

SECTION 168

Zoning District Regulations

168.01 Purpose

Article Four presents the Zoning District Regulations. Zoning Districts are established in the Zoning Regulations to promote compatible land use patterns and to establish site development regulations appropriate to the purposes and specific nature of each district.

168.02 Establishment of Districts

The following base districts and overlay districts are hereby established. Table 168-1 displays the purposes of these districts.

<u>BASE ZONING DISTRICTS</u>	<u>DISTRICT NAMES</u>
AR	Agricultural Reserve District
RR	Rural Residential District
R-1	Single Family Residential District (8,400 square foot lots)
R-2	Single-Family Residential District (6,000 square foot lots)
R-3	Urban Family Residential District
R-4	Multiple-Family Residential District
MH	Mobile Home Residential District
UC	Mixed Use Urban Corridor District
CC	Community Commercial District
DC	Downtown Commercial District
GC	General Commercial District
HC	Highway Gateway Commercial District
BP	Business Park District
LI	Limited Industrial District
GI	General Industrial District

OVERLAY DISTRICTS

MU	Mixed Use District
PD	Planned Unit Development District
NC	Neighborhood Conservation Overlay District
RC	Rural Conservation Development Overlay District
FP/FW	Floodplain/Floodway Overlay District

168.03 Application of Districts

A base district designation shall apply to each lot or site within the city and its planning jurisdiction. A site must be in one base district.

Overlay districts may be applied to any lot or site or any portion thereof, in addition to a base district designation. The Mixed Use District may stand alone as a base district.

168.04 Hierarchy

References in the Zoning Ordinance to less intensive or more intensive districts shall be deemed to refer to those agricultural, residential, commercial, and industrial base zoning districts established in Section 168.02, and shall represent a progression from the AR Agricultural Reserve District as the least intensive to the GI General Industrial District as the most intensive. The Overlay Districts shall not be included in this reference.

168.05 Development Regulations

For each Zoning District: Purposes are set forth in Table 168-1; Uses permitted are set forth in Table 168-2; and Site Development Regulations are presented in Table 168-3.

Supplemental Regulations may affect specific land uses or development regulations in each zoning district. The applicable Supplemental Regulations are noted in Table 168-2.

168.06 Zoning Map

a. Adoption of Zoning Map

Boundaries of zoning districts established by this Zoning Regulations shall be shown on the Zoning Map maintained by the City Clerk. This map shall bear the signature of the Mayor attested by the City Clerk under the certification that this is the Official Zoning Map referred to by this Ordinance. This map, together with all legends, references, symbols, boundaries, and other information, shall be adopted as a part of, and concurrent with these Regulations. Said Zoning Map shall be on file with the City Clerk and shall be readily accessible to the public at Glenwood City Hall.

b. Changes to the Zoning Map

The city council may from time to time adopt a new official zoning map which shall supersede the prior official zoning map, in the event that the official zoning map becomes damaged or destroyed; or for purposes of clarity due to a number of boundary changes, or to correct drafting errors or omissions; provided, however, that any such adoption shall not have the effect of amending the original zoning ordinance or any subsequent amendment thereof.

168.07 Interpretation of District Boundaries

The following rules shall apply in determining the boundaries of any zoning district shown on the Zoning Map.

- a. Where district boundaries are indicated as approximately following lot lines, such lot lines shall be considered the district boundaries.
- b. Where district boundaries are indicated as within street or alley, railroad, streams or creeks, or other identifiable rights-of-way, the centerline of such rights-of-way shall be deemed the district boundaries.
- c. Where a district boundary divides a property, the location of the boundary shall be determined by the use of the scale appearing on the Zoning Map.
- d. Where district boundaries are indicated as approximately following corporate limits, such corporate limits shall be considered the district boundaries.

e. Where district boundaries are indicated as approximately following section lines, quarter section lines, or quarter-quarter section lines, such lines shall be considered the district boundaries.

f. Boundaries not capable of being determined as set forth in 168.07a through 168.07e shall be as dimensioned on the official Zoning Map or if not dimensioned shall be determined by the scale shown on the map.

168.08 Vacation of Streets and Alleys

Whenever a public street or alley is vacated, the zoning district adjoining each side of such right-of-way shall be extended out to the former centerline.

168.09 Annexation of Territory

All unimproved or agricultural territory which may hereafter be annexed to the City shall be considered as lying in the AR Agricultural Reserve District until such classification shall be changed as provided by this ordinance. Any improved property that is annexed into the city shall be zoned according to the zoning district that most nearly describes either its present use or the use proposed by Glenwood's Comprehensive Plan. This zoning shall be established by the Planning and Zoning Commission and the City Council at the time of annexation.

168.10 Required Conformance

Except as specified in this chapter, no building or structure shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used, which does not comply with all of the district regulations established by this title for the district in which the building or land is located.

168.11 Required Frontage

Except as provided in Article Seven of this title, no lot shall contain any building used in whole or in part for residence purposes unless such lot abuts for at least twenty feet on at least one public street, or unless it has an exclusive unobstructed private easement of access or right-of-way of at least twenty feet wide to a street; and there shall be not more than one single-family dwelling for such frontage or easement, except that a common easement of access at least fifty feet wide may be provided for two or more such single-family dwellings or for one or more two-family or multiple dwellings.

Table 168-1: Purposes of Zoning Districts

Symbol	Title	Purpose
AR	Agricultural Reserve	The AR District provides for and preserves the agricultural and rural use of land, while accommodating very low density residential development generally associated with agricultural uses. This district is designed to maintain complete agricultural uses within the Glenwood jurisdiction. In addition, land included in the Urban Reserve in the Comprehensive Plan should be retained in the AR district to prevent premature or inappropriate development.
RR	Rural Residential	This district provides for the rural residential use of land, accommodating very low and low density residential environments. The district's regulations assure that density is developed consistent with land use policies of the Glenwood Comprehensive Plan regarding rural subdivisions; levels of infrastructure; and environmentally sensitive development practices. The RR District is appropriate for development that is unlikely to receive urban water and sewer services. The district also accommodates developments that merge urban living with rural life.
R-1	Single-Family Residential (8,400 SF Lots)	This district is intended to provide for residential development, characterized by single-family dwellings on lots with an area of 8,400 square feet and above. Development in this district will generally be provided with urban infrastructure services.
R-2	Single-Family Residential (6,000 SF Lots)	This district is intended to provide for residential development, characterized by single-family dwellings on relatively small lots with an area of 6,000 to 8,400 square feet. Development in this district will generally be provided with urban infrastructure services.
R-3	Urban Family Residential	This district is intended to provide for medium density residential development, characterized by single-family dwellings on small lots along with low-density multi-unit residential structures such as duplexes and townhouses. It provides regulations to encourage innovative forms of housing development. It adapts to both established and developing neighborhoods, as well as transitions between single-family and multi-family areas. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.

Table 168-1: Purposes of Zoning Districts

Symbol	Title	Purpose
R-4	Multiple-Family Residential	This district is intended to provide locations primarily for multiple-family housing, with supporting and appropriate community facilities. It also permits some non-residential uses such as offices through a special permit procedure to permit a mixing of uses that have relatively similar operating and development effects.
MH	Mobile Home Residential	This district recognizes that mobile home development, properly planned, can provide important opportunities for affordable housing. It provides opportunities for mobile home development within planned parks or subdivisions, along with the supporting services necessary to create quality residential neighborhoods.
UC	Mixed Use Urban Corridor	This district recognizes the mixed use character of major urban corridors, most notably Locust Street. These corridors sometimes accommodate a combination of residential, commercial, and office uses. Design standards maintain their character as important urban streets.
CC	Community Commercial	This district is intended for commercial facilities which serve the needs of markets ranging from several neighborhoods to the overall region. Permitted commercial and office uses are generally compatible with nearby residential areas, with development standards designed to minimize the effects of traffic and operating characteristics. CC Districts are appropriate at major intersections, at the junction of several neighborhoods, or at substantial commercial subcenters.
DC	Downtown Commercial	This district is intended to provide appropriate development regulations for Downtown Glenwood. Mixed uses are encouraged within the DC District. The grouping of uses is designed to strengthen the town center's role as a center for trade, service, and civic life.

Table 168-1: Purposes of Zoning Districts

Symbol	Title	Purpose
GC	General Commercial	This district accommodates a variety of commercial uses, some of which have significant traffic or visual effect. These districts may include commercial uses which are oriented to services, including automotive services, rather than retail activities. These uses may create land use conflicts with adjacent residential areas, requiring provision of adequate buffering. This district is most appropriately located along major arterial streets or in areas that can be adequately buffered from residential districts.
HC	Highway Gateway Commercial	This district is designed to provide high quality commercial development at major community gateways and highway environments, specifically relating to interchanges or intersections of major community arterials such as Locust Street and Highway 34. The design of projects at these gateways should provide a positive first impression to Glenwood.
BP	Business Park	This district is designed to promote the development of planned business parks that accommodate corporate offices, research facilities, and structures which can combine office, distribution, and limited industrial uses. These facilities serve a more regional audience, but may provide services to local residents. They are characterized by extensive landscaping, abundant parking facilities, and good visual and pedestrian relationships among buildings.
LI	Limited Industrial	This district is intended to reserve sites appropriate for the location of industrial uses with relatively limited environmental effects. The district is designed to provide appropriate space and regulations to encourage good quality industrial development, while assuring that facilities are served with adequate parking and loading facilities.
GI	General Industrial	This district is intended to accommodate a wide variety of industrial uses, some of which may have significant external effects. These uses may have operating characteristics that create conflicts with lower-intensity surrounding land uses. The district provides the reservation of land for these activities and includes buffering requirements to reduce incompatibility

168.12 Use Matrix: Levels of Permitted Uses

Within zoning districts in Glenwood, different uses are permitted with different conditions. These are displayed in Table 168-2, the Matrix of Permitted Uses. Levels of permission include:

- a. Uses which are permitted by right. These uses are permitted subject to issuance of a building permit by the Building Official, subject only to compliance with all regulations of this Ordinance. Uses permitted by right might be subject to supplemental regulations contained in this Ordinance. These uses are indicated in the Use Matrix by a "P" in the applicable cell.
- b. Conditional uses. These uses are subject to approval of a Conditional Use Permit by the Planning Commission, following the procedure set forth in Section 177.03. These uses are indicated in the Use Matrix by a "C" in the applicable cell. Conditional uses with intensity ratings of M (moderate), H (high), or I (intensive) require attainment of a requisite number of Performance Points. These uses require special site or development features and amenities in excess of minimum requirements in certain zoning district, because of their scale, neighborhood impact, or other potential external effects. The procedure for determination of Performance Points is set forth in Section 169.
- c. Site plan approval. Some use types require a site plan approval by the Building Official, based on specific criteria for review. This procedure is set forth in Section 177.02. These uses are indicated in the Use Matrix by an asterisk (*) following the citing of a specific use type.

168.13 Guide to Site Development Regulators

The regulators set forth in Table 168-3 establish the limits and requirements for most development in the City of Glenwood. This section is intended to provide guidance for applying the regulators contained in these tables.

a. Site area per housing unit. This indicates the gross land area per unit within a residential development. For example, a 40 lot subdivision on a 10 acre (435,600 square foot tract) will have a site area per unit of 10,890 square feet. Site area per unit, which measures gross density, may differ from minimum lot size. In conservation development, the site area per unit will be larger than minimum lot size, permitting the clustering of lots in exchange for common open space. In multi-family development, the site area per unit will usually be smaller than minimum lot size, because the lot is the legal parcel on which a multiple-unit building is built.

b. Minimum lot area. This indicates the minimum size of a legally described and recorded parcel upon which development can take place. As noted above, minimum lot area and site area per unit may not be the same.

c. Minimum lot width. This is the required minimum distance connecting at points along opposite side lot lines, measured at the required front yard setback. For example, the lot width of an irregular lot in a district requiring a 25-foot front yard setback is determined by:

1. Locating the points along each side lot line at a distance of 25 feet back from the front property line.
2. Drawing a line connecting these two points.
3. Measuring the length of this line. The length is the lot width.

d. Minimum yards. These define the required setbacks of buildings from front, side, and rear property lines. While the yard requirements apply to a majority of development, the Ordinance provides for a number of exceptions. Some of these include:

1. **Planned Developments.** Front yard setbacks can be varied within Planned Developments, which are reviewed and approved by the City Council after a recommendation from the Planning Commission.
2. **Flexibility provided by Supplemental Development Regulations.** Section 171 establishes supplemental regulations, many of which provide flexibility or variations in setback regulations for specific contexts.
3. **Maximum setbacks.** Some specific zoning districts provide maximum as well as minimum setbacks. These setbacks establish "build-to" lines which may be necessary to protect the appearance and character of special urban districts.

e. Maximum height. Height normally measures the vertical distance from the established grade to the highest point of a building. However, as established by the definition of height, the point of measurement may vary for different types of buildings and roof slopes.

f. Maximum building coverage. This measures the percentage of a site that may be covered by the footprint of buildings. Thus, a 20,000 square foot building on a 40,000 square foot site has a building coverage of 50%. This is a method of regulating the scale of buildings in an area.

g. Maximum Impervious Coverage. This measures the percentage of a site that may be covered by buildings and other surfaces and development features which prevent the penetration of water into the ground (such as driveways, porches, parking lots, and other features). Limits on impervious coverage help control the velocity and quantity of stormwater runoff and provide for groundwater recharge.

h. Floor area ratio. Just as site area per unit controls the density of residential development, floor area ratio (FAR) controls the density of non-residential development. FAR is the ratio of gross floor area of a building to total site area. Thus, in an area with a maximum permitted FAR of 1.0, a 40,000 square foot building may be located on a 40,000 square foot site. Naturally, because of coverage ratios, landscaping, and parking requirements, such a building will be multi-story.

i. Maximum amount of total parking in street yard. This controls the maximum amount of parking that can be located in the area between a building facade and the street. When applied in certain zoning districts, it is intended to reduce the number of cars seen from the street, encourage site planning which locates parking in rear and side yards, and produce a stronger relationship between buildings and streets. For example, a project with 100 parking stalls and a 50% limit on the amount of parking located in street yards must locate 50 of its stalls in rear or side yards without street exposure.

j. Minimum Width of Residential Structures. This controls the minimum width for any residential building structure elevation, which shall be not less than twenty (20) feet in width, in all residential zones.

k. Minimum Floor Area for Residential Structures. This controls the minimum floor area for each residential structure. Any residential structure shall contain not less than seven hundred-fifty (750) square feet of enclosed living space.