



# NOTICE OF MEETING

## *Robins Planning and Zoning Commission*

**TUESDAY, APRIL 19<sup>TH</sup>, 2022**

**5:30 P.M. @**

**HOPPE SAFETY CENTER**

### ***Agenda:***

1. Call the meeting to order
2. Roll Call of Members
3. Chairperson and Planning and Zoning Administrator Reports
4. Approval of the Agenda
5. Minutes of the February 25<sup>th</sup>, 2022 Meeting.
6. Resolution No. 2022-3, 28' x 44' (1,232 s/f) Accessory Building at 400 Northaven Drive.
7. Public Hearing relating to Ordinance No. 2202, amending Chapter 165, Robins Zoning Ordinance Regulations and recommendation to Robins City Council.
8. Public Hearing relating to amending the Future Land Use Map and recommendation of Ordinance No. 2205 to Robins City Council.
9. Public Hearing relating to the Rezoning request of Robins Landing LLC to rezone 92 acres from Agricultural to R-3, PUD, C-1, C-1A, PL-I and P-1 zonings and Recommendation of Ordinance No. 2206 to the Robins City Council.
10. Preliminary Plat of Robins Landing First Addition to Robins and P&Z Resolution No. 2022-4 recommending to Robins City Council.
11. Motion to adjourn.



*Planning and Zoning Commission  
Minutes of the February 24<sup>th</sup>, 2022 Meeting*

*Vice-Chairperson Tim O'Hara called the meeting to order at 5:30 p.m. in the Robins City Hall on Thursday, February 24<sup>th</sup>, 2022. Roll call was taken with Commission members Dennis Trachta, Tim O'Hara and Dan Rjes present along with Ed Rathgeber who attended electronically. Also in attendance were Planning and Zoning Administrator Dean Helander, City Clerk/Treasurer Lori Pickart, and three guests. Absent were Todd Roberts and AJ Hester. There remains to be a vacancy on the Commission. There was no Chairperson report. Trachta moved to approve the agenda, Rjes seconded and all voted aye.*

*Trachta nominated Tim O'Hara to be chairperson for 2022, Rjes seconded and all voted aye. O'Hara nominated Dennis Trachta as vice-chairperson for 2022, Rjes seconded and voted aye. Trachta moved to approve the Minutes of the July 21<sup>st</sup>, 2021 meeting, Rathgeber seconded and all voted aye.*

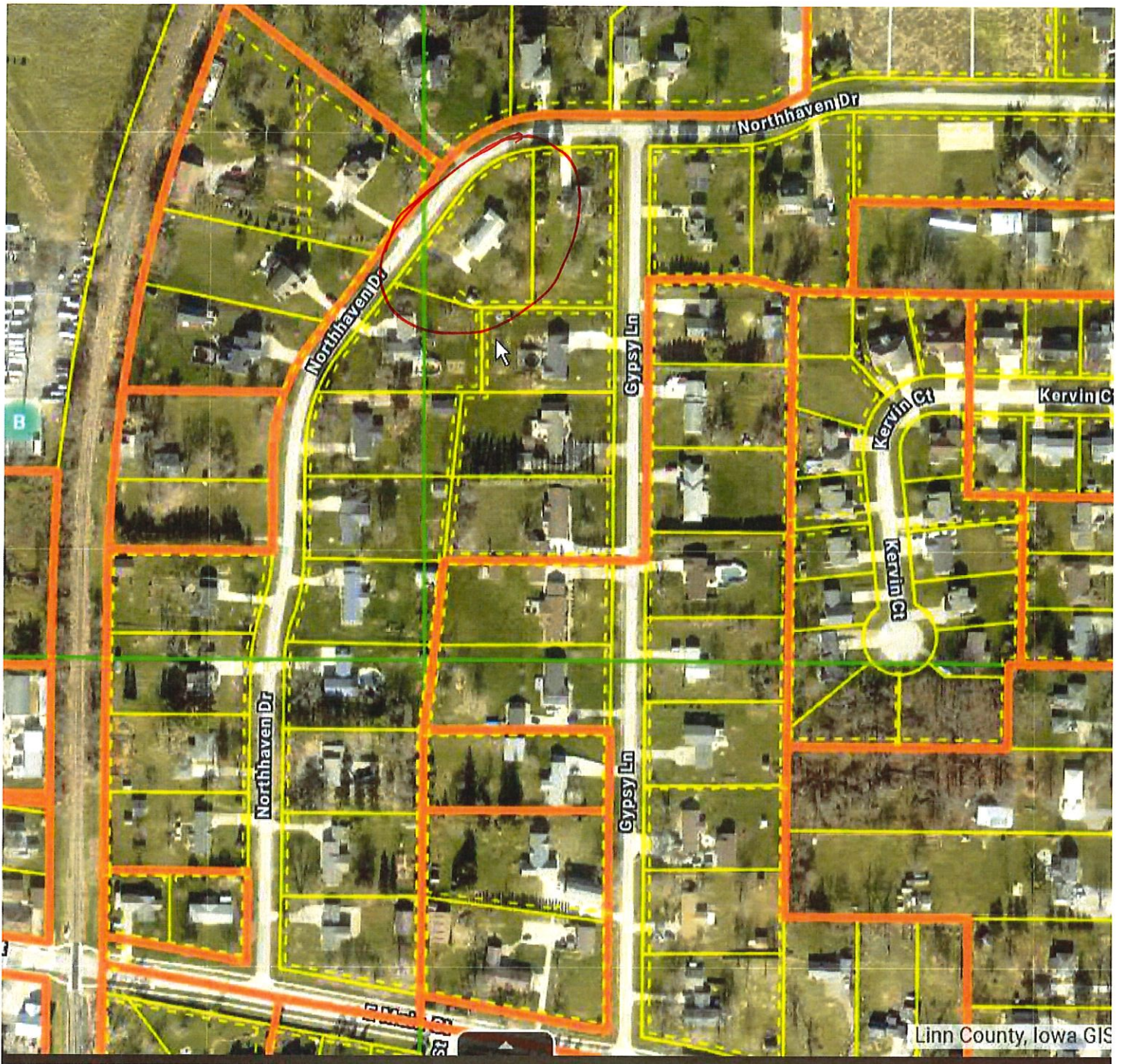
**POS #2580.** *The commission reviewed Plat of Survey #2580, property owned by Tom and Marilyn Cook which is located at 295 Northaven Drive. The Cooks noted they would like to divide the 1.88 acre parcel into two lots to build homes on. They noted Parcel A would be 1.04 acres and Parcel B .84 acres. Pickart noted both lots would meet the R-2 single family residential size requirements. Rathgeber moved to approve Resolution No. 2022-1, recommending approval to the City Council, Rjes seconded and all voted aye.*

**POS #2583.** *Property owner Dan Cook noted he would like to combine the lots into two lots. He noted Parcel B has a home and buildings on it, adding the property line will be 15' behind the existing garage. He noted Parcel A is planned for a future commercial use at some point. There was no discussion, Trachta moved to approve Resolution No. 2022-2, recommending approval of Plat of Survey No. 2583 to the City Council, O'Hara seconded and all voted aye.*

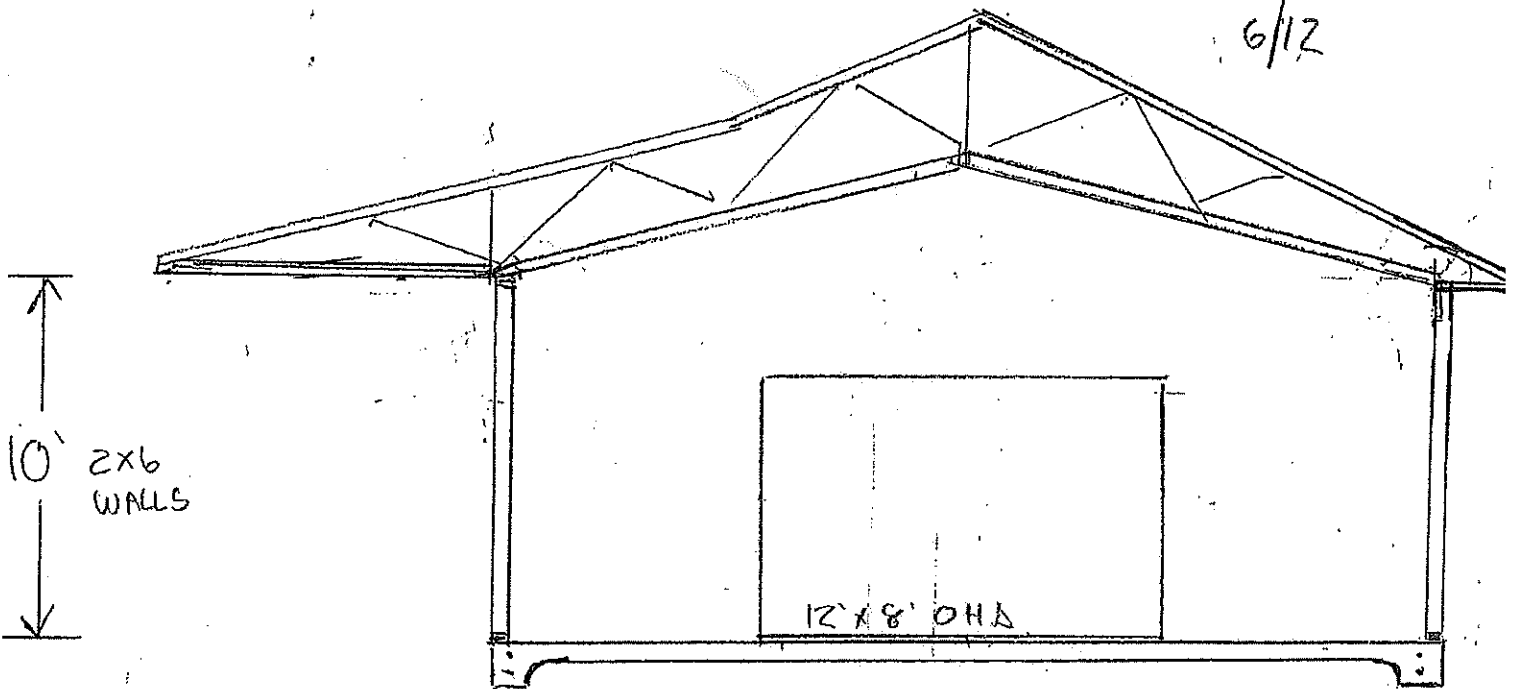
*Trachta moved to adjourn at 6:50 p.m., Rjes seconded and all voted aye.*

*Tim O'Hara, Chairperson*

*Dean Helander  
Planning & Zoning Administrator*

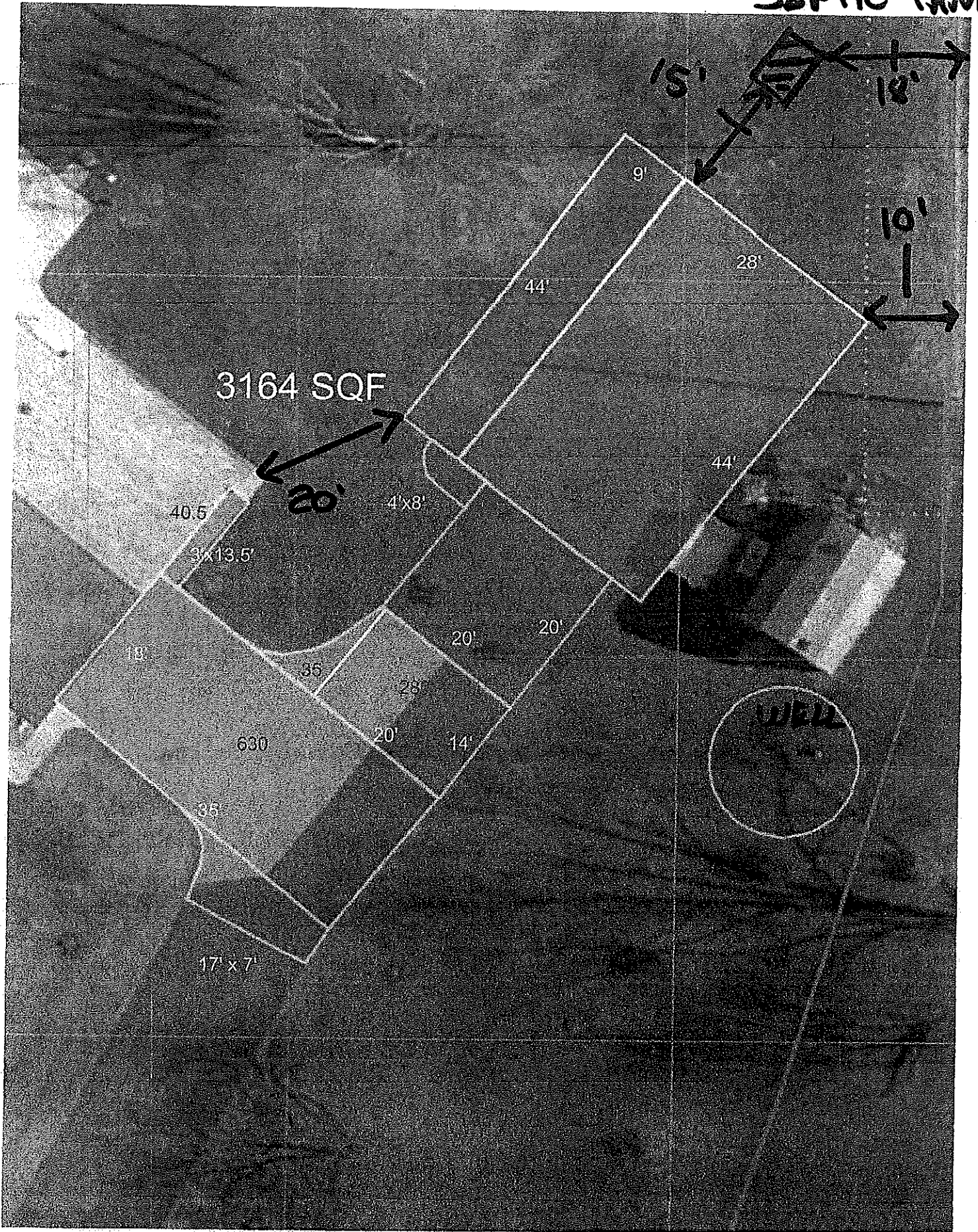


6/12



9' ROOF CANT.      28' GARAGE WIDTH

# SEPTIC TANK





*PLANNING AND ZONING COMMISSION  
RESOLUTION No. 2022-3*

WHEREAS, Chuck Gardner has applied for a building permit to construct at 28' x 44' (1,232 s/f) accessory building at 400 Northaven Drive in Robins, Iowa.

WHEREAS, Chapter 165, Section 12.5, Residential Accessory Building Permit Requirements, requires review of and approval of any accessory building over 800 square feet or over twenty feet in mean-height by the Planning and Zoning Commission.

WHEREAS, the Robins Planning and Zoning Commission met on April 19<sup>th</sup>, 2022 to consider said request, and has reviewed said request in terms of the standards of review as set forth in Robins Zoning Ordinance.

NOW, THEREFORE BE IT RESOLVED BY THE ROBINS PLANNING AND ZONING COMMISSION, AS FOLLOWS:

1. Chuck Gardner is allowed to construct at 28'x 44' (1,232 s/f) accessory building at 400 Northaven Drive in Robins, Iowa on behalf of the Planning and Zoning Commission.
2. Conditions:
  - A. The building will not be constructed on any easement on the property.
  - B. The building will be sided with horizontal siding the same color as the principle building.
  - C. The property owner is responsible to ensure the accessory building is in conformance with any restrictive covenants.
  - D. The applicant shall provide a letter of agreement for the conditions specified within to the City Clerk agreeing with this resolution.

PASSED AND APPROVED, this 19<sup>th</sup> day of April 2022.

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Tom O'Hara, Chairperson

\_\_\_\_\_  
Dean Helander, Zoning Administrator

Agreed to this 19<sup>th</sup> day of April, 2022.

\_\_\_\_\_  
Chuck Gardner

# ORDINANCE NO. 2202

AN ORDINANCE AMENDING CHAPTER 165, ZONING ORDINANCE AND CHAPTER 166, SUBDIVISION REQUIREMENTS OF THE ROBINS MUNICIPAL CODE, ROBINS, IOWA

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROBINS, IOWA, that the Municipal Code of the City of Robins, Iowa is amended as follows:

**SECTION 1.** The “Table of Contents” for “Chapter 165 – ZONING REGULATIONS” is deleted and replaced with the following:

## CHAPTER 165

### ZONING REGULATIONS

165.01	Title and Purpose; Compatibility	165.20	A-1, Agricultural
165.02	Definitions	165.21	R-1, Low-Density, Single-Family Residential
165.03	Administration and Enforcement	165.22	R-2, Medium-Density, Two-Family Residential
165.04	Zoning Administrator	165.23	R-3, Medium-Density, Two-Family Residential
165.05	Board of Adjustment	165.231	R-3A, Medium-Density, Two-Family Residential with Association
165.06	Appeals to the Board of Adjustment	165.24	R-4, High-Density, Multiple-Family Residential with Association
165.07	Use Categories	165.25	RMH, Mobile Home Park Residential
165.08	Variances	165.251	PUD, Planned Unit Development
165.09	Planning and Zoning Commission	165.26	C-1, Central Commercial Business
165.10	City Council	165.261	C-1A, Neighborhood Commercial District
165.11	Amendments	165.262	RI, Research Park Innovation District
165.12	Building Permits and Certificate of Occupancy Requirements	165.27	C-2, Highway Commercial District
165.13	Interpretation of Provisions	165.28	PLI, Planned Light Industrial
165.14	Violations and Penalties	165.29	PMI, Planned Medium Industrial
		165.291	PHI, Planned Heavy Industrial
165.15	Establishment of Districts	165.30	P-1, Public Use
165.16	Changes in Official Zoning Map	165.301	RL, Robins Landing Overlay District
		165.302	FP, Flood Plain Overlay
165.17	Interpretation of District Boundaries	165.31	Sign Regulations
165.18	Applicability of Regulations	165.32	Fence, Wall and Hedge Regulations
165.19	District Regulations	165.33	Off-Street Parking and Loading Space

**SECTION 2** Chapter 165.02, “DEFINITIONS” is amended by deleting the same and inserting in lieu thereof the following: **165.02 DEFINITIONS.** In case of any difference of meaning or implication between the text of this chapter and any caption or illustration, the text shall control. The following definitions shall be observed and applied, except when the context clearly indicates otherwise.

**165.02 DEFINITIONS.** In case of any difference of meaning or implication between the text of this chapter and any caption or illustration, the text shall control. The following definitions shall be observed and applied, except when the context clearly indicates otherwise.

1. "Abutting" means adjoining or bordering.
2. "Access" means the right to cross between public and private property, allowing pedestrians and vehicles to enter and leave property.
3. "Accessible Parking Space" means parking spaces accessible for persons with disabilities.
4. "Accessory Parking" means the parking of vehicles of the residents, customers, guests, employees, or owners of a site, not including vehicles for sale by the owner or tenant of the site. Vehicles under this definition must be registered and licensed, and must be able to be started and move on their own power a distance of at least 200 yards. Accessory parking outdoors for more than 72 hours is considered outdoor storage as defined in this chapter.
5. "Accessory building, structure, tree house or use" means a use or structure subordinate to the principal use of a building or land on the same lot or parcel of ground and serving a purpose customarily incidental to the use of the principal building or use of land. (Ordinance No. 1501, 3/2/15)
6. "Accessory Use" means a use incidental to, and on the same lot as, a primary use.
7. "Adaptive Reuse" means rehabilitation or renovation of existing building(s) or structures for any use(s) other than the present use(s).
8. "Adult Entertainment Facilities": See Table 165.07-7.
9. "Agriculture" means the use of land for the purpose of raising and harvesting crops; or for the raising, breeding, pasturing or management of domestic animals, poultry, fish, and honeybees; or for dairying, truck gardening, forestry, nurseries, or orchards; for the non-commercial on-farm storage or processing of agricultural products; or for any similar agricultural, horticultural, silva-cultural, or aqua-cultural use. Agricultural use shall not allow land to be operated as commercial feedlots and fur farms or for the disposal of garbage, sewage, rubbish or offal or rendering plants or for the slaughtering of animals, except such animals as have been raised on the premises or have been maintained on the premises.
10. "Airport" means any area of land or water which is used or intended for use for the landing and taking off of aircraft, and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities or right-of-ways, including all necessary taxiways, aircraft storage and tie-down areas, hangars and other buildings and open spaces.
11. "Alley" means any dedicated public way affording a secondary means of vehicular access to abutting property, and not intended for general traffic circulation.
12. "Alterations, structural" means any change in the supporting members of a building such as bearing walls, columns, beams, or girders.
13. "Ambient Sound Level" The amount of background noise at a given location prior to the installation of Small Wind Energy System, which may include, but is not limited to, traffic, machinery, lawnmowers, general human activity, and the interaction of the wind with the landscape. Ambient Sound Level is measured on the Decibel – dB(A) – weighted scale as defined by the American National Standards Institute (ANSI).
14. "Animal Hospital or Clinic" means an establishment where animals are admitted principally for examination, treatment, board or care by a doctor of veterinary medicine. This does not include open kennels or runs.
15. "Apartment" means a room or suite of rooms used as the dwelling of a family, including bath and culinary accommodations, located in a building in which there are multiples of these units.



16. "Artificial Lake and Ponds" means man made area where water collects and stored over a long period of time. All lakes and ponds shall meet or exceed the Iowa Department Natural Resource requirements and regulations.
17. "Assisted Living Facility" means a residence for 2 or more elderly that provides rooms, meals, personal care and supervision of self-administered medication. These facilities may provide other services, such as recreational activities, financial services, and transportation.
18. "Automobile repair" means the general repair, engine rebuilding, collision service or reconditioning of motor vehicles.
19. "Automobile service station" means an establishment for the retail sale of fuel, lubricants, tires or other similar products and supplies for vehicles, including minor accessory parts. It may also include minor parts installation, towing, servicing, vehicle washing facilities, and minor repairs of vehicles and trailer rental when secondary to the above activities. Major repairs and sales of vehicles are expressly excluded.
20. "Balcony" means an unroofed platform, unenclosed except by a railing, which projects from the outer wall of any building above ground level with or without support other than the building.
21. "Basement" means that portion of a building which is partly below grade but has more than one-half its height below the average grade of the adjoining ground. For the purpose of this chapter a basement is not considered a story unless designed or used for habitable space or business purposes.
22. "Bed and breakfast" means any single-family or multi-family dwelling unit used for the purpose of overnight or temporary lodging for one or more persons wherein meals may also be provided.
23. "Billboard" means all structures, regardless of the material used in the construction of same, which are erected, maintained or used for public display of posters, painted signs, wall signs, whether the structure is placed on the wall or painted on the wall itself, pictures or other pictorial reading material which advertise a business, entity or attraction. (Ordinance No. 1601, 6/20/16)
24. "Board" means the Board of Adjustment as described in Section 414.7 of the Code of Iowa.
25. "Boarder" means an individual other than a member of the family occupying a dwelling unit who, for a consideration, is furnished sleeping accommodations, meals, and may be provided personal care, financial services, counseling or other such services.
26. "Boarding house" means a building other than a hotel or motel where, for compensation and by prearrangement for definite periods, meals (or lodging and meals) are provided for three (3) or more persons.
27. "Broadcast tower" means a structure for the transmittal or broadcast of radio, television, radar or microwaves, which exceeds the maximum height permitted in the district in which it is located; provided, however noncommercial radio towers not exceeding fifty (50) feet in height are not to be considered broadcast towers.
28. "Building" means any structure designed or built for the support, shelter, enclosure or protection of persons, animals, chattels or movable property of any kind, and includes any structure.
29. "Building envelope" means the build able area of lot which remains after the minimum yard setbacks, height requirements, and open space requirements of this chapter have been complied with.
30. "Building, height of" means the vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the average height level between eaves and ridge for gable, hip and gambrel roofs.

31. "Building line" means a line formed by the face of the building; and, for the purposes of this chapter, a minimum building line is the same as a front setback line.
32. "Building, main or principal" means a building in which is conducted the principal use of the lot on which it is situated.
33. "Business" means the engaging in the purchase, sale, barter, or exchange of goods, wares, merchandise, or services, the maintenance or operations of offices or recreational and amusement enterprises for profit.
34. "Business establishment" means a place of business carrying on operations, the ownership and management of which are separate and distinct from those of any other place of business located on the same zoning lot.
35. "Car wash" means any building or portion thereof, containing facilities for the primary purpose of washing vehicles, using production line methods with a chain conveyor, blower, steam cleaning device, or other mechanical devices; or providing space, water, equipment or soap for the complete or partial hand-washing of such vehicles, whether by attendant or customer.
36. "Cellar" means that portion of a building partially or wholly underground, having half or more than half its clear height below the grade plane. A cellar is non-habitable and is not counted as a story.
37. "Cemetery" means land used or intended to be used for the burial of the human dead and dedicated cemetery purposes, including columbarium's, crematories, mausoleums, and mortuaries if operated in connection with, and within the boundaries of such cemetery.
38. "Cemetery, pet" means land used or intended to be used for the burial of domesticated animals and dedicated for pet cemetery purposes.
39. "Child day care facility" means a facility in which six or more children are received for part or all of a day for care and/or instruction. The facility shall be approved and licensed by the State of Iowa. The term "child day care facility" includes but is not limited to the following: nursery schools, child care centers, day nurseries, kindergartens, preschools and play groups, but does not include bona fide kindergartens or nursery schools operated by public or private elementary or secondary school systems.
40. "Church" means a building or structure, or groups of buildings or structures, that by design and construction are primarily intended for conducting organized religious services and associated accessory uses.
41. "Clinic, medical or dental" means an organization of specializing physicians and/or dentists, who have their offices in a common building. A clinic does not include in-patient care.
42. "Club" shall mean the same as "lodge."
43. "Conceptual Plan" means a document that shows an illustration of the architectural features and materials of a proposed building, proposed location of the building on the lot and proposed means of access.
44. "Convalescent home" shall mean the same as "nursing home".
45. "Convenience store" means any retail establishment offering for sale prepackaged food products; household items; newspapers and magazines, drinks, sandwiches and other freshly prepared foods, as well as other similar convenience goods and the on-site dispensing and sales of vehicular fuel.

46. "Deck" means a covered or uncovered platform area, accessible at or from above grade, and attached to the ground.
47. "Design Requirements" means the current edition of SUDAS and supplemental as adopted by the City
48. "Drive-up" means any establishment that by design, physical facilities, service, or by packaging procedures encourages or permits customers to receive services, obtain goods or be entertained while remaining in their motor vehicles.
49. "Dwelling" means any building or portion thereof consisting of a dwelling unit that is used exclusively for residential purposes. Said building shall have an outside dimension of no less than twenty-four (24) feet for the main body, and 900 square feet of floor area above grade, excluding any attached garage, if any.
50. "Dwelling, condominium" means a multiple dwelling as defined in this chapter whereby the fee title to each dwelling unit is held independently of the others.
51. "Dwelling, cooperative" means a housing unit that is owned and controlled jointly by a group of individuals who have equal shares, membership, and/or occupancy rights to the housing community
52. "Dwelling, duplex" means a residence designed for or occupied by two families only, with separate housekeeping and cooking facilities for each family.
53. "Dwelling, multiple" means a building designed with accommodations in order to be occupied exclusively by more than three (3) families living independently of each other.
54. "Dwelling, patio home" means a dwelling as defined in this chapter whereby the fee title to each dwelling unit is held independently of the others. Each unit is erected on a separate lot and may be separated from others by an approved wall or walls.
55. "Dwelling, row home" means any one of three or more attached dwellings in a continuous row, each such dwelling designed and erected as a unit on a separate lot, and separated from one another by an approved wall or walls.
56. "Dwelling, single-family" means a building designed with accommodations for exclusive occupancy by one (1) family.
57. "Dwelling, town home" means a multiple dwelling as defined in this chapter whereby the fee title to each dwelling unit is held independently of the others. Each unit is erected on a single lot and separated from others by an approved wall or walls.
58. "Dwelling, two-family" means a building designed with accommodations for occupancy exclusively by two (2) families living independently of each other and the dwellings are joined together on a common boundary line with a common wall between units.
59. "Dwelling unit" means any room or group of rooms located within a dwelling, and forming a single habitable unit with facilities that are used, or intended to be used, for living, sleeping, cooking, eating, and sanitation, by one family.
60. "Efficiency unit" means a dwelling unit consisting of one principal room exclusive of bathroom, kitchen, hallway, closets, or dining alcove directly off the principal room, providing such dining alcove does not exceed 125 square feet in area.
61. "Family" means one or more persons related by direct lineal descent, marriage, adoption or placement by a governmental or social service agency, occupying a dwelling unit as a single housekeeping organization. A family may also be two, but no more than two persons not so related,

and the children of either or both, including children by adoption, legal guardianship or as foster or step parent-child, living together on the premises as a common household. A family may also include domestic servants and health care providers residing with the said family.

62. “Family group care home” means a residential facility having fifteen (15) beds or less providing 24-hour room, board, personal assistance and a program of services designed to meet the special needs of mentally or physically disabled persons who cannot live alone. The home must be duly approved and licensed as required by applicable State and local regulations.

63. “Farm” means an area where farming is the main or principal use of the land and buildings within the area or an area of not less than five (5) acres where agriculture use is an accessory use for the growing of common agricultural products such as vegetables, fruits and grains, and their storage upon the area, as well as the keeping of domestic animals as permitted by the Robins Animal Control regulations.

64. “Farm building” means a building or structure used for farming purposes within a farm unit.

65. “Farming” means a business engaged in the cultivating, harvesting and storage of agricultural products; or the rearing, raising, pasturing, and management of agricultural domestic animals; and the maintenance and operations of equipment or farm buildings used within a farm unit for a profit.

66. “Feedlot” means a lot, yard, corral, or other area in which domestic animals are present and confined, for the purposes of feeding and growth before slaughter. This does not include areas which are used for the raising of crops or other vegetation and upon which domestic animals are allowed to graze or feed as permitted by Robins Animal Control regulations.

67. “Feedlot, commercial” means a confined area where 500 or more cattle, swine, sheep, or 30,000 or more fowl are housed, penned and fed.

68. “Fence” means a structure more than 18 inches in height, erected as a barrier for separating or enclosing all or a portion of a field, yard, or other area adjoining real property, or for the purpose of preventing intrusion or straying.

69. “Fence, non-agricultural” means a fence that is not used for agricultural purposes.

70. “Fence, temporary” means a fence erected for a short duration to serve a specific limited functional purpose (e.g. snow, soil erosion, construction public safety barrier) and once the purpose has been served, the temporary fence will be removed from the property. A temporary fence shall meet all fencing requirements specified within this Code of Ordinances except no building permit shall be required.

71. “Floodplain” is defined in Chapter 160 of this Code of Ordinances.

72. “Floodway” is defined in Chapter 160 of this Code of Ordinances.

73. “Floor area” means the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls or from the centerline of wall separating two buildings. The “floor area” of a building includes basement floor area, elevator shafts, stairwells at each floor, floor space used for mechanical equipment (except equipment, open or closed, located on the roof), penthouses, attic space having headroom of seven feet, ten inches (7'10") or more, interior balconies and mezzanines, enclosed porches, and floor areas devoted to accessory uses. Space devoted to off-street parking, is not included in “floor area.” The “floor area ratio” means the floor area of the building or buildings on a zoning lot divided by the area of such zoning lot. The floor area ratio requirements, as set forth in this chapter, shall determine the maximum floor area allowable for the building or buildings (total floor area of both principal and accessory buildings) in direct ratio to the gross area of the zoning lot.

74. "Frontage" means all the property on one side of a street between two intersecting streets (crossing or terminating), measured along the line of the street, or if the street is dead ended, then all of the property abutting on one side between an intersecting street and the dead end of the street.

75. "Garage, private" means a building that is subordinate or used for storage of motor-driven vehicles owned and used by the occupants of the building to which it is accessory and shall not exceed 1,250 square feet. (Ordinance No. 1701, 5/15/17)

76. "Garage, public" means a building or portion thereof other than a private or storage garage, designed or used for equipping, servicing, repairing, hiring, selling or storing motor-driven vehicles.

77. "Garage, storage" means a building or portion thereof designed or used for term storage of personal belongings by pre-arrangement, and at which motor fuels and oils are not sold, and motor driven vehicles are not equipped, repaired, hired or sold.

78. "Garden house" means an accessory structure of not more than 140 square feet in area and having a height of eight (8) feet or less constructed primarily for storage.

79. "Grade" means the average level of the finished surface of the ground adjacent to the exterior walls of the building except when any wall approximately parallels and is not more than five (5) feet from a street line, then the elevation of the street shall be grade. The purpose is to regulate the number of stories and height of a structure.

80. "Greenway" a strip of undeveloped land near an urban area, set aside for recreational use or environmental protection

81. "Health club" means a non-medical service establishment intended to maintain or improve the physical condition of persons and containing exercise and game equipment and facilities, steam baths, saunas or similar equipment and facilities. This definition shall not be construed to include massage establishments as defined herein.

82. "Home occupation" means any business, occupation or activity conducted for gain within a residential building, or an accessory building thereto, which is incidental or secondary to the primary use of such building for dwelling purposes and which does not change the essential residential character of the primary building. The following regulations are designed to protect and maintain the residential character of a neighborhood within residential zoned districts while permitting certain limited commercial activities that are traditionally carried out in a home and meet the following limitations:

A. All home occupation activities shall be carried out wholly within the principal structure or in an accessory building. No more than twenty percent (20%) of floor area of the principal building, and no more than five hundred (500) square feet of floor area of an accessory building, shall be devoted to the activity.

B. No person who is not a member of the immediate family and residing on the premises shall be employed in the activity on the premises.

C. No outside storage of material or equipment shall create any external evidence of the home occupation.

D. No toxic chemicals or highly flammable or explosive materials shall be stored within the buildings or used in the activity.

E. No activity shall be permitted that is noxious, offensive or hazardous by reason of pedestrian or vehicular traffic, or by creation of noise, odor, refuse, heat, vibration, smoke,

radiation or any other objectionable emissions, or by interference with televisions or radio reception.

F. No mechanical, electrical or other equipment within the occupation shall create noise, vibration, glare, fumes, odors, or electrical interference detectable outside the building.

G. Not more than one business motor vehicle, no more than one (1) ton in size, in conjunction to the home occupation, shall be permitted to be parked outside of any building.

H. No separate entrance from outside the building or alterations of a building shall be made that changes the character and appearance thereof as a residential building.

I. Does not have any signs or display(s) that indicate from the exterior, that the building is being utilized in part for any purpose other than that of a residential dwelling.

J. Improvements necessary to bring a residence into compliance with commercial building code requirements shall not be allowed. The practical consequence of this restriction is that businesses requiring commercial building code improvements are considered not allowed as home occupations.

K. The following occupations are specifically prohibited from being operated as home occupations:

- (1) Sexually oriented business establishments.
- (2) Motor vehicle and accessory sales or rental, repair and/or painting, including trailer rental or sales.
- (3) Renting of rooms by a resident owner to more than two (2) roomers.
- (4) Taxicab and/or limousine businesses.
- (5) Barber, beauty, tanning and/or nail shops, except when customer visits are by appointment only and are limited to no more than two customers in any one-hour period. Beauty and barbershops allowed under these provisions shall be registered with the appropriate licensing and inspection authorities.
- (6) Medical or dental clinic.
- (7) Restaurant.
- (8) Kennel and veterinary clinic.
- (9) Funeral home.

Home occupations already established on the effective date of the ordinance codified in this subsection (Ordinance No. 0507) and rendered non-conforming by the provisions thereof, shall be allowed 180 days to bring the property in conformance or be subject to a municipal infraction.

83. "Hotel" means a residential building licensed by the State and occupied and used principally as a place of lodging for guests. Hotels may or may not provide meals.

84. "Identification sign" means a sign displaying the name, address, crest, insignia or trademark, occupation or profession of an occupant of a building or the name of any building on the premise. (Ordinance No. 1601, 6/20/16)

85. "Institution" means an establishment occupied or operated by a private or public non-profit corporation, association, organization, or group for use or benefit of the general public.

86. “Irregular Lot” means one that is not square or rectangular shaped so that application of setback requirements is difficult.

87. “Junk/salvage yard” means any lot or portion thereof where waste, discarded, or salvaged materials are bought, sold, exchanged, baled or packed, disassembled, or handled, including the dismantling or “wrecking” of automobiles or other machinery, house wrecking yards, used lumber yards and places or yards for storage of salvaged house wrecking and structural steel materials and equipment; but not including areas where such uses are conducted entirely within a completely enclosed building.

88. “Kennel” means an establishment where small animals are bred, raised, trained, groomed or boarded for compensation, sale or other commercial purposes.

89. “Loading space” means an off-street space within the main building or on the same lot providing for the standing, loading or unloading of commercial vehicles, having a minimum dimension of twelve (12) by thirty-five (35) feet and a vertical clearance of at least fourteen (14) feet.

90. “Lodge” means a building or portion thereof or premises owned or operated by a corporation, association, person, or persons for social, educational, or recreational purposes primarily for the exclusive use of members and their guests, but not primarily for profit or to render a service which is customarily carried on as a business.

91. “Lot” means a parcel of land occupied or intended for occupancy by one main building together with its accessory buildings officially approved and having its principal frontage upon a dedicated street. The boundaries of the lot shall be determined by its lot lines.

92. “Lot, corner” means a lot abutting upon two (2) or more streets at their intersections.

93. “Lot, depth of” means the average horizontal distance between the front and rear lot lines.

94. “Lot, double frontage” means a lot having a frontage on two (2) non-intersecting streets, as distinguished from a corner lot.

95. “Lot, interior” means a lot other than a corner lot.

96. “Lot lines” means the lines bounding a lot as defined herein:

A. Front Lot Line: In the case of an interior lot, that line separating said lot from the street. In the case of a corner lot, or double frontage lot, “front lot line” means that line separating said lot from that street which is designated as the front street in the plat and in the application for a zoning compliance permit.

B. Rear Lot Line: That lot line opposite and most distant front lot line. In the case of a lot pointed at the rear or triangular shaped, the rear lot line is an imaginary line parallel to the front lot line not less than ten (10) feet long and farthest from the lot line and wholly within the lot.

C. Side Lot Line: Any lot line other than the front lot line or rear lot line. A side lot line separating a lot from a street is a side street lot line. A side lot line separating a lot from another lot or lots is an interior side lot line.

97. “Lot of record” means a lot which is part of a subdivision, the plat of which has been recorded in the office of the County Recorder.

98. “Lot, reversed corner” means a corner lot, the rear of which abuts the side of another lot.

99. “Lot width” means the width of a lot measured at the building line and at right angles to its depth where the minimum building line or setback intersects the side lot lines.

100. "Lot, zoning" means a single parcel of land which at the time of filing for a building permit is designated by its owner or developer to be used, developed, or built upon as a unit, under single ownership or control. A "zoning lot or lots" may or may not coincide with a lot of record.

101. "Main building" means a building in which is conducted the principal use of the lot upon which it is situated.

102. "Main use" means the principal use to which the premises are devoted and the principal purpose for which the premises exists.

103. "Manufactured home" means a factory-built structure, built under authority of 42 U.S.C. Sec. 5403, and which is required by Federal law to display a seal from the United States Department of housing and urban development, and was constructed on or after June 15, 1976. If a manufactured home is placed in a mobile home park, the home must be titled and is subject to the mobile home square foot tax. If a manufactured home is placed outside of a mobile home park, the home is to be assessed and taxed as real estate. A manufactured home shall not be constructed with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have permanently attached to its body or frame any wheels or axles. A mobile home constructed to the Federal Manufactured Home Construction and Safety Standards is not a manufactured home unless it has been converted to real property and is taxed as a site built dwelling as is provided in Code of Iowa, Section 435.26. For the purpose of any of these regulations, a manufactured home is considered the same as a single-family detached dwelling.

104. "Mobile home" means a vehicle without motive power used or so constructed as to permit its being used as a conveyance upon the public streets and highways and so designed, constructed or reconstructed as will permit the vehicle to be used as a place for human habitation by one or more persons; and also includes any vehicle with motive power not registered as a motor vehicle in Iowa. A "mobile home" is not built to a mandatory building code, contains no Federal or State seals, and was built before June 15, 1976. If a mobile home is placed outside of a mobile home park, the home is to be assessed and taxed as real estate.

105. "Mobile home park" means any site, lot, field or tract of land under common ownership upon which two or more occupied mobile homes, manufactured homes, modular homes, or a combination of the homes are harbored, either free of charge or for revenue purposes, and includes any building, structure, tent, vehicle or enclosure used or intended for use as part of the equipment of such mobile home park. The term "mobile home park" shall not be construed to include mobile homes, buildings, tents, or other structures temporarily maintained by an individual, educational institution or company on their own premises and used exclusively to house their own labor or students. A "mobile home park" must be classified as to whether it is a residential mobile home park or a recreational mobile home park or both. The mobile home park residential landlord tenant act only applies to residential mobile home parks.

106. "Mobile home converted to real estate" means a mobile home which has been attached to a permanent foundation on real estate owned by the mobile home owner, rendering it totally immobile, and which has been inspected by the assessor, the mobile home vehicle title, registration, and license plates collected from the owner, and the property entered upon the tax roles of Linn County.

107. "Modular home" means a factory-built structure which is manufactured to be used as a place of human habitation, is constructed to comply with the Iowa State Building Code for modular factory-built structures, and must display the seal issued by the State Building Code Commissioner. If a modular home is placed in a mobile home park, the home is subject to the annual tax as required by Section 435.22 of the Code of Iowa. If a modular home is placed outside a mobile home park, the home shall be considered real property and is to be assessed and taxed as real estate.



108. "Motel" means a building or group of buildings in which lodging is provided and offered primarily to transient occupancy and in which each unit has convenient access to a parking space for the use of the unit's occupants.

109. "Motor vehicle" means any passenger vehicle, truck-trailer, trailer, or semi-trailer propelled or drawn by mechanical or electrical power.

110. "Multiple dwelling unit" means a building arranged, designed, and intended for use as a residence by two or more families living independently of each other.

111. "Nonconforming building" means a building or portion thereof that does not conform to the provisions of this chapter relative to height, bulk, area or yard size requirements for the district in which it is located.

112. "Nonconforming use" means a use, which lawfully occupied a building or land but does not conform to the use regulations of the district in which it is located.

113. "Nursery" means land, buildings, structures, or combination thereof for the display, storage, cultivation, processing or transporting of trees, shrubs, plants or other horticultural products offered for sale or installation and including products used for gardening and landscaping.

114. "Nursing home" means an institution which is advertised, announced, or maintained for the express or implied purpose of providing nursing or convalescent care for persons unrelated to the licensee. A nursing home is a home for chronic or convalescent patients who, upon admission, are not, as a rule, acutely ill and who do not usually require special facilities, such as an operating room, x-ray facilities, laboratory facilities and obstetrical facilities. A nursing home provides care for persons who have remedial ailments, for which continuing medical and skilled nursing care is indicated; who, however, are not sick enough to require general hospital care. A major factor which distinguishes a nursing home is that the residents will require the individualization of medical care. For the purpose of this chapter, a "nursing home" is also considered to be a "convalescent home." Such institution shall be in compliance with the provisions of Sections 135C.1 (13), nursing facility, and (17), residential care facility, Code of Iowa.

115. "Off-premise sign" means a sign that advertises a product, service or facility, or directs a person to a different location than the one where the sign is installed. (Ordinance No. 1601, 6/20/16)

116. "On-premise sign" means any sign identifying or advertising a business, person, activity, product or service located on the premise where the sign is installed and maintained. (Ordinance No. 1601, 6/20/16)

117. "Open space" means the land area of a site not covered by buildings, right-of-ways, parking structures or accessory buildings, except recreational structures, and which is available to all occupants of units for whose use the space is intended. "Open space" does not include school sites and commercial areas.

118. "Outdoor display" means an area set aside outside of a Building or Structure used in conjunction with a business located within the Building on the same property, for the display, rental and/or sale of goods, materials, vehicles or equipment.

119. "Outdoor lighting" means fixtures and supporting structures used to illuminate the exterior of a building or open space.

120. "Parking space" means a surfaced area, enclosed in the main building or in an accessory building, or unenclosed, having a area of not less than one hundred and eighty (180) square feet exclusive of driveways, permanently reserved for the temporary storage of one vehicle and connected with a street or alley by a surfaced driveway which affords satisfactory ingress and egress for vehicles.

121. "Personal Opinion Sign" means a sign posted on property owned or on leased property where the sign owner resides and wherein a sign owner expresses a personal opinion on a matter that is protected free speech under the first amendment to the United States Constitution. Such signs may not be posted in public right-of-way and may not obstruct the view of motorists at intersections or railroad crossings. Such signs should not resemble or imitate official traffic control devices and may not contain advertising of any product or service within the message." (Ord. 1302, 7/15/13).

122. "Plan" means the adopted Comprehensive Plan of the City.

123. "Planned unit development" means a development of a parcel of land or contiguous parcels of land of sufficient size to create its own environment, controlled by a single landowner or by a group of landowners in common agreement as to control to be developed as a single entity, which is compatible with adjacent parcels and meets the intended density and land use goals of the underlying zoning district. A Planned Unit Development may be granted relief from rigid requirements of a defined zoning district, such as minimum lot standards and use categories, in return for assurances of an overall quality of development, including any specific features which will be an exceptional benefit to the community as a whole and which would not otherwise be required by this Chapter.

124. "Pole sign" means a sign wholly supported by a single structure in the ground. (Ordinance No. 1601, 6/20/16)

125. "Principal use" means the main use of land or structures as distinguished from secondary or accessory use. For example, a house is a principal use in a residential area; a garage or pool is an accessory use.

126. "Private," in reference to a building, structure, utility, facility, or use, means owned by someone other than a unit of government, or an agency of government, unless the context clearly indicates that "private" is being used in a broader sense of something not open or available to the general populace.

127. "Public," in reference to a building, structure, utility, facility, or use, means owned and/or operated by a unit of government or an agency thereof, unless the context clearly indicates that "public" is being used in the broader sense of something available to the general populace.

128. "Public utility (service use)" means fire stations; police stations; radio and television stations and towers; railroad right-of-ways (not including railroad yards and shops other than for passenger purposes); telephone exchange, telephone transmission equipment buildings and microwave towers; waterworks, reservoir, pumping stations, and filtration plant; and other municipal buildings.

129. "Regular Business Hours" means hours of operation between 6 AM and 10 PM Monday through Friday and limited hours on Saturday and Sunday.

130. "Restaurant" means a business where the dispensing and consumption of edible foodstuff and/or beverage is the principal business operation, including a café (indoor and outdoor), cafeteria, coffee shop, lunch room, tea room, and dining room; but not including as the principal use a bar, cocktail lounge, or tavern.

131. "Restaurant, drive-in" means a restaurant in which food is served directly to customers in motor vehicles for consumption on the premises.

132. "Restaurant, drive-through" means a restaurant in which food is served directly to customers in motor vehicles for consumption off the premises.

133. "Rest home" shall mean the same as "nursing home".

134. "Setback" means the distance required to obtain the front, side or rear yard open space provisions of this chapter.

135. “Sexually oriented business” means an adult arcade, adult bookstore or adult video store, adult cabaret, adult motion picture theater, adult theater, escort agency, nude model studio or sexual encounter center or any other commercial establishments which offer products, services, or experiences appropriate only for adults.

136. “Sign” means any structure or part thereof or device attached thereto or painted, or represented thereon, which displays or includes any letter, word, model, banner, flag, pennant, insignia, device or representation used as, or which is in the nature of, an announcement, direction or advertisement. Signs include billboards.

137. “Site Plan” means a document that shows the boundaries of a parcel of land, the topography, important landscape elements that impact design, and the placement of all anticipated major improvements, including buildings, roads and driveways, storm and sanitary sewer lines, and utility connections. Depending on the complexity of the proposed improvement, the Site Plan may be submitted as an individual document, or as part of a complete plan of improvements for the site. (Ord. 1302, 7/15/13).

138. “Site Development Plan” means a document which is drawing of a commercial, industrial, institutional or residential development project, showing existing site conditions and proposed improvements with sufficient detail for agency review, approval and subsequent construction. A Site Development Plan is required to be submitted with each application for annexation and amendment of the zoning and/or future land use plan within R-3, R-3A, R-4, PUD, C-1, C-1A, C-2, RL, RI, PLI, PMI and PHI zoning districts. (Ord. 1701, 5/15/17).

139. “Special Flood Hazard Area” is defined in Chapter 160 of this Code of Ordinances.

140. “Special Use” means a use, either public or private, which based on its unique characteristics, cannot be properly classified as a permitted use in a particular district or districts. After due consideration in each case of the impact of such use upon neighboring property and of the public need for the particular use at the particular location, such “special use” may or may not be granted through the terms in Section 165.07 of this Chapter. (Ordinance No. 1601, 6/20/16)

141. “Stable, private” means a building or structure used or intended to be used for housing horses belonging to the owner of the property only for non-commercial purposes.

142. “Stable, semi-private” means a building or structure used or intended to be used for the housing only of horses on a fee basis. Riding instruction may be given in connection with a semi-private stable.

143. “Story” means that portion of a building, other than a basement not having over 50 percent of its height below grade, included between the surface of any floor and the surface of the floor next above it or if there is no floor above it then the space between the floor and the ceiling next above it.

144. “Story, half” means a partial story under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than three (3) feet above the floor of such story, except that any partial story used for residence purposes, other than for janitor or caretaker or his family, or by a family occupying the floor immediately below it, shall be deemed a full story.

145. “Street” means an approved public or private thoroughfare, which provides the principal means of vehicular access to abutting property and/or for vehicular passage.

146. “Structure” means anything constructed or erected, the use of which requires more or less permanent location on the ground, including, but without limiting the generality of the foregoing, advertising signs, billboards, backstops for tennis courts, gazebos, ground-based satellite dishes, and solar collectors.

147. "Swimming pool" means any structure intended for swimming or recreational bathing that contains water. This includes in-ground, above-ground and on-ground swimming pools, hot tubs, and spas.

148. "Swimming pool, private" means a swimming pool over 24 inches deep established or maintained on any premises by an individual for personal or family use or for guests of the individual or family.

149. "Swimming pool, public" means a swimming pool, admission to which may be gained by the general public with or without payment of the fee.

150. "Swimming pool, semi-private" means a swimming pool on the premises of, or part of, a hotel, motel, mobile home or travel trailer park, apartment house, private club, association or similar establishment, where admission to the use of the pool is included in the fee, or consideration paid or given for the general use of the premises.

151. "Tavern" means an establishment used primarily for the serving of liquor by the drink to the general public and where food or packaged liquors may be served or sold only as an accessory to the primary use.

152. "Tent" means any temporary structure or enclosure, the roof of which and/or one-half or more of the sides are constructed of silk, cotton, canvas, fabric, or similar pliable material. No tent shall be erected, used, or maintained for living quarters. The requirements for test used for purposes other than residential shall be as specified within Section 165.04(F) of this Chapter.

153. "Trailer camp" or "tourist camp ground" means an area providing spaces for two or more travel trailers, camping trailers, or tent sites for temporary occupancy, with necessary incidental services, sanitation, and recreation facilities to serve the traveling public.

154. "Travel trailer" or "motor home" means a vehicle with or without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designed to permit the vehicle to be used as a place of human habitation by one or more persons. If such vehicle is customarily or ordinarily used as a place of human habitation for more than 90 days in any 18-month period, it shall be classed as a mobile home, regardless of the size and weight limitation provided herein.

155. "Tree house" means a structure or building constructed around, next to or among the trunk or branches of one or more mature trees while above ground level and is used for recreational purposes. (Ordinance No. 1501, 3/2/15)

156. "Truck Stop" means an area in which service stations, hotels, and/or motel and restaurants are permitted uses. Also permitted are customary uses incidental to the permitted uses. Customary facilities and services in conjunction with the permitted uses may be provided for trucks and truck drivers.

157. "Use" means the purpose or activity for which the land or building thereon is designed, arranged or intended, or for which it is occupied and maintained.

158. "Use, permitted" means a use which may be lawfully established in a particular district or districts provided it conforms to all requirements, regulations, and standards of such district.

159. "Variance" means a modification of the literal provisions of the Zoning Ordinance, which would cause undue hardship owing to circumstances unique to the individual property on which the variance is granted. The crucial points of variance are (a) undue hardship, (b) unique circumstances and (c) applying to property. The authority to grant variances is vested in the Board of Adjustment pursuant to Chapter 414 of the Code of Iowa.

160. "Yard" means an open space between a building and the adjoining lot lines unoccupied and unobstructed by any portion of a structure. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of the rear yard, the minimum horizontal distance between the lot lines and the main building line shall be used.

161. "Yard, front" means a yard extending across the front of a lot and being the minimum horizontal distance between the street or place line and the main building or any projections thereof other than the projections of the usual uncovered steps. On corner lots the front yard shall be considered as parallel to the street upon which the lot has its least dimension, except where owner shall elect to front the building on a street parallel to the lot line having the greater dimension.

162. "Yard, rear" means a yard extending across the rear of a lot and being the required minimum horizontal distance between the rear lot line and the rear of the main building line or any projections thereof other than the projections of uncovered steps. On all lots the rear yard shall be in the rear of the front yard.

163. "Yard, side" means a yard between the main building line and the side line of the lot, and extending from the required front yard to the required rear yard, and being the minimum horizontal distance between a side lot line and the side of the main building line or any projections of uncovered steps.

164. "Yard, transitional" means that yard which must be provided on a zoning lot in a Commercial or Agricultural district which adjoins a zoning lot in a Residential district, or that yard which must be provided on a zoning lot in an Industrial district which adjoins a zoning lot in either a Residential or Commercial district.

165. "Zoning Administrator" means the person designated by the City Council as the officer responsible for the enforcing and administering all requirements within this Chapter.

**SECTION 3.** Chapter 165.07 "SPECIAL USES" is amended by deleting the same and inserting in lieu thereof the following:

**165.07 USE CATEGORIES.** The purpose of this Section is to describe the different classifications of uses found in this Ordinance and to provide a systematic basis for assignment of present and future uses to zones.

1. Classification of Uses. Uses shall be assigned to the category with the description and listing of uses most closely describing the nature of the Principal Use.
  - a. Developments with Multiple Principal Uses. When all the Principal Uses of a development fall within one Use Category, then the development is assigned to that Use Category. When the Principal Uses of a development fall within different Use Categories, each Principal Use is classified in the applicable category and is subject to the regulations for that category.
  - b. Accessory Uses. Unless otherwise stated in this Ordinance or otherwise indicated in the Use Tables for each zone:
    - i. Accessory Uses are allowed by right in conjunction with a Principal Use;
    - ii. Accessory Uses are subject to the same regulations as the Principal Use except as otherwise indicated;
    - iii. All uses include parking for residents, customers or employees as an Accessory Use;
    - iv. Examples of common Accessory Uses are listed within the Use Categories; Accessory Uses;
      1. Are clearly incidental and customary to and commonly associated with the operation of the Principal Use;

2. Are operated and maintained under the same ownership or by lessees or concessionaires of the owner, and on the same zone lot as the Principal Use;
3. Do not include structures or structural features inconsistent with the Principal Use;
4. May include the use a portion of a dwelling unit that is the primary residence of the property owner as limited Short-Term Rental (Home Share or Hosted Home Share).
5. Do not include residential occupancy in conjunction with uses other than hotels, motels, tourist homes and similar uses offering transient housing accommodations, which is also not permitted except by owners and employees employed on the premises and of the immediate families of such owners and employees; and
6. Have a gross floor area that, in combination with all other uses accessory to Principal Uses located in the same structure or on the same lot, does not exceed 25% of the gross floor area utilized by all Principal Uses. The 25% floor area limitation does not apply to off-street parking or Short-Term Rentals.

c. Special Use Conditions. The Board of Adjustment shall hear and decide only such special uses as the Board is specifically authorized to pass on by the terms of this chapter; and to decide such questions as are involved in determining whether special uses should be granted; and to grant special uses with such conditions and safeguards as are appropriate under this code, or to deny special uses when not in harmony with the purpose and intent of this code. A special use shall not be granted by the Board of Adjustment unless and until:

- i. A written application for a special use is submitted to the City Clerk indicating the section of this chapter under which the special use is sought and stating the grounds on which it is requested. The application shall be presented to the City Clerk a minimum of four (4) weeks prior to the monthly regular scheduled Board of Adjustment meeting. Additional information such as Site Development Plan or other supporting materials should be provided with the application. The Zoning Administrator shall determine within a reasonable amount of time whether the special use application is complete. Any missing items or necessary corrections shall be communicated to the requestor for inclusion or incorporation and updated information shall be provided to the City. If the special use application has been completed to the satisfaction of the Zoning Administrator, within a minimum of fourteen (14) days prior to a monthly regular scheduled Board of Adjustment meeting, a public hearing on the rezoning application shall be placed on the Board of Adjustment agenda.
- ii. Notice shall be given at least seven (7), but not more than twenty (20) days in advance of the public hearing by publication in a newspaper of general circulation in the City and shall be mailed to all property owners within a distance of two hundred (200) feet of the affected property.
- iii. The City shall provide each applicant sufficient special use permit notification signs, which shall be clearly posted by the applicant at least seven (7) but not more than twenty (20) days in advance of the public hearing, on the property for which a special use permit request has been made. The applicant shall pay the City Clerk such costs at the time the request is submitted as may be prescribed by the City Council. If the signs are not posted in accordance to the preceding requirements, no public hearing shall be held by the Board of Adjustment. No person except the

applicant or his or her agent shall take down or in any way affect the visibility of the sign or signs, and no person shall tamper, deface, or in any way interfere with the sign or signs during the period provided by this section.

- d. Public Hearing. The Board of Adjustment public hearing shall be held in accordance with the State of Iowa Open Meetings Law (Chapter 21 of the Code of Iowa) and any party may appear in person, or by agent or by attorney or through written means submitted prior to the public hearing.
  - e. Findings. The Board of Adjustment shall make a finding that it is empowered under the section of this code described in the application to grant the special use, and that the granting of the special use will not adversely affect the public interest.
  - f. Conditions To Be Prescribed. In granting any special use, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this chapter. Violation of such conditions and safeguards, when made a part of the terms under which the special use is granted, shall be deemed a violation of this chapter and punishable under Section 165.14 of this chapter. The Board of Adjustment shall prescribe a time limit within which the action for which the special use is required shall be begun or completed, or both. Failure to begin or complete, or both, such action within the time limit set shall void the special use.
  - g. Fees. Any person who submits an application under the terms of this section shall be charged a fee in accordance with a schedule of fees established by resolution by the City Council. The denial of an application by the Board of Adjustment shall not be construed as any reason for refunding the fee to the applicant.
2. Uses Included. The names of uses on the following Tables are generic, and similar uses not listed in the "Uses Included" list may also be included in the Use Category if they are not included in another Use Category. Uses included are based on the common meaning of the terms and not on the name that an owner or operator might give to a use.

**Table 165.07-1  
RESIDENTIAL USE CATEGORIES**

**Group Living**

**Definition.** Residential occupancy of a structure by a group of people who do not meet the Household Living definition. Size is larger than the average household size. Average length of stay is 60 days or longer. Structures generally have a common eating area for residents. Residents may receive any combination of care, training, or treatment, or none of these, as long as they also reside at the site.

**Uses Included**

Assistant Living Facilities

Congregate housing

Hospices

Nursing and convalescent homes

Residences for people with disabilities (physical, mental, intellectual or emotional) which do not meet the definition of Family Home

**Accessory Uses**

Recreational facilities

**Short-Term Lodging**

**Definition.** Facilities offering lodging accommodations to the general public, where the length of stay is 31 days or less. Short-term rentals which includes “Short-term rental property” as defined by the Iowa Code, are subject to State of Iowa definitions, permits, and rules, including remittance of hotel and motel tax.

**Uses Included**

Bed & Breakfast Establishment  
Hotels  
Motels  
Recreational Vehicle Park  
Vacation Lodging  
Short-term rental

**Accessory Uses**

Coffee shops and dining areas primarily for use by guests or residents of the facility

**Table 165.07-2  
OFFICE USE CATEGORIES**

**Definition.** Activities conducted in an office setting and primarily focusing on administrative, business, government, professional, medical, or financial services. Contractors and others who perform services off-site are included in this Use Category if equipment and materials are not stored on the site and fabrication, services, or similar work is not carried on at the site.

Exception: Offices that are part of and are located with a firm in another category are considered accessory to the firm’s primary activity.

**Uses Included**

Office uses such as:

Banking and bank-related services  
Brokerage houses  
Data processing centers  
Government offices  
Insurance services  
Lenders and credit services  
Public utility offices  
Real estate and related services  
Sales offices  
General office uses  
Medical and dental clinics, laboratories and offices

Professional service offices such as:

Accountants  
Architects  
Engineers  
Lawyers

Televisions and radio studios

**Accessory Uses**

Cafeterias, health facilities, and other amenities primarily for the use of employees or visitors of the firm or building



**Table 165.07-3  
TRADE USE CATEGORIES**

**Automotive and Marine Craft Trade**

**Definition.** Retail sale or leasing of automobiles, including cars and trucks, and marine craft, including all types of boats and ships.

**Uses Included**

Sales or leasing of consumer vehicles, including:

- Passenger vehicles
- Motorcycles
- Light and medium trucks
- Other recreational vehicles
- Marine craft and accessories, retail

**Accessory Uses**

Vehicle servicing, repair, detailing, body work and finishing when conducted as a secondary activity to the sale of vehicles

**Entertainment, Restaurant and Recreational Trade**

**Definition.** Facilities providing entertainment or recreation services and eating and drinking establishments.

**Uses Included**

- Banquet halls
- Bars and taverns
- Billiards and pool halls
- Bowling alleys
- Catering establishments
- Exhibition and meeting areas (20,000 sf or less)
- Game arcades
- Health clubs and gyms
- Ice or roller skating rinks
- Lodges and social clubs
- Membership clubs
- Movie theaters
- Restaurants, cafes, delicatessens (with seating areas)
- Swimming pools
- Tennis courts
- Theaters

**Accessory Uses**

Offices and storage of food and alcohol

**Retail Sales and Services—General**

**Definition.** Uses that involve the sale, lease or rental of new or used consumer products, including prepared foods, to the general public and uses providing services involving predominantly personal or business services, including repair of consumer and business goods.

Exceptions: Lumber yards and other building material sales facilities that sell primarily to contractors and do not have a retail orientation are classified as Wholesale Trade. Sales, rental, or leasing of heavy trucks and equipment is classified as Wholesale Trade. Uses for the repair and service of consumer motor vehicles, motorcycles, and light and medium trucks are classified as Vehicle Service Facilities. Repair and service of industrial vehicles and equipment, and heavy trucks is classified as Industrial Service.

**Uses Included**

Retail Sales:

Stores selling, leasing, or renting consumer, home, and business goods including:

Antiques  
Appliances  
Art  
Art supplies  
Automobile supplies (no services)  
Bicycles and Motorized Bicycles  
Books and printed material  
Clothing  
Computer hardware and software sales and service  
Convenience Store  
Dry goods  
Electronic equipment  
Fabric  
Furniture  
Garden supplies  
Gifts  
Groceries  
Hardware  
Home improvements  
Household products  
Jewelry  
Music supplies  
Newspaper distribution  
Office machines  
Package liquor  
Pets  
Pet food  
Pharmaceuticals  
Plants and flowers  
Shoes  
Sporting goods  
Stationery  
Tobacco products  
Toys  
Video

Food sales (not including seating areas):

Bakeries

Candy  
Delicatessens

Retail Personal, Business and Repair Services:

Animal grooming salons  
Blueprinting and photocopying services  
Branch banks  
Business and commercial trade schools  
Business and management consulting services  
Dance or music schools  
Dry cleaning collection and distribution centers  
Emergency medical care facilities  
Employment agencies  
Hair, tanning, and personal care services  
Kennels  
Laundromats  
Locksmiths  
Martial arts instruction  
Office equipment rental  
Photo drop-off  
Photographic studios  
Quick printing  
Scientific and professional instrument repair  
Sign making  
Tailors  
Television, bicycle, motorized bicycle, clock, watch, shoe, gun, appliance and office equipment repair  
Upholsterers  
Veterinarian offices without boarding

**Accessory Uses**

Offices and storage of goods, and manufacture or repackaging of goods for on-site sale

**Wholesale Trade**

**Definition.** Uses that involve the sale, lease, or rental of products primarily intended for industrial, institutional, or commercial businesses. Uses emphasize on-site or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer.

**Uses Included**

Mail order houses

Sale or rental of:

- Agricultural and Farm Equipment
- Building materials (including lumber)
- Electrical supplies
- Equipment
- Heating and plumbing equipment
- Heavy trucks

- Janitorial supplies
- Machine parts
- Machinery
- Restaurant equipment
- Special trade tools
- Store fixtures
- Welding supplies

Wholesalers of:

- Alcoholic beverages
- Auto parts
- Building hardware
- Clothing
- Electronics
- Home furnishings
- Food

**Accessory Uses**

Offices, product, repair, warehouses, minor fabrication services, limited retail areas, and repackaging of goods

**Table 165.07-4**  
**INDUSTRIAL USE CATEGORIES**

**Industrial Service**

**Definition.** Uses that involve the repair or serving of industrial, business or consumer machinery, equipment, products, or by-products, but not including consumer goods services or retail outlets.

Exception: Establishments providing office space for contractors and others who perform services off-site are considered office uses if major equipment or bulk quantify material storage is not conducted at the site, and fabrication or similar work is not carried on at the site.

**Uses Included**

Building, heating, plumbing or electrical contractors  
Electric motor repair  
Exterminators  
Fuel oil distributors  
Furniture stripping and refinishing  
Heavy machinery sales, repair, and storage  
Janitorial and building maintenance services  
Laundry, dry-cleaning, and carpet cleaning facilities  
Machine shops  
Metal and building materials  
Photo finishing laboratories  
Printing, publishing, commercial art and reproduction services  
Research and development laboratories  
Tool repair  
Truck stops  
Welding shops

**Accessory Uses**

Offices, storage, rail spur or lead lines, and docks

**Manufacturing and Processing**

**Definition.** Uses that involve the manufacturing, processing, fabrication, packaging or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on-site, but if so, they are a subordinate part of sales.

Exceptions: Manufacture of consumer goods to be sold primarily on-site and to the general public is classified as Retail Sales and Services. Manufacture and production of products from composting organic material areclassified as Waste Processing and Transfer.

**Uses Included**

Apparel and textiles manufacturing  
Artwork, jewelry and toy production  
Chemicals, rubber, leather, clay, bone, plastic, stone, and glass materials manufacturing  
Concrete batching  
Food and related products manufacturing  
Furniture and fixtures manufacturing  
Lumber and wood product manufacturing

Metal and metal products manufacturing, including enameling and galvanizing  
Machinery and electrical equipment manufacturing  
Manufactured homes and prefabricated structures manufacturing  
Movie production facilities  
Printing and publishing  
Rock crushing and screening  
Woodworking, including cabinetry

**Accessory Uses**

Offices, cafeterias, employee recreational facilities, warehouses, storage yards, rail spur or lead lines, docks, repair facilities, truck fleet maintenance and parking area, and caretakers' quarters

**Resource Production and Extraction**

**Definition.** Uses that involve agriculture, mining, quarrying, and mineral extraction

**Uses Included**

Crop Production  
Mining  
Quarrying  
Production or extraction of mineral products

**Accessory Uses**

Offices, storage, rail spur or lead lines and docks

**Warehouse and Freight Handling**

**Definition.** Uses that involve the storage or movement of goods. Goods are generally delivered to other firms or the final consumer. There is little on-site sales activity with the customer present.

**Exception:** Uses that involve the transfer or storage of solid or liquid wastes are classified as Waste Processing and Transfer uses.

**Uses Included**

Bus barns or yards  
Cold storage plants, including frozen food lockers  
Freight storage  
Grain terminals  
Household moving storage  
Inter-modal transfer facilities  
Mini-warehousing and self-service storage facilities  
Parcel services  
Regional postal distribution facilities  
Truck terminals  
Warehouses used by retail stores  
Weapons and ammunition storage  
Wholesale distribution centers  
Fireworks Storage and Sales

**Accessory Uses**

Offices, truck fleet parking and maintenance areas, rail spur or lead lines, docks, and repackaging of goods

**Table 165.07-5  
INSTITUTIONAL USE CATEGORIES**

**Colleges and Universities**

**Definition.** Colleges and other institutions of higher learning that offer courses of general or specialized study leading to a degree. They are certified by a recognized accrediting agency.

**Uses Included**

Community colleges  
Liberal arts colleges  
Nursing and medical schools not accessory to a hospital  
Seminaries  
Universities

**Accessory Uses**

Accessory Uses include offices, housing for students, food service, laboratories, health and sports facilities, theaters, meeting areas, and maintenance facilities.

**Community Facilities**

**Definition.** Uses generally providing a local service to people of the community. Services are generally provided on the site or employees are at the site on a regular basis. The service is ongoing, not just for special events. Community centers or facilities that have membership provisions are open to the general public to join at any time (e.g., any senior citizen could join a senior center). The use may also provide special counseling, education, or training of a public, nonprofit or charitable nature. Alternative incarceration centers are not included in this definition.

Exception: Private lodges, clubs, and private or commercial athletic or health clubs are classified as Entertainment, Restaurant and Recreation Trade.

**Uses Included**

Community centers  
Libraries  
Museums Post offices  
Senior centers  
Swimming pools (open to the public)  
Vocational training for the handicapped  
Youth club facilities

**Accessory Uses**

Offices, meeting rooms, food preparation areas, health and therapy areas, day care uses, and athletic facilities.

**Day Care Facilities**

**Definition.** Uses where a program of supplementary care, protection, and supervision is regularly provided at least twice a week. The service is provided outside the home of the care recipients and covers only a portion of the day. Commercial Day Care uses permitted under this Ordinance do not include any unlicensed facilities for which licensure is required by law.

Exception: Home Day Care, which includes "family child care homes" as defined by the Iowa Code, is accessory to all residential uses.

**Uses Included**

Adult care center  
Child care center  
Group child care homes  
Latchkey programs  
Nursery schools  
Preschools  
Registered family child care homes

**Accessory Uses**

Offices and play areas.

**Funeral Facilities**

**Definition.** Uses providing for the preparation of the deceased for burial or cremation, the display of the deceased and the rituals connected therewith before burial or cremation, or the storage of human bodies prior to burial or cremation.

**Exceptions:** Cemeteries and accessory structures erected therein are classified as Parks and Open Areas.

**Uses Included**

Crematories  
Funeral Homes  
Mortuaries

**Medical Centers**

**Definition.** Uses providing medical or surgical care to patients and offering overnight care, including uses that provide in-patient care and planned treatment for psychiatric, alcohol, or drug problems.

**Exceptions:** Medical clinics that provide care where patients are generally not kept overnight are classified as Office uses. Emergency medical care clinics are classified as Retail Sales and Services.

**Uses Included**

Drug, alcohol and psychiatric in-patient facilities  
Hospitals  
Medical centers

**Accessory Uses**

Out-patient clinics, offices, laboratories, teaching facilities, meeting areas, cafeterias, maintenance facilities, housing facilities for staff or trainees, and gift and hospitality shops.

**Religious Institutions**

**Definition.** A facility where people regularly attend religious services and affiliated meetings and activities. Religious institutions include buildings in which the religious services of any denomination are held.

**Uses Included**

Churches  
Mosques  
Synagogues Temples  
Other houses of worship



**Accessory Uses**

Religious educational facilities, residence for clergy, caretakers' housing, and group living facilities such as convents or rectories.

**Schools**

**Definition.** Facilities that provide a curriculum of elementary and secondary academic instruction, including public and private kindergartens, elementary schools, junior high schools, and high schools.

**Exceptions:** Preschools are classified as a Day Care use.

**Uses Included**

Boarding schools

Military academies

Public and private day schools

Public School Administration Center in conjunction with a public school building

**Accessory Uses**

Play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care.

Table 165.07-6  
**TRANSPORTATION, COMMUNICATIONS AND  
ESSENTIAL SERVICES USE CATEGORIES**

**Basic Utilities**

**Definition.** Utility infrastructure that needs to be located in or near the area where the service is provided.

Basic Utility uses generally do not have regular employees at the site. Services may be publicly or privately provided.

**Exception:** Regional power lines and utility pipelines are classified as Rail lines and Utility Corridors. Power generating plants are classified under manufacturing and Production as energy production uses.

**Uses Included**

Electrical substations

Telephone exchanges

**Parks and Open Areas**

**Definition.** Land outdoors, open to the public, and reserved primarily as a natural area or an area consisting mostly of vegetative landscaping, outdoor recreation space, community gardens, or public square or plaza.

**Uses Included**

Boat launching areas

Botanical gardens

Golf courses

Nature preserves

Parks

Public squares

Tennis courts (open to the public)

**Accessory Uses**

Accessory Uses may include club houses, maintenance facilities, concessions, and caretakers' quarters, and a crematory only in a cemetery.

**Essential Public Services**

**Definition.** Uses of a public nature, generally provided a local service to people of the community. Services are generally provided on the site or employees are at the site on a regular basis. The service is on-going, not just for special events.

**Uses Included**

Ambulance stations

Fire stations

Police stations

**Accessory Uses**

Offices, meeting rooms, and food preparation areas

**Radio and Television Broadcast Facilities**

**Definitions.** All devices, equipment, machinery, structures or supporting elements necessary to produce or transmit non-ionizing electromagnetic radiation for radio or television broadcast or transmission and operating as a discrete unit to produce or transmit a signal or message. Towers may be self-supporting or mounted on poles or

buildings.

Exception: Radio and television studios are classified as Office uses. Personal wireless service facilities are classified in a separate definition.

**Uses Included**

Broadcast towers

Communication towers

Point-to-point microwave towers

**Accessory Uses**

Transmitter facility buildings

**Personal Wireless Service Facilities**

**Definition.** Facilities for the provision of personal wireless services to include commercial mobile services, unlicensed wireless communications, and common carrier wireless exchange access services.

**Uses Included**

Wireless communication antenna

Antenna support structure

**Accessory Uses**

Wireless communication transmission building

**Table 165.07-7**  
**MISCELLANEOUS USE**  
**CATEGORIES**

**Agricultural and Farm Related Activities**

**Definition.** Establishments primarily engaged in supplying soil preparation services, crop services, landscaping, horticultural services, veterinarian and other animal services, and farm labor and management services.

**Uses Included**

Farms  
Stables

**Accessory Uses**

Seed sales and sale of other farm produce

**Commercial Outdoor Recreation**

**Definition.** Large, generally commercial facilities, that provide continuous or seasonal recreation or entertainment- oriented activities. They generally take place outdoors or may take place in a number o structures that are arranged together in an outdoor setting.

**Exceptions.** Golf courses and botanical gardens/arboretums are classified as Parks and Open Space. Uses that draw large members of people to periodic events, rather than on a continuous basis, such as stadiums and amphitheaters, are classified as Major Event Entertainment.

**Uses Included**

Campgrounds (private)  
Golf driving ranges  
Miniature golf facilities  
Zoos

**Accessory Uses**

Accessory uses may include concessions restaurants, caretakers' quarters, and maintenance facilities.

**Major Event Entertainment**

**Definition.** Activities and structures that draw people to spectate or participate at specific events or shows.

**Exception:** Motion picture theaters, including drive-in theaters, are classified as Entertainment, Restaurant andRecreations Trade.

**Uses Included**

Auditoriums  
Bazaars and carnivals  
Coliseums  
Exhibition and meeting areas (more than 20,000 sf)  
Fairgrounds  
Sports arenas  
Stadiums

**Accessory Uses**

Restaurants, bars, concessions, and maintenance facilities

**Vehicle Service Facilities**

**Definition.** Either of the following subcategories of uses:

**Vehicle service Stations.** Any use where gasoline and other petroleum products are sold and/or light maintenance activities such as engine tune-ups, lubrication, minor repairs, and carburetor cleaning is conducted. Service station uses shall not include premises where heavy automobile maintenance activities such as engine overhauls, automobile painting, and body fender work are conducted.

**Vehicle Repair Facilities.** Businesses servicing passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles, including premises where heavy automobile maintenance activities such as engine overhauls, automobile painting and body fender work are conducted.

**Exception:** Repair and service of industrial vehicles and equipment and of heavy trucks, towing and vehicle storage, and vehicle wrecking and salvage are classified as Industrial Service.

**Uses Included**

Vehicle Service Station Uses:

- Car washes
- Publicly and privately owned vehicle emission test sites
- Gas stations
- Minor auto repair and tire sales
- Quick lubrication services

Vehicle Repair Facility Uses:

- Auto body shops
- Auto detailing shops
- Auto upholstery shops
- Tire sales and mounting shops
- Transmission or muffler shops
- Vehicle repair shops

**Accessory uses**

Offices, sales of parts, and vehicle storage

**Sports Practice Facilities**

**Definition.** An indoor facility dedicated solely to the training and development of sports teams. Uses shall not include the playing of scheduled games, matches, championships, or tournaments. The facility may have limited observation seating for family and associates of the players who wish to watch the practice, but it is not open to the public; nor is the facility used for other assembly-type uses when not otherwise used for sports practice. The facility may also include ancillary offices.

**SECTION 4.** Chapter 165.15, “**ESTABLISHMENT OF DISTRICTS AND OFFICIAL ZONING MAP**” is amended by deleting the same and inserting in lieu thereof the following:

**165.15 ESTABLISHMENT OF DISTRICTS AND OFFICIAL ZONING MAP.** The City is hereby divided into districts which shall be designated as follows:

- A-1 - Agricultural
- R-1 - Low Density Single-Family Residential
- R-2 - Medium Density Single-Family Residential
- R-3 - Medium Density Two-Family Residential
- R-3A - Medium Density, Two-Family Residential with Association
- R-4 - High Density Multiple-Family Residential with Association
- RMH - Mobile Home Park Residential
- PUD – Planned Unit Development District
- C-1A - Neighborhood Commercial District
- RI - Research Park Innovation District
- C-2 - Highway Commercial
- PLI – Planned Light Industrial
- PMI – Planned Medium Industrial
- PHI – Planned Heavy Industrial
- P-1 - Public Use
- RL – Robins Landing Overlay District
- FP – Flood Plain Overlay District

The locations and boundaries of these districts are shown on the official zoning map which together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this chapter. The Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Clerk, and bearing the Seal of the City under the following statement: *This is to certify that this is the official Zoning Map referred to in Ordinance No. \_\_\_\_\_ of the City of Robins, Iowa.* The Official Zoning Map, or a true copy of the same, shall be on file in the office of the City Clerk and shall be final authority as to the correct zoning status of the land, water areas, buildings, and other structures in the City.

**SECTION 5.** Chapter 165.21, “**R-1 – LOW DENSITY SINGLE-FAMILY RESIDENTIAL**” is amended by deleting the same and inserting in lieu thereof the following:

**165.21 R-1 – LOW DENSITY SINGLE-FAMILY RESIDENTIAL.** This district is intended for single-family dwelling units designed to maintain, protect, and preserve low density on large lots in a quiet rural setting while permitting agricultural uses. Public utilities such as water and sewer are typically limited due to accessibility and cost factors but may be required or provided based on City policies and regulations.

1. Permitted Principal Uses and Structures.
  - A. Single-family dwellings.
  - B. Parks and Open Areas
  - C. Essential Public Services
  - D. Religious Institutions
2. Permitted Accessory Uses and Structures. Accessory uses and buildings incidental to and on the same lot as the principal use, as follows:
  - A. Agricultural and Farm Related Activities

- B. Short-Term Rental (Registration with City Required for use of property for short term rental, and notification of an active rental with renter’s contact information)
- 3. Special Uses. As approved by the Board of Adjustment.
- 4. Bulk Regulations: The following minimum requirements shall be observed in the R-1 District:

	Minimum Lot Area	Minimum Lot Width <sup>3</sup>	Minimum Front Yard	Minimum Side Yard	Corner Side Yard	Minimum Rear Yard	Maximum Height
Single-family dwelling	20,000 sq. ft.	90 feet	35 feet	15 feet	35 feet	35 feet	Principal building 35 feet
Agricultural and Farm Related Activities	5 acres	200 feet	75 feet	50 feet	50 feet	50 feet	Principal building 35 feet
Religious institutions <sup>2</sup>	40,000 sq. ft.	150 feet	40 feet	20 feet <sup>1</sup>	30 feet	50 feet	Principal building 35 feet
Special uses	As specified by the Board of Adjustment						
1	Plus one foot for each two feet by which the building or structure height exceeds 20 feet.						
2	Additional Development Standards and Site Development Plan Requirements apply.						
3	Minimum lot width shall be met at the Minimum Front Yard Setback for Irregular Lots on cul-de-sacs, courts or street centerline curves of less than three hundred (300) feet radius.						

- 5. Development Standards. The following minimum requirements shall be observed for Religious Institutions:

DEVELOPMENT STANDARDS	RELIGIOUS INSTITUTIONS
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. with High Screen
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%

- 6. Site Development Plan Requirements for Religious Institutions.
  - A. In addition to Site Development Plan submittals, a Use Analysis Report shall be prepared by the applicant that shows the following:
    - i. Approximate number of patrons, daily and weekly services;
    - ii. Approximate utility needs and effect upon existing systems, e.g., projected water demand (Gallons Per Minute or Gallons Per Day), waste water generation (Gallons Per Day + Chemical oxygen Demand or Biochemical oxygen Demand), electricity demand (Kilowatts), storm water increase (Cubic Feet Per Second), solid waste generation (tons);
    - iii. Possible nuisance factors and means for alleviating those factors, such as noise, odor, smoke, dust, fumes, vibration, or heat.
- 7. All uses shall meet the parking, design and sign standards of this chapter.

**SECTION 6.** Chapter 165.22, “**MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL**” is amended by deleting the same in inserting in lieu thereof the following:

**165.22 R-2 – MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL.** This district is intended to preserve and uphold single family dwelling units in a medium density setting and require the provisions of urban facilities and services.

1. Permitted Principal Uses and Structures.
  - A. Single-family dwellings.
  - B. Parks and Open Areas
  - C. Essential Public Services
  - D. All principal uses and structures as permitted in R-1.
2. Permitted Accessory Uses and Structures. All permitted accessory uses and structures as permitted in R-1.
  - A. Short-Term Rental (Registration with City Required for use of property for short term rental, and notification of an active rental with renter’s contact information)
3. Special Uses. As approved by the Board of Adjustment.
4. Bulk Regulations: The following minimum requirements shall be observed in the R-1 District:

	Minimum Lot Area	Minimum Lot Width <sup>1</sup>	Minimum Front Yard	Minimum Side Yard	Corner Side Yard	Minimum Rear Yard	Maximum Height
Single-family dwelling	12,500 sq. ft.	90 feet	30 feet	10 feet	30 feet	30 feet	Principal building 35 feet
Special Uses	As specified by the Board of Adjustment						
1.	Minimum lot width shall be met at the Minimum Front Yard Setback for Irregular Lots on cul-de-sacs, courts or street centerline curves of less than three hundred (300) feet radius.						

5. All uses shall meet the parking, design and sign standards of this chapter.

**SECTION 7.** Chapter 165.23, “**R-3 DISTRICT – MEDIUM DENSITY TWO-FAMILY RESIDENTIAL**” is amended by deleting the same and inserting in lieu thereof the following:

**165.23 R-3 DISTRICT – MEDIUM DENSITY TWO-FAMILY RESIDENTIAL.** This district is intended to establish and preserve medium density areas for single and two family dwellings and require the provisions of urban facilities and services. This district would be free from other uses except those which are both compatible with and convenient to the residents of such a district.

1. Permitted Principal Uses and Structures.
  - A. Duplex
  - B. Patio Home
  - C. Parks and Open Areas
  - D. Essential Public Services
  - E. All principal uses and structures as permitted in R-2.
  - F. Laundromat – Located within Hub Activity Area
  - G. Hub Activity Area uses may only be allowed for properties that are consistent with a City Council approved master plan accompanying a rezoning request. A Hub Activity Area means an area of concentrated commercial uses providing support services intended primarily to provide service and retail uses supportive of the surrounding businesses and their employees.
2. Permitted Accessory Uses and Structures. Accessory uses and buildings incidental to and on the same lot as the principal use.



- A. Short-Term Rental (Registration with City Required for use of property for short term rental, and notification of an active rental with renter’s contact information)
- 3. Special Uses. As approved by the Board of Adjustment.
- 4. Bulk Regulations. The following minimum requirements shall be observed in the R-3 District:

	Minimum Lot Area	Minimum Lot Width <sup>1</sup>	Minimum Front Yard	Minimum Side Yard	Corner Side Yard	Minimum Rear Yard	Maximum Height
Single-Family dwelling	7,000 square feet	65 feet	30 feet	10 feet	30 feet	30 feet	Principal building 35 feet
Duplex	6,250, square feet per dwelling unit	45 feet per dwelling unit	30 feet	10 feet except at common wall	30 feet	30 feet	Principal building 35 feet
1. Minimum lot width shall be met at the Minimum Front Yard Setback for Irregular Lots on cul-de-sacs, courts or street centerline curves of less than three hundred (300) feet radius.							

- 5. Other Standards.
  - A. Common wall must meet current codes adopted by the City.
  - B. For Duplexes, zero lot lines may only occur in the vertical plane. Stacked units or zero lot lines in the horizontal plane are not allowed. Each unit must have a public accessible entrance.
  - C. No fence shall be allowed in the front yard.
  - D. No on-street parking shall be allowed.
  - E. No detached garages shall be allowed.
  - F. Each principal building unit shall have separate City and private services and metering systems.
  - G. There shall be at least one entrance per unit facing the street.
  - H. All uses shall meet the parking, design and sign standards of this chapter.
  - I. A site plan for all structures shall be submitted for approval prior to building permit issuance.
  - J. A Development Agreement is required in accordance with Chapter 166 of this Code of Ordinances.

**SECTION 8.** Chapter 165.231 “**R-3A DISTRICT – MEDIUM DENSITY TWO-FAMILY RESIDENTIAL WITH ASSOCIATION**” is amended by deleting the same and inserting in lieu thereof the following:

**165.231 R-3A DISTRICT – MEDIUM DENSITY TWO-FAMILY RESIDENTIAL WITH ASSOCIATION.** This district is intended to establish and preserve medium density areas for single and two family dwellings, with a homeowner’s association, and require the provisions of urban facilities and services. This district would be free from other uses except those which are both compatible with and convenient to the residents of such a district.

The R-3A District is subject to the following regulations:

- 6. Permitted Principal Uses and Structures.
  - A. Condominium
  - B. Patio homes.
  - C. Town homes
  - D. Parks and Open Areas
  - E. Essential Public Services
  - F. All principal uses and structures as permitted in R-3 except for single-family dwellings.

- G. Laundromat – Located within Hub Activity Area
  - H. Hub Activity Area uses may only be allowed for properties that are consistent with a City Council approved master plan accompanying a rezoning request. A Hub Activity Area means an area of concentrated commercial uses providing support services intended primarily to provide service and retail uses supportive of the surrounding businesses and their employees.
7. Permitted Accessory Uses and Structures. Accessory uses and buildings incidental to and on the same lot as the principal use.
- A. Short-Term Rental (Registration with City Required for use of property for short term rental, and notification of an active rental with renter’s contact information)
8. Special Uses. As approved by the Board of Adjustment.
9. Bulk Regulations. The following minimum requirements shall be observed in the R-3A District:

Minimum Lot Area	Minimum Lot Area	Minimum Lot Width <sup>1</sup>	Minimum Front Yard	Minimum Side Yard	Corner Side Yard	Minimum Rear Yard	Maximum Height
Patio Homes	7,000 square feet	65 feet	30 feet	10 feet	30 feet	30 feet	Principal building 35 feet
Duplex	6,250, square feet per dwelling unit	45 feet per dwelling unit	30 feet	10 feet except at common wall	30 feet	30 feet	Principal building 35 feet
1. Minimum lot width shall be met at the Minimum Front Yard Setback for Irregular Lots on cul-de-sacs, courts or street centerline curves of less than three hundred (300) feet radius.							

10. Other Standards.
- A. Common wall must meet current codes adopted by the City.
  - B. For Condominiums, Patio homes and Town homes, zero lot lines may only occur in the vertical plane. Stacked units or zero lot lines in the horizontal plane are not allowed. Each unit must have a public accessible entrance. Association agreements shall be created to provide for the maintenance and replacement of the commonly owned interior streets, public walks and grounds.
  - C. No fence shall be allowed in the front yard.
  - D. No on-street parking shall be allowed.
  - E. No detached garages shall be allowed.
  - F. Each principal building unit shall have separate City and private services and metering systems.
  - G. There shall be at least one entrance per unit facing the street.
  - H. All uses shall meet the parking, design and sign standards of this chapter.
  - I. A site plan for all structures shall be submitted for approval prior to building permit issuance.
  - J. A Development Agreement is required in accordance with Chapter 166 of this Code of Ordinances.

**SECTION 9.** Chapter 165.24, “**R-4 DISTRICT – HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL WITH ASSOCIATION**” is amended by deleting the same and inserting in lieu thereof the following:

**165.24 R-4 DISTRICT – HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL WITH ASSOCIATION.** This district is intended to establish and preserve areas for high density residential development, with a homeowner’s association and free from other uses, except those which are both compatible with and convenient to the residents of such a district. This district is designed to serve as a buffer between lower density residential districts and more intensive zoning districts such as commercial districts and would require the provisions of urban type facilities and services.

The R-4 District is subject to the following regulations:

11. Permitted Principal Uses and Structures.
  - A. Group Living
  - B. Multiple dwellings, including row dwellings, townhouses, condominiums, cooperative and apartments. Row dwellings, townhouses and condominiums are to consist of not more than eight units in a continuous row per building.
  - C. Parks and Open Areas
  - D. Essential Public Services
  - E. All principal uses and structures as permitted in R-3A.
  - F. Laundromat – Located within Hub Activity Area
  - G. Hub Activity Area uses may only be allowed for properties that are consistent with a City Council approved master plan accompanying a rezoning request. A Hub Activity Area means an area of concentrated commercial uses providing support services intended primarily to provide service and retail uses supportive of the surrounding businesses and their employees.
  
12. Permitted Accessory Uses and Structures. Accessory uses and buildings incidental to and on the same lot as the principal use.
  - A. Short-Term Rental (Registration with City Required for use of property for short term rental, and notification of an active rental with renter’s contact information)
  
13. Special Uses. As specified by the Board of Adjustment.

**SECTION 10.** Chapter 165.26 “**C-1, CENTRAL COMMERCIAL BUSINESS DISTRICT**” is amending the same and inserting in lieu thereof the following:

**165.26 C-1 – CENTRAL COMMERCIAL BUSINESS DISTRICT.** This district is intended to provide convenience shopping for persons residing in adjacent residential areas. This district is designed to provide uses of a retail and personal service nature that are especially suited and attractive to nearby residential areas, while minimizing the undesirable impact on the neighborhood that they serve. This district should be well served by adequate public utilities and services and abutting collector streets or intersections.

1. Permitted Principal Uses and Structures.
  - A. Group Living
  - B. Short Term Lodging
  - C. Office Use
  - D. Entertainment, Restaurant and Recreational Trade, except indoor gun or archery clubs and firing or shooting
  - E. Retail Sales and Services – General, except kennels and sign making.
  - F. Community Facilities
  - G. Child Day Care Facilities
  - H. Funeral Facilities
  - I. Medical Centers
  - J. Schools
  - K. Telephone Exchanges
  - L. Parks and Open Areas
  - M. Essential Public Services
  - N. Commercial Outdoor Recreation
  - O. Sports Practice Facilities
  
2. Permitted Accessory Uses and Structures.
  - A. Accessory uses and buildings incidental to and on the same lot as the principal use.
  - B. Dwelling units above a store or shop on the second floor.
  
3. Special Uses. As approved by the Board of Adjustment.

4. Bulk Regulations. The following minimum requirements shall be observed in the C-1 District:

Minimum Lot Area	Minimum Lot Width <sup>2</sup>	Minimum Front Yard	Minimum Side Yard	Corner Side Yard	Minimum Rear Yard	Maximum Height
3,000 square feet per unit	50 feet	25 feet	15 feet except at common wall <sup>1</sup>	25 feet	25 feet	Principal building 45 feet
1. Unless abutting a residential lot, then minimum side yard required is 25ft 2. Minimum lot width shall be met at the Minimum Front Yard Setback for Irregular Lots on cul-de-sacs, courts or street centerline curves of less than three hundred (300) feet radius.						

5. Development Standards. The following minimum requirements shall be observed in the C-1 District:

DEVELOPMENT STANDARDS	C-1 ZONE
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. with High Screen.
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%
Drive-Through Facilities Permitted	Yes
Outdoor Display Permitted	No
Outdoor Storage Permitted	No

6. Site Development Plan Requirements.

- A. In addition to Site Development Plan submittals, a Use Analysis Report shall be prepared by the applicant that shows the following:
- iv. Approximate number of employees;
  - v. Approximate utility needs and effect upon existing systems, e.g., projected water demand (Gallons Per Minute or Gallons Per Day), waste water generation (Gallons Per Day + Chemical oxygen Demand or Biochemical oxygen Demand), electricity demand (Kilowatts), storm water increase (Cubic Feet Per Second), solid waste generation (tons).
  - vi. Possible nuisance factors and means for alleviating those factors, such as noise, odor, smoke, dust, fumes, vibration, or heat; and
  - vii. Uses with a substantial inventory of hazardous materials, as regulated by the Robins Fire Department, shall be sited away from residential uses.
- B. No Site Development Plan approval will be issued for any use in the C-1 District if the determination is made by the approving authority exercising independent judgment, that there is reason to believe that the proposed use or structure, as presented by the application, will create a nuisance in terms of diminished air quality, smoke, noise, toxic matter, odor, vibration, glare, sewage waste, water quality, street system capacity, heat or other condition detrimental to the public health and safety or reasonable use, enjoyment and value of other properties; or diminish the quality or quantity of any utility service presently provided by the City. Furthermore, no approval or permit shall be issued unless there is compliance with all other applicable City, state, and federal regulations.

14. Bulk Regulations. The following minimum requirements shall be observed in the R-4 District:

Minimum Lot Area	Minimum Lot Area	Minimum Lot Width <sup>1</sup>	Minimum Front Yard	Minimum Side Yard	Corner Side Yard	Minimum Rear Yard	Maximum Height
Single-Family	7,000 square feet	65 feet	30 feet	10 feet	30 feet	30 feet	Principal building 35 feet
Duplex	6,250, square feet per dwelling unit	45 feet per dwelling unit	30 feet	10 feet except at common wall	30 feet	30 feet	Principal building 35 feet
Multi-Family	4,500 square feet per dwelling unit	45 feet per dwelling unit <sup>2</sup>	30 feet	10 feet except at common wall	30 feet	30 feet	Principal building 45 feet
<p>1. Minimum lot width shall be met at the Minimum Front Yard Setback for Irregular Lots on cul-de-sacs, courts or street centerline curves of less than three hundred (300) feet radius.</p> <p>2. Minimum Dwelling Unit width shall be the Minimum Lot Width, minus the Minimum Side Yards at common walls. i.e. middle unit with 2 common walls minimum width is 25ft</p>							

15. Other Standards.

- A. Common wall must meet current codes adopted by the City.
- B. For Duplexes, Condominiums, Patio homes, Row homes and Town homes, zero lot lines may only occur in the vertical plane. Stacked units or zero lot lines in the horizontal plane are not allowed. Each unit must have a public accessible entrance. Association agreements shall be created to provide for the maintenance and replacement of the commonly owned interior streets, public walks and grounds.
- C. No fence shall be allowed in the front yard.
- D. No on-street parking shall be allowed.
- E. No detached garages shall be allowed.
- F. Each principal building unit shall have separate City and private services and metering systems.
- G. There shall be at least one entrance per unit facing the street.
- H. All uses shall meet the parking, design and sign standards of this chapter.
- I. A site plan for all structures shall be submitted for approval prior to building permit issuance.
- J. A Development Agreement is required in accordance with Chapter 166 of this Code of Ordinances.

**SECTION 11.** Chapter 165.261, “C-1A, NEIGHBORHOOD COMMERCIAL BUSINESS DISTRICT” is amended by deleting the same and inserting in lieu thereof the following:

**165.261 C-1A – NEIGHBORHOOD COMMERCIAL BUSINESS DISTRICT.** This district is intended for small areas in or near residential neighborhoods. The zone encourages the provision of small-scale retail and service use for nearby residents and operating during regular business hours. Uses are restricted in size to promote a local orientation and to limit adverse impacts on nearby residential areas. Development is intended to be pedestrian-oriented and compatible with the scale of surrounding residential areas. Parking areas are strictly regulated, to promote compatibility with the character of surrounding residential development and the intended pedestrian orientation of the uses.

- 1. Permitted Principal Uses and Structures.
  - a. Parks and Open Areas

- b. Essential Public Services
- c. All principal uses and structures as permitted in C-1, except Drive-up uses.
- 2. Permitted Accessory Uses and Structures.
  - a. All accessory uses and structures as permitted in C-1.
- 3. Special Uses. As approved by the Board of Adjustment.
- 4. Bulk Regulations. The following minimum requirements shall be observed in the C-1 District:

Minimum Lot Area	Minimum Lot Width <sup>2</sup>	Minimum Front Yard	Minimum Side Yard	Corner Side Yard	Minimum Rear Yard	Maximum Height
3,000 square feet per unit	50 feet	25 feet	15 feet except at common wall <sup>1</sup>	25 feet	25 feet	Principal building 35 feet
1. Unless abutting a residential lot, then minimum side yard required is 25ft 2. Minimum lot width shall be met at the Minimum Front Yard Setback for Irregular Lots on cul-de-sacs, courts or street centerline curves of less than three hundred (300) feet radius.						

**Neighborhood Commercial Business District (C-1A)**

**Zone Development Standards**

DEVELOPMENT STANDARDS	C-1A ZONE
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. with High Screen.
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage Permitted	No

- 5. Site Development Plan Requirements.
  - a. In addition to Site Development Plan submittals, a Use Analysis Report shall be prepared by the applicant that shows the following:
    - 1. Approximate number of employees;
    - 2. Approximate utility needs and effect upon existing systems, e.g., projected water demand (Gallons Per Minute or Gallons Per Day), waste water generation (Gallons Per Day + Chemical oxygen Demand or Biochemical oxygen Demand), electricity demand (Kilowatts), storm water increase (Cubic Feet Per Second), solid waste generation (tons).
    - 3. Possible nuisance factors and means for alleviating those factors, such as noise, odor, smoke, dust, fumes, vibration, or heat; and
    - 4. Uses with a substantial inventory of hazardous materials, as regulated by the Robins Fire Department, shall be sited away from residential uses across University Boulevard.
  - b. No Site Development Plan approval will be issued for any use in the C-1A District if the determination is made by the approving authority exercising independent judgment, that there is reason to believe that the proposed use or structure, as presented by the application, will create a nuisance in terms of diminished air quality, smoke, noise, toxic matter, odor, vibration, glare, sewage waste, water quality, street system capacity, heat or other condition detrimental to the public health and safety or reasonable use, enjoyment

and value of other properties; or diminish the quality or quantity of any utility service presently provided by the City. Furthermore, no approval or permit shall be issued unless there is compliance with all other applicable City, state, and federal regulations.

**SECTION 12.** Section 165.262 “**RI, RESEARCH PARK INNOVATION DISTRICT**” is amended by deleting the same and inserting in lieu thereof the following:

**165.262. “RI” RESEARCH PARK INNOVATION DISTRICT.** This district is intended to provide areas for the development of office, research, service, production and assembly. It is designated to accommodate office buildings, similar structures and complementary uses in a mutually compatible environment

1. Permitted Principal Uses and Structures.
  - a. Office Uses
  - b. Retail Sales and Services – General – Located within the Hub Activity Area
  - c. Restaurant – Located within Hub Activity Area – no drive trough’s
  - d. Recreation Trade – Within Hub Activity Area
  - e. Research and Development Facilities and Laboratories
  - f. Manufacturing and Processing - all uses except concrete batching and asphalt mixing; lumber and wood products manufacturing; manufactured homes and prefabricated structures manufacturing; printing and publishing; and rock crushing and screening
  - g. Parks and Open Areas
  - h. Essential Public Services
  - i. Child Day Care Facilities – Located within Hub Activity Area
  - j. Hub Activity Area uses may only be allowed for properties that are consistent with a City Council approved master plan accompanying a rezoning request. A Hub Activity Area means an area of concentrated commercial uses providing support services intended primarily to provide service and retail uses supportive of the surrounding businesses and their employees.
2. Permitted Accessory Uses and Structures.
  - a. Accessory uses and buildings incidental to and on the same lot as the principal use.
3. Special Uses. As approved by the Board of Adjustment.
4. Bulk Regulations. The following minimum requirements shall be observed in the RI District:

Minimum Lot Area	Minimum Lot Width <sup>3</sup>	Minimum Front Yard	Minimum Side Yard	Corner Side Yard	Minimum Rear Yard	Maximum Height
25,000 sf	100 feet	25 feet	15 feet <sup>1</sup>	25feet	25 feet <sup>2</sup>	Principal building 100 feet
<ol style="list-style-type: none"> <li>1 Except when adjacent to an R District, in which case minimum side yard shall be 50 feet.</li> <li>2 Except when adjacent to an R District, in which case the minimum rear yard shall be 50 feet.</li> <li>3 Minimum lot width shall be met at the Minimum Front Yard Setback for Irregular Lots on cul-de-sacs, courts or street centerline curves of less than three hundred (300) feet radius.</li> </ol>						

5. Development Standards. The following minimum requirements shall be observed in the RI District:

DEVELOPMENT STANDARDS	RI ZONE
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. with High Screen.
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%
Outdoor Display Permitted	No
Outdoor Storage Permitted-not between building and the street	No

6. Site Development Plan Requirements.

- a. In addition to Site Development Plan submittals, a Use Analysis Report shall be prepared by the applicant that shows the following:
  - i. Approximate number of employees;
  - ii. Approximate utility needs and effect upon existing systems, e.g., projected water demand (Gallons Per Minute or Gallons Per Day), waste water generation (Gallons Per Day + Chemical oxygen Demand or Biochemical oxygen Demand), electricity demand (Kilowatts), storm water increase (Cubic Feet Per Second), solid waste generation (tons);
  - iii. Possible nuisance factors and means for alleviating those factors, such as noise, odor, smoke, dust, fumes, vibration, or heat; and
  - iv. Uses with a substantial inventory of hazardous materials, as regulated by the Robins Fire Department.
- b. No Site Development Plan approval will be issued for any use in the RI District if the determination is made by the approving authority exercising independent judgment, that there is reason to believe that the proposed use or structure, as presented by the application, will create a nuisance in terms of diminished air quality, smoke, noise, toxic matter, odor, vibration, glare, sewage waste, water quality, street system capacity, heat or other condition detrimental to the public health and safety or reasonable use, enjoyment and value of other properties; or diminish the quality or quantity of any utility service presently provided by the City. Furthermore, no approval or permit shall be issued unless there is compliance with all other applicable City, state, and federal regulations.

**SECTION 13.** Section 165.27, “**C-2, HIGHWAY COMMERCIAL DISTRICT**” is amended by deleting the same and inserting in lieu thereof the following:

**165.27 C-2 – HIGHWAY COMMERCIAL DISTRICT.** This district is intended to accommodate practically all-general business type uses and with particular provision for development of commercial uses that meet the needs of the traveling public. This district should be well served by adequate public utilities and services and abutting major collector street or highways and intersections thereof.

1. Permitted Principal Uses and Structures.
  - A. Kennels
  - B. Sign Making
  - C. Automotive and Marine Craft Trade.
  - D. Wholesale Trade, except wholesalers of: Alcoholic beverages, auto parts, building hardware, clothing electronics, home furnishings and food.
  - E. Mini-warehousing and self-storage facilities.
  - F. Parks and Open Areas
  - G. Essential Public Services
  - H. Radio and Television Broadcast Facilities.
  - I. Personal Wireless Service Facilities.
  - J. Major Event Entertainment.
  - K. Vehicle Service Facilities.
  - L. All principal uses and structures as permitted in C-1.
2. Permitted Accessory Uses.
  - A. Accessory uses and buildings incidental to and on the same lot as the principal use.
3. Special Uses. The following special uses are permitted in the C-2 District:



- A. Indoor gun or archery clubs and firing or shooting ranges approved by the Robins Police Department. (Ordinance No. 1701, 5/15/17)
- B. As approved by the Board of Adjustment.

4. Bulk Regulations. The following minimum requirements shall be observed in the C-2 District:

Minimum Lot Area	Minimum Lot Width <sup>2</sup>	Minimum Front Yard	Minimum Side Yard	Corner Side Yard	Minimum Rear Yard	Maximum Height
10,000 square feet	50 feet	25 feet	15 feet except at common wall <sup>1</sup>	25 feet	25 feet	Principal building 45 feet
1. Unless abutting a residential lot, then minimum side yard required is 25ft 2. Minimum lot width shall be met at the Minimum Front Yard Setback for Irregular Lots on cul-de-sacs, courts or street centerline curves of less than three hundred (300) feet radius.						

5. Development Standards. The following minimum requirements shall be observed in the PLI District:

DEVELOPMENT STANDARDS	PLI ZONE
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. with High Screen.
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%
Drive-Through Facilities Permitted	Yes
Outdoor Display Permitted	No
Outdoor Storage Permitted	No

6. Site Development Plan Requirements.

- C. In addition to Site Development Plan submittals, a Use Analysis Report shall be prepared by the applicant that shows the following:
  - i. Approximate number of employees;
  - ii. Approximate utility needs and effect upon existing systems, e.g., projected water demand (Gallons Per Minute or Gallons Per Day), waste water generation (Gallons Per Day + Chemical oxygen Demand or Biochemical oxygen Demand), electricity demand (Kilowatts), storm water increase (Cubic Feet Per Second), solid waste generation (tons).
  - iii. Possible nuisance factors and means for alleviating those factors, such as noise, odor, smoke, dust, fumes, vibration, or heat; and
  - iv. Uses with a substantial inventory of hazardous materials, as regulated by the Robins Fire Department, shall be sited away from residential uses.

**SECTION 14.** Chapter 165.28, “**PLI, PLANNED LIGHT INDUSTRIAL DISTRICT**” is amended by deleting the same and inserting in lieu thereof the following:

**165.28 "PLI" PLANNED LIGHT INDUSTRIAL DISTRICT.** This district is intended to accommodate industrial activities that do not create major nuisances from noise or odor with surrounding land uses. This district should be well served by adequate public utilities and services and abutting major collector street or highways and intersections.

- 1. Permitted Principal Uses and Structures.
  - A. Office Use

- B. Industrial Service - limited to: printing, publishing, commercial art and reproduction services; and research and development laboratories
  - C. Manufacturing and Processing - all uses except concrete batching; lumber and wood products manufacturing; manufactured homes and prefabricated structures manufacturing; and rock crushing and screening
  - D. Parks and Open Areas
  - E. Essential Public Services
2. Permitted Accessory Uses and Structures.
- A. Accessory uses and buildings incidental to and on the same lot as the principal use.
3. Special Uses. As approved by the Board of Adjustment.
4. Bulk Regulations. The following minimum requirements shall be observed in the PLI District:

Minimum Lot Area	Minimum Lot Width <sup>3</sup>	Minimum Front Yard	Minimum Side Yard	Corner Side Yard	Minimum Rear Yard	Maximum Height
1 Acre	100 feet	30 feet	20 feet <sup>1</sup>	30 feet	30 feet <sup>2</sup>	Principal building 100 feet
<p>1 Except when adjacent to an R District, in which case minimum side yard shall be 50 feet.</p> <p>2 Except when adjacent to an R District, in which case the minimum rear yard shall be 50 feet.</p> <p>3 Minimum lot width shall be met at the Minimum Front Yard Setback for Irregular Lots on cul-de-sacs, courts or street centerline curves of less than three hundred (300) feet radius.</p>						

5. Development Standards. The following minimum requirements shall be observed in the PLI District:

DEVELOPMENT STANDARDS	PLI ZONE
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. with High Screen
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage Permitted	No

6. Site Development Plan Requirements.

- A. In addition to Minor or Major Site Development Plan submittals, a Use Analysis Report shall be prepared by the applicant that shows the following:
  - i. Approximate number of employees;
  - ii. Approximate utility needs and effect upon existing systems, e.g., projected water demand (Gallons Per Minute or Gallons Per Day), waste water generation (Gallons Per Day + Chemical oxygen Demand or Biochemical oxygen Demand), electricity demand (Kilowatts), storm water increase (Cubic Feet Per Second), solid waste generation (tons); and
  - iii. Possible nuisance factors and means for alleviating those factors, such as noise, odor, smoke, dust, or fumes, vibration, heat.

iv. Uses with a substantial inventory of hazardous materials, as regulated by the Robins Fire Department, shall be sited away from residential uses.

A. No Site Development Plan approval will be issued for any use in the PLI District if the determination is made by the approving authority exercising independent judgment, that there is reason to believe that the proposed use or structure, as presented by the application, will create a nuisance in terms of diminished air quality, smoke, noise, toxic matter, odor, vibration, glare, sewage waste, water quality, street system capacity, heat or other condition detrimental to the public health and safety or reasonable use, enjoyment and value of other properties; or diminish the quality or quantity of any utility service presently provided by the City. Furthermore, no approval or permit shall be issued unless there is compliance with all other applicable City, state and federal regulations.

**SECTION 15.** Chapter 165.29, “PMI – PLANNED MEDIUM INDUSTRIAL” is amended by deleting the same and inserting in lieu the following:

**165.29 PMI – PLANNED MEDIUM INDUSTRIAL.** This district is intended to accommodate all types of industrial activities in areas that are relatively removed from residential and general commercial land uses. This district shall be well served by adequate public utilities and services and abutting major collector streets or highways and intersections.

1. Permitted Principal Uses and Structures.
  - A. Industrial Service
  - B. Manufacturing and Processing: all uses except concrete batching; and rock crushing and screening
  - C. Wholesale Trade
  - D. Warehouse and Freight Handling: all uses except:
    - i. Weapons and ammunition storage
    - ii. Fireworks Storage and Sales
  - E. Parks and Open Areas
  - F. Essential Public Services
  - G. All other uses permitted under PLI.
2. Permitted Accessory Uses and Structures.
  - A. Accessory uses and buildings incidental to and on the same lot as the principal use.
3. Special Uses. As approved by the Board of Adjustment.
4. Bulk Regulations. The following minimum requirements shall be observed in the PMI District:

Minimum Lot Area	Minimum Lot Width <sup>3</sup>	Minimum Front Yard	Minimum Side Yard	Corner Side Yard	Minimum Rear Yard	Maximum Height
1 Acre	100 feet	30 feet	25 feet <sup>1</sup>	30 feet	30 feet <sup>2</sup>	Principal building 100 feet
<ol style="list-style-type: none"> <li>1 Except when adjacent to an R District, in which case minimum side yard shall be 50 feet.</li> <li>2 Except when adjacent to an R District, in which case the minimum rear yard shall be 50 feet.</li> <li>3 Minimum lot width shall be met at the Minimum Front Yard Setback for Irregular Lots on cul-de-sacs, courts or street centerline curves of less than three hundred (300) feet radius.</li> </ol>						

5. Development Standards. The following minimum requirements shall be observed in the PMI District:

DEVELOPMENT STANDARDS	PMI ZONE
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. with Industrial Screen
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage Permitted	No

6. Site Development Plan Requirements.

- A. In addition to Minor or Major Site Development Plan submittals, a Use Analysis Report shall be prepared by the applicant that shows the following:
- i. Approximate number of employees;
  - ii. Approximate utility needs and effect upon existing systems, e.g., projected water demand (Gallons Per Minute or Gallons Per Day), waste water generation (Gallons Per Day + Chemical oxygen Demand or Biochemical oxygen Demand), electricity demand (Kilowatts), storm water increase (Cubic Feet Per Second), solid waste generation (tons); and
  - iii. Possible nuisance factors and means for alleviating those factors, such as noise, odor, smoke, dust, or fumes, vibration, heat.
  - iv. Uses with a substantial inventory of hazardous materials, as regulated by the Robins Fire Department, shall be sited away from residential uses.
- B. No Site Development Plan approval will be issued for any use in the PI District if the determination is made by the approving authority exercising independent judgment, that there is reason to believe that the proposed use or structure, as presented by the application, will create a nuisance in terms of diminished air quality, smoke, noise, toxic matter, odor, vibration, glare, sewage waste, water quality, street system capacity, heat or other condition detrimental to the public health and safety or reasonable use, enjoyment and value of other properties; or diminish the quality or quantity of any utility service presently provided by the City. Furthermore, no approval or permit shall be issued unless there is compliance with all other applicable City, state and federal regulations.

**SECTION 16.** Chapter 165.291 “**PHI – PLANNED HEAVY INDUSTRIAL**” is amended by deleting the same and inserting in lieu thereof the following:

**165.291 PHI PLANNED HEAVY INDUSTRIAL.** This district is intended to accommodate all types of industrial activities in areas that are relatively removed from residential and general commercial land uses. This district shall be well served by adequate public utilities and services and abutting major collector streets or highways and intersections.

1. Permitted Principal Uses and Structures.
  - A. Resource Production and Extraction
  - B. Manufacturing and Processing
  - C. Parks and Open Areas
  - D. Essential Public Services
  - E. All other uses permitted under PMI
2. Permitted Accessory Uses and Structures.

- A. Accessory uses and buildings incidental to and on the same lot as the principal use.
- 3. Special Uses. As approved by the Board of Adjustment.
  - A. Firework sales and storage
  - B. Weapons and ammunition storage
  - C. Explosives manufacture, storage, handling, sale or use inclusive of dynamite, ammunition, fireworks, and any materials used to manufacture explosives.
- 4. Bulk Regulations. The following minimum requirements shall be observed in the PHI District:

Minimum Lot Area	Minimum Lot Width <sup>4</sup>	Minimum Front Yard	Minimum Side Yard	Corner Side Yard	Minimum Rear Yard	Maximum Height
1 Acre	100 feet	40 feet	25 feet <sup>1</sup>	30 feet	30 feet <sup>2</sup>	Principal building 100 feet
1 Except when adjacent to an R or C District, in which case minimum side yard shall be 50 feet. 2 Except when adjacent to an R or C District, in which case the minimum rear yard shall be 50 feet. 3 Except when fronting a street forming the boundary between an I district and R or C district, in which case the minimum front yard shall be 60 feet. 4 Minimum lot width shall be met at the Minimum Front Yard Setback for Irregular Lots on cul-de-sacs, courts or street centerline curves of less than three hundred (300) feet radius.						

- 5. Development Standards. The following minimum requirements shall be observed in the PHI District:

DEVELOPMENT STANDARDS	PHI ZONE
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. with High Screen
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%
Outdoor Display Permitted	No
Outdoor Storage Permitted	No

- 6. Site Development Plan Requirements.
  - A. In addition to Minor or Major Site Development Plan submittals, a Use Analysis Report shall be prepared by the applicant that shows the following:
    - i. Approximate number of employees;
    - ii. Approximate utility needs and effect upon existing systems, e.g., projected water demand (Gallons Per Minute or Gallons Per Day), waste water generation (Gallons Per Day + Chemical oxygen Demand or Biochemical oxygen Demand), electricity demand (Kilowatts), storm water increase (Cubic Feet Per Second), solid waste generation (tons); and
    - iii. Possible nuisance factors and means for alleviating those factors, such as noise, odor, smoke, dust, or fumes, vibration, heat.
    - iv. Uses with a substantial inventory of hazardous materials, as regulated by the Robins Fire Department, shall be sited away from residential uses.

**SECTION 17.** Chapter 165.301 “**RL – ROBINS LANDING OVERLAY DISTRICT**” is amended by deleting the same and inserting in lieu thereof following:

**165.301. “RL” ROBINS LANDING OVERLAY DISTRICT.** This district is intended to provide guidance for the architectural and design requirements of the development of Robins Landing beyond the minimum requirements elsewhere in Chapter 165. In each case, the most restrictive provision of the Overlay or the underlying Base Zone shall apply.

7. Permitted Principal Uses and Structures.
  - a. As allowed in the Primary Zoning District
8. Permitted Accessory Uses and Structures.
  - a. As allowed in the Primary Zoning District
9. Special Uses. As approved by the Board of Adjustment.
10. Bulk Regulations. The following minimum requirements shall be observed in the RL District:
  - a. As allowed in the Primary Zoning District

11. Design Guidelines

The goal is to create a development that acknowledges its natural surroundings, develops a human scale, and provides innovative contemporary architectural designs which harmonize with the environment, express individuality and promote worker health, wellness and productivity. Site Plan approvals must be found to conform to site development standards and the design guidelines. The design shall be reviewed by Planning and Zoning to promote consistency with the intent of the District and to adapt to individual site needs. The final decision with respect to the design acceptance rests with the City Council.

- a. Site Design Guidelines
  - i. Use site design to locate buildings and site improvement in manner that is supportive of the pedestrian environment.
  - ii. Coordinate building and parking in manner that is supportive of a transition to trails and pedestrian areas.
  - iii. Extend walkways to both public streets and trail system.
  - iv. Coordinate shared access points for lots to reduce driveway intersections along bike and pedestrian facilities.
  - v. Locate support areas such as mechanical areas and storage areas away from pedestrian areas and behind the principal building.
- c. Landscape Design Guidelines
  - i. Use landscape design to support sustainable site features, such as stormwater treatment and parking lot shading.
  - ii. Locate landscape areas in a manner which is complementary to adjacent open space areas in types of vegetation and planting.
  - iii. Incorporate vegetation that provides for screening of storage and equipment areas from trails and streets.
  - iv. Use landscape design to enhance pedestrian environments with shading of sidewalks and creating visual interest with art, trellis, gathering spaces, and interesting vegetation.
- d. Architectural Design Guidelines
  - i. Building Location. All buildings with any building face adjoining Tower Terrace Road shall be constructed with the primary or front face of the building toward Tower Terrace Road.
  - ii. Architectural Requirements. The desired architectural style or appearance is a distinctive style using clean or simple lines and features. Decorative and ornate architectural features generally not allowed. Individual building must comply with the architectural guidance standards.
    1. A minimum of 50% of front wall surface shall be brick, stucco, stone and/or architectural masonry..

2. All other exterior wall surfaces shall be either vinyl, steel or fiber cement siding. Other materials as approved by Planning and Zoning.
  3. Gutters and downspouts shall match or blend with exterior materials.
  4. Window styles and patterns shall be consistent utilizing vinyl/steel clad windows or aluminum framing systems.
- iii. No temporary structures, trailers or storage garages are allowed unless a permanent facility is under construction within three (3) months of installation of temporary structure.
- e. Conceptual Plan
- i. Conceptual Plan Approval. The standards set forth for building location, architectural requirements and access management and control in the Robins Landing Overlay District are inherently discretionary. The final decision with respect to building location, architectural requirements and access management and control requirements in the RL District rests with the City Council. Any party considering a development with the RL District that would need to comply with any or all of these standards is required to submit a Conceptual Plan for review and consideration by the City Council.
    1. A Conceptual Plan must show the building layout including driveway and access. The Conceptual Plan must show an illustration of the architectural features of the building and identify proposed building materials. It is preferred, but not required, for the Conceptual Plan to illustrate the architectural style in color.
    2. The Conceptual Plan must be sufficiently complete to allow the City to review and consider the issues of building location, architectural requirements and access. The Conceptual Plan is not required to meet additional standards set forth for a site plan.
    3. The Conceptual Plan shall be submitted on drawings not larger than 11-inch by 17-inch.
    4. The Conceptual Plan shall be submitted to the Zoning Administrator. 15 copies shall be provided to the Zoning Administrator.
    5. The Zoning Administrator and Building Official shall review the Conceptual Plan within 30 days of receipt. Following completion of the review by the Zoning Administrator and Building Official, the Zoning Administrator may place the Conceptual Plan on the next agenda of the Planning and Zoning Commission, or return the Conceptual Plan to the Owner with comments.
    6. The Planning and Zoning Commission shall consider the Conceptual Plan within 45 days after referral from the Zoning Administrator. Following review by the Planning and Zoning Commission, or the passage of 45 days without consideration by the Planning and Zoning Commission, the Conceptual Plan will be placed on the next available agenda of the City Council for consideration.
    7. The City Council shall consider and take action on the Conceptual Plan within 45 days after referral from Planning and Zoning Commission. In the event the City Council takes no action within 45 days the Conceptual Plan shall be deemed to be denied, unless both parties mutually agree to an extension of the 45 day period.
    8. A Site Plan for the proposed buildings set forth in an approved or conditionally approved Conceptual Plan must be initiated within 12 months following final action by the City Council to approve or conditionally approve the Conceptual

Plan. The period of validity of a Conceptual Plan may be extended by the City Council.

- f. Access Management and Control.
  - i. No driveway access directly to Tower Terrace Road shall be permitted.
- g. A Development Agreement is required in accordance with Chapter 166 of this Code of Ordinances.

**SECTION 18.** Chapter 165.302 “FP FLOOD PLAIN OVERLAY DISTRICT” is amended by deleting the same and inserting in lieu thereof the following:

**165.302 “FP” FLOOD PLAIN OVERLAY DISTRICT** This district has been established to address developments which require special attention and treatment regardless of the underlying land use allowed and to alert developers to issues they need to address in preparing an application for development. This District includes lands subject to inundation as a result of a 100-year flood, i.e. a flood having a one percent chance of being equaled or exceeded in any given year. The Flood Plain Overlay District is superimposed over other districts and is intended to supplement one or more established Base Zones, in order to protect the environment and property in and around this district. In each case, the most restrictive provision of the Overlay or the underlying Base Zone shall apply. *Regulations which apply to the Flood Plain Overlay District are stated in Section 166.21 and Chapter 160 Flood Plain Regulations.*

- 1. Permitted Principal Uses and Structures.
  - a. As allowed in the Primary Zoning District
- 2. Permitted Accessory Uses and Structures.
  - a. As allowed in the Primary Zoning District
- 3. Special Uses. As approved by the Board of Adjustment.
- 4. Bulk Regulations. The following minimum requirements shall be observed in the RL District:
  - a. As allowed in the Primary Zoning District
- 5. Design Guidelines

This zone is intended to function as an "overlay" to the underlying Base Zones, in addition to all the use, yard, bulk and other requirements of the applicable Base Zone. The location of FP Overlay District shall be shown on the Official Zoning Map. Any development on or proposed for lands within the jurisdiction of the City which is shown on the Official Zoning Map as being within the boundaries of the FP Overlay District are subject to the flood plain regulations of the City, *Chapter 160 of this Code.*

This zone is intended to supplement the City's floodplain regulations and to protect designated natural resource areas by using the natural resources inventory to identify and preserve natural resources including, but not limited to, wetlands, ponds, lakes and greenways for stream corridors and open spaces adjacent to environmentally sensitive areas.

- a. Designation of FP Overlay District
  - i. Any area may be designated an FP Overlay District by ordinance of City Council, after the advice and recommendation of the Planning and Zoning Commission, if the results of a scientific study of the area support the conclusion that the area so designated is especially sensitive to adverse public impact from development due to unique environmental circumstances.
  - ii. The Planning and Zoning Commission may request studies in order to evaluate areas for environmental sensitivity as part of the continuing process of maintaining a current comprehensive land use plan for the City. Additionally, studies done by or for other governmental or private parties may be adopted for the purposes of this section.
- b. Development Regulations



- i. No subdivision containing land located in a floodway or a special flood hazard area shall be approved by the City without review/approval from the Department of Natural Resources.
  - ii. No lot shall be located so as to include land located within a floodway or special flood hazard area unless the lot is of such size and shape that it will contain a buildable area not within the floodway or special flood hazard area, suitable for development as allowed by the zoning ordinance for the zone in which the lot is located.
  - iii. Land located within a special flood hazard area or a floodway may be included with a plat as follows, subject to the approval of the City:
    - 1. In Lot. Included within individual lots in the subdivision, subject to the limitations of this section.
    - 2. Open Space. Reserved as open space for recreation use by all owners of lots in the subdivision, with an appropriate legal instrument, such as a Development Agreement, approved by the City, providing for its care and maintenance by such owners.
    - 3. Public Space. If acceptable to the City, dedicated to the City as public open space for recreation or flood control purposes.
  - iv. No Building/Zoning Permit shall be issued and no grading, excavation, construction or change in use shall occur in an area designated as the FP Overlay District except in accordance with the procedures set forth in Chapter 166 of this Code of Ordinances.
  - v. No structure, regardless of square footage, shall be constructed within the FP Overlay District unless the requirements of Chapter 160 of the Code of Ordinances is met.
  - vi. Development within the Floodway
    - 1. Shall be in accordance with Chapter 160 of this Code of Ordinances.
    - 2. Watercourse alterations or relocations (channel changes and modifications) are discouraged. Requirements of Chapter 160 of the Code of Ordinances must be met.
      - a. Provisions for bank stabilization or repair shall be included in a Development Agreement in the event channel migration threatens the stability, use and/or habitability of any permanent structure.
6. Enforcement. Development or other activities in conflict with Chapter 160 and Chapter 165 of this Code of Ordinances shall constitute the violation of this section for which any and all enforcement means and remedies established by law or zoning regulations may be invoked and instituted.

**SECTION 19.** Repealer. All Ordinances or parts thereof in conflict with the provisions of the Ordinance are repealed.

**SECTION 20.** Severability. If any section, provision, or part of the 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 21.** Effective Date. This Ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Chuck Hinz, Mayor

ATTEST:

\_\_\_\_\_  
Lori Pickart, City Clerk/Treasurer



## ORDINANCE No. 2205

### AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF CHAPTER 165 OF THE ROBINS MUNICIPAL CODE, CITY OF ROBINS, IOWA

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROBINS, IOWA, that the Municipal Code of the City of Robins, Iowa, is amended as follows:

SECTION 1. That the Future Land Use Map, which is part of Chapter 165 of the Municipal Code, City of Robins, be amended as follows:

**Property legally known as PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ROBINS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:**

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE N0°27'43"W ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 1787.53 FEET; THENCE N89°32'17"E, 183.70 FEET TO THE POINT OF BEGINNING; THENCE N0°27'43"W, 448.00 FEET; THENCE N89°32'17"E, 612.50 FEET; THENCE S0°27'43"E, 100.88 FEET; THENCE N76°27'42"E, 138.43 FEET; THENCE S13°32'18"E, 86.89 FEET; THENCE S0°27'43"E, 113.20 FEET; THENCE S11°40'13"W, 108.09 FEET; THENCE N78°19'47"W, 129.93 FEET; THENCE WESTERLY 4.43 FEET ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY (CHORD BEARS S73°20'06"W, 4.43 FEET; THENCE S0°27'43"E, 101.00 FEET; THENCE S89°32'17"W, 613.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.24 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, **be amended from A-1 Agricultural to PUD Planned Unit Development; and**

**Property legally known as PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ROBINS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:**

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ROBINS, LINN COUNTY, IOWA, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF TOWER TERRACE ROAD.

SAID PARCEL CONTAINS 18.14 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, **be amended from A-1 Agricultural to PLI, Planned Light Industrial;**

**Property legally known as PART OF THE NORTHWEST QUARTER OF SECTION 28 AND PART OF THE SOUTHWEST QUARTER OF SECTION 21, BOTH IN TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ROBINS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:**

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE N0°27'43"W ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 1240.19 FEET TO THE POINT OF BEGINNING; THENCE N21°01'47"E, 91.93 FEET; THENCE N89°19'36"E, 878.47 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE CEDAR VALLEY NATURE TRAIL; THENCE N8°24'45"E ALONG SAID WEST RIGHT-OF-WAY LINE, 1447.93 FEET TO THE WEST RIGHT-OF-WAY LINE OF ROBINS ROAD; THENCE N55°12'57"W ALONG SAID WEST RIGHT-OF-WAY LINE, 23.98 FEET; THENCE N32°33'55"W ALONG SAID WEST RIGHT-OF-WAY LINE, 94.02 FEET; THENCE S64°03'01"W, 212.65 FEET; THENCE N60°52'12"W, 149.85 FEET; THENCE S89°32'17"W, 77.22 FEET; THENCE S20°20'32"W, 21.62 FEET; THENCE S59°15'20"E, 111.94 FEET; THENCE S38°27'05"E, 111.94 FEET; THENCE S14°14'53"E, 147.90 FEET; THENCE S12°21'09"W, 136.81 FEET; THENCE S36°26'13"W, 122.92 FEET; THENCE S58°13'03"W, 111.99 FEET; THENCE N89°32'17"E, 137.31 FEET; THENCE S0°27'43"E, 100.88

FEET; THENCE N76°27'42"E, 138.43 FEET; THENCE S13°32'18"E, 86.89 FEET; THENCE S0°27'43"E, 113.20 FEET; THENCE S11°40'13"W, 108.09 FEET; THENCE N78°19'47"W, 129.93 FEET; THENCE WESTERLY 4.43 FEET ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY (CHORD BEARS S73°20'06"W, 4.43 FEET; THENCE S0°27'43"E, 101.00 FEET; THENCE S89°32'17"W 796.70 FEET TO THE WEST LINE OF SAID SECTION 28; THENCE S0°27'43"E ALONG SAID WEST LINE, 547.34 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 15.32 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, **be amended from A-1 Agricultural to P1 Public Use;** and

**Property legally known as** PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ROBINS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE N0°27'43"W ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 1787.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N0°27'43"W, 418.00 FEET; THENCE N89°32'17"E, 183.70 FEET; THENCE S0°27'43"E, 418.00 FEET; THENCE S89°32'17"W, 183.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.76 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, **be amended from A-1 Agricultural to C-1A, Neighborhood Commercial;** and

**Property legally known as** PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ROBINS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE N0°27'43"W ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TOWER TERRACE ROAD AND THE POINT OF BEGINNING; THENCE N0°27'43"W ALONG SAID WEST LINE, 1180.18 FEET; THENCE N21°01'47"E, 91.93 FEET; THENCE N89°19'36"E, 878.47 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE CEDAR VALLEY NATURE TRAIL; THENCE S8°24'45"W ALONG SAID WEST RIGHT-OF-WAY LINE, 1277.52 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TOWER TERRACE ROAD; THENCE S88°59'54"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 715.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 23.56 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, **be amended from A-1 Agricultural to C-1, Central Commercial Business,** and

**Property legally known as** PART OF THE NORTHWEST QUARTER OF SECTION 28 AND PART OF THE SOUTHWEST QUARTER OF SECTION 21, BOTH IN TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ROBINS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE N1°17'02"W ALONG THE WEST LINE OF SAID SECTION 21, 781.81 FEET TO THE SOUTHWEST CORNER OF PARCEL "A", PLAT OF SURVEY NO. 1052 AS RECORDED IN BOOK 5340, PAGE 659 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER; THENCE S89°24'20"E ALONG THE SOUTH LINE OF SAID PARCEL "A", 486.84 FEET; THENCE N89°08'58"E ALONG SAID SOUTH LINE, 636.38 FEET TO THE WEST RIGHT-OF-WAY LINE OF ROBINS ROAD; THENCE S8°34'15"W ALONG SAID WEST RIGHT-OF-WAY LINE 519.85 FEET; THENCE S32°33'55"E ALONG SAID WEST RIGHT-OF-WAY LINE, 67.11 FEET; THENCE S64°03'01"W, 212.65 FEET; THENCE N60°52'12"W, 149.85 FEET; THENCE S89°32'17"W, 77.22 FEET; THENCE S20°20'32"W, 21.62 FEET; THENCE S59°15'20"E, 111.94 FEET; THENCE S38°27'05"E, 111.94 FEET; THENCE S14°14'53"E, 147.90 FEET; THENCE S12°21'09"W, 136.81 FEET; THENCE S36°26'13"W, 122.92 FEET; THENCE S58°13'03"W, 111.99 FEET; THENCE S89°32'17"W, 475.19 FEET; THENCE S0°27'43"E, 30.00 FEET; THENCE S89°32'17"W, 183.70 FEET TO THE WEST LINE OF SAID SECTION 28; THENCE N0°27'43"W ALONG SAID WEST LINE, 440.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 25.79 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD **be amended from A-1 Agricultural to R-3 Single-Family Residential.**

SECTION 2. That the changes provided in this Ordinance shall be made a part of the replacement pages of the Municipal Code, City of Robins, Iowa, and made a part of said Code as provided by law.

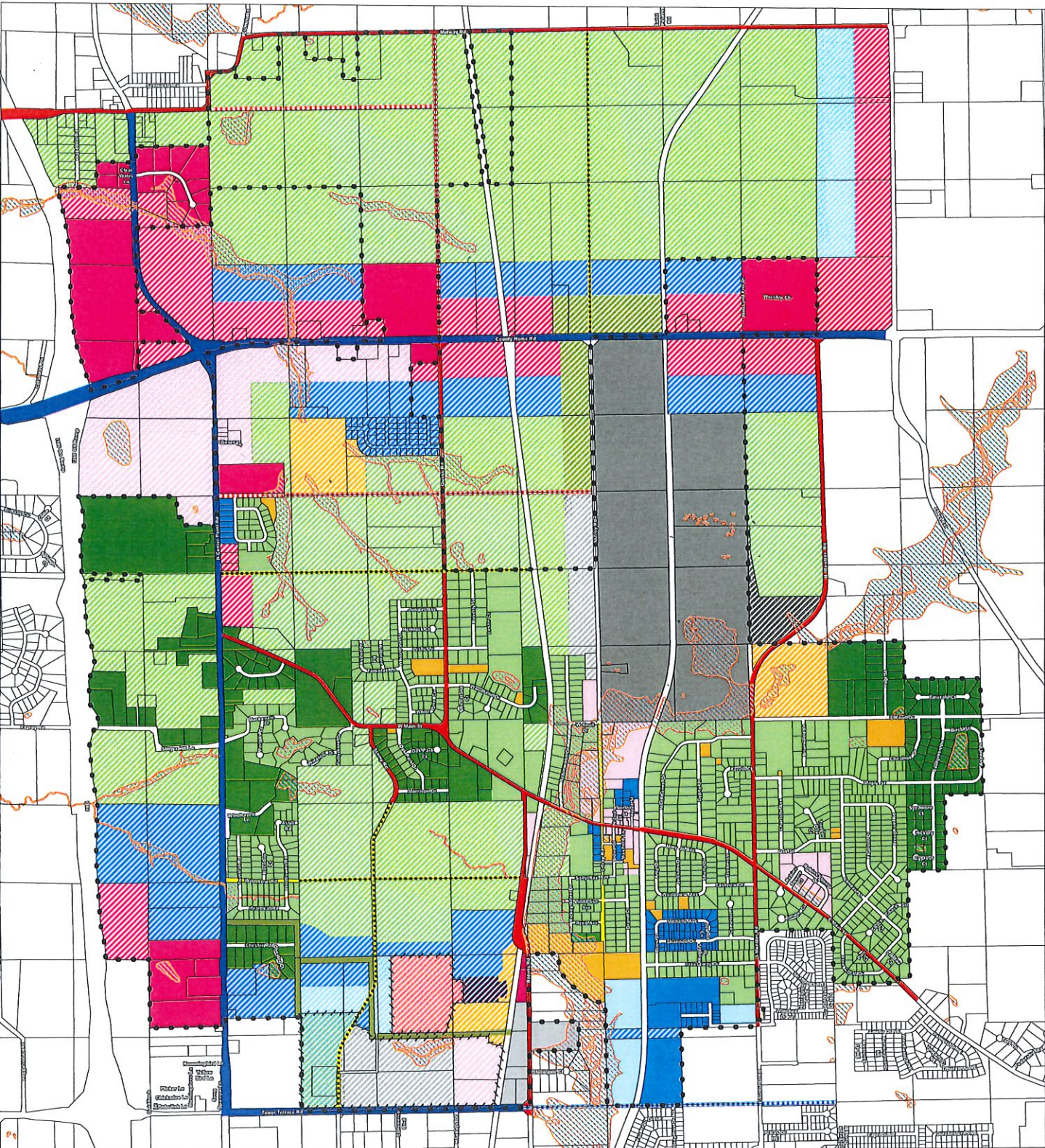
SECTION 3. Effective Date. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Chuck Hinz, Mayor

ATTEST:

\_\_\_\_\_  
Lori Pickart, City Clerk/Treasurer



- CURRENT ZONING**
- A-1 AGRICULTURAL
  - R-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL
  - R-2 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL
  - R-3 MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL
  - R-3A MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL WITH ASSOCIATION
  - R-4 HIGH DENSITY MULTI-FAMILY RESIDENTIAL WITH ASSOCIATION
  - RMH MOBILE HOME PARK RESIDENTIAL
  - C-1 CENTRAL COMMERCIAL BUSINESS
  - C1-A NEIGHBORHOOD COMMERCIAL BUSINESS
  - C-2 HIGHWAY COMMERCIAL
  - PLI PLANNED LIGHT INDUSTRIAL
  - PMI PLANNED MEDIUM INDUSTRIAL
  - PHI PLANNED HEAVY INDUSTRIAL
  - P-1 PUBLIC USE

- FUTURE ZONING**
- A-1 AGRICULTURAL
  - R-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL
  - R-2 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL
  - R-3 MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL
  - R-3A MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL WITH ASSOCIATION
  - R-4 HIGH DENSITY MULTI-FAMILY RESIDENTIAL WITH ASSOCIATION
  - RMH MOBILE HOME PARK RESIDENTIAL
  - C-1 CENTRAL COMMERCIAL BUSINESS
  - C1-A NEIGHBORHOOD COMMERCIAL BUSINESS
  - C-2 HIGHWAY COMMERCIAL
  - PLI PLANNED LIGHT INDUSTRIAL
  - PMI PLANNED MEDIUM INDUSTRIAL
  - PHI PLANNED HEAVY INDUSTRIAL
  - P-1 PUBLIC USE

# ROBINS FUTURE LANDUSE MAP



## ORDINANCE No. 2206

### AN ORDINANCE AMENDING THE ZONING MAP OF CHAPTER 165 OF THE ROBINS MUNICIPAL CODE, CITY OF ROBINS, IOWA

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROBINS, IOWA, that the Municipal Code of the City of Robins, Iowa, is amended as follows:

SECTION 1. That the Robins Zoning Map, which is part of Chapter 165 of the Municipal Code, City of Robins, be amended as follows:

**Property legally known as** PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ROBINS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE N0°27'43"W ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 1787.53 FEET; THENCE N89°32'17"E, 183.70 FEET TO THE POINT OF BEGINNING; THENCE N0°27'43"W, 448.00 FEET; THENCE N89°32'17"E, 612.50 FEET; THENCE S0°27'43"E, 100.88 FEET; THENCE N76°27'42"E, 138.43 FEET; THENCE S13°32'18"E, 86.89 FEET; THENCE S0°27'43"E, 113.20 FEET; THENCE S11°40'13"W, 108.09 FEET; THENCE N78°19'47"W, 129.93 FEET; THENCE WESTERLY 4.43 FEET ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY (CHORD BEARS S73°20'06"W, 4.43 FEET; THENCE S0°27'43"E, 101.00 FEET; THENCE S89°32'17"W, 613.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.24 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**be rezoned from A-1 Agricultural to PUD Planned Unit Development; and**

**Property legally known as** PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ROBINS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ROBINS, LINN COUNTY, IOWA, LYING NORTH OF THE NORTH RIGHT-OF-WAY LINE OF TOWER TERRACE ROAD.

SAID PARCEL CONTAINS 18.14 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**be rezoned from A-1 Agricultural to PLI, Planned Light Industrial;**

**Property legally known as** PART OF THE NORTHWEST QUARTER OF SECTION 28 AND PART OF THE SOUTHWEST QUARTER OF SECTION 21, BOTH IN TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ROBINS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE N0°27'43"W ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 1240.19 FEET TO THE POINT OF BEGINNING; THENCE N21°01'47"E, 91.93 FEET; THENCE N89°19'36"E, 878.47 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE CEDAR VALLEY NATURE TRAIL; THENCE N8°24'45"E ALONG SAID WEST RIGHT-OF-WAY LINE, 1447.93 FEET TO THE WEST RIGHT-OF-WAY LINE OF ROBINS ROAD; THENCE N55°12'57"W ALONG SAID WEST RIGHT-OF-WAY LINE, 23.98 FEET; THENCE N32°33'55"W ALONG SAID WEST RIGHT-OF-WAY LINE, 94.02 FEET; THENCE S64°03'01"W, 212.65 FEET; THENCE N60°52'12"W, 149.85 FEET; THENCE S89°32'17"W, 77.22 FEET; THENCE S20°20'32"W, 21.62 FEET; THENCE S59°15'20"E, 111.94 FEET; THENCE S38°27'05"E, 111.94 FEET; THENCE S14°14'53"E, 147.90 FEET; THENCE S12°21'09"W, 136.81 FEET; THENCE S36°26'13"W, 122.92 FEET; THENCE S58°13'03"W, 111.99 FEET; THENCE N89°32'17"E, 137.31 FEET; THENCE S0°27'43"E, 100.88 FEET; THENCE N76°27'42"E, 138.43 FEET; THENCE S13°32'18"E, 86.89 FEET; THENCE S0°27'43"E, 113.20 FEET; THENCE S11°40'13"W, 108.09 FEET; THENCE N78°19'47"W, 129.93 FEET; THENCE WESTERLY 4.43

FEET ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE, CONCAVE NORTHERLY (CHORD BEARS S73°20'06"W, 4.43 FEET; THENCE S0°27'43"E, 101.00 FEET; THENCE S89°32'17"W 796.70 FEET TO THE WEST LINE OF SAID SECTION 28; THENCE S0°27'43"E ALONG SAID WEST LINE, 547.34 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 15.32 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**be rezoned from A-1 Agricultural to P1 Public Use; and**

**Property legally known as** PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ROBINS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE N0°27'43"W ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 1827.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N0°27'43"W, 393.00 FEET; THENCE N89°32'17"E, 183.70 FEET; THENCE S0°27'43"E, 393.00 FEET; THENCE S89°32'17"W, 183.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.66 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, **be rezoned from A-1 Agricultural to C-1A, Neighborhood Commercial; and**

**Property legally known as** PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ROBINS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28; THENCE N0°27'43"W ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TOWER TERRACE ROAD AND THE POINT OF BEGINNING; THENCE N0°27'43"W ALONG SAID WEST LINE, 1180.18 FEET; THENCE N21°01'47"E, 91.93 FEET; THENCE N89°19'36"E, 878.47 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE CEDAR VALLEY NATURE TRAIL; THENCE S8°24'45"W ALONG SAID WEST RIGHT-OF-WAY LINE, 1277.52 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TOWER TERRACE ROAD; THENCE S88°59'54"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 715.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 23.56 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD **be rezoned from A-1 Agricultural to C-1, Central Commercial Business, and**

**Property legally known as** PART OF THE NORTHWEST QUARTER OF SECTION 28 AND PART OF THE SOUTHWEST QUARTER OF SECTION 21, BOTH IN TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, ROBINS, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE N1°17'02"W ALONG THE WEST LINE OF SAID SECTION 21, 781.81 FEET TO THE SOUTHWEST CORNER OF PARCEL "A", PLAT OF SURVEY NO. 1052 AS RECORDED IN BOOK 5340, PAGE 659 IN THE OFFICE OF THE LINN COUNTY, IOWA RECORDER; THENCE S89°24'20"E ALONG THE SOUTH LINE OF SAID PARCEL "A", 486.84 FEET; THENCE N89°08'58"E ALONG SAID SOUTH LINE, 636.38 FEET TO THE WEST RIGHT-OF-WAY LINE OF ROBINS ROAD; THENCE S8°34'15"W ALONG SAID WEST RIGHT-OF-WAY LINE 519.85 FEET; THENCE S32°33'55"E ALONG SAID WEST RIGHT-OF-WAY LINE, 67.11 FEET; THENCE S64°03'01"W, 212.65 FEET; THENCE N60°52'12"W, 149.85 FEET; THENCE S89°32'17"W, 77.22 FEET; THENCE S20°20'32"W, 21.62 FEET; THENCE S59°15'20"E, 111.94 FEET; THENCE S38°27'05"E, 111.94 FEET; THENCE S14°14'53"E, 147.90 FEET; THENCE S12°21'09"W, 136.81 FEET; THENCE S36°26'13"W, 122.92 FEET; THENCE S58°13'03"W, 111.99 FEET; THENCE S89°32'17"W, 475.19 FEET; THENCE S0°27'43"E, 30.00 FEET; THENCE S89°32'17"W, 183.70 FEET TO THE WEST LINE OF SAID SECTION 28; THENCE N0°27'43"W ALONG SAID WEST LINE, 440.69 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 25.79 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD **be rezoned from A-1 Agricultural to R-3 Single-Family Residential.**

SECTION 2. That the changes provided in this Ordinance shall be made a part of the replacement pages of the Municipal Code, City of Robins, Iowa, and made a part of said Code as provided by law.

SECTION 3. Effective Date. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Chuck Hinz, Mayor

ATTEST:

\_\_\_\_\_  
Lori Pickart, City Clerk/Treasurer







February 22, 2022

Brian Vogel, P.E.  
Hall & Hall Engineers, Inc.  
1860 Boyson Road  
Hiawatha, IA 52233

RE: ROBINS LANDING FIRST ADDITION  
APPROVAL OF PRELIMINARY PLAT

Dear Mr. Vogel:

We have reviewed the Preliminary Plat that was submitted on February 22, 2022 for the Robins Landing First Addition.

Moving forward, the City and Developer will define the PUD restrictions and requirements as well as prepare a Development Agreement for the project.

As such, we find the Preliminary Plat to be in general conformance with the City requirements and recommend approval of the Preliminary Plat .

Respectfully,

SNYDER & ASSOCIATES, INC.

A handwritten signature in blue ink that reads 'Kelli Scott'.

Kelli Scott, P.E.  
City Engineer

KJS/kjs

Enclosure (if applicable)

cc: Jon Dusek, Owner  
Lori Pickart, City Clerk



**ZONING LEGAL DESCRIPTION - PUD (MULTI-FAMILY)**  
 PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE N07°27'43"W ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 1787.53 FEET, THENCE N89°23'17"E, 183.70 FEET TO THE POINT OF BEGINNING; THENCE N07°27'43"W, 448.00 FEET; THENCE N89°23'17"E, 632.50 FEET; THENCE S07°27'43"E, 100.88 FEET; THENCE N07°27'43"W, 108.09 FEET; THENCE N78°19'47"W, 128.33 FEET; THENCE WESTERLY 4.43 FEET ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE, CONCAVE NORTHEAST (CHORD BEARS S73°20'05"W, 4.43 FEET; THENCE S07°27'43"E, 184.00 FEET; THENCE S89°22'17"W, 613.00 FEET TO THE POINT OF BEGINNING.  
 SAID PARCEL CONTAINS 7.24 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**ZONING LEGAL DESCRIPTION - P1 (PLANNED INDUSTRIAL)**  
 PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:  
 THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LINN COUNTY, IOWA LYING NORTH OF THE NORTH SAID PARCEL CONTAINS 18.14 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**ZONING LEGAL DESCRIPTION - P1 (PARK)**  
 PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 28, THENCE N07°27'43"W ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 1787.53 FEET TO THE POINT OF BEGINNING; THENCE N21°01'47"E, 80.50 FEET; THENCE N07°27'43"W, 874.47 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE CEDAR VALLEY MATURE TRAIL; THENCE S07°27'43"E, 100.88 FEET; THENCE N07°27'43"W, 108.09 FEET; THENCE N78°19'47"W, 128.33 FEET; THENCE WESTERLY 4.43 FEET ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE, CONCAVE NORTHEAST (CHORD BEARS S73°20'05"W, 4.43 FEET; THENCE S07°27'43"E, 184.00 FEET; THENCE S89°22'17"W, 613.00 FEET TO THE POINT OF BEGINNING.  
 SAID PARCEL CONTAINS 15.32 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

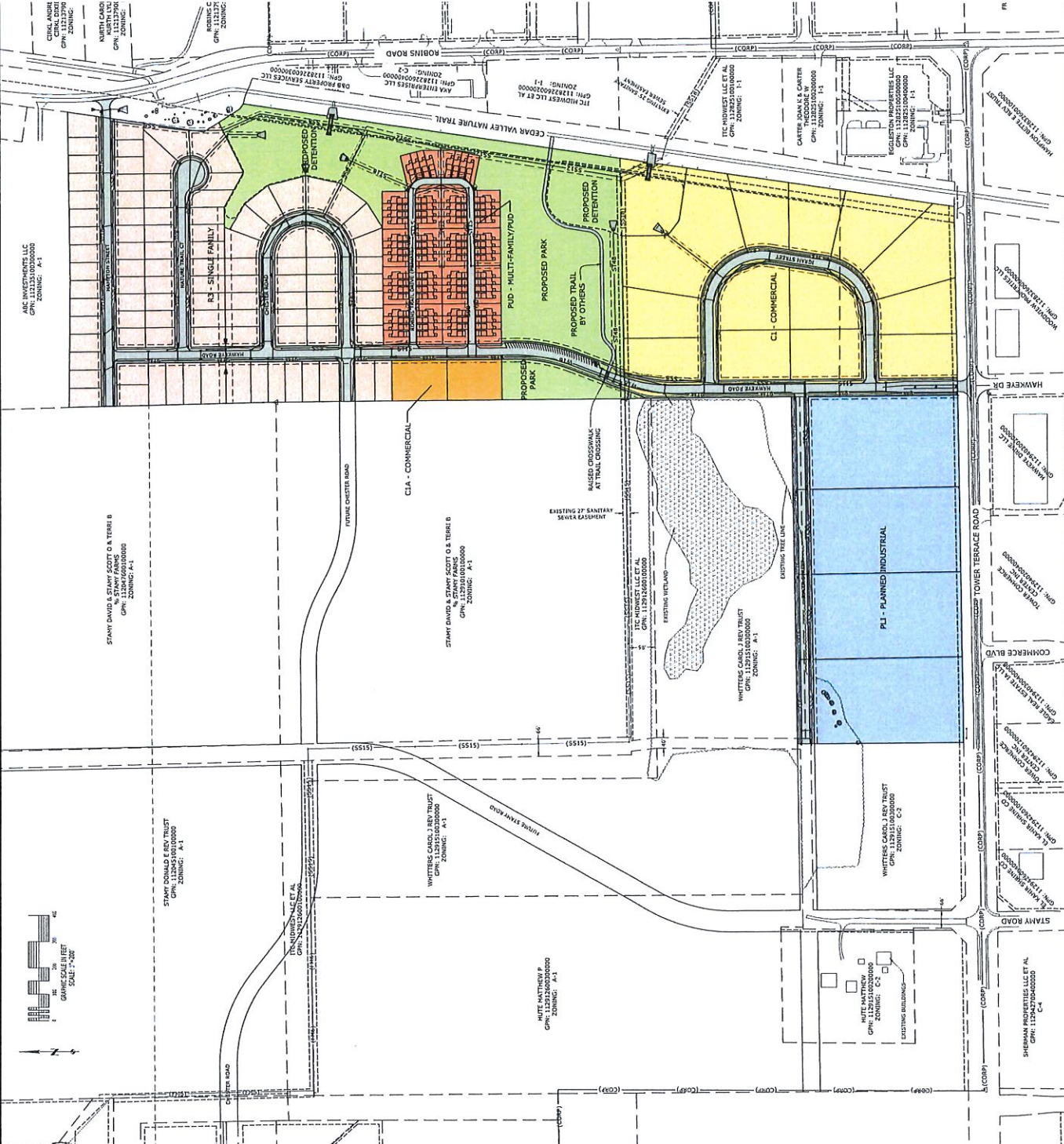
**ZONING LEGAL DESCRIPTION - C1A (COMMERCIAL)**  
 PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE N07°27'43"W ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 1787.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SECTION 28, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SECTION 28, A DISTANCE OF 1079.70 FEET TO THE POINT OF BEGINNING; THENCE S07°27'43"E, 483.00 FEET; THENCE S89°23'17"W, 183.70 FEET TO THE POINT OF BEGINNING.  
 SAID PARCEL CONTAINS 1.76 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**ZONING LEGAL DESCRIPTION - C1 (COMMERCIAL)**  
 PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE N17°02'37"W ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TOWER TERRACE ROAD AND THE POINT OF BEGINNING; THENCE N07°27'43"W ALONG SAID WEST LINE, 1180.18 FEET; THENCE N21°01'47"E, 91.93 FEET; THENCE S07°27'43"E ALONG SAID WEST LINE, 1377.22 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TOWER TERRACE ROAD; THENCE S89°22'17"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 715.09 FEET TO THE POINT OF BEGINNING.  
 SAID PARCEL CONTAINS 23.58 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

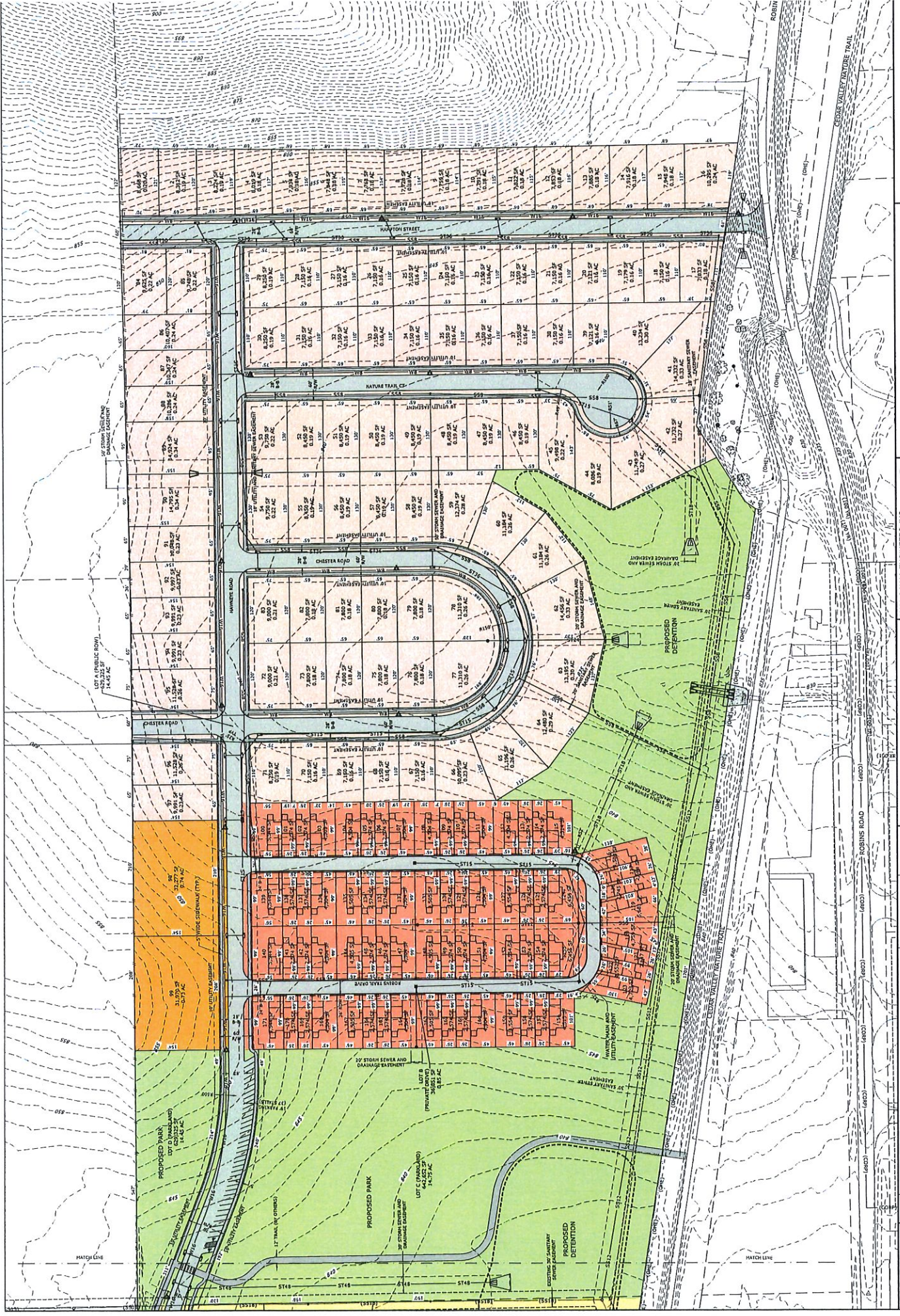
**ZONING LEGAL DESCRIPTION - C1 (SINGLE-FAMILY)**  
 PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 84 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 28, THENCE N17°02'37"W ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TOWER TERRACE ROAD AND THE POINT OF BEGINNING; THENCE N07°27'43"W ALONG SAID WEST LINE, 1180.18 FEET; THENCE N21°01'47"E, 91.93 FEET; THENCE S07°27'43"E ALONG SAID WEST LINE, 1377.22 FEET TO THE NORTH RIGHT-OF-WAY LINE OF TOWER TERRACE ROAD; THENCE S89°22'17"W ALONG SAID NORTH RIGHT-OF-WAY LINE, 715.09 FEET TO THE POINT OF BEGINNING.  
 SAID PARCEL CONTAINS 23.58 ACRES, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**HATCH LEGEND**

- R3 - SINGLE FAMILY (97 LOTS)
- PUD - MULTI-FAMILY/PUD (72 UNITS)
- C1A - COMMERCIAL (2 LOTS)
- P1 - PLANNED INDUSTRIAL (4 LOTS)
- C1 - COMMERCIAL (14 LOTS)
- P1 - PARK



DRAWN BY: CIP CHECKED BY: BSW APPROVED BY: BSW DATE: 04/08/22 FIELD BOOK:	REVISION DESCRIPTION NO. DATE		APPROVED
<b>HALL &amp; HALL ENGINEERS, INC.</b> PUBLIC OFFICE: 2000 UNIVERSITY AVENUE, SUITE 200 IOWA CITY, IOWA 52242-1000 PHONE: 319.336.8800 FAX: 319.336.1000 WWW.HALL-AND-HALL.COM LAND SURVEYING AND DEVELOPMENT PLANNING		<b>Robins</b> PRELIMINARY PLAT OVERALL LAYOUT AND REZONING LEGALS IN THE CITY OF ROBINS, LINN COUNTY, IOWA SCALE: 1" = 200'	PROJECT

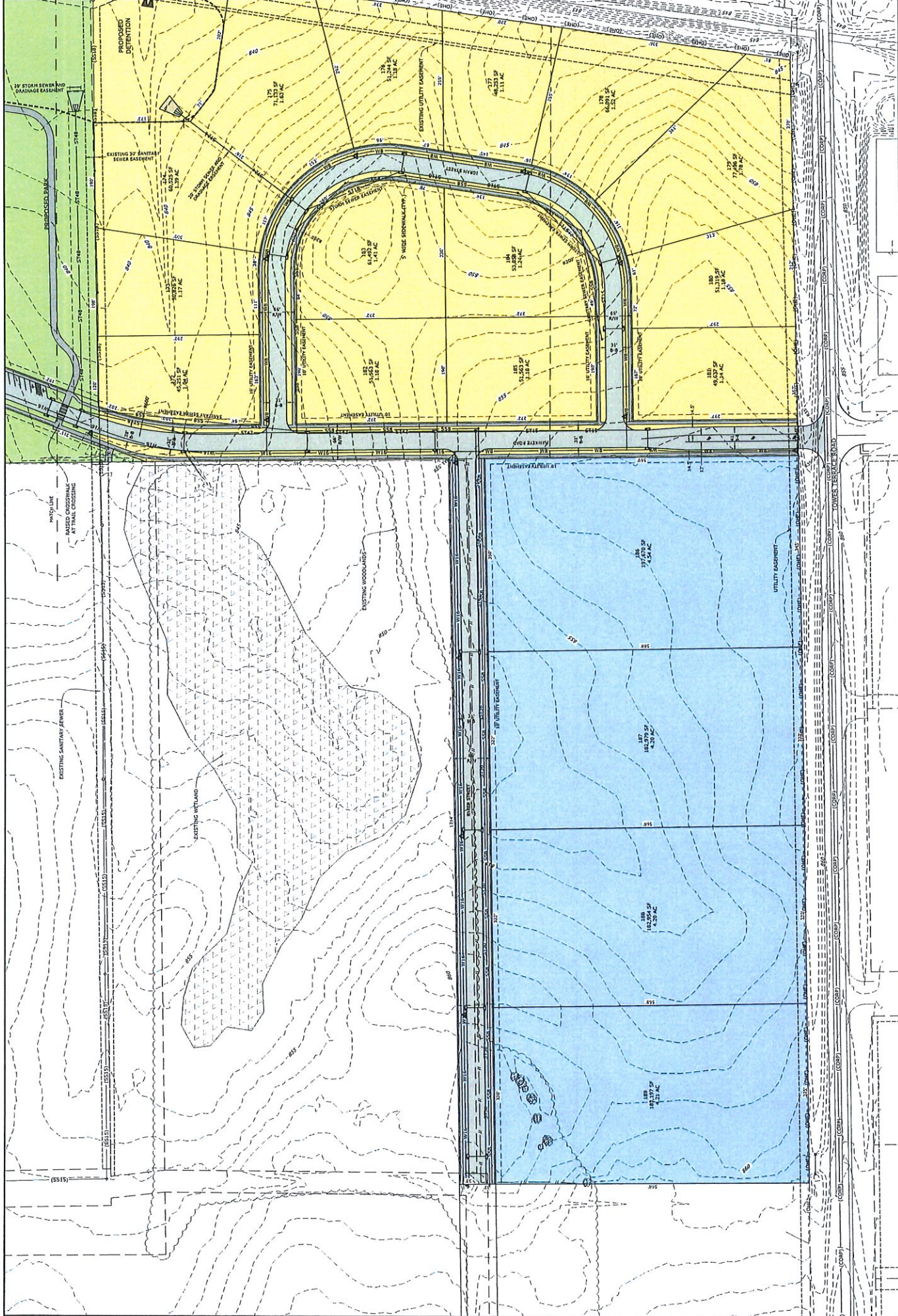


NO.	REVISION DESCRIPTION	APPROVED	DATE

DRAWN BY: CIZ  
 CHECKED BY: BDV  
 APPROVED BY: BDV  
 DATE: 08/29/22  
 FIELD BOOK:

**HALL & HALL ENGINEERS, INC.**  
 Leaders in Land Development Since 1951  
 PROJECT: 2022 ROBINS LANDING FIRST ADDITION  
 600 UNIVERSITY AVENUE, SUITE 200, IOWA CITY, IOWA 52242  
 WWW.HALLENGEERS.COM

**Robins**  
 ROBINS LANDING FIRST ADDITION  
 IN THE CITY OF ROBINS, LINN COUNTY, IOWA  
 SCALE: 1" = 80'  
 PRELIMINARY PLAN



DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name] DATE: 04/08/22 FIELD BOOK: [Number]	REVISION DESCRIPTION NO. DATE	APPROVED	DATE
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**HALL & HALL ENGINEERS, INC.**  
 Licensed Professional Engineer  
 P.E. No. 1001000000  
 1000 10th Street, NW  
 Cedar Rapids, IA 52401  
 www.hallandhall.com

**Robins**  
 LAND DEVELOPMENT

ROBINS LANDING FIRST ADDITION  
 IN THE CITY OF ROBINS, LINN COUNTY, IOWA

PRELIMINARY PLAN  
 SCALE: 1" = 80'  
 PROJECT: [Number]

