

175B.01 ZONING DISTRICT REGULATIONS.

This chapter sets forth the regulations for individual zoning districts with the intent to classify, regulate, and restrict land use; regulate and restrict the location of trades and industries; regulate and restrict the location of buildings designed for specified uses; regulate and restrict the height, bulk, architecture, and construction of buildings hereafter erected or altered; to regulate and limit the intensity of the use of lot areas; and to regulate and determine the area of yards, courts, and other open spaces within and surrounding such buildings. The City is hereby divided into the following zoning districts whose boundaries are indicated upon the official Zoning Map of the City of Norwalk, Iowa, which is made a part of this ordinance by reference. The use, height, area, and construction regulations are uniform in each zoning district, and said districts shall be known as:

ZONING DISTRICTS:	
A-R	Agricultural Reserve District
RE-1	Single-Family Rural Estates District
R-1(60)	Single-Family Residential District
R-1(70)	Single-Family Residential District
R-1(80)	Single-Family Residential District
R-1(90)	Single-Family Residential District
R-1(100)	Single-Family Residential District
R-2	One and Two-Family Residential District
R-3	Medium Density Multiple-Family Residential District
R-4	High Density Multiple-Family Residential District
R-5	Mobile Home Park District
C-O	Commercial Office District
C-1	Neighborhood Commercial District
C-2	Community Commercial District
C-3	Highway Service Commercial District
C-4	Old Town Business District
TC	Town Center Commercial District
PC	Professional Commerce Park District
IC	Industrial Commerce Park District
M-1	General Industrial District
PUD	Planned Unit Development District
CD	Conservation District

175B.10 C-O COMMERCIAL OFFICE DISTRICT.

The regulations set forth in this section or elsewhere in this ordinance which are applicable, shall apply in the C-O Commercial Office District.

1. Statement of Intent. The C-O District is intended to serve both neighborhoods and the community with the development of professional, semi-professional, and public service buildings and office buildings.

2. Principal Permitted Uses. Only the use of structures or land listed in this section shall be permitted in the C-O District.

A. Professional and semi-professional office buildings for the following:

Abstract title

Accountants and bookkeeping

Actuaries

Advertising (no shops)

Adjusters (insurance)

Aerial survey and photography

Appraisers - no sale or rental of any type of merchandise or equipment

Architects

Attorneys

Auditors

Banks and financial institutions

Business analysts - counselors or brokers
Building contractors, office only (no shops or storage)
Chiropractors
Consulates
Counseling, child guidance and family service
Court reporter and public stenographers
Credit reporting
Dentists
Detective agencies and investigating services
Drafting and plan services
Engineers, professional
Insurance and bonds
Manufacturer's agents
Market research
Medical doctors and practitioners
Model agencies or schools
Mortgage brokers
Notary public
Opticians
Optometrists
Podiatrists
Public libraries
Public relations
Radio and television production and broadcast studios
Real estate
Real estate management
Secretarial services
Shoppers information services
Social service bureaus
Stock broker exchanges, investment services
Tax consultants
Telephone answering services
Theater ticket agencies
Travel agencies
Zoning consultants

B. Clinics or group medical centers, including dental clinics, but not including animal clinics.

C. Day care center, day nursery or nursery school, licensed in the State of Iowa, provided no building, structure, or accessory use for property so used is located less than twenty-five (25) feet from any other principal building on any other lot in an R District; and provided there is established and well maintained in connection therewith a completely fenced play lot of no fewer than one thousand (1,000) square feet in area for the first twenty (20) or less children under care, with twenty-five (25) square feet added to such play lot area for each additional designated child capacity of the principal building.

D. Public and parochial schools (elementary and secondary), colleges and universities.

E. Professional business training school, whose functions are wholly contained within the structures, or otherwise effectively conceals its functions from visual, olfactory, or auditory observation outside the premises.

F. Health and athletic fitness centers and clubs with all indoor facilities.

G. Church, chapel, temple, synagogue and similar place of worship, and associated residence of clergy or ordained official of the religious organizations.

H. Funeral homes and mortuaries.

I. Buildings and uses owned by a county, city and county, city or other political subdivision which are operated for the social benefit or convenience of the public, but excluding equipment storage yards and garages which are operated and maintained for the necessary business and industrial service of the community.

J. Museums and libraries not operated for profit.

K. Swimming, athletic, and tennis clubs or country clubs and similar public and privately owned uses with outdoor facilities, by special use permit.

L. Any use which is found by the Zoning Administrator to be similar to one of the above named uses and, in his/her opinion, conforms to the intent of this subsection.

3. Permitted Accessory Uses. The following uses may exist as part of, or in accessory to the principal permitted uses:

A. Retail establishments and refreshment stands accessory to principal buildings; provided, however, there shall be no access to such place of retail use except from the inside of the principal building, complex, or internal courtyard, nor shall any identification signage, display of stock, goods or advertising for such be so arranged that it can be viewed from outside the principal building.

B. Storage areas incidental to the principal use, but not to exceed a floor area which is equal to twenty-five (25) percent of the floor area used by the principal use, and such storage shall be wholly contained within the principal building.

C. Temporary use of buildings or trailers for uses incidental to construction work, which buildings or trailers shall be removed upon the completion or abandonment of the construction work.

D. Building Mounted Solar Energy Systems

(Ord. 21-07 - Dec. 21 Supp.)

4. Maximum Height Regulations. No principal building shall exceed thirty-five (35) feet in height. No accessory structure shall exceed fifteen (15) feet in height, unless a greater height is permitted for a special use.

5. Bulk Regulations. The following minimum bulk requirements shall be observed in the C-O Commercial Office District:

Use	Lot Area	Lot Width	Front Yard Setback	Side Yard Setback, Least Width on Any One Side	Sum of Both Side Yard Setbacks	Rear Yard Setback
All Uses	20,000 sq. ft.	100 feet	30 feet	10 feet	20 feet	35 feet

6. Open Space and Landscaping Requirements. See Chapter 175D.

7. Off-Street Parking and Loading. See Chapter 175E.

8. Buffer Requirements. See Chapter 175F.

9. Architectural Standards. See Chapter 175G.

10. Sign Regulations. See Chapter 175H.

11. Site Plan Requirements. See Chapter 175I.

175B.11 C-1 DISTRICT REGULATIONS.

The regulations set forth in this section or elsewhere in this ordinance which are applicable, shall apply in the C-1 Neighborhood Commercial District.

1. Statement of Intent. The C-1 District is intended to provide commercial and retail uses to serve the most immediate shopping needs of the nearby residents and employment within a neighborhood with a trade area radius of approximately one (1) mile depending on the density of the residential and employment population of the neighborhood.

2. Principal Permitted Uses. Only the use of structures or land listed in this section shall be permitted in the C-1 District.

A. Any principal permitted use in the C-O Zoning District, provided such use shall comply with the minimum requirements of the C-1 Zoning District.

B. The following neighborhood retail commercial and service establishments and uses:

Apparel (specialty) shops

Bakeries (retail), including baking for sale on premises

Beauty shops and barber shops, but not including schools

Book stores and stationery stores

Camera and photographic supply stores, including photo finishing services for the general public

Candy, nut, and confectionery stores

Coffee shops

Coin operated laundries and dry cleaning establishment using nonflammable solvents

Convenience store; provided fuel sales facilities have a minimum separation of one thousand (1,000) feet between similar businesses with fuel sales and there is no vehicle washing or repair on site

Dairy product and ice cream stores and parlors; retail over-the counter sales only

Drug stores

Florists, including potted house plants

Gift, novelty, and souvenir shops

Hobby and game shops

Home accessories, such as glassware and linens

Home video equipment and movie rentals

Jewelry stores

Liquor stores

Meat and seafood specialty shops

News dealers and newsstands

Optical goods and hearing aids

Restaurants and cafes, provided there is no drive-through or drive-in facility

Retail coin, philatelist, and autograph shops

Sewing, needlework, and piece goods stores

Shoe repair shop, shoe shining

Tobacco stores

Tailor shops, including clothing alteration and repair shops

Watch, clock and jewelry repair

Any use which is found by the Zoning Administrator to be similar to one of the above named uses, and in his/her opinion, conforms to the intent of this section.

3. Permitted Accessory Uses. The following uses may exist as part of, or in accessory to the principal permitted uses:

A. Any accessory use permitted in the C-O Zoning District providing such use shall comply with the minimum requirements of the C-2 Zoning District.

B. The display of merchandise outside the building may be permitted when specifically approved by the City Council.

4. Maximum Height Regulations. No principal building shall exceed fifty (50) feet in height. No accessory structure shall exceed fifteen (15) feet in height, unless a greater height is permitted for a special use.

5. Bulk Regulations. The following minimum bulk requirements shall be observed in the C-1 Neighborhood Commercial District:

Use	Lot Area	Lot Width	Front Yard Setback	Side Yard Setback, Least Width on Any One Side	Sum of Both Side Yard Setbacks	Rear Yard Setback
All Uses	20,000 sq. ft.	100 feet	30 feet	10 feet ^A	20 feet ^B	35 feet

A. If a building is planned to be attached or closely located to adjacent buildings in the same complex and part of a shopping center, the side, or sides, which are to be attached or closely located to the adjacent building shall be permitted to have a zero (0) side yard setback, if construction complies with building and fire codes.

B. Outside restaurant seating and outside display areas shall not occupy any portion of required yard areas, open space, or parking areas, and shall be screened from public streets and adjacent property view.

6. Open Space and Landscaping Requirements. See Chapter 175D.
7. Off-Street Parking and Loading. See Chapter 175E.
8. Buffer Requirements. See Chapter 175F.
9. Architectural Standards. See Chapter 175G.
10. Sign Regulations. See Chapter 175H.
11. Site Plan Requirements. See Chapter 175I.

175B.12 C-2 DISTRICT REGULATIONS.

The regulations set forth in this section, or elsewhere in this ordinance which are applicable, shall apply in the C-2 Community Commercial District.

1. Statement of Intent. The C-2 District is intended to provide a wide range of commercial and retail uses and services for residents of the community and outside the community, and has performance standards that encourage quality of building design, site design, and construction aesthetically compatible with the desired character of the area.

2. Principal Permitted Uses. The use of structures or land listed in this section shall be permitted in the C-2 District.

A. Any principal permitted use in the C-1 Zoning District, provided such use shall comply with the minimum requirements of the C-2 Zoning District.

B. The following retail commercial and service establishments and uses:

Antique stores, but not including refinishing or refurbishing.

Artists' and architectural supply

Automobile parts store; no repair work on site permitted.

Banks, savings and loans and other financial institutions with drive-in facilities and free-standing ATM machines permitted

Bars and night clubs

Billiard parlors and pool halls

Bowling alleys

Clothing and accessory stores, including storage and repair of fur garments, but not including trading in furs

Commercial art galleries

Computers, typewriters, copiers, and similar office equipment retail sales and service

Convenience stores

Construction Contractor's Office, with up to 90 percent of the building devoted to interior storage of materials, tools, and equipment. No external storage of materials, tools, or equipment shall be permitted

Department or variety stores

Electrical repair shops

Floor covering stores, primarily engaged in retail sales and incidental installation, but not including establishments primarily engaged in installing or supplying building contractors

Formal wear and costume rental

Fruit stores and vegetable markets, provided that no outdoor or open-air display, sales, or storage shall be permitted except by special use permit

Grocery and food stores

Hardware stores

Hospitals

Hot tub or sauna sales, but not including swimming pools

Hotels and motels

Household appliance stores

Household furniture, retail sales but not including cabinets

Household improvement products stores, i.e., paint, glass and wallpaper stores, retail sales to the general public only

Ice and roller skating rinks, indoor only

Interior decorations, including retail sales of draperies and curtains

Luggage and leather goods

Music or dance schools or studios, including children's or amateur instruction and exercise classes, but not including ballrooms or dance halls

Office furniture, and supplies, retail sales only

Pet shops, but not including boarding or outdoor kennels

Postal service (local substation of United States) or private parcel post delivery service

Radio, television, and music stores

Restaurants, drive-in facilities permitted

Sporting goods stores and bicycle shops, but not including sales of motorized vehicles

Swimming, athletic, and tennis clubs or country clubs, and similar public and privately owned uses with outdoor facilities

Theaters; does not include drive-in theaters

Toy stores

Veterinarian clinics for household pets on an out-patient basis only; no overnight boarding or lodging except by special use permit

Any use which is found by the Zoning Administrator to be similar to one of the above named uses, and in his/her opinion, conforms to the intent of this section.

3. Permitted Accessory Uses. The following uses may exist as part of, or in accessory to the principal permitted or special uses:

A. Any accessory use permitted in the C-1 Zoning District providing such use shall comply with the minimum requirements of the C-2 Zoning District.

B. Temporary Sales in conformance with Section 175A.41

(Ord. 21-03 - Dec. 21 Supp.)

4. Special Uses. The following uses may be permitted in the C-2 Community Commercial District subject to approval of a special use permit by the Board of Adjustment in accordance with Chapter 175J, after notice and public hearing.

A. Rescue missions and shelters.

B. The following establishments of enterprises involving large assemblages of people or automobiles:

Temporary or seasonal amusement enterprises including carnivals and circuses

Commercial sport or recreational enterprises, including nonprofit amphitheaters, convention halls and auditoriums

5. Maximum Height Regulations. No principal building shall exceed fifty (50) feet in height at the required front, side and rear yard building lines, except one (1) foot may be added to the building height for each additional one (1) foot that the building or portion thereof is set back from the minimum required set backs. However, no building shall exceed a height one hundred twenty-five (125) feet. No accessory structure shall exceed fifteen (15) feet in height, unless a greater height is permitted for a special use.

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

Use	Lot Area	Lot Width	Front Yard Setback	Side Yard Setback, Least Width on Any One Side	Sum of Both Side Yard Setbacks	Rear Yard Setback
All Uses	80,000 sq. ft.	200 feet	50 feet	10 feet ^A 20 feet ^B	35 feet	50 feet
All uses if part of a complex	20,000 sq. ft.	200 feet ^C	30 feet ^C	10 feet ^A 20 feet ^B	20 feet ^C	35 feet ^C

- A Multiple occupancy of a lot by more than one (1) principal building shall be permitted, only if the site is developed as a complex with a master plan for the building site submitted for approval by the City, with restrictions placed upon the property requiring that buildings are compatible in architectural design and use of exterior materials; organized in close physical proximity, utilizing a centrally planned open space, landscape plan, parking plan to serve and maintain a unified master plan concept, and provided parking areas are not located between buildings within the complex.
- B. If a building is planned to be attached or closely located to adjacent buildings and part of a shopping center, the side, or sides, which are to be attached or closely located to the adjacent building shall be permitted to have a zero (0) side yard setback, if construction complies with building and fire codes.
- C The less restrictive bulk regulations may be used only when the subject parcel proposed for development is part of a larger commercial complex or where access with other parcels is prearranged or coordinated with the City.

7. Open Space and Landscaping Requirements. See Chapter 175D.
8. Off-Street Parking and Loading. See Chapter 175E.
9. Buffer Requirements. See Chapter 175F.
10. Architectural Standards. See Chapter 175G.
11. Sign Regulations. See Chapter 175H.
12. Site Plan Requirements. See Chapter 175I.