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

**PLANNING AND ZONING COMMISSION MEETING**  
**Tuesday, July 28, 2020 • 7:00 p.m.**

**\*\*West Branch City Council Chambers, 110 N. Poplar St.**  
*Council Quorum May Be Present*

*\*\* Electronic Meeting (Pursuant to Iowa Code section 21.8) An electronic meeting is being held because a meeting in person is impossible or impractical due to concerns for the health and safety of commission members, staff and the public presented by COVID-19. You can watch and/or participate in the meeting at the following link <https://zoom.us/j/829677991> or dial in phone number 1-312-626-6799 with Meeting ID 829 677 991. A video of the meeting will also be made available after August 3rd on the City Website. For your safety and the safety of others please explore all available opportunities to participate by phone or computer. If you are unable to attend or participate by computer or phone, you may come to City Hall as an audience member. Access will be granted in accordance with the Social Distancing Order by the Governor of the State of Iowa.*

1. Call to Order
2. Roll Call
3. Approve Agenda/Move to action.
  - a. Approve minutes from the May 26, 2020 Planning & Zoning Commission Meeting. / Move to action.
4. Public Hearing/Non-Consent Agenda. /Move to action.
  - a. Discuss ordinance language for swimming pools/hot tubs and permit requirements.
  - b. Set a date for a Public Hearing – Amending Chapter 165.12 – Corner Lots. / Move to action.
5. Old Business
  - a. Continue discussions regarding I-2 area regulations.
  - b. Fringe Area Agreement update.
6. City Staff Reports
7. Comments from Chair and Commission Members
8. Next regular Planning & Zoning Commission meeting Tuesday, September 29, 2020.
9. Adjourn

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**Planning & Zoning Commission Members:** Chair John Fuller, Vice Chair Ryan Bowers, Sally Peck, Emilie Walsh, Brad Bower, Matt Van Scoyoc, Jim Hoffman • **Zoning Administrator:** Terry Goerdts • **Deputy City Clerk:** Leslie Brick  
**Mayor:** Roger Laughlin • **Council Members:** Colton Miller, Nick Goodweiler, Jodee Stoolman, Jerry Sexton, Tom Dean  
**City Administrator/Clerk:** Redmond Jones II • **Fire Chief:** Kevin Stoolman • **Police Chief:** Mike Horihan  
• **Public Works Director:** Matt Goodale • **Library Director:** Nick Shimmin

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

**City of West Branch Planning & Zoning Commission Meeting**  
**May 26, 2020**  
**West Branch City Council Chambers, 110 North Poplar Street**

*An Electronic Meeting (pursuant to Iowa Code Section 21.8) of the Planning & Zoning Commission of the City of West Branch, Cedar County, IA was held on Tuesday, May 26, 2020 at 7:00 p.m. because a meeting in person was impossible or impractical due to concerns for the health and safety of Commission Members, Staff and the Public presented by COVID-19.*

*Until further notice, all of our Planning & Zoning Meetings will be held electronically only. Persons may still attend, observe and participate in the meeting at the Council Chambers, City Office, 110 N. Poplar St, West Branch, Iowa. Social distancing practices shall be observed for any persons attending the meeting in person at City Hall.*

Chairperson John Fuller called the Planning & Zoning Commission meeting to order at 7:09 p.m.  
Roll call (via Zoom platform): Commission members: Ryan Bowers, Emilie Walsh, Matt Van Scoyoc and Brad Bower. Commission members present (in-person): John Fuller. Sally Peck was absent. City Staff: Deputy Clerk Leslie Brick, Terry Goerdts and City Administrator Redmond Jones.

**APPROVE AGENDA/CONSENT AGENDA/MOVE TO ACTION.**

Approve the agenda for the May 26, 2020 Special Planning & Zoning Commission meeting. /Move to action.

**Motion by Fuller to approve the agenda. Absent: Peck. Motion carried on a voice vote.**

Approve minutes from the April 14, 2020 Planning & Zoning Commission meeting. /Move to action.

**Motion by Fuller to approve the agenda. Absent: Peck. Motion carried on a voice vote.**

**PUBLIC HEARING/NON-CONSENT AGENDA**

Review / Approve West Branch School District Site Plan (High School Softball Parking Lot). / Move to action.

Brian Boelk, Axiom Consultants summarized the paving improvements to the existing high school softball parking lot. Boelk said the parking lot will provide additional overflow parking for large school events as well as replace parking spaces lost due to the high school expansion project. Boelk said the paved lot will provide sixty three parking stalls, sidewalk leading to the existing stairs to the school, paving around the concession stand to correct water issues and added lighting. Fuller reminded Boelk of the desirability of the use of permeable pavers when possible and asked if there were any planned for the project. Boelk replied that there were none planned. Fuller also asked about landscaping and vegetation plans. Boelk said that landscaping would be complete toward the end of the project along the school expansion project. Fuller also asked if bicycle racks would be available as the West Branch Comprehensive Plan suggests. Boelk said he would discuss the idea with the school district. Bowers asked if there was adequate turning movement for buses. Boelk replied that he would verify, but thought it would be sufficient. The commission had no other questions or comments.

**Motion by Bowers, second by Bower to approve. AYES: Bowers, Bower, Hoffman, Walsh, Van Scoyoc, Fuller. NAYS: None. Absent: Peck. Motion carried.**

**STAFF REPORTS:**

Goerdt said that the City had already received fourteen building permits for single family homes, one-four unit townhome and one-three unit townhome since the beginning of 2020.

Brick said there may be a need for a special meeting in June but said she would advise the commission if the need should arise.

**COMMENTS FROM CHAIR AND COMMISSION MEMBERS:**

Fuller asked for an update on Parkside Hills at the next meeting.

Adjourn

Motion by Walsh, second by Hoffman to adjourn the Planning & Zoning Commission meeting. Motion carried on a voice vote. The meeting adjourned at 7:34 p.m.

Submitted by:

Leslie Brick

Deputy City Clerk

## 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	165.37A Public Use District
165.14 Number of Buildings on Zoning Lot	165.38 Off-street Parking Requirements
165.15 Enforcement	165.39 Application of Parking Requirements
165.16 Zoning and Use Registration Permits	165.40 Access Drives
165.17 Application for Permits	165.41 Off-street Loading
165.18 Appeals	165.42 Height Limitations
165.19 Penalties	165.43 Signs
165.20 Board of Adjustment	165.44 Fences / Hedges / Walls / Retaining Walls
165.21 Expenses of the Board of Adjustment	165.45 Service Stations
165.22 Powers of the Board	165.46 Hotels and Motels
165.23 Amendments	165.47 Designed Shopping Center
165.24 Establishment of Districts and Boundaries	165.48 Designed Residential Subdivision
165.25 Interpretation of District Boundaries	165.49 HCI District Requirements

**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<sup>†</sup>.

**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

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<sup>†</sup> (See EDITOR’S NOTE at the end of this chapter for ordinances amending the zoning map.)

**165.07 ACCESSORY BUILDINGS.**

1. No accessory building or structure shall be constructed on any lot prior to the time of construction of the principal building to which it is accessory.
2. An accessory building may not be located nearer to any interior lot line than that permitted for the main building, when any part of the accessory building is on line with the main building, if extended. However, when an accessory building is located in the rear yard, it may then be located within three (3) feet of the interior lot line, but not nearer than five (5) feet of the rear lot line.
3. An accessory building shall not be bigger than the principal building.

**165.08 ZONING OF NEW OR ANNEXED LAND.** Prior to the annexation of any territory to the City, a plan for zoning the area to be annexed shall be forwarded to the Council by the Planning and Zoning Commission. All territory which may hereafter be annexed to the City shall be automatically classified in the same or similar type of district it was prior to annexation until otherwise changed by ordinance after public hearing.

**165.09 APPROVED PLATS.** Plats of record before the enactment date of the Zoning ordinance shall not be affected by this chapter except as buildings are proposed, they shall conform to yard requirements of the appropriate Zoning District.

**165.10 STREET FRONTAGE REQUIRED.** All lots to contain a building shall abut a public street for the required frontage in the district in which it is located; one single family dwelling may utilize a private easement of not less than 20 feet wide and abutting upon a public street, if approved by the Zoning Board of Adjustment.

**165.11 PERMITTED OBSTRUCTION IN REQUIRED YARDS.** The following obstructions, when located in the minimum area required for specified yards, shall be permitted.

1. In all yards:
  - A. Chimneys projecting eighteen (18) inches or less into the yard;
  - B. Flag poles;

- C. Ordinary projections of sills, belt courses, cornices and ornamental features projecting not more than eighteen (18) inches into a yard;
- D. Ornamental light standards;
- E. Steps which are necessary for access to permitted buildings or for access to lots from streets and required exterior fire escapes.
- F. Fences, hedges, and walls (see Section 165.44 for requirements).
- G. Retaining walls (see Section 165.44 and requirements specific to Retaining Walls in 165.44 (9))  
*(Ord. 720 – May 15 Supp.)*

2. In front yards:

- A. Fuel pumps and air and water outlets in conjunction with automobile service stations, provided they shall be set back at least fifteen (15) feet from the front lot line;
- B. One-story bay windows projecting three (3) feet or less into the yard;
- C. Open terraces not over four (4) feet above the average level of the adjoining ground and not projecting over ten (10) feet into a yard, but not including permanently roofed-over terraces or porches;
- D. Signs and nameplates, as regulated therein.

3. In rear yards:

- A. Air-conditioning condensers for central air conditioning units;
- B. Arbors and trellises;
- C. Balconies of not more than five (5) feet into the required yard;
- D. Breezeways and open porches;
- E. Private garage;
- F. One-story bay windows projecting three (3) feet or less into the yard;
- G. Overhanging roof eaves and gutters, provided eaves and gutters of detached accessory buildings are not less than two (2) feet from a lot line;

Rear Yard

H. Open terraces not over four (4) feet above the average level of the adjoining ground, but not including permanently roofed-over terraces or porches;

I. Open accessory off-street parking spaces;

J. Playground and laundry-drying equipment;

K. Private swimming pools and tennis courts; <sup>Hot tubs</sup> (permit required)

L. Sheds, tool rooms or similar buildings customarily accessory to the principal use.

M. Satellite dish.

(Ord. 720 – May 15 Supp.)

4. Side yards:

A. Open accessory off-street parking spaces;

B. Overhanging eaves and gutters projecting twenty-four (24) inches or less into the yard;

C. Air-conditioning condenser for air-conditioner units.

(Ord. 720 – May 15 Supp.)

#### 165.12 CORNER LOTS.

1. Side yard requirements for corner lots shall be the same as the front yard requirements for those lots to the rear of said corner lot abutting on the intersecting street.

2. A lot fronting on two (2) intersecting streets which form an interior angle of one hundred-thirty-five degrees (135°) or less and which lot has a frontage of not less than twenty-five (25) feet on each of such streets.

3. A lot located at the angle in the street where the interior angle formed by the intersection of the street lines is one hundred thirty-five degrees (135°) or less and which lot has a frontage of not less than twenty-five (25) feet on each leg of such angle.

**165.13 REDUCTION OF LOTS AND PARTS OF OTHERS.** No lot shall be sold, divided, or set off in such a manner that either the portion sold, divided or set off or the portion remaining shall be less than the minimum size prescribed by the regulations relating to the district in which it is situated, unless it becomes a part of an adjacent lot meeting requirements.

**165.14 NUMBER OF BUILDINGS ON ZONING LOT.** Only one principal detached residential building shall be located on a zoning lot, and a

Illumination shall be non-flashing and shall not contain a rotating, oscillating, revolving beam or beacon of light.

(5) B-2 Business District: One free standing sign shall be allowed if its illumination is non-flashing and does not contain a rotating, oscillating, revolving beam or beacon of light and may be installed at the property line.

G. Highway directional signs and markers which shall be made and installed in accordance with the specifications of the City for announcing the location of, or directing traffic to, given locations which include, but are not limited to, the following:

(1) Service areas, automobile, food, lodging.

(2) Business or business districts. Traffic or directional signs designating entrances, exits and conditions of use of parking facilities accessory to the main use of the premises may be maintained provided they are located within the property lines of the subject lot. Fences may be erected along the boundaries of a lot or yard, but no fence shall be constructed closer than eighteen (18) inches to other fences or other structures.

3. Permitted Signs, CB-1, CB-2 and CI-2 Districts. Signs in the CB-1, CB-2 and CI-2 Districts are subject to the provisions of the standards for signage design and display referred to in Chapter 26 (West Branch Preservation Commission) and on file in the City Hall.

4. Permitted Signs, A-1 District. Billboards and poster panels having a sign area not exceeding one thousand six hundred (1,600) square feet, provided the location of their sites and the limitations of the time of their use, and all other terms and conditions thereof are first approved by the Council. *(Ord. 512 – Sep. 99 Supp.)*

5. Abandoned/Obsolete Sign Removal. It shall be the responsibility of the land/property owner to remove any sign or signs on premises where the associated use of the sign or signs for advertisement of an activity, business, product or service has been discontinued. Signs shall be removed within ninety (90) days of discontinued use. *(Ord. 528 – Sep. 00 Supp.)*

**165.44 FENCES / HEDGES / WALLS / RETAINING WALLS.** Fences and hedges located within a front, side or rear yard or within five (5) feet of a lot line shall be subject to the following location, height, and building permit requirements.

1. Fences, hedges, and walls shall be located so no part thereof is within two (2) feet of an alley, sidewalk, or a street right-of-way, except in situations where a retaining wall is necessary for the installation of a required public sidewalk in which case the retaining wall may extend up to the sidewalk edge.

*(Ord. 720 – May 15 Supp.)*

2. No portion of a fence, hedge, or wall located in a residential or agriculture district, or adjoining a residential use area shall be erected in excess of six (6) feet on side or rear yards.

3. Maximum heights for fences, hedges, and walls in all other districts not adjoining a residential use area shall not exceed twelve (12) feet.

4. Fences, hedges, and walls shall not exceed four (4) feet in height in any front yards in any zoning district within the City.

5. At street intersections, no fence, hedge, or wall more than three (3) feet in height above the street level shall be located within a triangular area composed of two of its sides twenty-five (25) feet in length and measured along the right-of way lines from the point of intersection of the above-referenced lines. No portions of the fence, hedge, or wall located within the designated twenty-five (25) foot triangular area shall be more than ten percent (10%) solid.

6. Fences, hedges, and walls shall be entirely located within the confines of the property.

7. Front yards shall be determined by where the side yard and front building line meet or intersect.

8. On corner lots, the portion of a fence, hedge, or wall that is located in the designated backyard shall not be erected in excess of four (4) feet. No portion of said fence shall be more than ten percent (10%) solid.

9. Retaining walls are subject to the following additional requirements:

A. May not extend within 4 feet of the lot line, except in situations where a retaining wall is necessary for the installation of a required public sidewalk in which case the retaining wall may extend up to the sidewalk edge.

B. If they are greater than 48" in height must also include an approved fence clearly marking the top of the wall.

Appropriate zoning  
R1, R2, R3 + A-1

## SWIMMING POOL AND HOT TUBS

Swimming Pools and Hot Tubs: Swimming pools and hot tubs intended for private use by persons that reside on the property or their guests are permitted, provided the following conditions are met:

1. Setbacks:

a. Residential Zones:

- (1) The use must be set back a minimum of ten feet (10') from any side or rear lot line.
- (2) The use may not be located in the front yard (see definition of "front yard" of this title) unless the use is set back at least forty feet (40') from the front property line.

b. Nonresidential Zones: In nonresidential zones, the use must be set back a minimum of ten feet (10') from any side, rear, or front property line, unless the property on which the use is located is directly abutting or across the street from a property zoned residential. In the case of such an adjacency, the use must comply with the setback requirements for residential zones

2. Lighting Standards: Lighting for such facilities must comply with the standards specified in "Outdoor Lighting Standards", of this title.

3. Fence Requirement: Swimming pools, with a depth of eighteen inches (18") or more and the edge of which is less than four feet (4') above grade, must be completely enclosed by a fence according to the following specifications:

- a. The fence must be at least four feet (4') in height and must be constructed so that a sphere, five inches (5") in diameter, cannot pass through the fence.
- b. A principal or accessory building may be used as part of the enclosure.
- c. All gates and doors opening through the enclosure must be equipped with a self-closing and self-latching device for keeping the gate or door securely closed at all times when not in use, except the door of any building which forms a part of the enclosure need not be so equipped.
- d. The building official may permit other protective devices or structures to be used so long as the degree of protection afforded by the substitute device or structure is not less than the protection afforded by an enclosure built to the specifications of this subsection T3.

**CITY OF IOWA CITY  
HOUSING AND INSPECTION SERVICES  
BUILDING DIVISION  
GUIDELINES FOR DRAWING SWIMMING POOL PLANS**

The following form was prepared by the Building Division to be used only as a general guideline for the drawing of construction plans which are required to be submitted at the time of application for a building permit.

To make application for a building permit, the applicant shall submit two (2) sets of detailed construction plans drawn to scale on minimum 8 1/2" x 11" sheets of each of the following to the Building Division—Housing and Inspection Services, City Hall, between 8:00 a.m. and 4:30 p.m. Monday through Friday. The office is closed on all City holidays. One (1) set of photographs is required when located in a Historic District. If project is located in a historic district or conservation district or is a historic landmark, please go to [www.icgov.org/default/?id=1484](http://www.icgov.org/default/?id=1484) for an application that will need to be submitted with the building permit application. Site Plan

1. Swimming Pool Plan
2. Swimming Pool Details
3. Additional Details (if necessary)

The following are lists of the items that should be shown on each of the above plans: The illustrations are guides for plan preparation only to give you a basic idea what each type of plan should look like and are not necessarily specific Code and other Ordinance requirements. Each individual site location, the location of the building on the site and/or size of building might vary as requirements of the Iowa City Zoning Ordinance, the Building Code, and other ordinances dictate, and each will have to be reviewed on its own specific conditions after submittal.

**SITE PLAN**

- √ Indicate size and shape of your lot
- √ Indicate address and street (or streets if a corner lot)
- √ Indicate alley location
- √ Indicate size and location of existing house and other buildings
- √ Indicate size and location of proposed swimming pool
- √ Indicate distance between the proposed swimming pool and each of the property lines
- √ Indicate barrier type and height
- √ Indicate location of easements on your lot

**SWIMMING POOL PLAN**

- √ Indicate length and width of the proposed swimming pool
- √ Indicate pool walkway deck and edge coping types
- √ Indicate pool steps, ladders, diving board locations
- √ Indicate pool section depth

**SWIMMING POOL DETAILS**

- √ Indicate pool sidewalk with walkway deck section
- √ Indicate diving board type
- √ Indicate ladder type
- √ Indicate main drain type
- √ Indicate skimmer type
- √ Indicate filter size and type
- √ Indicate light and type
- √ Indicate pool gate and barrier type and height

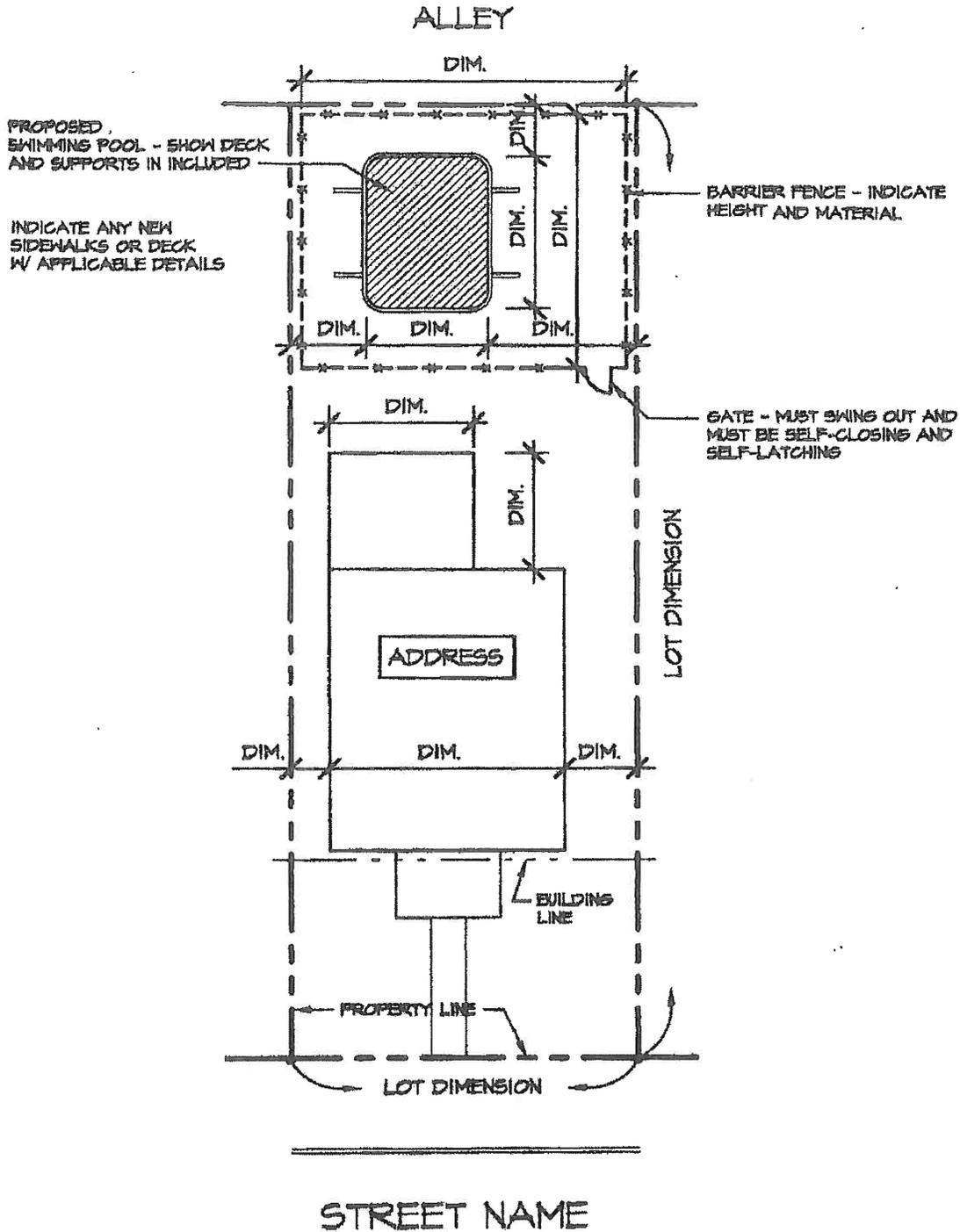
## ADDITIONAL DETAILS

√ Indicate whatever information is necessary to show how your proposal will be constructed.

For additional information contact: Building Inspection Division at (319) 356-5120

## GENERAL SWIMMING POOL NOTES

1. A permit **is not required** for prefabricated swimming pools which are less than 24 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.
2. In Residential Zones.
  - The use must be set back a minimum of 10 feet from any side or rear lot line.
  - The use may not be located in the front yard (See definition of FRONT YARD in Article 14-9A) unless the use is set back at least 40 feet from the front property line.
3. In Non-Residential Zones, the use must be set back a minimum of 10 feet from any side, rear, or front property line, unless the property on which the use is located is directly abutting or across the street from a property zoned Residential. In the case of such adjacency, the use must comply with the setback requirements for residential zones as stated in number 2 above.
4. Swimming pools, with a depth of 18 inches or more and the edge of which is less than 4 feet above grade, must be completely enclosed by a fence according to the following specifications:
  - The fence must be at least 4 feet in height and must be constructed so that a sphere, 5 inches in diameter, cannot pass through the fence.
  - A principal or accessory building may be used as part of the enclosure.
  - All gates and doors opening through the enclosure must be equipped with a self-closing and self-latching device for keeping the gate or door securely closed at all times when not in use, except the door of any building which forms a part of the enclosure need not be so equipped.
  - The Building Official may permit other protective devices or structures to be used so long as the degree of protection afforded by the substitute device or structure is not less than the protection afforded by an enclosure built to the specifications of this paragraph.



**SITE PLAN**

DENOTE SCALE

SPSITE

NORTH

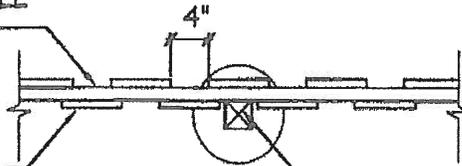


(INDICATE ORIENTATION)

<p>City of Iowa City - Building Division RESIDENTIAL SWIMMING POOL Guidelines and Standard Construction Details</p>	Date:
	<p>Drawing No. 1 of 2</p>

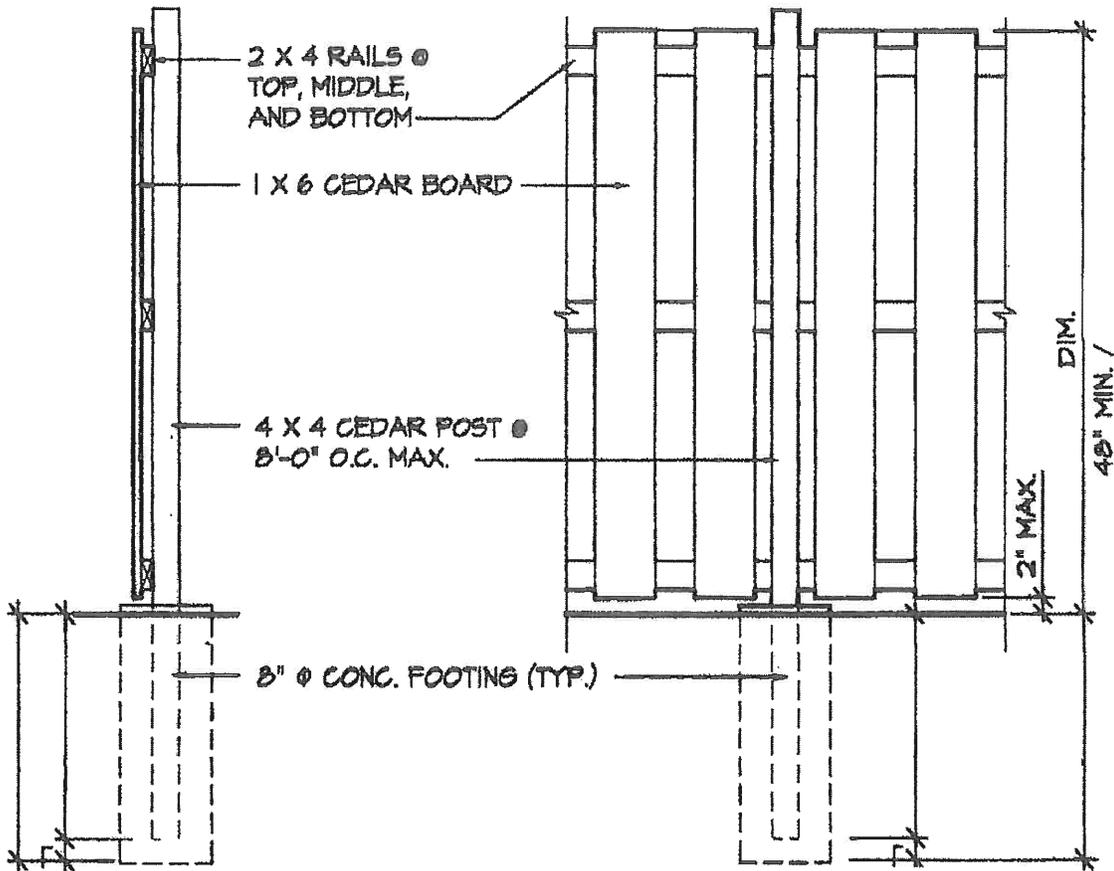
2 X 4 RAIL @ TOP, MIDDLE  
AND BOTTOM

1 X 6 CEDAR BOARD



4 X 4 CEDAR POST @  
8'-0" O.C. MAX.

PLAN VIEW



SECTION

ELEVATION

# SWIMMING POOL BARRIER

1/2" = 1'-0"

SPFEN

City of Iowa City - Building Division RESIDENTIAL SWIMMING POOL Guidelines and Standard Construction Details	Date:
	Drawing No. 2 of 2

ORDINANCE NO. XXX

AN ORDINANCE AMENDING CHAPTER 165 “ZONING REGULATIONS.”

WHEREAS, the Planning & Zoning Commission of the City of West Branch, Iowa, believes that the clarification of certain sections in the Zoning Code will lead to a clearer understanding of the Code’s requirements; and

WHEREAS, the Planning & Zoning Commission of the City of West Branch, Iowa, believes that a more uniform and consistent wording in the language contained within certain sections in the Zoning Code will aide in making the Zoning Code more navigable and lead to more consistent interpretation of the requirements; and

WHEREAS, the Planning & Zoning Commission recommends to the City Council of the City of West Branch, adoption of these amendment recommendations in the Zoning code; and

WHEREAS, the City Council of the City of West Branch, Iowa has reviewed these recommendations and concurs with the Planning & Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED:

1. BE IT ENACTED by the City Council of West Branch, Iowa, that Chapter 165 “ZONING REGULATIONS” of the Code of West Branch, Iowa is hereby amended by revising the following subsections to Chapter 165:

**165.12 CORNER LOTS.**

**165.12 – Amend by adding number 4:**

4. Corner lots with a frontage ratio of not more than 2;3, the narrowest frontage shall be considered the front yard to determine the required rear yard set-back. Corner lots with a lot frontage ratio of greater than 2:3, either frontage can be considered the front yard to determine the required rear yard set-back.

Passed and approved this \_\_\_ day of \_\_\_\_\_, 2020.

First Reading:  
Second Reading:  
Third Reading:

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Roger Laughlin, Mayor

Attest: \_

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Redmond Jones II, City Administrator/Clerk

**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.

**165.33 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.

**165.37 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.

## Leslie Brick

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**From:** Smith, Jared <Jared.Smith@iowadot.us>  
**Sent:** Wednesday, July 22, 2020 2:38 PM  
**To:** city@westbranchiowa.org  
**Subject:** Iowa's Volkswagen Settlement Environmental Mitigation Trust

Thank you for submitting an application to the Iowa's Volkswagen Settlement Environmental Mitigation Trust program February 2020 funding cycle. During this cycle, we received 23 applications for Type 2 Level 2 Community Charging projects requesting a total of \$309,539. Today, awards to 15 projects were announced. The projects that were awarded are identified on the program website at <https://iowadot.gov/VWSettlement/default.aspx>.

Although your project was not selected for funding, we appreciate your interest in the program and encourage you to resubmit another application for a future funding cycle. We anticipate the next funding cycle to be announced late in 2020 with applications due in early 2021. Please watch the program website for details.

If you have questions, please feel free to contact me.

Jared Smith  
Grant Manager  
Systems Planning Bureau  
[Jared.smith@iowadot.us](mailto:Jared.smith@iowadot.us)