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SECTION 171

Supplemental Use Regulations

171.01 Purpose

The Supplemental Use Regulations set forth additional standards for certain uses located within the various zoning districts. These regulations recognize that certain use types have characteristics that require additional controls in order to protect public health, safety, and welfare. These regulations complement the use regulations contained in Section 168 of this Ordinance. The regulations contained in this Article pertain both to uses allowed by right within various zoning districts; and to uses that require approval as Conditional Uses by the Planning Commission. Nothing contained in this section shall limit the right of the Planning Commission or City Council on appeal to impose additional conditions on developments seeking Conditional Use Permit approval.

171.02 Supplemental Use Regulations: Agricultural Uses

Nothing in these provisions shall relieve any property owner or user from satisfying any condition or requirement associated with a previous approval, special permit, variance, development permit, or other permit issued under any local, State, or Federal ordinance or statute.

a. Horticulture and Crop Production: Retail Sales

Retail operation of garden centers or roadside stands associated with a primary agricultural use may be permitted in the AR and RR District, subject to the following requirements:

1. Garden Centers

(a) A garden center is a building or premises used for the retail sale of plant materials or items useful in the growing or display of lawns, gardens, and plants.

(b) Garden centers must conform to all site development regulations for the zoning district.

(c) Any garden center adjacent to a residential district must maintain a 20-foot landscaped bufferyard, consistent with the standards established in Section 804.

2. Roadside Stands

(a) A roadside stand is a facility used on a temporary or seasonal basis for the retail sale of produce grown largely on adjacent or surrounding agricultural lands.

(b) A roadside stand may be located within a required front yard but no closer than 40 feet to the edge of a traveled roadway.

(c) A roadside stand may operate for a maximum of 180 days in any one year.

b. Animal Production

1. No commercial poultry or livestock operation shall be located within 100 feet of any residential or commercial zoning district.

2. Breeding and raising of small animals and fowl, such as birds, rabbits, chinchilla, and hamsters is permitted in the AR and RR District, provided that any building housing such

animals shall be at least 300 feet from any other residential zoning district, 100 feet from any property line and 25 feet from any dwelling unit on the site. Any site accommodating these uses shall be no less than 2.5 acres. No animals with measurable odors shall be raised for commercial purposes within the city limits.

3. Within the RR or AR Districts, any lot of 2 acres and over may maintain one horse, llama, or other equine and/or hoofed animal and its immature offspring. Such a lot may have one additional animal for each additional two acres of lot area, up to a maximum total of three animals. No stable shall be located closer than 300 feet from any other residential zoning district, 100 feet from any property line and 50 feet from any dwelling unit on the site

c. Commercial Feedlots

Commercial Feedlots are not permitted within the jurisdiction of the City of Glenwood.

171.03 Supplemental Use Regulations: Residential Uses

a. Zero-Lot Line Single-Family Detached Residential

Within a common development, one interior side yard may be equal to zero for single-family detached residential use, subject to the following additional regulations:

1. The side yard opposite to the zero yard must equal at least twice the normal required minimum side yard and must taken by itself comply with all side yard requirements for the zoning district.
2. The normal side yard setback requirement must be maintained adjacent to any lot with an existing structure not within the common development; or not otherwise designated for zero lot line use.
3. An easement for maintenance of the zero lot line facade is filed with the Mills County Recorder and the City Clerk at the time of application for a building permit.

b. Single-Family Attached

When permitted without requirement for conditional use approval, the minimum side yard opposite the common wall shall be equal to twice the normal required side yard. A reduced setback may be permitted as part of a Conditional Use Permit approved by the Planning Commission.

c. Townhouse Residential

Where permitted, townhouse residential is subject to the following regulations:

1. The minimum width for any townhouse lot sold individually shall be 25 feet, except within an approved creative subdivision.
2. Coverage percentages are computed for the site of the entire townhouse common development.

d. Two-Family Residential

1. The second dwelling unit shall be located to the rear of the site and shall be separated from the front dwelling unit by a minimum of 25 feet.
2. The second dwelling unit shall be served by a driveway at least ten feet in width, leading from a public street adjacent to the lot.

3. A minimum lot size of 5,000 sq. Ft. Per unit must be maintained.

e. Supplemental Design Standards for Residential Uses in the RR, R1, R2, R3, and R4 Districts.

1. Exterior materials shall be non-reflective and shall be of a color, material, and scale comparable to existing residential structures in the immediate area. Permanent siding shall be, or simulate, wood, wood shingles, brick, masonry, or tile. Roof construction shall be of non-reflective materials which are or simulate the appearance of asphalt, wood shingles, tile, rock or standing metal with concealed fasteners. Any standing seam metal roof shall be stamped by a licensed engineer, must be installed by a certified installer in accord with the regulations provided in the International Residential Code Book, as from time to time may be amended.

f. Downtown Residential and Group Residential Uses in the DC District

Downtown Residential and Group Residential uses are permitted in the DC District subject to the following conditions:

1. Downtown and Group Residential uses are permitted in the DC District only on levels above street level except that a unit specifically designed for occupancy by disabled residents or senior citizens may be developed at street level, subject to approval by the Planning Commission.
2. Residents of units must be informed by the owner of the building that lawful commercial uses have priority over residential uses.
3. All upper level apartments must have two separate means of egress.
4. One parking space must be provided for each unit.

f. Boarders and Non-related Individuals

1. Within the AR, RR, R-1, R-2, R-3, and MH districts, no more than two persons in addition to the family of the owner shall be permitted to reside in an owner-occupied dwelling unit. No more than five persons shall be permitted to reside in a non owner-occupied dwelling unit.
2. Within the R-4 districts, no more than ten persons in addition to the family of the owner shall be permitted to reside in an owner-occupied dwelling unit. No more than seven persons shall be permitted to reside in a non owner-occupied dwelling unit.
3. A minimum of 250 square feet must be provided in the dwelling unit for each resident.

g. Mobile Home Parks

In the MH Mobile Home Residential District, which permits mobile home residential use, such use may be configured in a Mobile Home Park or Mobile Home Subdivision. Following the effective date of this Ordinance, no mobile home shall be located outside of a Mobile Home Park or Mobile Home Subdivision. A Mobile Home Park is subject to approval as a Conditional Use by the Planning Commission and compliance with the following regulations:

1. Certification

A certification of compliance with all ordinances and regulations regarding mobile home licensing, zoning, health, plumbing, electrical, building, fire protection and any other applicable

requirements shall be issued by the Zoning Administrator prior to the occupancy of any new Mobile Home Park or any expansion of an existing Mobile Home Park.

2. Minimum and Maximum Area

A Mobile Home Park shall be considered to be one zoned lot. The contiguous area of a Mobile Home Park shall have a minimum of 2.0 acres and a maximum of 15 acres.

3. Density Requirements

- (a) The minimum gross site area per dwelling unit shall be 4,000 square feet.
- (b) The minimum size of an individual mobile home space shall be 4,500 square feet for single-wide mobile home units and 5,000 square feet for double-wide mobile home units.
- (c) Each mobile home space shall have a width of at least 50 feet wide and a length of at least 80 feet.

4. Site Development Standards

- (a) Setbacks: Each Mobile Home Park shall have a minimum perimeter setback of 35 feet from each property line. No space for a dwelling unit or any other structure shall be permitted in the required setback.
- (b) Setback landscaping: All area contained within the required setbacks except sidewalks and private drives shall be landscaped and screened in conformance with Section --- of this Ordinance. Screening shall be provided in conformance with Section --- for any common property line with another non-residential use.
- (c) Impervious Coverage: Impervious coverage for a Mobile Home Park shall not exceed 50 percent of the total site area.
- (d) Open Space: Each Mobile Home Park shall provide a minimum of 400 square feet of open recreational space per unit. Such space shall be provided at a central location accessible from all parts of the park by pedestrians. Required perimeter setbacks or buffers shall not be credited toward the fulfillment of this requirement.
- (e) Separation Between Mobile Home Units: The minimum separation between a mobile home unit and attached accessory structure and any other mobile home units and/or accessory structure shall be 15 feet.
- (f) Separation and Setbacks for Accessory Buildings: An accessory building on a mobile home space must maintain a minimum rear and side yard setback of five feet. A minimum distance of ten feet shall be provided between any mobile home and an unattached accessory building.

5. Street Access and Circulation Requirements

- (a) Access to Public Street: Each Mobile Home Park must abut and have access to a dedicated public street with a right-of-way of at least 60 feet. Direct access to a mobile home space from a public street is prohibited.
- (b) Vehicular Circulation: The Mobile Home Park must provide interior vehicular circulation on a private internal street system. Interior streets shall have a minimum right-of-way of 60 feet and a paved width of 27 feet. The street system shall be continuous and

connected with other internal and public streets; or shall have a cul-de-sac with a minimum radius of 60 feet. No such cul-de-sacs may exceed 300 feet in length.

(c) Separation between Units and Circulation Areas: The minimum distance between a mobile home unit and any attached accessory structure and the pavement of an internal street or parking area shall be ten feet.

(d) Sidewalks: Each Mobile Home Park shall provide a sidewalk system to connect each mobile home space to common buildings or community facilities constructed for the use of its residents; and to the fronting public right of way. Sidewalk width shall be at least four feet.

(e) Street and Sidewalk Standards: All internal streets and sidewalks shall be hard-surfaced. Electric street lighting is required along all internal streets.

(f) Parking Requirements: Each Mobile Home Park must provide at least two off-street parking stalls for each mobile home space.

6. Tornado Shelters: Tornado shelters shall be provided in the Mobile Home Park. Such shelter or shelters shall be built according to the recommendations of the Civil Defense authority and be large enough to meet the specific needs of the park and its residents.

7. Utilities

a) All Mobile Home Parks shall provide individual units and common facilities with an adequate, piped supply of water for both drinking and domestic purposes; and standard electrical service, providing at least one 120-volt and one 240-volt electrical service outlet to each mobile home space.

(b) Complete sanitary and sewer service shall be provided within each Mobile Home Park in accordance with the Subdivision Chapter of the Land Development Ordinance.

(c) Properly spaced and operating fire hydrants shall be provided for proper fire protection within each Mobile Home Park in accordance with the Subdivision Chapter of the Land Development Ordinance and other applicable city codes and public improvement design standards.

(d) All electric, telephone, gas, and other utility lines shall be installed underground.

8. Financial Responsibility: Each application for a Mobile Home Park shall include a demonstration by the developer of financial capability to complete the project; and a construction schedule.

9. Completion Schedule: Construction must begin on any approved Mobile Home Park within one year of the date of approval by the Planning Commission. Such construction shall be completed within two years of approval, unless otherwise extended by the Commission.

10. All other uses and provisions of the Glenwood Mobile Home Park regulations are incorporated herein by reference. These provisions include tie-down and other structural requirements included in the Glenwood Municipal Codes.

h. Mobile Home Subdivisions

1. Mobile Home Subdivisions shall be developed in accordance with all standards and requirements set forth in the Subdivision Chapter of the Land Development Ordinance of

Glenwood. Site development regulations shall be the same as those required in the R-2 Zoning District. Each mobile home shall be considered a single-family detached residential unit for the purpose of determining applicable development regulations.

2. Mobile home units within Mobile Home Subdivisions shall be built in accordance with the minimum design standards of the US Department of Housing and Urban Development and display a certification of such compliance.
3. Mobile Home Subdivisions shall provide tornado shelter facilities as required by Section 171.03.g.6.
4. The minimum size of a mobile home subdivision shall be ten (10) acres.

i. Earth-Sheltered Residences

No subterranean or basement structure shall be occupied for residential purposes, except for those that meet the following requirements as earth-sheltered residences:

1. The living area shall be provided with exterior windows and/or skylights with a total glassed area of at least 10% of the gross floor area of the residence. Such windows or skylights shall give direct access to natural light and open space.
2. All earth sheltered residences shall conform to the development regulations for their respective zoning districts.
3. An outdoor space shall be provided immediately outside one wall of the residence that has:
 - a) A minimum size of 500 square feet.
 - b) A minimum width of 20 feet.
 - c) An average grade elevation no more than 2 feet above or below the finished floor elevation of the residence.
4. All earth-sheltered residences shall have structural systems designed by a professional structural engineer and shall have plans signed and approved by such engineer.

171.04 Supplemental Use Regulations: Civic Uses

a. Community Centers and Clubs

Clubs located adjacent to residential uses shall maintain a bufferyard of not less than 40 feet along the common boundary with such residential use.

b. Day Care

1. Limited Day Care uses are permitted on residential lots and may be operated by the occupant of a dwelling unit on the site.
2. Day care facilities are permitted by Conditional Use Permit in the GI General Industrial Zoning District only if incidental to a permitted primary use.
3. Day care centers accommodating more than four children or adults shall:

a) Provide at least 100 square feet of open space per child, entirely enclosed by a building, fence, or wall with a height of at least six feet.

b) Conform with all requirements and licensures of the State of Iowa.

c. Group Care Facilities and Group Homes

1. Each group care facility or group home must be validly licensed by either the State of Iowa or the appropriate governmental subdivision.

2. Group homes are permitted in the DC District only on levels above street level except that a facility specifically designed for occupancy by disabled residents may be developed at street level, subject to approval of a special permit by the City Council with the recommendation of the Planning Commission.

171.05 Supplemental Use Regulations: Commercial Uses

a. Auto Repair, Equipment Repair, and Body Repair

1. Where permitted in commercial districts, all repair activities must take place within a completely enclosed building. Outdoor storage is permitted only where incidental to Auto Repair and Body Repair, provided that such storage is completely screened so as not to be visible from residential areas or public rights-of-ways. Screening is subject to provisions of Section 173 of this ordinance.

2. Any spray painting must take place within structures designed for that purpose and approved by the Building Official.

b. Auto Washing Facilities

1. Each conveyor operated auto washing facility shall provide 100 feet of stacking capacity per washing lane on the approach side of the washing structure and stacking space for two vehicles on the exit side.

2. Each self-service auto washing facility shall provide stacking space for three automobiles per bay on the approach side and one space per bay on the exit side of the building.

c. Automobile and Equipment Rental and Sales

1. All outdoor display areas for rental and sales facilities shall be hard-surfaced.

2. Body repair services are permitted as an accessory use to automobile rental and sales facilities, provided that such repair services shall not exceed 25% of the gross floor area of the building.

d. Bed and Breakfasts

Bed and Breakfasts permitted in the DC District must provide any sleeping facility only on levels above street level except that units specifically designed and reserved for occupancy by handicapped people may be located on the street level.

e. Campgrounds

1. Minimum Size: Each campground established after the effective date of this Ordinance shall have a minimum size of one acre.

2. Setbacks: All campgrounds shall maintain a 50-foot front yard setback and a 25-foot bufferyard from all other property lines.

3. Each campground must maintain water supply, sewage disposal, and water and toilet facilities in compliance with all City ordinances; or, alternately, be limited to use by self-contained campers, providing their own on-board water and disposal systems.

f. Convenience Storage

When permitted in the CC, GC, HC, LI and R4 Districts, convenience storage facilities shall be subject to the following additional requirements:

1. The minimum size of a convenience storage facility shall be one acre.

2. Activities within the facility shall be limited to the rental of storage cubicles and the administration and maintenance of the facility.

3. All driveways within the facility shall provide a paved surface with a minimum width of 25 feet.

4. All storage must be within enclosed buildings and shall not include the storage of hazardous materials.

5. No storage buildings may open into required front yards.

6. Facilities must maintain landscaped bufferyards of 35 feet adjacent to any public right-of-way and 20 feet adjacent to other property lines, unless greater setbacks are required by Section 173.

g. Kennels

1. The minimum lot size shall be two acres.

2. No building or dog runs shall be located nearer than 100 feet from any property line and 300 feet to the property line of any residential use or district.

3. All kennel facilities shall be screened around such facilities or at property lines to prevent distracting or exciting animals. Screening shall be of a type provided by Section 173, establishing landscape and screening standards.

h. Restricted Businesses

Restricted (or adult entertainment businesses) shall be subject to the following restrictions, and no person shall cause or permit the establishment of any adult entertainment business contrary to said restrictions:

1. No adult entertainment business shall be open for business between the hours of twelve midnight and six a.m.

2. An adult entertainment business shall not be allowed within 1,000 feet of another existing adult entertainment business.

3. An adult entertainment business shall not be located within 1,000 feet of any residentially zoned district or a preexisting school, public park, or place of worship.

4. The provisions of this chapter shall apply to any adult entertainment businesses in existence at the time the ordinance codified in this chapter takes effect. All nonconformances shall come into compliance on or before January 1, 2005, and no such nonconforming use shall be permitted to expand in size or scope and the rights granted in this chapter shall terminate upon cessation of business, sale or transfer of ownership of the adult entertainment business.

5. Measurement of distances. For the purpose of this chapter, measurements shall be made in a straight line, without regard to intervening structures or objects, from the main entrance of such adult entertainment business to the point on the property line of such other business, school, church, public park or areas zoned for residential use which is closest to the said main entrance of such adult entertainment business.

6. No adult entertainment business shall employ any person under 21 years of age.

7. No adult entertainment business shall furnish any merchandise or services to any person who is under eighteen years of age.

8. No adult entertainment business shall be conducted in any manner that permits the observation of models or any material depicting, describing or relating to specified sexual activities or anatomical areas whose exhibition is not normally tolerated in public by display, decoration, sign, show window or other opening from any public way or from any property not licensed as an adult use. No operator of an adult entertainment business or any officer, associate, member, representative, agent, owner, or employee of such business shall engage in any activity or conduct or permit any other person to engage in any activity or conduct in or about the premises which is prohibited by this code or any laws of the state or the United States.

9. No part of the interior of the adult entertainment business shall be visible from any pedestrian sidewalk, walkway, street, or other public or semipublic area.

10. An adult entertainment business shall post a sign at the entrance of the premises which shall state the nature of the business and shall state that no one under the age of eighteen years is allowed on the premises. The sign shall comply with the city's sign regulations. This section shall not be construed to prohibit the owner from establishing an older age limitation for coming on the premises.

11. Nuisance Operation: Any adult entertainment business operated, conducted or maintained contrary to the provisions of this chapter shall be and the same is declared to be unlawful and a public nuisance, and the city attorney may, in addition to or in lieu of prosecuting a criminal action under this chapter, commence an action or actions, proceeding or proceedings, for the abatement, removal or enjoinder thereof, in the manner prescribed by law, and shall take such other steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such establishment and restrain and enjoin any person from operating, conducting or maintaining an adult entertainment business contrary to the provisions of this chapter.

171.06 Supplemental Design Standards for Office and Commercial Uses in the UC, CC, GC, HC and DC Districts

Intent: In the interest of promoting the general welfare of the community and to protect the value of buildings and property, the image and character of a community is vitally important. The quality of architecture and building construction is important to the preservation and

enhancement of building and property values, prevention of the physical deterioration of buildings and the promotion of the image of the community and the general welfare of its citizens. The intent of this section is to promote better architectural design and site planning, to create visual interest by requiring minimum design treatments for commercial buildings and projects, and to maintain and enhance the attractiveness and efficiency of the streetscapes of the community.

Applicability: The requirements, guidelines, and standards set forth in this section shall apply to all new development and redevelopment of property within the GC, UC, CC, and DC zoning districts.

1. **Fenestration:** A street façade having a continuous length of 50 feet more shall have an offset in building elevation equal to a dimension of at least three feet or niches and alcoves with significant architectural delineation and definition to suggest window and entrance elements.
2. **Façade:** The total area of all windows and doors on each primary façade shall be equal to at least 20% of the area of that façade. Windows and doors on each primary façade shall have awnings or other treatments that provide shade, shelter and a break in the vertical plane. All primary facades shall have architectural style, detail, trim features, and roof treatments that are consistent with each other. Secondary facades shall be consistent and architecturally harmonious with the primary facades and have similar style, detail and trim features.
3. **Exterior Treatment:** Exterior materials shall be brick, stone, masonry, wood clapboard; vinyl siding shall simulate the appearance of wood, stone, brick or masonry. Corrugated metal panels, used as a finish material, shall be prohibited in most zoning districts. Architectural metal panels are acceptable, subject to consultation and a determination by the administrative official that the treatment meets the intent of this section. Smooth concrete panels or blocks shall have a decorative finish. A maximum of three (3) colors may be used on the exterior of any building, plus one additional color for trim or cornice work. Fluorescent or neon colors are prohibited. These limitations exclude any unpainted natural stone or roof material.
4. **Separate Ancillary Structures:** Separate ancillary structures (Carwashes, cashier booths, canopies over gas pumps, etc.) shall have comparable pitch or parapets for roofs and shall otherwise have the same architectural detail, design elements and roof design as the primary structure, including the same cornice treatment, the same materials and colors, etcetera.
5. **Roofing:** Within the UC and CC districts, the dominant roof form shall be a pitched or gabled roof with a minimum slope equal to one foot of vertical height to every three feet of horizontal distance. Permitted roof materials may include asphalt shingles, slate or simulated slate shingles or standing seam metal with concealed fasteners, which shall be stamped by a licensed engineer, shall be installed by a certified installer in accord with regulations provided in the International Residential Code Book, as from time to time may be amended.
6. **Orientation:** Mid block commercial buildings shall be oriented to face the right-of-way/roadway, unless it can be shown that compelling site conditions necessitate a different orientation. If compelling site conditions necessitate that the building not face the right-of-way/roadway, then the building is considered to have two (2) primary facades; the façade that faces the right-of-way/roadway and the façade that incorporates the primary customer entrance. Corner lot commercial buildings shall be oriented to face a right-of-way/roadway,

unless it can be shown that there are compelling site conditions that necessitate a different orientation. If compelling site conditions necessitate that the building not face such right-of-way/roadway, then the building is considered to have three (3) primary facades: the two facades that face the right-of-way/roadway and the façade that incorporates the primary customer entrance.

7. Downtown Commercial (DC) Standards: The Downtown Commercial Zoning District is recognized as a unique and historic district within Glenwood that is vital to the image and economic vitality of the community. Development in this district should recognize the historic fabric and architectural traditions of surrounding structures and attempt to complement and be harmonious with adjacent buildings.

In addition to the other standards and requirements set forth in this section, the following requirements apply to construction in the DC (Downtown Commercial) zone. (1) Awnings or other similar window and door treatments are required on no less than 50% of the total area of all primary façades. This requirement applies to ground floor facades only. (2) Display windows a minimum of 6 feet in height shall exist along at least 50% of the length of all primary façades. (3) Exterior materials, for roofs and exterior walls, shall be historically accurate and architecturally harmonious with the existing adjacent structures. Permitted materials may include or should simulate brick, wood clapboard, board and batten, or architectural masonry (marble, slate, granite) or any other material, which in the determination of the administrative official, is consistent with the intent of this regulation. Vertical corrugated metal is not allowed as an exterior material. Wood is not allowed as a structural building material within the DC zone; however, it may be used as facing material if deemed by the administrative official to be consistent with the intent of this section. For renovations or reconstructions the aforementioned permitted exterior materials are not allowed to cover existing brick, masonry or any other historic exterior architectural elements unless the existing elements can be proved to be structurally unsound.

8. Highway Gateway Commercial (HC) Standards: The Gateway Commercial Zoning District is designed to provide high quality commercial development at major community gateways and highway environments. The design of projects at these gateways should provide a first impression of Glenwood that is pleasant and visually appealing. Specific design standards for this zoning district recognize the need for high quality architecture and special site development characteristics due to proximity to high-traffic roadway intersections.

In addition to the other standards and requirements set forth in this section, the following requirements apply to new construction in the Highway Gateway Commercial Zoning District. (1) Awnings or other similar window and door treatments are required on no less than 50% of the entire length of all primary façades. (2) Windows, including those incorporated into doors, shall exist on at least 50% of the area of all primary façades. (3) Exterior materials, for roofs and exterior walls shall be of high quality and aesthetically appealing. Exposed fasteners on metal buildings are not permitted; metal roofs shall be constructed of standing seam, concealed fastener, or some other similar roof type. Vertical corrugated metal shall not be used as a siding material on any structure located in the HC zoning district. (3) Traffic circulation for development in the HC zoning district should be directed towards frontage roads and shall connect to other the existing and planned street network of the City of Glenwood (The Comprehensive Plan of the City of Glenwood further specifies the proposed location of road infrastructure in the HC zoning district.).

9. Mixed Use Urban Corridor (UC) Standards: The Mixed Use Urban Corridor zoning district is designed to recognize the mixed use character of major urban corridors, most notably, Locust Street. These corridors support a variety of uses including commercial, residential and office uses. Design standards are meant to maintain this character. Buildings should resemble residential development, incorporating elements such as a primary entrance with a porch or awning, windows and doors with trim and parking lots in rear or side yards maintaining an attractive, landscaped front yard. The dominant building form should be low-profile, one or two-story buildings with gabled roofs.

In addition to the other standards and requirements set forth in this section, the following requirements apply to construction in the Mixed Use Urban Corridor zoning district. (1) Awnings, porches or other similar window and door treatments are required on the primary entrance. (2) Windows, including those incorporated into doors, shall exist on at least 30% of the total area of all primary façades. (3) Exterior materials, for roofs and exterior walls shall be consistent with other surrounding structures in the UC zoning district. Exposed fasteners on metal buildings are not permitted; metal roofs shall be constructed of standing seam, concealed fastener or some other similar roof type. Vertical corrugated metal shall not be used as a siding material. Vinyl siding is allowed, as are materials which, in the determination of the administrative official, are consistent with the intent of this section.

10. Community Commercial (CC) Standards: The intent of the Community Commercial zoning district is to provide areas for the development of businesses serving or operating in neighborhoods. Generally located at major intersections or within neighborhoods, the CC zoning district design standards are designed to reduce the effect of traffic and operating characteristics on surrounding residential areas. Buildings should resemble residential development, incorporating elements such as a primary entrance with a porch or awning, windows and doors with trim and parking lots in rear or side yards maintaining an attractive, landscaped front yard. The dominant building form should be low-profile, one or two-story buildings with gabled roofs.

In addition to the standards and requirements set forth in this section the following requirements apply to construction within the CC zoning district. (1) Awnings, porches or other similar window and door treatments are required on the primary entrance. (2) Windows, including those incorporated into doors, shall exist on at least 30% of the total area of all primary façades. (3) Exterior materials, for roofs and exterior walls shall be consistent with other surrounding structures in the CC zoning district. Exposed fasteners on metal buildings are not permitted; metal roofs shall be constructed of standing seam, concealed fastener or some other similar roof type. Vertical corrugated metal shall not be used as a siding material. Vinyl siding is allowed, as are materials which, in the determination of the administrative official, are consistent with the intent of this section.

11. General Commercial (GC) Standards: The general commercial zoning district accommodates a variety of commercial uses. These districts may include commercial uses that are oriented toward services rather than retail activities. These uses may create land use conflicts with adjacent residential development that require adequate buffering. Design standards in the GC zoning district are intended to allow more flexibility and variety.

In addition to the standards and requirements set forth in this section the following requirements apply to construction within the GC zoning district. (1) Windows, including those incorporated into doors, shall exist on at least 20% of the total area of all primary

facades. (2) Permitted exterior materials, for roofs and exterior walls include exposed fastened metal, standing seam, concealed fastener, vinyl siding and concrete blocks or panels. Vertical corrugated metal is allowed as a siding material. For renovations or reconstructions the aforementioned permitted exterior materials are not allowed to cover existing brick, masonry or any other historic exterior architectural elements unless the existing elements can be proved to be structurally unsound.

12. Landscaping and Screening: In addition to the architectural and design standards and requirements set forth in this section all new development within the City of Glenwood shall abide by the Landscaping and Screening standards set forth in Section 173 of the Land Development Ordinance.
13. Parking: In addition to the architectural and design standards and requirements set forth in this section, all new development within the City of Glenwood shall abide by the off-street parking regulations set forth in Section 174 of the Land Development Ordinance.
14. Signage: In addition to the architectural and design standards and requirements set forth in this section, all new development within the City of Glenwood shall abide by the sign regulations set forth in Section 175 of the Land Development Ordinance.
15. Site Development Regulations: In addition to the architectural and design standards and requirements set forth in this section, all new development within the City of Glenwood shall abide by the site development regulations and supplemental site development regulations set forth in Sections 168 and 172, respectively, of the Land Development Ordinance.

171.07 Supplemental Use Regulations: Industrial Uses

a. Resource Extraction

Resource extraction, where permitted, is subject to the following additional requirements:

1. Erosion Control: A resource extraction use may not increase the amount of storm run-off onto adjacent properties. Erosion control facilities, including retention and sediment basins, are required of each facility, if necessary, to meet this standard.
2. Surface Drainage: The surface of the use may not result in the collection or ponding of water, unless specifically permitted by the City Council.
3. Storage of Topsoil: Topsoil shall be collected and stored for redistribution following the end of the operation.
4. Elimination of Hazards: Excavation shall not result in a hazard to any person or property. The following measures are required:
 - (a) Restoration of slopes to a gradient not exceeding 33% as soon as possible.
 - (b) Installation of perimeter safety screening.
 - (c) Installation of visual screening adjacent to any property within a residential or public use district.

5. Restoration of Landscape: The topography and soil of the resource extraction site shall be restored and stabilized within nine months of completion of the operation. The site shall be seeded, planted, and contoured in a way that prevents erosion. Alternately, the site may be used as a lake or body of water, subject to approval by the City Council with the recommendation of the Planning Commission and the Department of Natural Resources.

b. Salvage Services

1. Screening:

(a) The perimeter of each new facility shall be fully enclosed by opaque, freestanding fencing or screen walls. Minimum height of this enclosure shall be ten feet. Any such enclosure shall be constructed behind required landscaped bufferyards.

(b) Each existing salvage services facility shall be screened as provided above within one year of the effective date of this Ordinance.

(c) All enclosures shall be of uniform height, texture, and color, and shall be maintained by the proprietor to ensure maximum public safety and to completely obscure the public view of materials stored in the facility.

2. Storage of materials within any salvage services facility may not be higher than the height of the surrounding screen fence or wall.

3. No loading, unloading, or any other operational activity involving salvage materials may take place outside the boundaries of the enclosure. Burning of any materials shall be prohibited.

4. No Salvage Services use may be established within 1,000 feet of the nearest property line of a residential zoning district or any civic use.

171.08 Performance Standards for Industrial Uses

a. Industrial Uses in the LI District: Performance Standards

The following performance standards apply to all industrial uses permitted within an LI Limited Industrial zoning district:

1. Physical Appearance: All operations shall be carried on within an enclosed building except that new materials or equipment in operable condition may be stored outside. Normal daily inorganic wastes may be stored outside in containers, provided that such containers are not visible from the street.

2. Fire Hazard: No operation shall involve the use of highly flammable gases, acid, liquids, or other inherent fire hazards. This prohibition shall not apply to the normal use of heating or motor fuels and welding gases when handled in accordance with the regulations of Mills County and the City of Glenwood.

3. Maximum Permitted Sound Levels Adjacent to Residential Zoning Districts: No operation in the LI district shall generate sound levels in excess of those specified in Table 6-1 at the boundary of a residential district. All noises shall be muffled so as not to be objectionable because of intermittence, beat frequency, or shrillness.

4. Sewage and Wastes: No operation shall discharge into a sewer, drainage way, or the ground any material which is radioactive, poisonous, detrimental to normal sewer plant operation, or corrosive to sewer pipes and installations.
5. Air Contaminants: No material may be discharged into the air from any source in such quantity as to cause injury, detriment, nuisance, or annoyance to any considerable number of people or to the public in general; or to endanger the health, comfort, or safety of any considerable number of people or to the public in general; or to damage other businesses, vegetation, or property.
6. Odor: The emission of odors determined by the Planning Commission to be obnoxious to most people shall be prohibited. Such odors shall be measured at the property line of the operation. As a guide to classification, strong odors associated with putrefaction, organic decay, or fermentation will generally be considered obnoxious to most people, while odors of equal intensity associated with the roasting of coffee or nuts are generally considered acceptable.
7. Gases: No release of noxious or poisonous gases shall be permitted except as provided in this section. Measurements of sulfur dioxide, hydrogen sulfide, or carbon monoxide shall not exceed 5 parts per million taken at the property line of the operation.
8. Vibration: All machines shall be mounted to minimize vibration. No measurable vibration shall occur at the property line of the operation which exceeds a displacement of 0.003 inch.
9. Glare and Heat: All glare generated by a use shall be shielded or directed so as not to be visible at the property line of the operation. No heat may be generated from an operation that raises the air temperature at the property line of the operation by more than five degrees Fahrenheit above the ambient air temperature.
10. Storage of Chemical Products: If allowed by Conditional Use Permit, any above or below ground storage of liquid petroleum products or chemicals of a flammable or noxious nature shall not exceed 150,000 gallons when stored on one lot less than one acre. Such storage shall not exceed 25,000 gallons in any one tank. Storage of liquid petroleum products or chemicals of a flammable or noxious nature in excess of 25,000 gallons shall be located at least 50 feet from any structure intended for human habitation and at least 200 feet from any Residential, Office, or Commercial zoning district.

171.09 Maximum Permitted Sound Levels Adjacent to Residential Zoning Districts

Table 171-1 displays the maximum permitted sound levels that may be generated by uses in the CC, GC, HC, BP, LI, or GI zoning districts where adjacent to residential zoning districts. All measurements shall be taken at or within the boundary between the originating district and the adjacent residential zoning district with a sound level meter meeting ANSI specifications for a Type II or better general purpose sound level meter. The A-weighted response shall be used.

Table 171-1: Maximum Permitted Sound Levels at Residential Boundaries

<u>Originating Zoning District</u>	<u>Time</u>	<u>Maximum One Hour Leq*</u> <u>(dbA)</u>
CC, GC, HC, LI, BP	7:00 a.m. - 10:00 p.m.	60
	10:00 p.m. - 7:00 a.m.	55
GI	7:00 a.m. - 10:00 p.m.	65

* Leq is the constant sound level that, in a given situation and time period, conveys the same sound energy as the actual time-varying A-weighted sound. It is the average sound level and accurately portrays the sound the human ear actually hears.

171.10 Supplemental Use Regulations: Miscellaneous Uses

a. Communications Towers

Communications towers, where permitted, are subject to the following additional requirements:

1. Co-Location: It is the policy of the City of Glenwood to encourage the co-location of new communications towers with existing towers or as part of suitable existing structures. All applications for approval of a communications tower location shall include evidence that all potential alternatives for location on existing towers or suitable buildings has been explored and exhausted. Applicants may not be denied space on an existing tower within the City of Glenwood unless mechanical, structural, or regulatory factors prevent co-location.
2. Towers shall be located so that the distance from the base of the tower to any adjoining property line or the supporting structure of another separate tower is a minimum of 110% of the tower height.
3. The tower facility shall be designed to be aesthetically and architecturally compatible with the built environment of the City of Glenwood. Associated support buildings shall be designed with materials that are consistent with those in the surrounding neighborhood.
4. All tower facilities shall provide landscaped peripheral yards with a minimum depth of 35 feet. One tree consistent with the provisions of Section 173 shall be planted for every 500 square feet of required peripheral yard area.

b. Landfills

1. Compliance with Codes: Each landfill must comply with all relevant city, county, State, or Federal codes and statutes.
2. Prevention of Hazards: No facility shall present a hazard to surrounding residents or properties.
3. Drainage and Water Supply: No landfill may modify or prevent the flow of major natural drainage ways within the jurisdiction of the City of Glenwood. Landfills shall not produce a measurable increase in pollution in any public water-based recreational facility or in any waterway or well that is a part of a public or private water supply.
4. Minimum Separation from Residential Uses: No non-putrescible landfill may be established within 300 feet of a developed residential or public use. No landfill involving the disposal of putrescible or septic wastes shall be established within one-fourth mile of any residential, public, or commercial zoning district; or any State or Federal Highway.
5. Restoration of Site: The site of any landfill must be restored, stabilized, planted, and seeded within six months after the end of the operation. Dissipation of waste products must be accomplished in a manner approved by the State of Iowa's Department of Natural Resources.

6. Toxic Waste: The disposal of hazardous, toxic, or radioactive wastes as defined by the Federal Environmental Protection Agency shall be prohibited within the City of Glenwood and its extra-territorial jurisdiction.

c. Wind Energy Conservation Systems (WECS)

1. The distance from all lot lines or any building or power line to any tower support base of a WECS shall be equal to the sum of the tower height and the diameter of the rotor. A reduction of this requirement may be granted as part of a Conditional Use Permit approval if the Planning Commission finds that the reduction is consistent with public health, safety, and welfare.

2. The distance between the tower support bases of any two WECS shall be the minimum of five rotor lengths, determined by the size of the largest rotor. A reduction of this requirement may be granted as part of a Conditional Use Permit approval if the Planning Commission finds that the reduction does not impede the operation of either WECS.

3. The WECS operation shall not interfere with radio, television, computer, or other electronic operations on adjacent properties.

4. A fence six feet high with a locking gate shall be placed around any WECS tower base; or the tower climbing apparatus shall begin no lower than twelve feet above ground.

5. The WECS is exempt from the height restrictions of the base district.

171.11 Supplemental Use Regulations: Accessory Uses

a. Home-Based Businesses/ Home Occupations

Home-based businesses and home occupations are permitted as an accessory use in residential units subject to the following conditions:

1. External Effects:

(a) There shall be no change in the exterior appearance of the building or premises housing the home occupation other than signage permitted within this section.

(b) No noise, odors, bright lights, electronic interference, storage or other external effects attributable to the home occupation shall be noticeable from any adjacent property or public right of way.

(c) The home occupation shall be carried on entirely within the principal residential structure and/or within a detached accessory building approved by the City in accordance with these zoning regulations. All "External Effects" criteria in items a. 1. (a), (b), (d), (e) and (f) of this subsection are applicable for the detached accessory building. Signage is not allowed upon the detached accessory building.

(d) Mechanical or electrical equipment supporting the home occupation shall be limited to that which is self-contained within the structure and normally used for office, domestic or household purposes.

(e) No outdoor storage of materials or equipment used in the home occupation shall be permitted, other than motor vehicles used by the owner to conduct the occupation.

Home Business
House
Occupants

Parking or storage of heavy commercial vehicles to conduct the home occupation is prohibited.

(f) No home occupation shall discharge into any sewer, drainageway, or the ground any material which is radioactive, poisonous, detrimental to normal sewer plant operation, or corrosive to sewer pipes and installations.

2. Employees: The home occupation shall employ no more than one full time or part time employee on site other than the residents of the dwelling unit, provided that one off-street parking space is made available and used by that non-resident employee.

3. Extent of Use: For all residential and agricultural zoning districts, the lesser of 25% of the floor area of the dwelling or 400 square feet may be devoted to the home occupation, inclusive of any detached accessory buildings used for the home occupation.

4. Signage: Each home-based business shall be permitted to have one wall sign not to exceed four square feet in area.

5. Traffic Generation and Parking

(a) Home-based businesses may generate no more than 10 vehicle trips per day, corresponding to amount of traffic normally generated by a dwelling unit.

(b) Deliveries or service by commercial vehicles or trucks rated at ten tons gross empty weight is prohibited for any home-based business located on a local street.

(c) Parking needs generated by a home-based business shall be satisfied with off-street parking. No more than one vehicle used in connection with any home occupation shall be parked on the property. Such parking shall not be located in a required front yard. No more than two on-street parking spaces shall be used by the home occupation at any one time.

6. Prohibited Home-Based Businesses/Home Occupations: The following activities are prohibited as home-based businesses, even if they meet the other requirements set forth in this section:

(a) Animal hospitals.

(b) Beauty and Barber Shops, except with a Conditional Use Permit.

(c) General retail sales.

(d) Mortuaries.

(e) Repair shops or service establishments including major electrical appliance repair, motorized vehicle repair, and related uses.

(f) Repair and service establishments including electronics repair and small engine repair, except with a Conditional Use Permit

(g) Stables or kennels.

(h) Welding, vehicle body repair, or rebuilding or dismantling of vehicles.

b. Permitted Accessory Uses: Residential Uses

Residential uses may include the following accessory uses, activities, and structures on the same lot.

1. Private garages and parking for the residential use.
2. Recreational activities and uses by residents.
3. Home occupations, subject to Section 171.11 of these regulations.
4. Residential convenience services for multi-family uses or mobile home parks.
5. Garage sales, provided that the frequency of such sales at any one location shall not exceed one during a continuous, two month period or four sales during any twelve month period.
6. Maintenance of no more than four household pets over the age of six months. Permitted household pets do not include animals who present hazards to members of the household or the general public, including venomous animals, constrictors, or other exotic animals; or animals who have an undue impact on their neighborhood environment.

c. Permitted Accessory Uses: Civic Use Types

Guidance Services and Health Care use types are permitted in the LI Limited Industrial zoning districts only as accessory uses to a primary industrial use.

d. Permitted Accessory Uses: Other Use Types

Other use types may include the following accessory uses, activities, and structures on the same lot:

1. Parking for the principal use.
2. Manufacturing or fabrication of products made for sale in a principal commercial use, provided such manufacturing is totally contained within the structure housing the principal use.
3. Services operated for the sole benefit of employees of the principal use.

e. Permitted Accessory Uses: Agricultural Use Types

1. Garden centers and roadside stands, subject to the regulations set forth in Section 171.02
2. Other uses and activities necessarily and customarily associated with the purpose and functions of agricultural uses.

171.12 Supplemental Use Regulations: Outdoor Storage outside of the LI and GI Zoning Districts

Outdoor storage is prohibited in all zoning districts except the GI General Industrial zoning district, except as provided in this section.

a. Agricultural Use Types

Outdoor storage is permitted only where incidental to agricultural uses.

b. Civic Use Types

Outdoor storage is permitted only where incidental to Maintenance Facilities.

c. Commercial Use Types

1. Outdoor storage is permitted where incidental to Agricultural Sales and Service; Auto Rentals and Sales; Construction Sales; Equipment Sales and Service; Stables and Kennels; and Surplus Sales.
2. Outdoor storage is permitted where incidental to Auto Services, Equipment Repair, and Body Repair, provided that such storage is completely screened at property lines by an opaque barrier, as set forth in Section 173. This provision shall apply to any Auto Services, Equipment Repair, or Body Repair use established after the effective date of this Ordinance.

d. Industrial and Miscellaneous Use Types

1. Outdoor storage is permitted where it is incidental to industrial uses within the AR and LI zoning districts. Any such outdoor storage is subject to screening requirements set forth in Section 173.
2. Outdoor storage is permitted where incidental to landfills.

171.13 Supplemental Use Regulations: Temporary Uses

a. Purpose

These provisions are intended to permit occasional, temporary uses and activities, when consistent with the objectives of the Zoning Ordinance and compatible with surrounding uses. They are further intended to prevent temporary uses from assuming the character of permanent uses.

b. Temporary Use Types

The following temporary uses are permitted, subject to the regulations contained within these sections:

1. Model homes or apartments, if contained within the development to which they pertain.
2. Development sales offices. Such offices may remain in place until 90% of the lots or units within the development are sold and may not be located within a mobile home or manufactured home/structure.
3. Public assemblies, displays, and exhibits.
4. Commercial circuses, carnivals, fairs, festivals, or other transient events, provided that events are located on property owned by the sponsoring non-profit organization, or are located within a DC or more intensive zoning district.
5. Outdoor art shows and exhibits.
6. Christmas tree or other holiday-related merchandise sales lots, provided that such facilities are not located in a residential zoning district.
7. Construction site offices, if located on the construction site itself.
8. Outdoor special sales, provided that such sales operate no more than three days in the same week and five days in the same month; and are located in commercial or industrial zoning districts.

9. Construction Batch Plants in the LI District, provided that:

- (a) No plant may be located within 600 feet of a developed residential use, park, or school.
- (b) The facility is located no more than one mile from its job site. The Zoning Administrator may extend this distance to two miles, if such extension avoids use of local streets by plant-related vehicles.
- (c) Hours of operation do not exceed 16 hours per day.
- (d) The duration of the plant's operation does not exceed 180 days.

10. Additional temporary uses that the Zoning Administrator determines to be similar to the previously described uses in this section.

c. Required Conditions of All Temporary Uses

- 1. Each site shall be left free of debris, litter, or other evidence of the use upon its completion or removal.
- 2. The Zoning Administrator may establish other conditions which he/she deems necessary to ensure compatibility with surrounding land uses.

d. Permit Application and Issuance

- 1. An application to conduct a temporary use shall be made to the Zoning Administrator and shall include at a minimum a description of the proposed use; a diagram of its location; information regarding hours and duration of operation; and other information necessary to evaluate the application.
- 2. The Zoning Administrator may authorize a temporary use only if he/she determines that:
 - (a) The use will not impair the normal operation of a present or future permanent use on the site.
 - (b) The use will be compatible with surrounding uses and will not adversely affect the public health, safety, and welfare.
- 3. The duration of the permit shall be explicitly stated on the permit.
- 4. Decisions of the Zoning Administrator may be appealed to the Board of Adjustment.