

**165.30 M-1 DISTRICT – INDUSTRIAL DISTRICT.** The M-1 District is intended and designed to provide areas of the City suitable for uses of a light industrial nature. The M-1 District is subject to the following regulations:

1. Permitted Uses. Only the following uses of structures or land shall be permitted in the M-1 District:

A. Any use permitted in the C-2 District, except the following unless by special permit:

- (1) School buildings used for accredited educational purposes;
- (2) Places of worship.

B. Animal hospitals, kennels and pounds, outdoor runs;

C. Automobile and farm implement sales, repair, paint and body shops;

D. Bottling, creamery, ice manufacture, cold storage;

E. Broadcasting;

F. Compounding of drugs, cosmetics;

G. Contractors shops;

H. Laboratories: research, experimental and testing;

I. Lumber and building material yards;

J. Machine, metal, welding, repair, tool and die shops;

K. Manufacture, assembly, processing, packaging or other comparable treatment of the following:

- (1) Bakery goods,
- (2) Cameras and other photographic equipment,
- (3) Electronic parts, instruments and devices of a small nature,
- (4) Musical instruments, toys and novelties,
- (5) Pottery, brick and clay products,
- (6) Products from the previously prepared materials: bone, canvas, cellophane, cloth, rope, cord, twine, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, cardboard, plastics, natural and synthetic rubber, precious or semi-precious metals or stones, shells, textiles, tobacco, wax, wood, yarns, light metal mesh, pipe, rods, strips or wire,
- (7) Small precision instruments, including medical and drafting instruments;

L. Printing and bookbinding;

M. Public utilities;

N. Rental storage, no Class B flammable liquids or explosives allowed;

O. Rug cleaning/dying;

- P. Truck and freight terminal/repair;
- Q. Wholesaling and warehousing uses, but not including the bulk storage of anhydrous ammonia or petroleum products under pressure;
- R. Uses and structures clearly incidental and necessary to the principal permitted uses of structures of this district;
- S. Temporary buildings in conjunction with construction work provided that such buildings are removed promptly upon completion of the construction work;
- T. Agricultural use, provided that no offensive odors or dust are created.

All uses shall be wholly contained within a building, except for animal hospital, kennel and pound outdoor runs, automobile and farm implement display areas, lumber and building material yards, public utilities and truck and freight terminals. No use shall be permitted to be established which, in the judgment of the Zoning Administrator, by reason of its nature or manner of operation is or may become hazardous, noxious, or offensive owing to the emission of odor, dust, smoke, cinders, gas fumes, noises, vibrations, refuse matter or water-carried waste. There shall be no underground storage or dumping of flammable or toxic substances. All proposed uses shall demonstrate the adequate availability of water to meet anticipated needs prior to approval.

2. Bulk Regulations. The following minimum requirements shall be observed in the M-1 District:

Minimum Lot Area	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height
6,000 square feet	25 feet	10 feet <sup>1</sup>	10 feet <sup>2</sup>	principal building: 45 feet <sup>3</sup> accessory building: 30 feet
<sup>1</sup> Except when adjacent to an R or C-2 District, in which case minimum side yard shall be 50 feet. <sup>2</sup> Except when adjacent to an R or C-2 District, in which case the minimum rear yard shall be 50 feet. <sup>3</sup> Except in the area east of 560 <sup>th</sup> Street, north of State Highway 210, west of I-35 and south of the Heart of Iowa Trail the maximum height of the principal building shall be 60 feet, except when the lot is adjacent to an R district, in which case the maximum height of the principal building shall be 45 feet.				

3. Solar Access: No structure or improvement to an existing structure shall be situated so that it shades an adjacent residence in a significant way, or interferes significantly in the use of solar devices.
4. Other Standards. All uses shall meet the parking, design and sign standards of this chapter.

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**165.28 C-2 DISTRICT – GENERAL COMMERCIAL DISTRICT.** The C-2 District is intended and designed to provide for general retail and service commercial uses, in an efficient and compact manner. The uses permitted are intended to accommodate both the needs of the resident consumer and the traveling consumer. The C-2 District is subject to the following regulations:

1. **Permitted Uses.** Only the following uses of structures or land shall be permitted in the C-2 District:

- A. Any use permitted in the C-1 District except multi-family housing;
- B. Animal hospitals, veterinary clinics and kennels with indoor runs only;
- C. Antique shops;
- D. Art shops/studios;
- E. Automobile display/sales/new parts and, where in conjunction with sales, repair;
- F. Bakeries, must include retail sales and have maximum total floor space of 5,000 square feet;
- G. Barber/beauty shops;
- H. Bookstores;
- I. Commercial amusements;
- J. Confectionery stores, including ice cream or snack bars;
- K. Dance studios;
- L. Department stores;
- M. Drugstores;
- N. Dry cleaning/laundry/laundrette;
- O. Fabric stores;
- P. Florist shops, greenhouses and nurseries;
- Q. Furniture stores;
- R. Gift shops;
- S. Grocery stores, including supermarkets, health food stores, delicatessens, dairy stores, all retail only;
- T. Hardware and dry goods stores;
- U. Hobby shops;
- V. Hotels and motels;
- W. Household appliance stores;
- X. Jewelry stores and watch repair shops;
- Y. Key shops;
- Z. Leather goods stores;

- AA. Locker plants for storage and retail sales only;
- BB. Music stores/studios/record stores;
- CC. Office supply stores;
- DD. Paint and wallpaper stores;
- EE. Pet shops;
- FF. Photography stores/studios;
- GG. Plumbing/heating/air conditioning shops;
- HH. Printing and photocopying shops;
- II. Public buildings and utilities, including administrative, collection and sales offices, equipment storage buildings, and enclosed storage;
- JJ. Radio and television sales/repair shops;
- KK. Real estate, insurance and financial offices;
- LL. Service stations where pumps are at least 25 feet from street and at least 100 yards from a City well;
- MM. Restaurants and cafes;
- NN. Shoe and hat sales/repair shops;
- OO. Sporting good stores;
- PP. Tailor and dressmaking shops;
- QQ. Taverns/nightclubs;
- RR. Toy stores;
- SS. Variety stores;
- TT. Video stores;
- UU. Wholesale display and sales rooms;
- VV. School buildings used for accredited educational purposes;
- WW. Places of worship;
- XX. Any combination of the above listed uses;
- YY. Any uses determined by the Zoning Administrator to be of a similar nature to the above listed uses;
- ZZ. A residence occupied by the owner or an employee of the commercial use and that is an integral part of or contiguous to the principal commercial structure at the time of adoption of this provision;
- AAA. Storage of merchandise incidental to the principal use, but not to exceed forty percent of the floor area used for such use;
- BBB. Uses of land or structures customarily incidental and subordinate to a permitted principal use, unless otherwise excluded;
- CCC. Agricultural uses, provided that no offensive odors or dust are created.

2. Bulk Regulations. The following minimum requirements shall be observed in the C-2 District:

Minimum Lot Area	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height
6,000 square feet	25 feet	0 feet <sup>1</sup>	25 feet	principal building: 35 feet accessory building: 20 feet
<sup>1</sup> Unless abutting a residential lot, then minimum side yard required is 15 feet. Animal hospitals, taverns and nightclubs shall have a 50-foot side yard from any adjacent R District.				

3. Solar Access. No structure or improvement to an existing structure shall be situated so that it shades an adjacent residence in a significant way, or interferes significantly in the use of solar devices.
4. Other Standards. All uses shall meet the parking, design and sign standards of this chapter.
5. Legally Existing Nonconforming Single-Family Residences.
- E. A nonconforming, but otherwise legal, single-family residence may be reconstructed regardless of the extent to which it may have been destroyed by casualty. Section 165.09(2) shall not apply.
- F. Notwithstanding any provision in this Code of Ordinances to the contrary, the total gross floor area above grade existing immediately before destruction may be increased as a part of the bona fide reconstruction project, but by no more than 25 percent of the original area and provided that such expansion shall not expand or create any other nonconformity.
- G. The right to reconstruct consistent with this section shall be personal to the owner of the property and shall not be transferable.
- H. Notwithstanding Sections 165.08, 165.09 and 165.10, if a nonconforming, but otherwise legal, single-family residential use of the land, structure, or land and structure in combination is converted to a commercial use or ceases for any period of time (except for lawful reconstruction), the uses shall thereafter conform to the district regulations.

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**165.29 C-3 DISTRICT – OLD TOWNE COMMERCIAL DISTRICT.** The C-3 District is intended and designed to provide for general retail and service commercial uses in an efficient and compact manner and to preserve the historic character of the original business district of the City. The uses permitted are intended to accommodate both the needs of the resident consumer and the traveling consumer. The C-3 District shall be subject to the same regulations as the C-2 District except that a maximum of fifty percent of the floor area of a principal commercial structure may be used for residential purposes.

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