

ORDINANCE NO. 2022-01

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF PEOSTA, IOWA, BY AMENDING PROVISIONS PERTAINING TO PEOSTA ZONING ORDINANCES

Be It enacted by the City Council of the City of Peosta, Iowa:

SECTION 1. SECTIONS MODIFIED. The provisions of the Peosta Zoning Ordinance, pertaining to the following Zoning Districts, A-1, R-1, R-2, R-3, C-1, C-2, M-1, M-2 and I-1, shall be repealed in their entirety and the following adopted in lieu thereof:

A-1 Agriculture

The A-1 Agriculture District is intended to conserve farmland for agricultural purposes and to serve as a "holding" zone to prevent premature development of large land acreages and of recently annexed land for which the most appropriate future use has not yet been determined. Zoning classification shall be changed from A-1 to other districts in conformance with the comprehensive plan as needs justify such changes and when the specific area can be adequately served by utilities and public facilities.

Permitted Uses

Fairgrounds
Farm
Fire Department
Kennel

Law Enforcement
Non-commercial Plant
Nursery
Park, Public

Conditional Uses

Commercial Greenhouse
Feed Store
Gas Station

Any other use deemed to be similar and consistent with the above uses, as determined by the Zoning Administrator.

Accessory Uses

Single Family Dwelling

Any use customarily incidental and subordinate to the principal use it serves.

Parking

Parking shall be regulated in conformance with the provisions of Section 4 of this Ordinance, "Regulations for All Districts".

Signs

Signs shall be regulated in conformance with the provisions of Title VI, Chapter 16 "Sign Regulations" of the City Code of Ordinances.

R-1 Single-Family Residential

The R-1 Single-Family Residential district is intended to accommodate detached, single family residential, open lawns, neighborhood and community parks, religious and educational facilities, greenways, on and off-street trails, and interconnected streets. The district shall permit residential development to be integrated with terrain and tree cover with a minimal disruption of natural systems existing in the area.

Permitted Uses

Cemetery
Country Club
Fire Department
Golf Course
Group Dwelling

K-8 School
Law Enforcement
Park, Public
Religious Assembly
Single-Family Dwelling

Conditional Uses

Bed & Breakfast
Boarding or Lodging House
Daycare
Funeral
Home/Mortuary/Crematory
Nursing/Retirement/Convalescent Facility
Preschool
Any other use deemed to be similar and consistent with the above uses, as determined by the Zoning Administrator.

Accessory Uses

Home Based business.
Any use customarily incidental and subordinate to the principal use it serves.

Parking

Parking shall be regulated in conformance with the provisions of Section 4 of this Ordinance, "Regulations for All Districts".

Signs

Signs shall be regulated in conformance with the provisions of Title VI, Chapter 16 "Sign Regulations" of the City Code of Ordinances.

R-2 Two-Family Residential

The R-2 Single Family Residential district is intended to provide residential areas characterized by single-family and two-family dwellings. Increased densities and the and two-family dwellings provide greater housing options while maintaining the basic qualities of a low-density residential neighborhood interconnected by streets. The principal use of land in this district is for low-density single- and two- family dwellings with neighborhood and community parks, religious, and educational facilities.

Permitted Uses

9-12 High School
Cemetery
Condominium
Country Club
Fire Department
Golf Course
Group Dwelling
K-8 School
Law Enforcement
Park, Public
Religious Assembly
Single-Family Dwelling
Townhouse
Two-Family Dwelling
Zero-Lot Line Dwelling

Conditional Uses

Accessory Dwelling
Bed & Breakfast
Boarding or Lodging House
Daycare
Funeral Home/Mortuary/Crematory
Nursing/Retirement/Convalescent Facility
Preschool
Any other use deemed to be similar and consistent with the above uses, as determined by the Zoning Administrator

Accessory Uses

Home-Based Business
Any use customarily incidental and subordinate to the principal use it serves

Parking

Parking shall be regulated in conformance with the provisions of Section 4 of this Ordinance, "Regulations for All Districts".

Signs

Signs shall be regulated in conformance with the provisions of Title VI, Chapter 16 "Sign Regulations" of the City Code of Ordinances.

R-3 Multi-Family Residential

The R-3 Multi-Family Residential District is intended to provide locations for a mix of residential building types at medium densities with, corner offices and corner stores, and parks and playgrounds, religious and educational facilities, interconnected by streets.

Permitted Uses

9-12 High School
Apartment
Cemetery
Community Center
Condominium
Country Club
Fire Department
Golf Course
Group Dwelling
K-8 School
Law Enforcement
Multiple-Family Dwelling
Park, Public
Religious Assembly
Single-Family Dwelling
Townhouse
Two-Family Dwelling
Zero-Lot Line Dwelling

Conditional Uses

Bed & Breakfast
Boarding or Lodging House
Daycare
Funeral Home/Mortuary/Crematory
Nursing/Retirement/Convalescent Facility
Preschool
Any other use deemed to be similar and consistent with the above uses, as determined by the Zoning Administrator

Accessory Uses

Home-Based Business
Any use customarily incidental and subordinate to the principal use it serves

Parking

Parking shall be regulated in conformance with the provisions of Section 4 of this Ordinance, "Regulations for All Districts".

Signs

Signs shall be regulated in conformance with the provisions of Title VI, Chapter 16 "Sign Regulations" of the City Code of Ordinances.

C-1 Retail Commercial

The C-1 Retail Commercial District is intended to accommodate the daily or frequent needs of the neighborhood consumer; including retail, personal services, and offices.

Permitted Uses

9-12 High School	Meeting or Event Hall
Apartment	Museum
Art and Music Center	Park, Public
Art Gallery	Post Office
Bed & Breakfast	Preschool
Community Center	Professional Offices
Daycare	Religious Assembly
Fire Department	Restaurants (with or without drive through sales)
Funeral Home/Crematory	Tavern/Nightclub/Bar
General Office	Theater, Indoor
General Retail Sales	Theater, Outdoor
K-8 School	Trade or Business School
Law Enforcement	
Medical Clinic	

Conditional Uses

Any other use deemed to be similar and consistent with the above uses, as determined by the Zoning Administrator.

Accessory Uses

Any use customarily incidental to and subordinate to the principal use it serves.

Parking

Parking shall be regulated in conformance with the provisions of Section 4 of this Ordinance, "Regulations for All Districts".

Signs

Signs shall be regulated in conformance with the provisions of Title VI, Chapter 16 "Sign Regulations" of the City Code of Ordinances.

C-2 General Commercial

The C-2 General Commercial District is intended to accommodate a broad range of retail, wholesale, and commercial service establishments. Uses in the C-2 District will generally have heavy pedestrian and/or vehicle traffic and have high demand for parking spaces during business hours.

Permitted Uses

9-12 High School	K-8 School
Apartment	Law Enforcement
Art and Music Center	Lumber/Building Materials Sales
Art Gallery	Medical Clinic
Bed & Breakfast	Meeting or Event Hall
Car Wash	Mini Storage
Catering Establishment	Museum
Commercial Greenhouse	Non-commercial Plant Nursery
Commercial Recreational Facility, Indoor	Nursing/Retirement/Convalescent Facility
Commercial Recreational Facility, Outdoor	Park, Public
Community Center	Post Office
Construction Shops	Preschool
Daycare	Professional Offices
Dry Cleaning	Recreational Vehicle Sales
Equipment Sales and Service (Indoor)	Religious Assembly
Feed Store	Research Laboratory
Financial Institution	Restaurant with drive-thru food sales
Fire Department	Restaurant without drive-thru food sales
Funeral Home/Funeral Home/Crematory	Tattoo Studio
Gas Station	Tavern/Nightclub/Bar
General Office	Theater, Indoor
General Retail Sales	Theater, Outdoor
Hospital	Trade or Business School
Hotel	Vehicle /Boat/Equipment Sales
	Veterinary Hospital

Conditional Uses

Any other use deemed to be similar and consistent with the above uses, as determined by the Zoning Administrator.

Accessory Uses

Any use customarily incidental to and subordinate to the principal use it serves.

Parking

Parking shall be regulated in conformance with the provisions of Section 4 of this Ordinance, "Regulations for All Districts".

Signs

Signs shall be regulated in conformance with the provisions of Title VI, Chapter 16 "Sign Regulations" of the City Code of Ordinances.

M-1 Light Industrial

The M-1 Light Industrial district is intended to provide locations for a variety of land uses characterized by production, manufacturing, distribution or fabrication activities. Uses in the Light Industrial district will be conducted entirely within enclosed buildings and will not use the open area around such buildings for the storage of raw materials or manufactured products except for the transporting of goods between buildings. Uses will generally require some separation from residential and commercial/service districts due to the potential for noise, bright lighting, traffic from heavy trucks and other large vehicles, rail traffic, and round the clock activities associated with these uses.

Permitted Uses

Car Wash	Mini Storage
Catering Establishment	Park, Public
Commercial Greenhouse	Printing and Publishing
Contractor Shops	Establishment
Daycare	Recreational Vehicle Sales
Dry Cleaning	Vehicle /Boat/Equipment Sales
Feed Store	Vehicle Service or Repair
Fire Department	Veterinary Hospital
Gas Station	Warehousing and Storage,
General Retail Sales	Indoor
Kennel	Wastewater Treatment
Law Enforcement	Water Management and
Lumber/Building Materials	Distribution Facility
Sales	Water Treatment
Manufactured Housing Sales	Wholesaling Facility

Conditional Uses

Waste Transfer

Any other use deemed to be similar and consistent with the above uses, as determined by the Zoning Administrator.

Accessory Uses

Any use customarily incidental and subordinate to the principal use it serves.

Parking

Parking shall be regulated in conformance with the provisions of Section 4 of this Ordinance, "Regulations for All Districts".

Signs

Signs shall be regulated in conformance with the provisions of Title VI, Chapter 16 "Sign Regulations" of the City Code of Ordinances.

M-2 Heavy Industrial

The M-2 Heavy Industrial district is intended to provide locations for a variety of land uses that by their nature generate levels of smoke, dust, noise, and odors that render them incompatible with virtually all other land uses. Uses in the Heavy industrial district may require both building and open areas for production, manufacturing, or fabrication activities. Uses will generally require some separation from residential and commercial/service districts to the potential for noise, bright lighting, traffic from heavy trucks and other large vehicles, rail traffic and round the clock activities associated with these uses.

Permitted Uses

Car Wash	Lumber/Building Materials
Catering Establishment	Sales
Commercial Greenhouse	Park, Public
Contractor Shops	Printing and Publishing
Daycare	Establishment
Dry Cleaning	Vehicle Service or Repair
Fire Department	Warehousing/Storage,
Gas Station	Indoor/Outdoor
General Retail Sales	Wastewater Treatment
Heavy Industrial	Water Mgmt. & Distribution
Law Enforcement	Facility
Light Industrial	Water Treatment

Conditional Uses

Mineral/Sand/Gravel/Extraction
Shooting Range

Any other use deemed to be similar and consistent with the above uses, as determined by the Zoning Administrator.

Accessory Uses

Any use customarily incidental and subordinate to the principal use it serves

Parking

Parking shall be regulated in conformance with the provisions of Section 4 of this Ordinance, "Regulations for All Districts".

Signs

Signs shall be regulated in conformance with the provisions of Title VI, Chapter 16 "Sign Regulations" of the City Code of Ordinances.

1-1 Institutional

The 1-1 Institutional District is intended to provide locations for specific, single uses including college campuses, hospitals, and medical centers that primarily function independently from other districts.

Permitted Uses

College or University
Daycare
Dormitory
Fire Department

Law Enforcement
Park, Public
Trade or Business School

Conditional Uses

Any other use deemed to be similar and consistent with the above uses, as determined by the Zoning Administrator.

Accessory Uses

Any use customarily incidental and subordinate to the principal use it serves

Parking

Parking shall be regulated in conformance with the provisions of Section 4 of this Ordinance, "Regulations for All Districts".

Signs

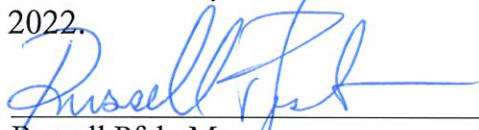
Signs shall be regulated in conformance with the provisions of Title VI, Chapter 16 "Sign Regulations" of the City Code of Ordinances.

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SECTION 6. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 7. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED, APPROVED AND ADOPTED by the Council of the City of Peosta, Iowa this 8th day of February, 2022.



Russell Pfab, Mayor

ATTEST:



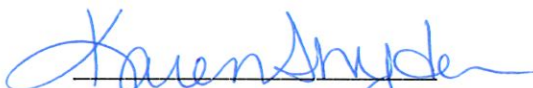
Karen Snyder, City Clerk

First Reading: Approved January 11, 2022

Second Reading: Approved January 25, 2022

Third Reading: Approved February 8, 2022

I hereby certify that the above Ordinance Number 2022-01 was posted at Peosta City Hall, Peosta Post Office and the Dubuque County Library-NICC/Peosta Branch on February 9, 2022.



Karen Snyder, City Clerk