

165.24 R-MH PLANNED MOBILE HOME DISTRICT REGULATIONS. The R-MH District is intended to provide sites for the location of mobile homes which will allow the maximum amount of freedom possible in the design of mobile home parks and will provide for the related recreational, commercial, and other service facilities for the planned mobile home residential development.

1. Principal Permitted Uses. The following principal uses are permitted in the R-MH District:

- A. Single and double-wide mobile homes.
- B. Non-commercial community recreational facilities which are intended exclusively for the use of the mobile home development residents and their guests.
- C. Pedestrian oriented personal service facilities provided that such facilities occupy not more than 100 square feet of gross floor area for each mobile home in the development.
- D. Buildings used for the management and maintenance of the development.
- E. Commercial mobile home sales.

2. Accessory Uses. The following accessory uses are permitted:

- A. Buildings and uses customarily accessory to mobile homes such as garages and storage buildings.
- B. One indirectly lighted, non-flashing sign not to exceed one square foot for each five feet of frontage of the mobile home park.

3. Height Regulations. No principal building shall exceed 25 feet in height, and no accessory structure shall exceed 18 feet in height.

4. Design Procedure, Standards, and Requirements.

- A. Procedure. The owner or owners of any tract land comprising an area of not less than five acres shall submit to the Commission a plan for the use and development of the entire tract. The plan shall include the location and uses of all buildings, the location of each single-wide and double-wide mobile home stand, the locations and types of all community safety, sanitary, and recreational facilities; open spaces, including developed open spaces and those to be preserved in their existing state; points of access to the site, principal pedestrian and vehicular circulation ways, parking facilities, and other principal elements of the vehicular and pedestrian transportation system. The Commission shall review the conformity of the proposed development with the standards of the Comprehensive Plan, and with recognized principals of civic design, land use planning, and landscape architecture. The Commission may, after holding a public hearing and reviewing the development plan, recommend approval, approval with modifications, or disapproval. The Commission shall forward its recommendations in writing to the Council which shall, after notice and public hearing, approve or disapprove said application and plan, or may require such changes as it deems necessary to better implement the intent and purpose of this chapter.

B. Standards. The land usage, minimum lot area, yard, height, and accessory uses shall be determined by the following requirements, which shall prevail over any conflicting provisions found elsewhere in this chapter:

(1) Uses along the project boundary lines shall not be in conflict with those allowed in adjoining or opposite property. To this end the Commission may require, in the absence of an appropriate physical barrier, that uses of low intensity, a buffer, open space, or screening be arranged along the boundary of the project.

(2) An overall land use development plan delineating the street system, parking areas, concrete pads, recreational areas, public and private utility installations, and additional on-site improvements.

(3) No building permits shall be issued until the final plan of the development is approved and recorded; and the applicant must file proof of compliance with all requirements of the State Department of Health with the Zoning Administrator.

C. Deed Restrictions. In its review of the plan, the Commission or Council may consider any deed restrictions or covenants entered into or contracted by the developer concerning the use of common land or permanent open space. "Common land" as used herein refers to land dedicated to the public use and to land retained in private ownership but intended for the use of the residents of the development unit or the general public.

D. Land Use and Density Requirements.

(1) A maximum of five mobile homes shall be allowed per gross acre.

(2) A minimum of 5,000 square feet of site area per mobile home.

(3) Indoor and outdoor community use facilities and recreation open spaces of not less than 2,500 square feet for each five acres or any portion thereof.

(4) No part of any mobile home or other structure shall be located within 30 feet of any public road or within 15 feet of any exterior boundary of the Planned Mobile Home Development.

(5) Parking facilities shall be provided within the development at the rate of two off-street spaces per mobile home.

(6) Mobile home sales and accessory uses within the R-MH District shall not consume more than 15 percent of the total district.

(7) No permit for a commercial structure or building shall be issued until at least 25 percent of the mobile home site is developed for residential uses.

165.25 C-1 COMMERCIAL DISTRICT REGULATIONS. The C-1 Commercial District is intended to provide for the maintenance of certain elements of the downtown area by permitting higher densities and limited on street parking near the established commercial core of the City.

1. Principal Permitted Uses. The following are principal permitted uses in the C-1 Commercial District.

- A. Retail sales establishments.
- B. Financial institutions.
- C. Personal and business service establishments.
- D. Commercial and professional offices.
- E. Restaurants, cafes, taverns, and bars.
- F. Arcades, pool halls, and other similar places of amusement.
- G. Private clubs and lodges.
- H. Government offices, post offices, libraries.
- I. Historic and cultural features and buildings.
- J. Bus depots.
- K. Parking lots.
- L. Parks and recreational areas when publicly owned and operated.
- M. Clinics.

2. Conditional Permitted Uses. The following are also permitted uses subject to the procedure required in 165.33(8):

- A. Wholesale establishments.
- B. Warehouses for local wholesale and retail establishments or for personal property, but not including industrial warehouses and distribution centers.
- C. Veterinary hospitals and clinics.
- D. Commercial boarding and breeding kennels.
- E. Multiple family dwellings, plus customary accessory buildings.
- F. Automobile and other vehicular sales.
- G. Apartments above the first floor of a commercial use.
- H. Telephone exchanges, electrical substations and booster substations, and similar installations of publicly regulated utilities.
- I. Light manufacturing.

3. Prohibited Uses. The following uses are prohibited in the C-1 Commercial District.

- A. Sale and keeping of livestock.
- B. Bulk sale and storage of grain, fertilizer, and petroleum products.

4. Height Regulations. No principal building shall exceed 45 feet in height, and no accessory structure shall exceed 18 feet in height; except as otherwise provided in 165.33.

5. Lot Area, Lot Frontage and Yard Requirements. The following minimum requirements shall be observed, subject to the modifying requirements contained in 165.33:

Use	Lot Area	Lot Width	Lot Area Per Family	Front Yard Depth	Least Width on Any One Side	Rear Yard Depth
Principal Permitted Uses	Conforms to setbacks of buildings in the Central Business District					
When Abutting Residential District		200 feet			20 feet	25 feet
Multiple Family	Same as specified in R-3 District					
Hotels and Motels	1 acre	100 feet	N/A	40 feet	10 feet	25 feet

6. Minimum Square Footage and Location of Commercial Use. Permitted commercial usage shall occupy an area not less than 500 square feet, in the frontage of the building, on the ground floor level.

165.26 C-2 COMMERCIAL DISTRICT REGULATIONS. The C-2 Commercial District is intended to provide for low-density business and limited wholesale and other non-commercial uses.

1. Principal Permitted Uses. The following principal uses are permitted in the C-2 Commercial District.
 - A. Retail sales establishments.
 - B. Financial institutions.
 - C. Personal and business service establishments.
 - D. Automotive and equipment service establishments, including gasoline service stations.
 - E. Commercial and professional offices.
 - F. Hotels and motels.
 - G. Restaurants, cafes, taverns, and bars.
 - H. Theaters, bowling centers, arcades, pool halls, and dance halls.
 - I. Auditoriums and community centers.
 - J. Greenhouses and nurseries.
 - K. Private clubs and lodges.
 - L. Historic and cultural features and buildings.
 - M. Bus depots.
 - N. Veterinary hospitals and clinics.
 - O. Clinics.
 - P. Wholesale establishments.
 - Q. Warehouses for local wholesale and retail establishments or for personal property, but not including industrial warehouses and distribution centers.
 - R. Parking lots.
 - S. Parks and recreation areas when publicly owned and operated.
2. Conditional Uses. The following are permitted uses subject to the procedure required in 165.33(8):
 - A. Rest homes and nursing homes.
 - B. Hospitals and sanitariums.
 - C. Commercial boarding and breeding kennels.
 - D. Commercial outdoor recreation areas, including golf courses, miniature golf courses, swimming pools and campgrounds.
 - E. Drive-in restaurants.
 - F. Multiple family dwellings, plus customary accessory buildings.
 - G. Bulk sale and storage of grain, fertilizer, and petroleum products.

- H. Truck terminals.
 - I. Lumber yards.
 - J. Telephone exchanges, electric substations, and booster stations, and similar installations of publicly regulated utilities.
3. Height Regulations. No building shall exceed 45 feet in height, and no accessory structure shall exceed 18 feet in height; except as otherwise provided in 165.33.
4. Lot Area, Lot Frontage and Yard Requirements. The following minimum requirements shall be observed, subject to the modifying requirements contained in 165.33:

Use	Lot Area	Lot Width	Lot Area Per Family	Front Yard Depth	Least Width on Any One Side	Rear Yard Depth
Principal Permitted Uses	12,000 sq. ft.	100 feet	N/A	40 feet	10 feet	25 feet
Multiple Family Dwellings	Same as specified in R-3 District					
Hotels and Motels	1 acre	100 feet	N/A	40 feet	10 feet	25 feet
Accessory Uses					10 feet	5.0 feet

165.27 I-L LIGHT INDUSTRIAL DISTRICT REGULATIONS. The I-L Light Industrial District is intended to accommodate light industrial, wholesale and research establishments. Emphasis is placed on providing warehousing and light assembly industries. The Light Industrial District allows all industrial uses except those that would present danger to residents of the community or generate noise, smoke, traffic, or air and water pollution that would create a public or private nuisance. Outdoor storage of raw materials or finished products are allowed only by temporary permits or as a conditional use.

1. Principal Permitted Uses. The following are principal permitted uses in the I-L Light Industrial District.
 - A. Wholesaling and warehousing.
 - B. Production, processing, servicing, testing, repair or storage of materials, equipment or goods.
 - C. Public or community service.
 - D. Temporary buildings for construction purposes for a period not to extend beyond the completion date of the construction.
 - E. Agricultural activities, limited to horticulture and nursery.
 - F. Grain elevator.
 - G. Accessory buildings and uses, including off-street parking and loading.
2. Prohibited Uses. Residential buildings are prohibited in the I-L District.
3. Conditional Uses. Subject to the procedure required in 165.33, permits for temporary outside storage may be granted by the Zoning Administrator for periods from 1 to 90 days. Conditional use permits are required for outside storage for a period of more than 90 days.
4. Required Conditions. No use shall be permitted to be established or maintained which 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, noise, vibrations, refuse matter, or water carried waste.
5. Height Regulations. No principal building shall exceed 45 feet, and no accessory structure shall exceed 18 feet in height; except as otherwise provided in 165.33.
6. Lot Area, Lot Frontage and Yard Requirements. The following minimum requirements shall be observed, subject to the modifying requirements contained in 165.33:

Use	Lot Area	Lot Width	Lot Area Per Family	Front Yard Depth	Least Width on Any One Side	Rear Yard Depth
Principal Permitted Uses	12,000 sq. ft.	100 feet	N/A	30 feet	10 feet	13 feet
Accessory Uses					10 feet	15 feet
Lots in which the rear yard abuts a railroad right-of-way and which are located in either the I-L Light Industrial District or the I-G General Industrial District, the front yard setback requirement shall be reduced to zero feet and the rear yard setback requirement shall be reduced to not less than five feet.						

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165.28 I-G GENERAL INDUSTRIAL DISTRICT REGULATIONS. The I-G General Industrial District is intended to accommodate those industrial uses which are not permitted in the I-L Light Industrial District. Such industrial undertakings need not be enclosed where the type of undertaking requires that the activities be carried on outside. All production, processing, servicing, testing, repairing, or storing may take place in enclosed buildings. All outdoor storage shall be screened by a site obscuring fence or shrubs when the zoning lot is fronting a street or highway and/or is adjacent to a residential district. Residential, commercial, and public uses are prohibited.

1. Principal Permitted Uses. The following are principal permitted uses in the I-G General Industrial District:

- A. Wholesaling and warehousing.
- B. Production, processing, servicing, testing, repairing, or storing of materials, equipment, or goods.
- C. Public or community services.
- D. Temporary buildings for construction purposes for a period not to extend beyond the completion date of the construction.
- E. Agricultural activities, excluding animal husbandry.
- F. Accessory buildings and uses, including off-street parking and loading.

2. Conditional Uses. The following are uses permitted subject to the procedure required in 165.33(8).

- A. Stone and gravel pits.
- B. Slaughter houses and stockyards.
- C. Distillation of ethanol.
- D. Acid or chemical manufacture or storage.
- E. Cement, lime, gypsum, or similar material manufacture.
- F. Explosive manufacture or storage.
- G. Garbage, offal, or dead animal reduction.
- H. Petroleum refining or storage.
- I. Rubber goods manufacture.
- J. Salvage yard or junk yard provided that the premises on which such activity is conducted shall be wholly enclosed within a building, fence, or wall not less than six feet in height, completely obscuring the activity.
- K. Mining and the extraction of minerals and raw materials.

3. Height Regulations. No principal or accessory building shall exceed 35 feet in height, except as otherwise provided in 165.33.

4. Lot Area, Lot Frontage and Yard Requirements. The following requirements shall be observed, subject to the modifying requirements contained in 165.33:

Use	Lot Area	Lot Width	Lot Area Per Family	Front Yard Depth	Least Width on Any One Side	Rear Yard Depth
Principal and Accessory Permitted Uses	20,000 sq. ft.	20 feet	N/A	25 feet	15 feet	40 feet
When Abutting Any Residential District				200 feet	200 feet	200 feet
When Abutting C-1, C-2, I-L or A-1 District				100 feet	100 feet	100 feet
Lots in which the rear yard abuts a railroad right-of-way and which are located in either the I-L Light Industrial District or the I-G General Industrial District, the front yard setback requirement shall be reduced to zero feet and the rear yard setback requirement shall be reduced to not less than five feet.						

SUMMARY BUILDING PLACEMENT AND SIZE SCHEDULE									
Use	LOT REQUIREMENT		YARD DIMENSIONS					MAXIMUM BUILDING HEIGHT	
	Minimum Area	Minimum Width	Principal Building			Accessory Building		Principal	Accessory
			Front	Side	Rear	Side	Rear		
R-1 Single Family	9,000 sq. ft.	75 feet	20 feet	5 feet	20 feet	5 feet	5 feet	35 feet	18 feet
R-1 Two Family	9,600 sq. ft.	80 feet	20 feet	7.5 feet	20 feet	5 feet	5 feet	35 feet	18 feet
R-2 Multiple Family:									
1 & 1½ stories	10,000 sq. ft.*	80 feet	30 feet	7.5 feet	35 feet	5 feet	5 feet		
2 & 2½ stories	10,000 sq. ft.*	80 feet	30 feet	7.5 feet	35 feet	5 feet	5 feet		
3 stories	10,000 sq. ft.*	80 feet	30 feet	7.5 feet	35 feet	5 feet	5 feet	45 feet	18 feet
C-1 Commercial: Central Business District									
When Abutting Residential District	N/A**	N/A**	N/A**	N/A**	N/A**	N/A**	N/A**	45 feet	N/A
C-2 Commercial	12,000 sq. ft.	100 feet	40 feet	10 feet	25 feet	10 feet	5 feet	45 feet	18 feet
I-L Industrial	12,000 sq. ft.	100 feet	30 feet	10 feet	25 feet	10 feet	15 feet	45 feet	18 feet
I-C Industrial:	20,000 sq. ft.	120 feet	25 feet	15 feet	40 feet	15 feet	40 feet	35 feet	18 feet
When Abutting R-1, R-2, R-MH			200 feet	200 feet	200 feet				
When Abutting C-1, C-2, I-L, A-1			100 feet	100 feet	100 feet				
*2,500 square feet for each of the first four units plus 1,000 square feet for each additional unit									
**Conforms to setbacks of buildings in the Central Business District									
Lots in which the rear yard abuts a railroad right-of-way and which are located in either the I-L Light Industrial District or the I-G General Industrial District, the front yard setback requirement shall be reduced to zero feet and the rear yard setback requirement shall be reduced to not less than five feet.									