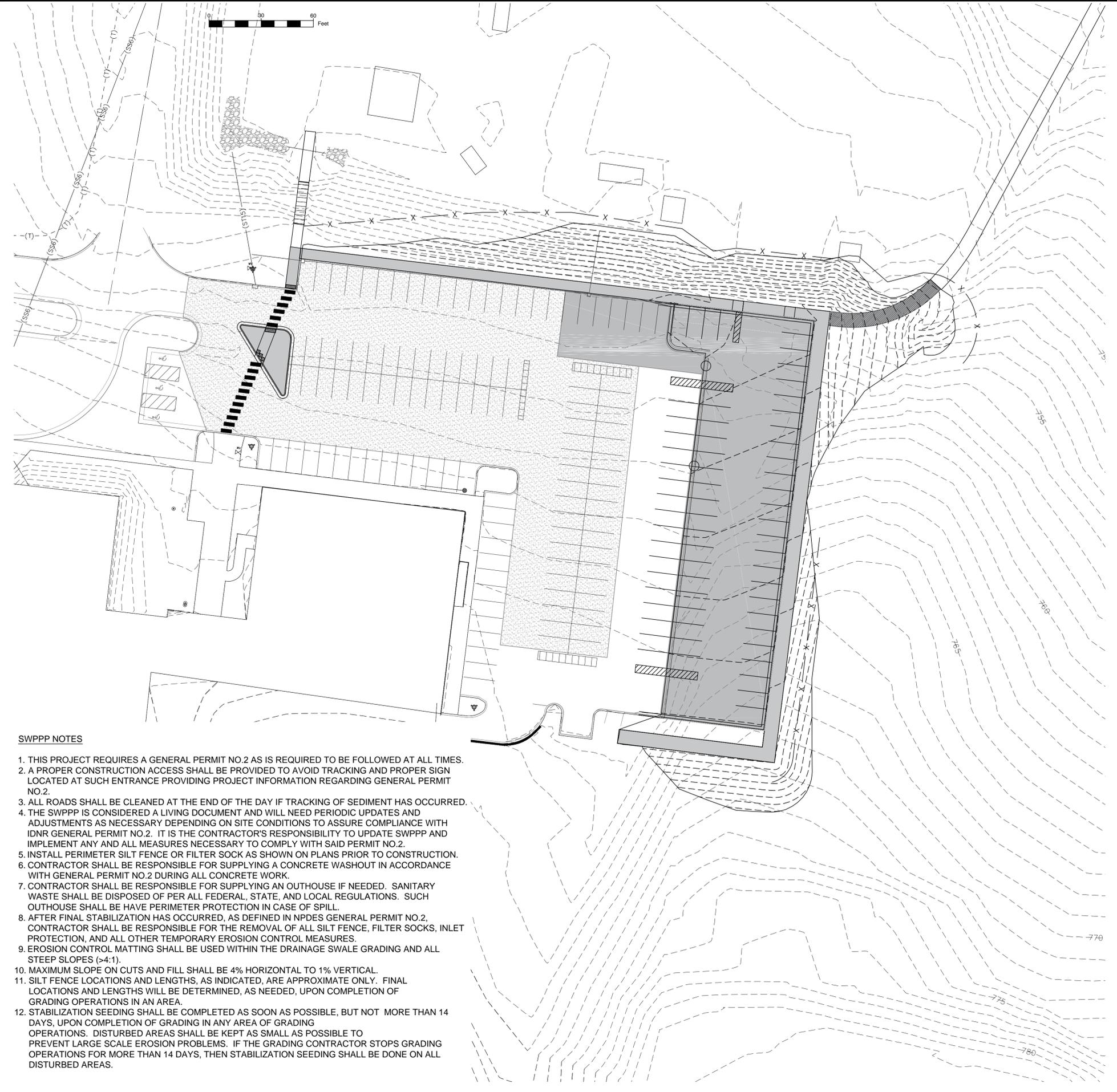
FILE NAME: **150221**

DATE DRAWN: **04/16/2015**

SCALE:

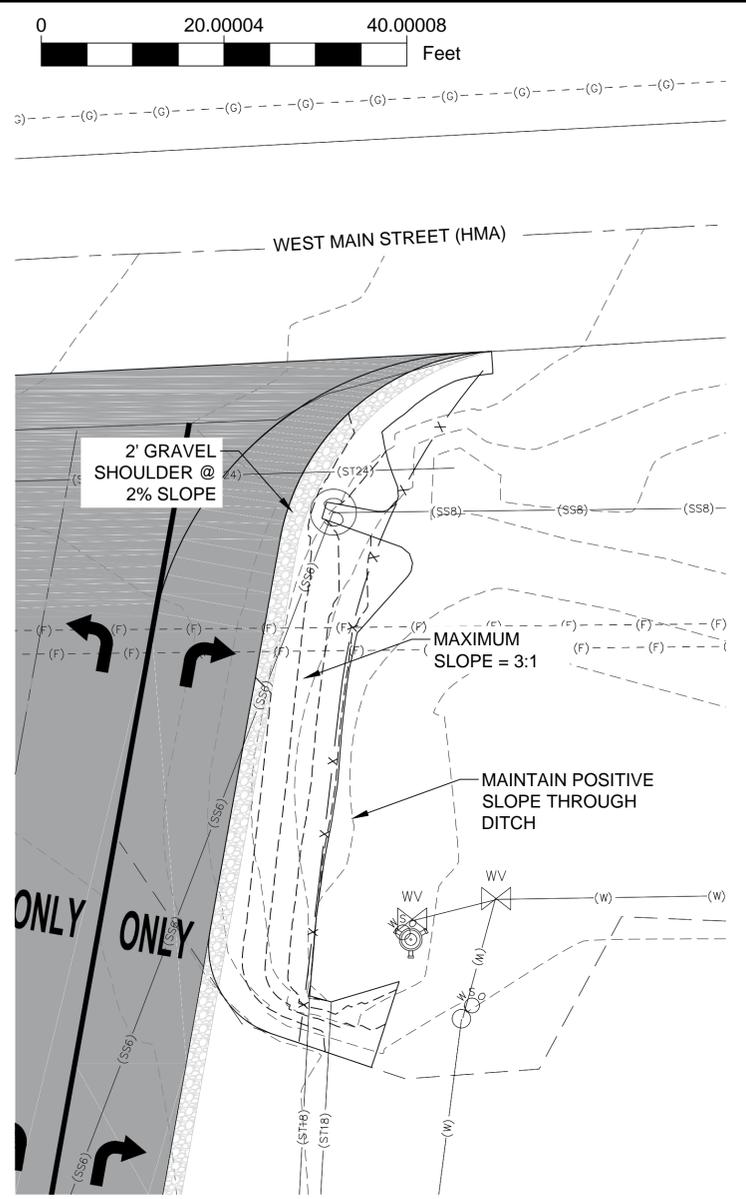
SHEET: **5 OF: 10**





SWPPP NOTES

1. THIS PROJECT REQUIRES A GENERAL PERMIT NO.2 AS IS REQUIRED TO BE FOLLOWED AT ALL TIMES.
2. A PROPER CONSTRUCTION ACCESS SHALL BE PROVIDED TO AVOID TRACKING AND PROPER SIGN LOCATED AT SUCH ENTRANCE PROVIDING PROJECT INFORMATION REGARDING GENERAL PERMIT NO.2.
3. ALL ROADS SHALL BE CLEANED AT THE END OF THE DAY IF TRACKING OF SEDIMENT HAS OCCURRED.
4. THE SWPPP IS CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH IDNR GENERAL PERMIT NO.2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO.2.
5. INSTALL PERIMETER SILT FENCE OR FILTER SOCK AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH GENERAL PERMIT NO.2 DURING ALL CONCRETE WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING AN OUTHOUSE IF NEEDED. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE, AND LOCAL REGULATIONS. SUCH OUTHOUSE SHALL BE HAVE PERIMETER PROTECTION IN CASE OF SPILL.
8. AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO.2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL SILT FENCE, FILTER SOCKS, INLET PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL MEASURES.
9. EROSION CONTROL MATTING SHALL BE USED WITHIN THE DRAINAGE SWALE GRADING AND ALL STEEP SLOPES (>4:1).
10. MAXIMUM SLOPE ON CUTS AND FILL SHALL BE 4% HORIZONTAL TO 1% VERTICAL.
11. SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
12. STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS, UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.



GRADING NOTES

1. REGRADE AND ESTABLISH CENTERLINE OF DRAINAGE DITCH TO NORTH AND EAST.
2. FILL, GRADE, AND STABILIZE ALL ERODED AREAS WITHIN DITCH LINE.
3. MAT ALL SLOPES WITHIN.
4. PROTECT EXISTING SANITARY SEWER MANHOLE.



PROJECT NO.:
15015.00

PROJECT:
**WEST BRANCH
HIGH SCHOOL
PHASE 2
PARKING AND SITE
IMPROVEMENTS**

WWW.HBKENGINEERING.COM

ENGINEER:
**hbk
ENGINEERING**
HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937
STATE OF IOWA,
DEPARTMENT OF PROFESSIONAL
LICENSE NO. 00527328

OWNER/DEVELOPER:

**WEST BRANCH
COMMUNITY SCHOOLS**
WEST BRANCH
COMMUNITY SCHOOL DISTRICT
148 N. OLIPHANT ST
WEST BRANCH, IA 52358

ARCHITECT:

**STRUXTURE
ARCHITECTS**

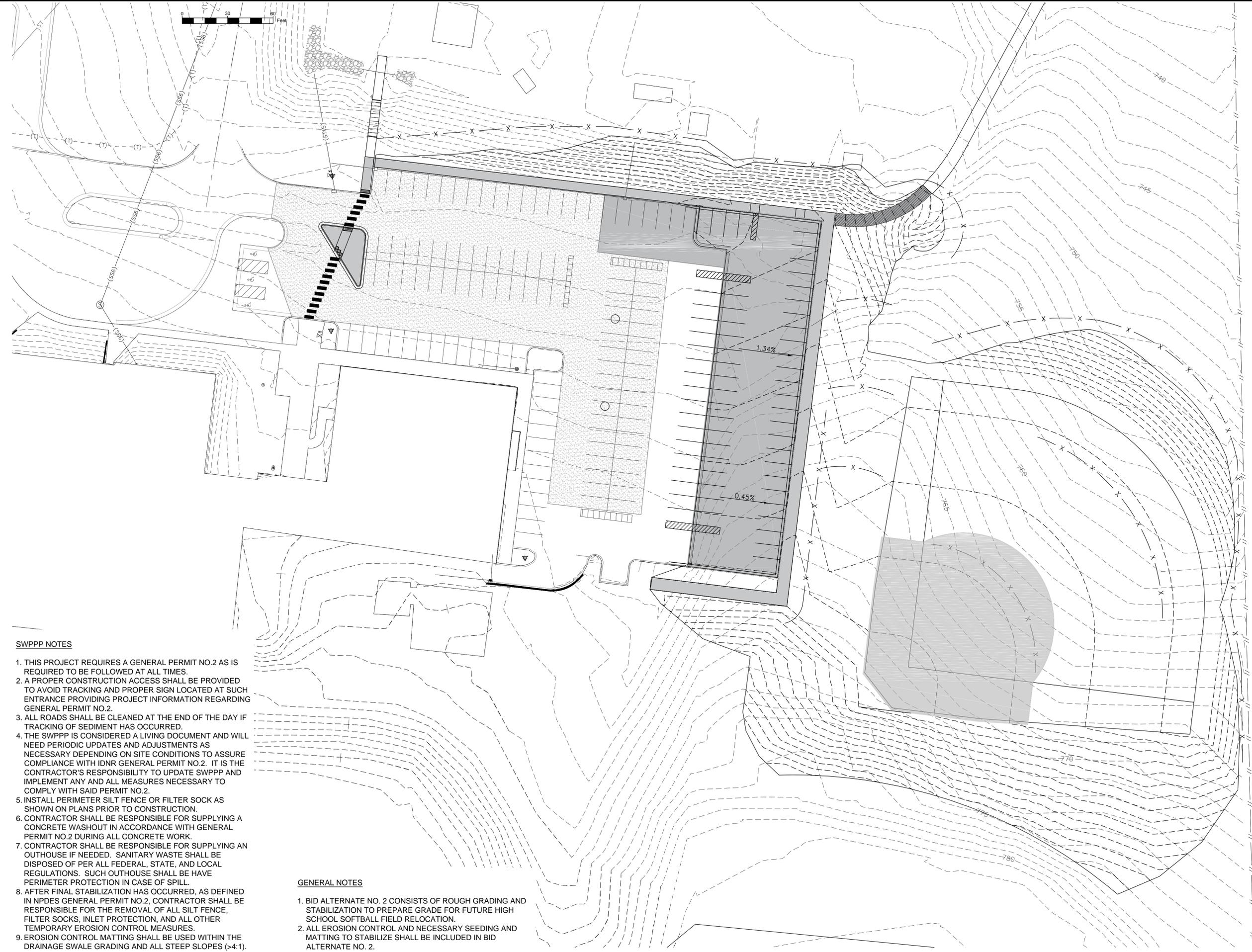
TITLE:
**BASE BID
OVERALL GRADING &
EROSION CONTROL PLAN**

REVISIONS			
REV	DATE	DESCRIPTION	BY
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DRAWN BY:	CHECKED BY:	APPROVED BY:
LBB	BAB	BAB

PROJECT NUMBER:	15015.00
FILE NAME:	150221
DATE DRAWN:	04/16/2015
SCALE:	

SHEET:
6 OF 10



SWPPP NOTES

1. THIS PROJECT REQUIRES A GENERAL PERMIT NO.2 AS IS REQUIRED TO BE FOLLOWED AT ALL TIMES.
2. A PROPER CONSTRUCTION ACCESS SHALL BE PROVIDED TO AVOID TRACKING AND PROPER SIGN LOCATED AT SUCH ENTRANCE PROVIDING PROJECT INFORMATION REGARDING GENERAL PERMIT NO.2.
3. ALL ROADS SHALL BE CLEANED AT THE END OF THE DAY IF TRACKING OF SEDIMENT HAS OCCURRED.
4. THE SWPPP IS CONSIDERED A LIVING DOCUMENT AND WILL NEED PERIODIC UPDATES AND ADJUSTMENTS AS NECESSARY DEPENDING ON SITE CONDITIONS TO ASSURE COMPLIANCE WITH IDNR GENERAL PERMIT NO.2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UPDATE SWPPP AND IMPLEMENT ANY AND ALL MEASURES NECESSARY TO COMPLY WITH SAID PERMIT NO.2.
5. INSTALL PERIMETER SILT FENCE OR FILTER SOCK AS SHOWN ON PLANS PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING A CONCRETE WASHOUT IN ACCORDANCE WITH GENERAL PERMIT NO.2 DURING ALL CONCRETE WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING AN OUTHOUSE IF NEEDED. SANITARY WASTE SHALL BE DISPOSED OF PER ALL FEDERAL, STATE, AND LOCAL REGULATIONS. SUCH OUTHOUSE SHALL BE HAVE PERIMETER PROTECTION IN CASE OF SPILL.
8. AFTER FINAL STABILIZATION HAS OCCURRED, AS DEFINED IN NPDES GENERAL PERMIT NO.2, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL SILT FENCE, FILTER SOCKS, INLET PROTECTION, AND ALL OTHER TEMPORARY EROSION CONTROL MEASURES.
9. EROSION CONTROL MATTING SHALL BE USED WITHIN THE DRAINAGE SWALE GRADING AND ALL STEEP SLOPES (>4:1).

GENERAL NOTES

1. BID ALTERNATE NO. 2 CONSISTS OF ROUGH GRADING AND STABILIZATION TO PREPARE GRADE FOR FUTURE HIGH SCHOOL SOFTBALL FIELD RELOCATION.
2. ALL EROSION CONTROL AND NECESSARY SEEDING AND MATTING TO STABILIZE SHALL BE INCLUDED IN BID ALTERNATE NO. 2.



PROJECT NO:
15015.00

PROJECT:
**WEST BRANCH
HIGH SCHOOL
PHASE 2
PARKING AND SITE
IMPROVEMENTS**

WWW.HBKENGINEERING.COM

ENGINEER:

hbk
ENGINEERING

HBK ENGINEERING, LLC
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PHONE: (319) 338-7557
FAX: (319) 358-2937

STATE OF IOWA,
DEPARTMENT OF PROFESSIONAL
LICENSE NO.
00527328

OWNER/DEVELOPER:

**WEST BRANCH
COMMUNITY SCHOOLS**

WEST BRANCH
COMMUNITY SCHOOL DISTRICT
148 N. OLIPHANT ST.
WEST BRANCH, IA 52358

ARCHITECT:

STRUXTURE
ARCHITECTS

TITLE:
**ALTERNATE NO. 2
GRADING & EROSION
CONTROL PLAN**

REVISIONS			
REV	DATE	DESCRIPTION	BY
01			
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DRAWN BY:	CHECKED BY:	APPROVED BY:
LBB	BAB	BAB

PROJECT NUMBER:	15015.00
FILE NAME:	150221
DATE DRAWN:	04/16/2015
SCALE:	

SHEET:
7 OF 10



PROJECT NO:
15015.00

PROJECT:
**WEST BRANCH
HIGH SCHOOL
PHASE 2
PARKING AND SITE
IMPROVEMENTS**

WWW.HBKENGINEERING.COM

ENGINEER:



HBK ENGINEERING, LLC
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PHONE: (319) 338-7557
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STATE OF IOWA,
DEPARTMENT OF PROFESSIONAL
LICENSE NO. 00527328

OWNER/DEVELOPER:



WEST BRANCH
COMMUNITY SCHOOL DISTRICT
148 N. OLIPHANT ST
WEST BRANCH, IA 52358

ARCHITECT:



TITLE:

**PARKING LOT
PAVING PLAN**

REVISIONS

REV	DATE	DESCRIPTION	BY
01	5/1/2015	ADDENDUM #1	LBB
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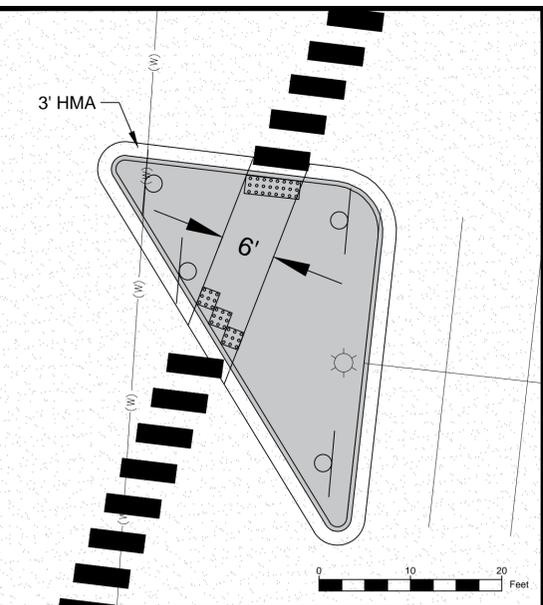
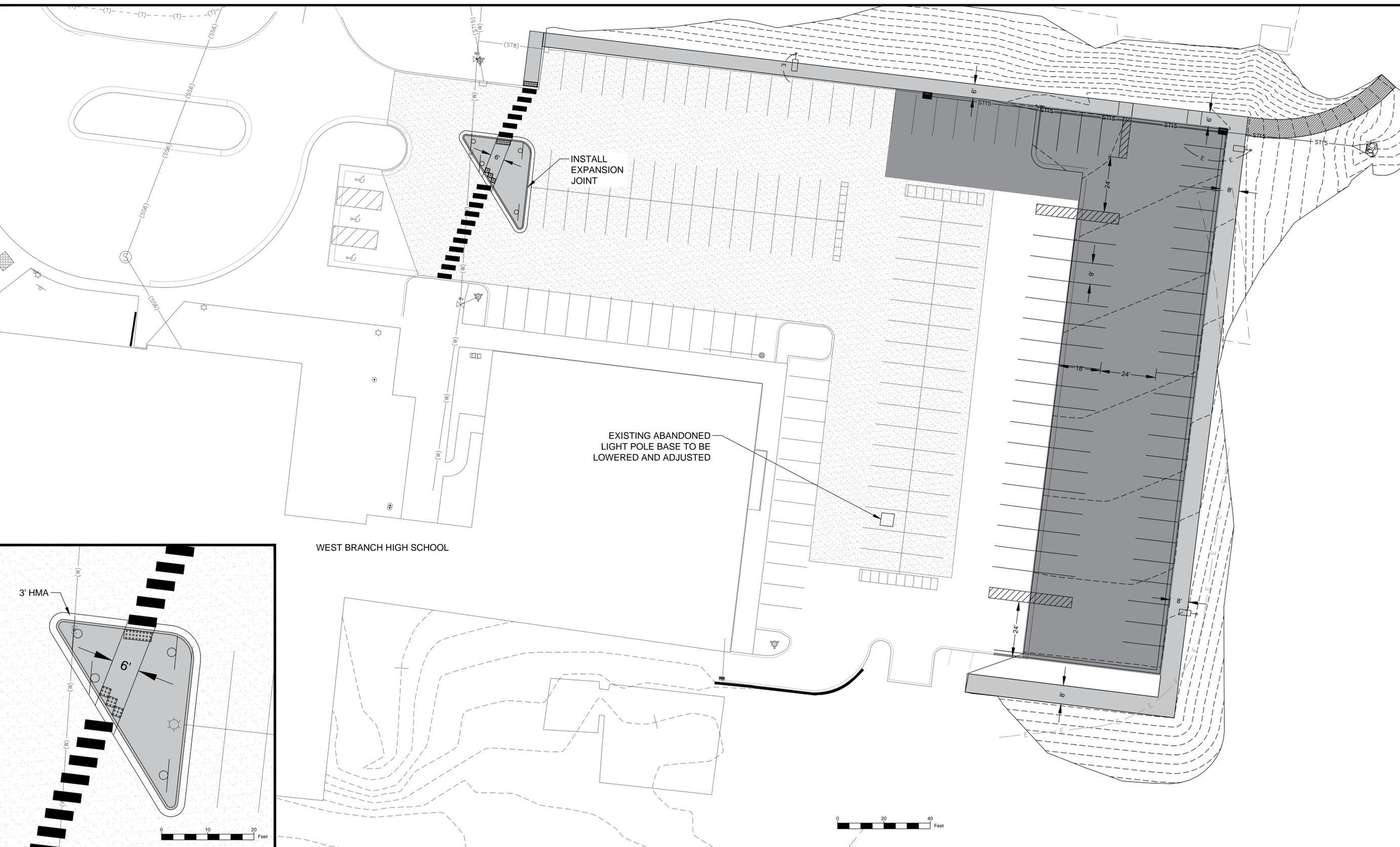
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FILE NAME: **150221**

DATE DRAWN: **04/16/2015**

SCALE:

SHEET: **8 OF 10**



PAVING LEGEND

- 6" PCC
- 5" PCC
- 3" HMA MILL AND PLACE
- 6" HMA TRAIL

BASE BID

INSTALL 6" FULL DEPTH PCC.

BID ALTERNATES

- ALT. #1 - MILL 3" EXISTING HMA AND PLACE 3" HMA NEW
- ALT. #3 - PLACE 7" FULL DEPTH HMA IN LIEU OF 6" PCC
- ALT. #4 - INSTALL 5" PCC WITH 3" HMA OVERLAY IN LIEU OF 6" PCC

PAVING NOTES:

1. 3" HMA SHALL CONSIST OF 1.5" BASE COAT AND 1.5" SURFACE COAT (TWO LIFTS).
2. ALL CURB TO BE 6" STANDARD PCC.
3. 2.5' PCC CURB AND GUTTER TO BE EXPOSED ON ALL BID ALTERNATES.



PROJECT NO:
15015.00

PROJECT:
**WEST BRANCH
HIGH SCHOOL
PHASE 2
PARKING AND SITE
IMPROVEMENTS**

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ENGINEER:



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STATE OF IOWA
DEPARTMENT OF PROFESSIONAL
LICENSE NO. 00527328

OWNER/DEVELOPER:



WEST BRANCH
COMMUNITY SCHOOL DISTRICT
148 N. OLIPHANT ST.
WEST BRANCH, IA 52358

ARCHITECT:



TITLE:
**STORMWATER
MANAGEMENT**

REVISIONS

REV	DATE	DESCRIPTION	BY
01	5/1/2015	ADDENDUM #1	LBB
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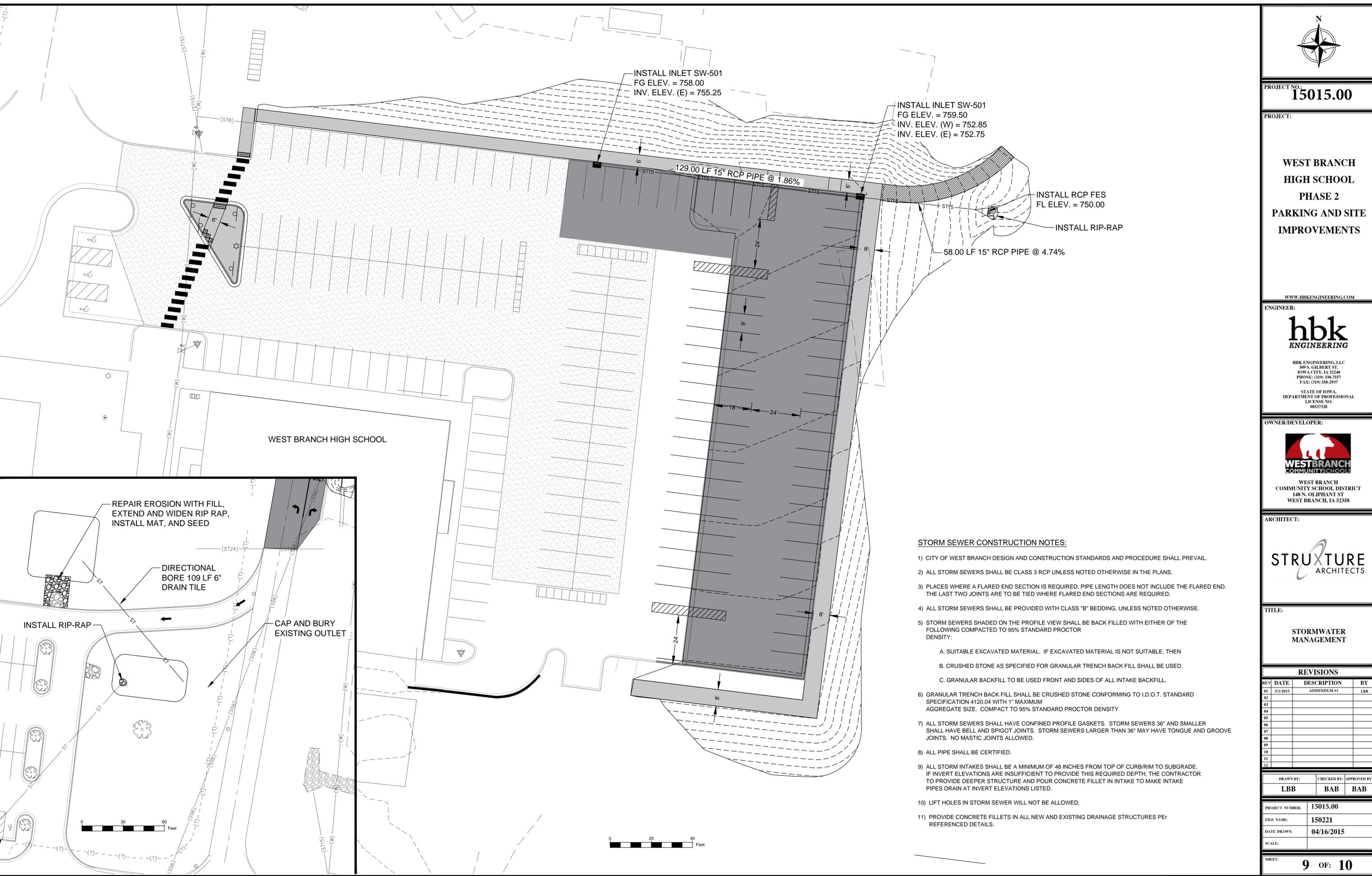
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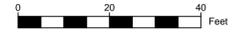
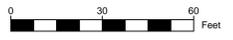
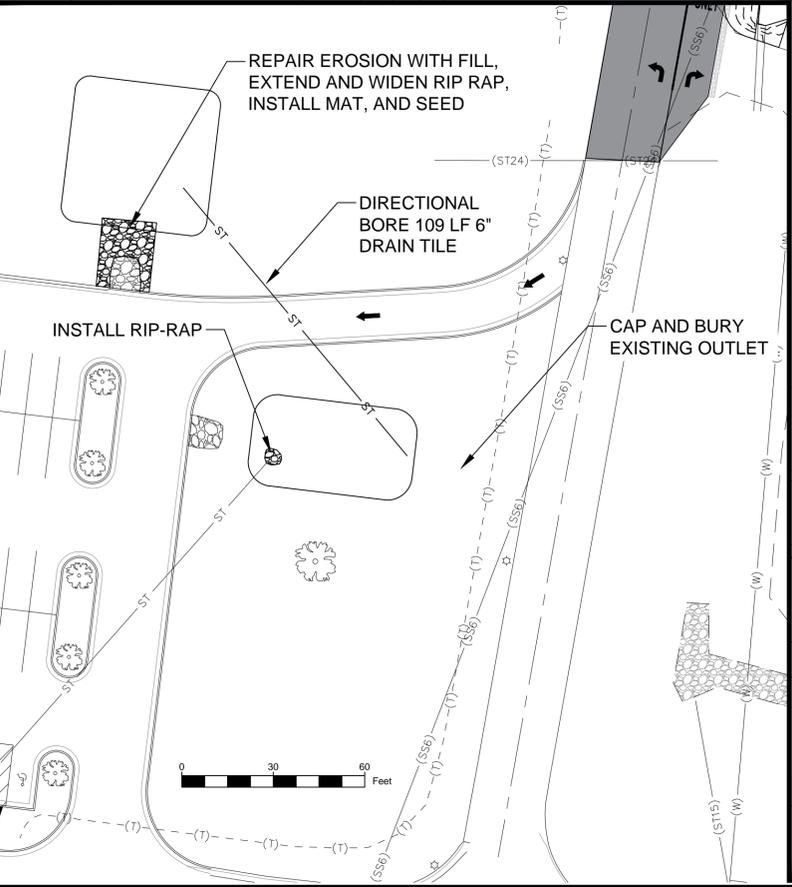
SCALE:

SHEET: **9 OF 10**



STORM SEWER CONSTRUCTION NOTES:

- CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURE SHALL PREVAIL.
- ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.
- PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH DOES NOT INCLUDE THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.
- ALL STORM SEWERS SHALL BE PROVIDED WITH CLASS 'B' BEDDING, UNLESS NOTED OTHERWISE.
- STORM SEWERS SHADED ON THE PROFILE VIEW SHALL BE BACK FILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 95% STANDARD PROCTOR DENSITY:
 - A. SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
 - B. CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACK FILL SHALL BE USED.
 - C. GRANULAR BACKFILL TO BE USED FRONT AND SIDES OF ALL INTAKE BACKFILL.
- GRANULAR TRENCH BACK FILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 95% STANDARD PROCTOR DENSITY.
- ALL STORM SEWERS SHALL HAVE CONFINED PROFILE GASKETS. STORM SEWERS 36" AND SMALLER SHALL HAVE BELL AND SPIGOT JOINTS. STORM SEWERS LARGER THAN 36" MAY HAVE TONGUE AND GROOVE JOINTS. NO MASTIC JOINTS ALLOWED.
- ALL PIPE SHALL BE CERTIFIED.
- ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/RIM TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR TO PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.
- LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
- PROVIDE CONCRETE FILLETS IN ALL NEW AND EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.



ELECTRICAL GENERAL NOTES

1. THE ENTIRE PROJECT SHALL COMPLY WITH THE CURRENT ISSUE OF THE NATIONAL ELECTRIC CODE (NEC), INCLUDING AMENDMENTS, AND WITH ALL STATE, LOCAL, AND OTHER CODES AS APPLICABLE. THE CURRENT ISSUE SHALL BE THE ISSUE THAT IS IN EFFECT WHEN THE CONSTRUCTION PERMITS ARE SECURED FOR THE WORK. THE INTERPRETATIONS AND DECISIONS OF THE AUTHORITY HAVING JURISDICTION OF APPLICABLE CODES SHALL GOVERN.
2. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED STATE AND LOCAL PERMITS AND ASSOCIATED FEES.
3. NOTE THAT THE ELECTRICAL DRAWINGS ARE ONLY A PORTION OF THE COMPLETE SET OF PLANS. THE COMPLETE SET OF PLANS SHALL BE USED TO DEFINE THE ELECTRICAL WORK. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, USING THE ARCHITECTURAL PLANS FOR DIMENSIONS AND DETAILS; EQUIPMENT PLANS FOR ROUGH-IN REQUIREMENTS, AND THE MECHANICAL PLANS FOR EQUIPMENT SIZES AND LOCATIONS. COORDINATE ALL WIRING DEVICE LOCATIONS AND ELEVATIONS INDICATED ON PLANS WITH THE OWNER, ARCHITECT AND FINAL FURNITURE/EQUIPMENT LAYOUTS.
4. COORDINATE LOCATION/INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WITH ALL OTHER TRADES. NO ASPECT OF A SYSTEM INSTALLATION OR ITS ROUGH-IN SHALL COMMENCE UNTIL PROPER AND TIMELY COORDINATION WITH ALL TRADES ASSOCIATED WITH THE INSTALLATION HAS TRANSPIRED. ITEMS TO BE COORDINATED SHALL INCLUDE BUT NOT BE LIMITED TO: BUILDING STRUCTURE, SHEET METAL, ALL PIPING SYSTEMS, LIGHT FIXTURES, CONDUITS, CABLE TRAYS, ETC. REFER TO ALL GENERAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
5. RACEWAYS AND BOXES ARE SHOWN DIAGRAMMATICALLY ONLY AND INDICATE THE GENERAL AND APPROXIMATE LOCATION. THE LAYOUT DOES NOT SHOW THE TOTAL NUMBER OF RACEWAYS OR BOXES FOR THE CIRCUITS REQUIRED, NOR ARE THE LOCATIONS OF INDICATED RUNS INTENDED TO SHOW THE ACTUAL ROUTING OF THE RACEWAYS.
6. ALL CONDUCTOR SIZES ARE BASED ON COPPER UNLESS OTHERWISE NOTED.

ELECTRICAL SYMBOLS

-  POLE MOUNTED FIXTURE
-  CONDUIT CONCEALED IN CEILING OR WALL CONSTRUCTION
-  CONDUIT CONCEALED IN FLOOR CONSTRUCTION OR UNDERGROUND
-  NOTE REFERENCE

ELECTRICAL ABBREVIATIONS

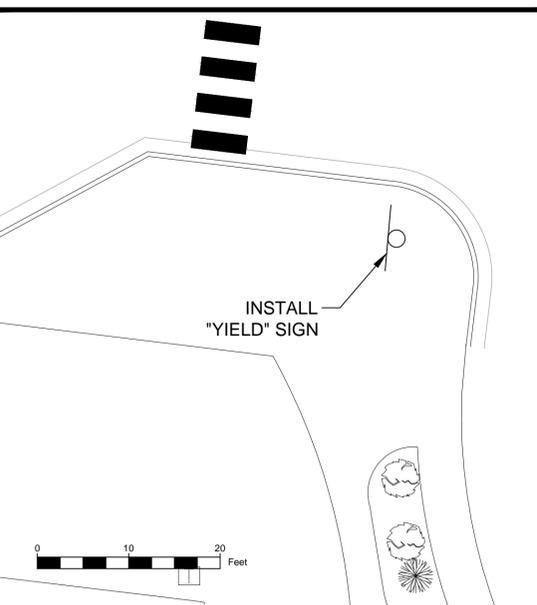
- EC ELECTRICAL CONTRACTOR
- ER NEW LOCATION OF EXISTING ITEM

GENERAL NOTE:

1. REMOVE EXISTING LIGHT POLES AS INDICATED ON CIVIL DEMOLITION PLAN.

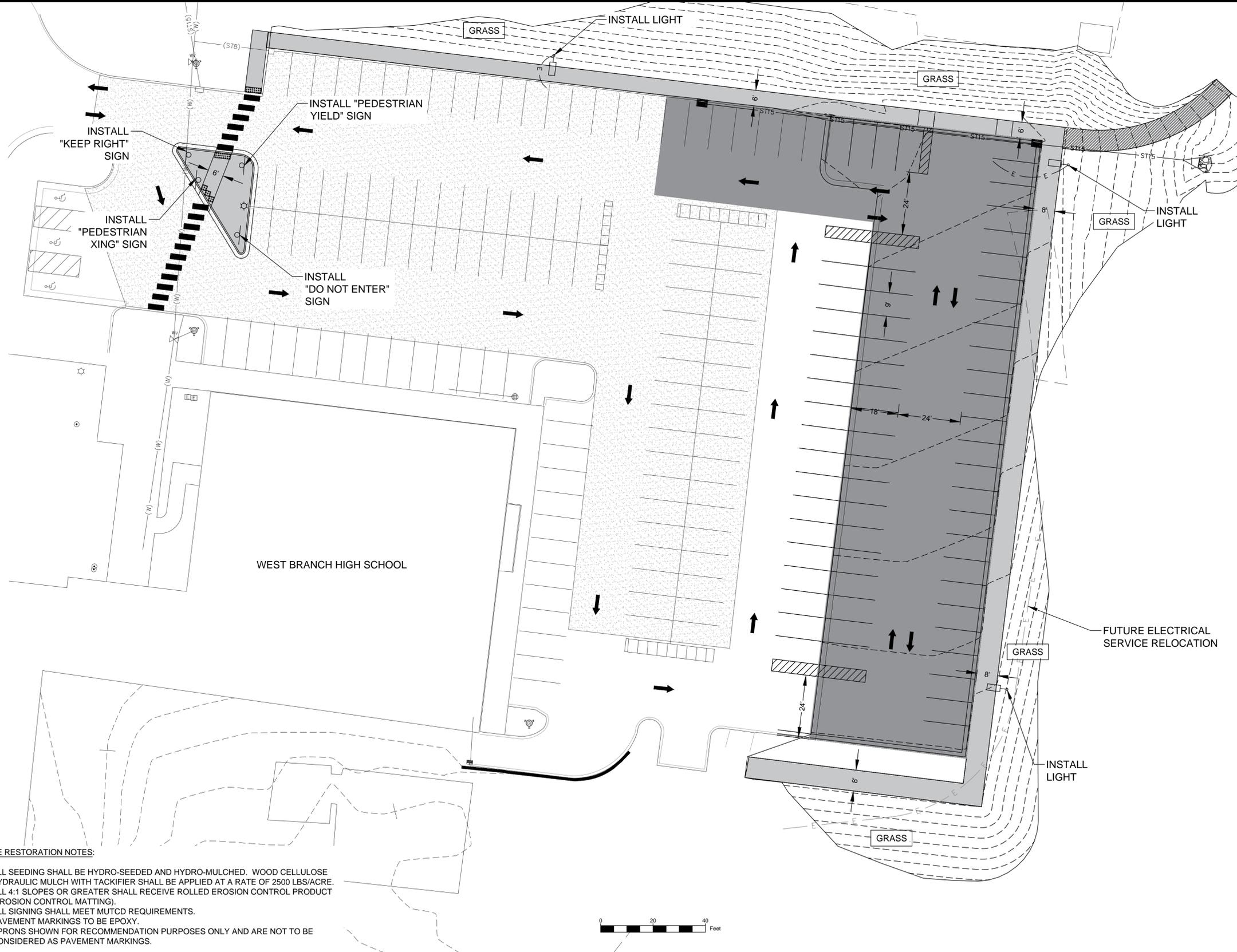
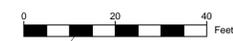
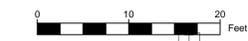
KEYED NOTES:

- ① EXTEND AND CONNECT TO EXISTING PARKING LOT LIGHTING CIRCUIT FROM PREVIOUS LOCATION. PROVIDE IN-GRADE HAND HOLE WHERE REQUIRED FOR CIRCUIT EXTENSION. NEW WIRE SHALL BE #8 IN 3/4" CONDUIT.
- ② REFER TO DETAIL 1 FOR POLE BASE DETAIL.
- ③ SET POLE +3'-0" FROM CURB.



SITE RESTORATION NOTES:

1. ALL SEEDING SHALL BE HYDRO-SEEDING AND HYDRO-MULCHED. WOOD CELLULOSE HYDRAULIC MULCH WITH TACKIFIER SHALL BE APPLIED AT A RATE OF 2500 LBS/ACRE.
2. ALL 4:1 SLOPES OR GREATER SHALL RECEIVE ROLLED EROSION CONTROL PRODUCT (EROSION CONTROL MATTING).
3. ALL SIGNING SHALL MEET MUTCD REQUIREMENTS.
4. PAVEMENT MARKINGS TO BE EPOXY.
5. APRONS SHOWN FOR RECOMMENDATION PURPOSES ONLY AND ARE NOT TO BE CONSIDERED AS PAVEMENT MARKINGS.



PROJECT NO:
15015.00

PROJECT:
**WEST BRANCH
HIGH SCHOOL
PHASE 2
PARKING AND SITE
IMPROVEMENTS**

WWW.HBKENGINEERING.COM

ENGINEER:
**hbk
ENGINEERING**
HBK ENGINEERING, LLC
509 S. GILBERT ST.
IOWA CITY, IA 52240
PHONE: (319) 338-7557
FAX: (319) 358-2937
STATE OF IOWA
DEPARTMENT OF PROFESSIONAL
LICENSE NO. 00527328

OWNER/DEVELOPER:

WEST BRANCH
COMMUNITY SCHOOL DISTRICT
148 N. OLIPHANT ST
WEST BRANCH, IA 52358

ARCHITECT:
**STRUCTURE
ARCHITECTS**

TITLE:
SITE RESTORATION

REVISIONS

REV	DATE	DESCRIPTION	BY
01	5/1/2015	ADDENDUM #1	LBB
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LUMINAIRE SCHEDULE										
TYPE	MANUFACTURER	MODEL NUMBER	DESCRIPTION	DIMENSIONS	LAMP		BALLAST	FIXTURE LOAD	FIXTURE VOLTS	APPROVED EQUALS
					TYPE	QUANTITY				
F1	LEOTEK	AR13-10M-MV-NW-5-BK-530-PCR	ARIETA GENERAL AREA LUMINAIRE. 10 LEDS DRIVEN AT 530mA AT 4,000K CCT. MINIMUM DELIVERED LUMENS OF 7,300. MINIMUM 70 CRI. DIE CAST ALUMINUM HOUSING WITH UNIVERSAL MOUNTING DESIGN. PROVIDE WITH PHOTO CONTROL. MOUNT AT +30' TO STANDARD 5" SQUARE STEEL POLE. MOUNT POLE TO PRECAST CONCRETE BASE.	13" X 25.5"	LED	10 LEDS	LED DRIVER 530mA AT 4,000K CCT	65	120 / 277	CREE EDGE SERIES, LITHONIA D SERIES OR AS APPROVED BY ENGINEER

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ALL MISCELLANEOUS HARDWARE NECESSARY TO INSTALL AND SUPPORT THE LUMINAIRES.

DRAWN BY: LBB
CHECKED BY: BAB
APPROVED BY: BAB

PROJECT NUMBER: 15015.00

FILE NAME: 150221

DATE DRAWN: 04/16/2015

SCALE:

SHEET: 10 OF 10

CHAPTER 165

ZONING REGULATIONS

165.01 Short Title and Map	165.26 A-1 District Requirements
165.02 Purpose and Authority	165.27 R-1 District Requirements
165.03 Conflict and Validity	165.28 R-2 District Requirements
165.04 Definitions	165.29 R-3 District Requirements
165.05 Nonconforming Uses and Structures	165.30 RB-1 District Requirements
165.06 Water and Sewage Requirements	165.31 B-1 District Requirements
165.07 Accessory Buildings	165.32 B-2 District Requirements
165.08 Zoning of New or Annexed Land	165.33 I-1 District Requirements
165.09 Approved Plats	165.34 I-2 District Requirements
165.10 Street Frontage Required	165.35 CB-1 District Requirements
165.11 Permitted Obstruction in Required Yards	165.36 CB-2 District Requirements
165.12 Corner Lots	165.37 CI-2 District Requirements
165.13 Reduction of Lots and Parts of Others	165.38 Off-street Parking Requirements
165.14 Number of Buildings on Zoning Lot	165.39 Application of Parking Requirements
165.15 Enforcement	165.40 Access Drives
165.16 Zoning and Use Registration Permits	165.41 Off-street Loading
165.17 Application for Permits	165.42 Height Limitations
165.18 Appeals	165.43 Signs
165.19 Penalties	165.44 Fences
165.20 Board of Adjustment	165.45 Service Stations
165.21 Expenses of the Board of Adjustment	165.46 Hotels and Motels
165.22 Powers of the Board	165.47 Designed Shopping Center
165.23 Amendments	165.48 Designed Residential Subdivision
165.24 Establishment of Districts and Boundaries	165.49 HCI District Requirements
165.25 Interpretation of District Boundaries	

165.01 SHORT TITLE AND MAP. This chapter shall be known and may be cited and referred to as the West Branch Zoning Ordinance. The map herein referred to, identified by the title “Zoning District Map, West Branch, Iowa” dated April 1, 1991, and all explanatory matter thereon are hereby adopted and made part of this chapter[†].

165.02 PURPOSE AND AUTHORITY. The zoning regulations and districts herein set forth are made in accordance with a comprehensive plan. They are designed to lessen congestion in the streets; to secure safety from fire, flood, panic and other dangers; to promote health and general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements. They are made with reasonable consideration, among other things, to the character of area of each district and the peculiar suitability of such area for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout West Branch. For the purpose of promoting the health, safety, morals, or the general welfare of the

[†] (See EDITOR’S NOTE at the end of this chapter for ordinances amending the zoning map.)

5. Fees and Expenses. All requests for changes in the Zoning Ordinance or Map, except those initiated by the Council or City Planning and Zoning Commission, shall be at the expense of the person requesting said change. Said expense shall include costs of publication, fees paid for special Council meetings, and engineering and legal fees in connection with said zoning change. At the time said request for change is made, a deposit of one hundred fifty dollars (\$150.00), unless waived by resolution of the Council, shall be paid to the Clerk. This amount shall be applied towards the costs of said requested change.

6. Notice Requirements. It is the obligation of the party requesting a change in the Zoning Ordinance or map to send notice of the date, time and place of the public hearing before the Planning and Zoning Commission and the Council, by regular mail at said party’s own cost, to the owners of the property to be affected by said proposed change and to the owners of property located within two hundred (200) feet of the exterior boundaries of the property to be affected by said change. Proof of the mailing of notice must be on file at the Clerk’s office by the time of the public hearing before the Planning and Zoning Commission.

7. Protest Against Change. In case, however, of a protest against such change signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or by the owners of twenty percent (20%) or more of the property which is located within two hundred (200) feet of the exterior boundaries of the property for which such change is proposed, such amendment shall not become effective except by the favorable vote on at least three-fourths of all the members of the Council. Such signed protest must, however, be presented to the Council before or at the time of the public hearing before the Council. The provisions of Section 414.4 relative to public hearings and official notice shall apply equally to all changes or amendments.

165.24 ESTABLISHMENT OF DISTRICTS AND BOUNDARIES. For the purpose of this chapter, the City is hereby divided into the following districts:

Agricultural	A-1	District
Residence	R-1 Single Family	District
Residence	R-2 Two Family	District
Residence	R-3 Multiple Family	District
Residence/Business	RB-1	District

Business	B-1	District
Business	B-2	District
Industrial	I-1	District
Industrial	I-2	District
Flood Plain	FP	District
Highway Commercial Industrial	HCI	District
Central Business	CB-1	District
Central Business	CB-2	District
Central Industrial	CI-2	District
Park	P	District

Said districts are bounded and defined as shown on a map entitled “Zoning District Map, West Branch, Iowa,” adopted April 1, 1991, which, with all explanatory matter therein, is hereby made a part of this chapter.

165.25 INTERPRETATION OF DISTRICT BOUNDARIES.

1. Where a boundary line is shown as approximately following the centerline of a street or highway, a street line or highway right-of-way, this centerline, street line or right-of-way line shall be construed to be such boundary. The boundary line will be changed automatically, whenever the said centerline, street line or highway right-of-way line is changed, provided that the change does not exceed twenty (20) feet.
2. Where a boundary line is shown as following a lot line, such lot line shall be construed to be said boundary.
3. Where a boundary line follows a stream, such boundary shall be deemed to be the centerline of said stream. For any lake, pond, reservoir, river or other body of water, the regulations of the most restrictive adjacent district in which they are located shall apply.
4. Where a boundary line is shown as approximately parallel to a street, highway, stream, or railroad line, such boundary shall be construed as being parallel thereto and at such distance from the centerline thereof as is indicated on the zoning map.
5. Where a district boundary line divided a lot which was held in single and separate ownership, at the time the boundary line was established, the use regulations applicable to the least restricted district shall extend over the portion of the lot in the more restricted district, a distance of not more than thirty (30) feet beyond the district boundary line.

165.26 A-1 DISTRICT REQUIREMENTS.

1. Permitted Uses. In Agricultural A-1 District, the provisions of this section shall apply and the following uses shall be permitted:
 - A. Single family dwelling.
 - B. Churches and similar places of worship.
 - C. Public and parochial schools of general instruction.
 - D. Public libraries, museums, parks, playgrounds and similar community facilities.
 - E. Governmental administration and services such as office, firehouse, police, first aid, civil defense, and like uses; however, this section shall not be interpreted to permit such uses as warehousing, indoor and outdoor storage of vehicles, road building equipment and supplies.
 - F. Agriculture as a living provided there is no display of products other than in growth visible from the street.
 - G. Accessory uses incidental to any of the foregoing permitted uses, such as private garages, parking lots, etc.
 - H. Golf courses, country clubs, tennis courts, and similar recreational uses.
 - I. Temporary buildings for construction purposes for a period not to exceed the completion date of such construction.
2. Uses Allowed by Special Exceptions of the Board of Adjustment:
 - A. Public utility substation or pumping station, upon a showing that such structure is essential to serve the immediate neighborhood, that it cannot be located in any other type of district and that it is housed in buildings that harmonize with the character of the neighborhood and has adequate screening and landscaping and meets all other standards of this chapter.
 - B. Customary incidental home occupation which is carried on as an accessory use by one or more members of the family residing on the premises, and (i) which shall be carried on wholly within a completely enclosed building; (ii) in the activity not more than one-half of the floor area of any one floor or basement shall be used; (iii) in the conduct of said activity not more than one person outside the family shall be employed; and (iv) such customary home occupation must be in keeping with the character

of the neighborhood in which located and must not materially depreciate property values in the immediate area. Such use must also satisfy the other regulations prescribed herein.

C. Swimming pool meeting recognized construction and safety standards and all other requirements of this chapter.

D. Private schools of general instruction, whether or not operated for profit.

E. Non-municipal libraries, museums, art galleries and community centers, whether or not operated for profit, and non-commercial clubs, lodges or fraternal organizations.

F. Hospitals, provided that the Health Officer of the City shall first certify that in the proposed location, such use will not have a detrimental effect on the health of the surrounding neighborhood and further provided that a nurses' home as an accessory use is permitted only on the same lot as the hospital.

G. Removable roadside stands for the sale of farm products produced on the premises, provided however, that any such stand shall be situated not less than forty (40) feet from the street right-of-way line or lot line and shall have adequate off-street parking facilities, and in no event, less than four (4) parking spaces. Such stands shall be removed during seasons when products are not being offered for sale.

H. Accessory uses incidental to any of the foregoing special exceptions.

3. Area Regulations. The following regulations as to the area shall apply to the Agricultural A-1 District.

A. Lot Area and Width. A lot area of not less than 20,000 square feet per family shall be provided for every building hereafter erected or used in whole or in part as a dwelling. Each lot shall have a building line frontage of not less than one hundred and twenty (120) feet.

B. Front Yard. There shall be a front yard on each street on which a lot abuts, which yard shall be not less than fifty (50) feet in depth.

C. Side Yard. There shall be two (2) side yards on each lot, neither of which shall be less than twenty (20) feet in depth.

D. Rear Yard. There shall be a rear yard on each lot, which yard shall not be less than seventy (70) feet.

165.27 R-1 DISTRICT REQUIREMENTS.

1. Permitted Uses. In Residential R-1 District, the provisions of this section shall apply and the following uses permitted:
 - A. All uses allowed by right in Agricultural A-1 District except that there shall be no raising or pasturing of livestock, poultry or other commercial domestic animals or birds.
 - B. Boarding house, provided that not more than four (4) such boarders shall be permitted without special exception by the Board of Adjustment and by the Health Officer of the City.
 - C. Public utility substations or pumping stations meeting the requirements of Section 165.26(2)(A).
 - D. Private schools of general instruction.
 - E. Accessory uses customarily incidental to any of the foregoing permitted uses.
 - F. Funeral homes.
2. Uses Allowed by Special Exception by the Board of Adjustment.
 - A. All uses allowed by special exception in the Agricultural A-1 District, except that roadside stands are specifically prohibited.
 - B. Vocational or trade schools, whether or not operated for profit.
 - C. Retirement or nursing home.
 - D. Child Care Centers under the following conditions:
 - (1) Any person who operates in the City a child care center where there are more than six (6) children shall first make application for a special exception permit. Said application to be available at the office of the Clerk.
 - (2) Upon receipt of a completed and executed application, the Clerk shall present the said application to the Board of Adjustment at its next regular meeting. The Board of Adjustment shall establish a date for public hearing within thirty (30) days and authorize the Clerk to send written notice by ordinary mail to all persons living in and/or owning property within 500 hundred feet of the proposed child care center.

(3) At the public hearing all persons shall be heard upon the issues of the location, number of children, loading, parking and safety. At the close of said meeting the Board of Adjustment will set a time within thirty (30) days when it shall act to issue or refuse to issue a special exception permit.

(4) If a special exception permit is issued, the Board of Adjustment may set reasonable standards as to number of children, parking, loading and other safety and nuisance standards, but in any event all standards established by the State of Iowa must be met.

3. Area Regulations. The following regulations as to the area shall apply to the Residence R-1 District.

A. Lot Area and Width. A lot area of not less than seven thousand, seven hundred (7,700) square feet per family shall be provided for every building hereafter erected or used in whole or in part as a dwelling. Each lot shall have a building line frontage of not less than seventy (70) feet.

B. Front Yard. There shall be a front yard on each street on which a lot abuts, which yard shall be not less than twenty-five (25) feet in depth.

C. Side Yard. There shall be two (2) side yards on each lot, neither of which shall be less than eight (8) feet in depth.

D. Rear Yard. There shall be a rear yard on each lot, which yard shall not be less than twenty-five (25) feet in depth.

165.28 R-2 DISTRICT REQUIREMENTS.

1. Permitted Uses. In Residential R-2 District, the provisions of this section shall apply and the following uses permitted:
 - A. All uses allowed by right in the Residence R-1 District.
 - B. Two-family dwellings.
 - C. Boarding house.
 - D. Zero lot line units.
2. Uses Allowed by Special Exception by the Board of Adjustment.
 - A. All uses allowed by special exception in the Residence R-1 District.
 - B. Conversion into two-family, in accordance with subsection 3 of this section.
 - C. Child Care Centers under the following conditions:
 - (1) Any person who operates in the City a child care center where there are more than six (6) children shall first make application for a special exception permit. Said application to be available at the office of the Clerk.
 - (2) Upon receipt of a completed and executed application, the Clerk shall present the said application to the Board of Adjustment at its next regular meeting. The Board of Adjustment shall establish a date for public hearing within thirty (30) days and authorize the Clerk to send written notice by ordinary mail to all persons living in and/or owning property within 500 hundred feet of the proposed child care center.
 - (3) At the public hearing all persons shall be heard upon the issues of the location, number of children, loading, parking and safety. At the close of said meeting the Board of Adjustment will set a time within thirty (30) days when it shall act to issue or refuse to issue a special exception permit.
 - (4) If a special exception permit is issued, the Board of Adjustment may set reasonable standards as to number of children, parking, loading and other safety and nuisance standards, but in any event all standards established by the State of Iowa must be met.

3. Area Regulations. The following regulations as to area shall apply to the Residence R-2 District.

A. Lot Area and Width.

(1) Single-family Structures. A lot area of not less than 6,000 square feet per family shall be provided for every building hereafter erected or used in whole or in part as a dwelling. Each lot shall have a building line frontage of not less than sixty (60) feet. Any building hereafter so erected shall not be allowed to be converted to a multiple-family dwelling without meeting square footage requirements for multiple-family dwelling in that district.

(2) Two-family Dwellings. Two-family dwellings shall have frontage of not less than seventy (70) feet and lot area not less than eight thousand, four hundred (8,400) square feet.

B. Front Yard. There shall be a front yard on each street on which a lot abuts, which yard shall be no less than twenty-five (25) feet in depth.

C. Side Yard. There shall be two (2) side yards on each lot, neither of which shall be less than eight (8) feet in depth.

D. Rear Yard. There shall be a rear yard on each lot, which yard shall not be less than twenty-five (25) feet in depth.

165.29 R-3 DISTRICT REQUIREMENTS.

1. Permitted Uses. In Residential R-3 District, the provisions of this section shall apply and the following uses permitted:

- A. All uses allowed by right in the Residence R-2 District.
- B. Multiple-family dwellings up to 12 units.
- C. Child care centers.
- D. Zero lot line units.

2. Uses Allowed by Special Exception by the Board of Adjustment.

- A. All uses allowed by special exception in Residence R-2 District.
- B. Conversion into two-family or multiple-family dwellings in accordance with subsection 3 of this section.
- C. Mobile Home Park in accordance with subsection 4 of this section.
- D. Multiple-family dwellings over 12 units.

3. Area Regulations. The following regulations as to area shall apply to the Residence R-3 District (except mobile home parks).

A. Every one-family dwelling hereafter erected shall be located on a lot having an area of not less than 6,000 square feet and a minimum width at the established building line of sixty (60) feet. Any building hereafter so erected shall not be allowed to be converted to a multiple-family dwelling without meeting square footage requirements for multiple-family dwelling in that district.

B. Every two-family detached dwelling hereafter erected shall be located on a lot having an area of not less than eight thousand four hundred (8,400) square feet and a minimum width at the established building line of seventy (70) feet.

C. Every multiple-family detached dwelling hereafter erected shall be located on a lot having a minimum area in accordance with the schedule below. A minimum lot width of eighty (80) feet at the established building line must be provided:

3 to 4-family	10,000 square feet
5 to 8-family	2,000 square feet per unit
9 to 12-family	1,800 square feet per unit

D. Minimum lot sizes for special uses shall be prescribed and conditions stipulated at the time a special use permit is authorized. All such uses shall be served by a public sewer and water supply.

E. No zoning lot shall be built upon unless the lot is served by both public sewer and water supply approved by the City.

F. Front Yard. There shall be a front yard on each street an which a lot abuts, which yard shall be not less than twenty-five (25) feet in depth.

G. Side Yard. There shall be two (2) side yards on each lot, neither of which shall be less than eight (8) feet in depth.

H. Rear Yard. There shall be a rear yard on each lot, which yard shall not be less than twenty-five (25) feet in depth.

4. Mobile Homes.

A. Mobile homes to be used for dwelling purposes shall be placed only in mobile home parks except as herein set forth. A mobile home park may be established only in designated districts provided a permit is secured as set forth herein.

(1) Permit. It is unlawful for any person to maintain or operate within the incorporated areas of the City any mobile home park unless such person shall first obtain a City permit.

(2) Application for a permit shall be accompanied by an inspection fee of \$10.00.

(3) Any person desiring to operate a mobile home park shall first file application or approval of site location with the Planning and Zoning Commission. Applications shall be in writing, signed by the applicant, and shall contain the name and address of the applicant, the location and legal description of the site plan, and shall have attached thereto the written consent of seventy-five percent (75%) of the property owners within two hundred (200) feet of any part of the premises to be occupied for such use, exclusive of any public street or highway right-of-way.

(4) After consideration of the application, the Planning and Zoning Commission shall submit its recommendations to the Council and the Council shall then grant or deny the application.

(5) Required as proof of such compliance shall include the following:

- a. An approved set of plans showing lot and street layout.
- b. Sewage and disposal system.
- c. Water supply and distribution system.
- d. Electrical distribution and lighting.

(6) When such approved plans have been submitted to the administrative officer, such officer shall then issue a permit for the construction of such facilities on the approved site.

B. Mobile homes located other than in mobile home parks. A mobile home may be placed on a farm as the principal dwelling unit. Also, one (1) mobile home may be placed on a farm in addition to an existing permanent dwelling, provided the occupant of said mobile home is active in the conduct of the agricultural operation of said farm. The above provision is not to be construed to permit two (2) mobile homes on one farm.

165.30 RB-1 DISTRICT REQUIREMENTS.

1. Permitted Uses. In Residence-Business RB-1 District, the provisions of this section shall apply and the following uses permitted:

A. Any use allowed in the Residence R-3 District provided that such use conforms to the area and use requirements of that district, except mobile homes.

B. Any local retail business or service establishment which supplies commodities or performs the following services primarily for residents of the surrounding neighborhood: grocery store, meat market, delicatessen, drug store, barber and beauty shops.

C. Business or professional office; medical or dental clinic.

D. Any use of the same general character as the above.

2. Area Regulations. Minimum lot area, lot frontage and yard requirements are as follows:

A. Dwellings.

(1) Single-family. Same as specified in the R-1 District.

(2) Multiple-family. Same as specified in the R-3 District.

B. Other Permitted Uses:

(1) Lot Area: None

(2) Lot Width: None

(3) Front Yard Depth: 25 feet.

(4) Side Yard: None required except adjoining an "R" District, in which case not less than 10 feet.

(5) Rear Yard: 25 feet, except where a court yard of equal square footage to that part of the rear yard replaced is substituted, in which case the structure may be no closer than 8 feet from the rear lot line where the lot abuts a lower or less restrictive zoning classification only.

165.31 B-1 DISTRICT REQUIREMENTS.

1. Permitted Uses. In the Business B-1 District, the provisions of this section shall apply and the following uses be permitted.
 - A. Retail or service store or shop.
 - B. Personal service shop or agency such as tailor, dressmaking, beauty, barber or shoe repair shop.
 - C. Medical or dental clinic.
 - D. Business, professional and governmental offices.
 - E. Hotels and motels, inns and apartment second floor or above.
 - F. Eating and drinking establishments, except those offering in-car services.
 - G. Theaters, except those offering in-car services.
 - H. Public transportation passenger facilities.
 - I. Telephone exchanges.
 - J. Child care centers.
2. Area Regulations. The following regulations as to area shall apply to the Business B-1 District.
 - A. All buildings and incidental uses on lots adjacent to a residential district shall be located to provide a ten (10) foot side yard on the side abutting the residential district. When adjacent to other than residential districts, no side yard is required; however, where side yards are provided for such a building, each such side yard shall be not less than six (6) feet in width.
 - B. Front Yard. No front yard shall be required in the Business B-1 District.
 - C. Rear Yard. No building shall be within twenty (20) feet of the rear lot line.
 - D. When adjacent to other than residential districts, no side yard is required, provided fire wall is present.

165.32 B-2 DISTRICT REQUIREMENTS.

1. Permitted Uses. In the Business B-2 District, the provisions of this section shall apply and the following uses shall be permitted.

A. Any use allowed in Business B-1 District provided that hotels and motels meet the development standards of Section 165.46.

B. Indoor, outdoor or drive-in restaurants.

C. Indoor and outdoor amusements, such as theaters, amusement parks, drive-in theaters, bowling alleys, skating rinks, dance studios and commercial recreation areas.

D. Wholesale businesses, warehousing and storage, provided that all inventories located on the premises are stored within a completely enclosed structure.

E. Auto laundries, provided that their operative machinery within an enclosed structure and adequate drainage is provided.

F. Lumber yards.

G. Animal hospitals.

H. Truck terminals.

I. Building or construction supply business.

J. Fuel supply.

K. Milk depots.

L. Filling stations and repair garages.

M. Boat sales.

N. Restaurants.

O. Sales of new and used motor vehicles.

P. Light manufacturing.

Q. Building contractor facilities, yards and pre-assembly yards. *(Ord. 667 – Mar. 11 Supp.)*

2. Area-Regulations. The following regulations as to area shall apply to the Business B-2 District.

A. All buildings and incidental uses on lots adjacent to a residential district shall be located to provide a thirty (30) foot

side yard on the side abutting the residential district. All other side yards shall be a minimum of eight (8) feet.

B. Front Yard. There shall be a front yard on each street which a lot abuts, which yard shall be not less than twenty-five (25) feet in depth.

C. Rear Yard. There shall be a rear yard on each lot, which yard shall be not less than twenty (20) feet in depth.

165.33 I-1 DISTRICT REQUIREMENTS.

1. Permitted Uses.
 - A. Advertising novelty manufacturers, assemblers or wholesalers.
 - B. Processing, assembly, handling or storage of plastic materials.
 - C. **Error! Reference source not found.**Assembly of small electrical instruments and devices, radios, phonographs and television sets, including the manufacture of small accessory parts, such as coils, condensers, transformers, crystal holders, and small products.
 - D. Compounding and packaging of drugs, pharmaceuticals, cosmetics, perfumes and toiletries.
 - E. Laboratories, research, experimental and testing.
 - F. Building contractor facilities, yards and pre-assembly yards.
 - G. Communications stations, centers, and studios.
 - H. Manufacture, compounding, assembling or treatment of articles or merchandise from the following previously prepared materials such as but not limited to bone, canvas, cellophane, cement, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, metal, paper, plastics, precious or semi-precious metals or stones, rubber, shell, textiles, tobacco, wax, wire, wood (except logging camps, sawmills, and planing mills) and yards.
 - I. Compounding of chemicals and allied products except fertilizer manufacturing.
 - J. Manufacture, processing and packaging of food and kindred products (except grain milling and processing, stockyards and slaughterhouses).
 - K. Wholesale trade and warehouse establishments for goods such as but not limited to automobile equipment, drugs, chemicals and allied products, dry goods and apparel, groceries and related products, electrical goods, hardware, plumbing, heating equipment and supplies, machinery, equipment and supplies, tobacco and alcoholic beverages, paper and paper products, furniture and home furnishings.

2. Area Regulations.
 - A. Lot Requirements: None.
 - B. Yard Requirements:
 - (1) Front Yards. No building shall be constructed within twenty-five (25) feet of the front lot line in the I-1 District and forty (40) feet in the I-2 District.
 - (2) Side Yards. On lots adjacent to a residential district, all buildings and incidental areas shall be located so as to provide a minimum side yard of twenty (20) feet on the side adjacent to the residential district. All other side yards shall be a minimum of eight (8) feet.
 - (3) Rear Yards. No building shall be constructed within twenty (20) feet of the rear lot line.
3. Off-street Parking and Loading Requirements. Off-street parking and loading facilities shall be provided in accordance with Sections 165.38 and 165.41.
4. Building Height and Sign Regulations. See regulations prescribed in Sections 165.42 and 165.43.

165.34 I-2 DISTRICT REQUIREMENTS.

1. Permitted Uses: Any use permitted in Industrial 1-1 District.
2. Uses Allowed by Special Exception by the Board of Adjustment: Manufacturing, fabricating and processing, which has not previously been listed provided that the proposed use will not constitute a fire hazard or emit objectionable smoke, noise, vibration, odor or dust.
3. Prohibited Non-industrial Uses. In Industrial Districts, no building may be used in whole or in part for any of the following purposes.
 - A. Residential uses or any dwelling use including hotels and motels.
 - B. Restaurant, tavern, filling station, theater or other place of commercial recreation or amusement.
 - C. School, church, hospital, sanitarium, correctional institution or other institutional use.
 - D. Cemetery.
4. Prohibited Industrial Uses:
 - A. Acid manufacture, or storage except on limited scale as an accessory to a permitted industry and under conditions specified by the Zoning Board of Adjustment.
 - B. Slaughter house and stock yard.
 - C. Manufacture of fertilizers.
 - D. Garbage, waste materials, offal, dead animal, or refuse incineration or storage.
 - E. Manufacture or storage of gun powder, fireworks or other explosives.

165.35 CB-1 DISTRICT REQUIREMENTS.

1. Permitted Uses.
 - A. Retail or service store or shop.
 - B. Personal service shop or agency such as tailor, dressmaking, beauty, barber or shoe repair shop.
 - C. Medical or dental clinic.
 - D. Business, professional and governmental offices.
 - E. Hotels, motels, inns and apartment 2nd floor or above.
 - F. Eating and drinking establishments, except those offering in-car services.
 - G. Theaters, except those offering in-car services.
 - H. Public transportation passenger facilities.
 - I. Telephone exchanges.
2. Area Regulations.
 - A. All buildings and incidental uses on lots adjacent to a residential district shall be located to provide a ten (10) foot side yard on the side abutting the residential district. When adjacent to other than residential districts, no side yard is required; however, where side yards are provided for such a building, each such side yard shall be not less than six (6) feet in width.
 - B. Front Yard. No front yard shall be required in the Central Business CB-1 District.
 - C. Rear Yard. No building shall be within twenty (20) feet of the rear lot line.
 - D. When adjacent to other than residential districts, no side yard is required provided fire wall is present.

165.36 CB-2 DISTRICT REQUIREMENTS.

1. Permitted Uses:
 - A. Any use allowed in Central Business CB-1 District.
 - B. Indoor, outdoor, or drive-in restaurants.
 - C. Indoor and outdoor amusements, such as theaters, amusement parks, drive-in theaters, bowling alleys, skating rinks, dance studios and commercial recreation areas.
 - D. Wholesale businesses, warehousing and storage, provided that all inventories located on the premises are stored within a completely enclosed structure.
 - E. Auto laundries, provided that their operative machinery is within an enclosed structure and adequate drainage is provided.
 - F. Lumber yards.
 - G. Animal hospitals.
 - H. Truck terminals.
 - I. Building or construction supply business.
 - J. Fuel supply.
 - K. Milk depots.
 - L. Filling stations and repair garages.
 - M. Boat sales.
 - N. Restaurants.
 - O. Sales of new and used motor vehicles.
 - P. Building contractor facilities, yards and pre-assembly yards. *(Ord. 667 – Mar. 11 Supp.)*
2. Area Regulations.
 - A. All buildings and incidental uses on lots adjacent to a residential district shall be located to provide a thirty (30) foot side yard on the side abutting the residential district. All other side yards shall be a minimum of eight (8) feet.
 - B. Front Yard. There shall be a front yard on each street which a lot abuts, which yard shall be not less than twenty- five (25) feet in depth.
 - C. Rear Yard. There shall be a rear yard on each lot, which yard shall be not less than twenty (20) feet in depth.

165.37 CI-2 DISTRICT REQUIREMENTS.

1. Permitted Uses: Any use permitted in Industrial I-1 District.
2. Uses Allowed by Special Exception by the Board of Adjustment: Manufacturing, fabricating and processing, which has not previously been listed provided that the proposed use will not constitute a fire hazard or emit objectionable smoke, noise, vibration, odor or dust.
3. Prohibited Non-industrial Uses. In Industrial Districts, no building may hereafter be used in whole or in part for any of the following purposes.
 - A. Residential uses or any dwelling use including hotels and motels.
 - B. Restaurant, tavern, filling station, theater or other place of commercial recreation or amusement.
 - C. School, church, hospital, sanitarium, correctional institution or other institutional use.
 - D. Cemetery.
4. Prohibited Industrial Uses.
 - A. Acid manufacture, or storage except on limited scale as an accessory to a permitted industry and under conditions specified by the Zoning Board of Adjustment.
 - B. Slaughter house and stock yard.
 - C. Manufacture of fertilizers.
 - D. Garbage, waste materials, offal, dead animal, or refuse incineration or storage.
 - E. Manufacture or storage of gun powder, fireworks or other explosive.

4. All automobile parts, dismantled vehicles and merchandise shall be stored within the confines of the building during the hours when the business is not operating.

165.46 HOTELS AND MOTELS. (Motel Development Standards):

1. Minimum Lot Area. The minimum lot area shall be one (1) acre and the access and egress shall be located not closer than twenty-five (25) feet to the side lot lines. The setback of any structure shall be fifty (50) feet from the front lot line on the street on which the property fronts.

2. Yard Requirements. A minimum of twenty-five (25) feet shall be provided for both side yards and a thirty (30) foot rear yard shall be provided.

3. Lot Area Per Unit. A minimum of one thousand (1,000) square feet shall be required for each bedroom unit.

165.47 DESIGNED SHOPPING CENTER. In case of a designed shopping center, upon examination of the plan by the Planning and Zoning Commission, if such plan meets all other requirements, the side yard requirement for each individual building may be waived. In no case, however, shall any portion of such a combined structure be located nearer than thirty (30) feet to any side lot line of the tract on which a building is erected.

165.48 DESIGNED RESIDENTIAL SUBDIVISION. In the case of a designed residential subdivision or group housing of two or more buildings to be constructed on a plot of ground, not subdivided into the customary streets and lots, and which will not be so subdivided or where the existing or contemplated street and lot layout make it impracticable to apply the requirements of this chapter to the individual building units in such group housing, the application of the terms of this chapter may be varied by the Board of Adjustment in a manner which will be in harmony with the character of the neighborhood; however, in no case shall the Board of Adjustment authorize a use prohibited in the district in which the housing is to be located, or a smaller area per dwelling unit than the minimum required in such district or a greater height than the requirements of this chapter permit in such a district.

165.49 HCI DISTRICT REQUIREMENTS.

1. Permitted Uses. Tow truck service business and impound lots, provided that there shall be no dismantling of vehicles or permanent storage on the premises. Permanent storage is defined as storage on the lot for more than 60 days. All outdoor storage shall be conducted entirely within an enclosed fence, wall or other solid screen. Such solid

screen shall be constructed on or inside the front, side and rear lot lines and shall be constructed in such a manner that no impounded vehicles or other items shall be visible from an adjacent property, street or highway. Storage, either temporary or permanent, between such fence or wall and any property line is expressly prohibited. All uses allowed in the Business B-2 District and all uses allowed in the Industrial I-1 District. Adult entertainment establishments, adult bookstores, adult motion picture theaters, and adult mini-motion picture theaters, subject to the following regulations: The following provisions shall govern the location and spatial separation of adult entertainment establishments, adult bookstores, adult motion picture theaters, and adult mini-motion picture theaters in the Highway Commercial Industrial (HCI) district. Said establishments are permitted uses only within a Highway Commercial Industrial district. *(Ord. 635 – Oct. 07 Supp.)*

A. Definitions. The following definitions shall govern the interpretation of this section:

(1) Adult Entertainment Establishment: An establishment having:

(a) A substantial or significant portion of its business, or

(b) 40% or more of its gross receipts

from the offering of entertainment, stock in trade of materials, scenes or other presentations characterized by emphasis on depiction or description of “specified sexual activities” or “specified anatomical areas” (as defined below).

(2) Adult Bookstore: An establishment having:

(a) A substantial or significant portion of its business, or

(b) 40% or more of its gross receipts

from its stock in trade, books, magazines, and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas” (as defined below), or an establishment or section devoted to the sale or display of such material.

(3) Adult Motion Picture Theater: An enclosed building with a capacity of fifty (50) or more persons used

for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to “specified sexual activities” or “specified anatomical areas” (as defined below), for observation by patrons therein.

(4) **Adult Mini-Motion Picture Theater:** An enclosed building with a capacity for less than fifty (50) persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to “specified sexual activities” or “specified anatomical areas” (as defined below), for observation by patrons therein.

(5) **Specified Sexual Activities:**

(a) Human genitals in a state of sexual stimulation or arousal;

(b) Acts of human masturbation, sexual intercourse or sodomy;

(c) Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

(6) **Specified Anatomical Areas:**

(a) Less than completely and opaquely covered:
i) human genitals, pubic region; ii) buttock; and iii) female breast below a point immediately above the top of the areola; and

(b) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

B. Regulations Governing the Location and Spatial Separation. Adult entertainment establishments, adult bookstores, adult motion picture theaters, and adult mini-motion picture theaters are hereby declared to be regulated uses according to this section and their location and spatial separation shall be governed by rules as follows:

(1) Adult entertainment establishments, adult bookstores, adult motion picture theaters, and adult mini-motion picture theaters may be established within the Highway Commercial Industrial district only, but no part of any such adult entertainment establishments, adult bookstores, adult motion picture theaters, or adult mini-

motion picture theaters shall be within one thousand two hundred feet (1,200') of any residential district.

(2) No adult entertainment establishments, adult bookstores, adult motion picture theaters, or adult mini-motion picture theaters shall be allowed within five hundred feet (500') of any other adult entertainment establishment, adult bookstores, adult motion picture theaters, or adult mini-motion picture theaters or within one thousand five hundred feet (1,500') of the Interstate 80 right-of-way.

(Ord. 588 – Jul. 05 Supp.)

2. This District is exempt from the sign ordinances of this Code of Ordinances. Chapter 306B, Code of Iowa, shall govern the regulation of signs in this District.
3. The regulations pertaining to B-2 District shall apply to the construction of buildings constructed for the purposes contemplated in B-2 Districts, except there shall be no rear or side yard requirements other than easements shown on approved subdivision plats.
4. The regulations pertaining to I-1 Districts shall apply to the construction of buildings constructed for the purposes contemplated in I-1 Districts, except there shall be no rear or side yard requirements other than easements shown on approved subdivision plats.
5. Private roadways shall be allowed in HCI District with a property owners' association being created for the purpose of maintaining and repairing said private roadway.