



CITY OF
REDFIELD

CITY OF REDFIELD ZONING ORDINANCE

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Article 1: Title + Purpose

SECTION 1.01 TITLE

This Ordinance shall be known and may be cited and referred to as the Zoning Ordinance of the City of Redfield, Iowa.

SECTION 1.02 PURPOSE

The regulations shall be made in accordance with a comprehensive plan, if adopted, and designed to preserve the availability of agricultural land; to consider the protection of soil from wind and water erosion; to encourage efficient urban development patterns; to lessen congestion in the street; to secure safely from fire, flood, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to promote the conservation of energy resources; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

SECTION 1.03 MINIMUM REQUIREMENTS INTERPRETATION

In their interpretation and application, the provisions of this Ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, morals, convenience, comfort, prosperity, sustainability, and general welfare.

SECTION 1.04 RELATIONSHIP TO CITY CODE

The use of buildings and land within the City of Redfield shall be subject to all applicable provisions of the City Code and other ordinances, as well as this Code, whether or not those other provisions of the City Code are specifically cross-referenced in this Code. Cross-reference to other provisions of the City Code found in this Code are provided for the convenience of the reader; lack of a cross-reference should not be construed as an indication that other provisions of the City Code do not apply.

SECTION 1.05 RELATIONSHIP TO COMPREHENSIVE PLAN

It is the intention of this Ordinance to implement the goals, principles, and objectives reflected in the Comprehensive Plan or Land Use Plan as adopted by the City. While the City reaffirms its commitment that the provisions of this Ordinance and any amendment made to this Ordinance shall conform to adopted planning policies, the City acknowledges its intent that neither this Ordinance nor any amendment of this Ordinance may be challenged merely on the basis of an alleged nonconformity with the Comprehensive Plan, if adopted, or Future Land Use Plan.

SECTION 1.06 APPLICABILITY OF PRIOR ORDINANCES

- A. All violations of prior zoning or other Ordinances of the City, existing on the effective date of this Ordinance, shall continue to be violations and shall not be considered to be legal nonconforming situations under this Ordinance. The City shall have the same authority to secure civil remedies for violations of those Ordinances to the same extent that it may secure civil remedies for violations of this Ordinance.
- B. All permits, applications, certificates, and other authorizations submitted or approved prior to the effective date of the Ordinance shall be governed by the Ordinance in effect at the time of the submission or approval.

Article 2: Definitions

SECTION 2.01 RULES

For the purpose of this Ordinance, the following rules shall apply:

- 2.01.01 Words and numbers used singularly shall include the plural. Words and numbers used in the plural shall include the singular. Words used in the present tense shall include the future.
- 2.01.02 The word "persons" includes a corporation, members of a partnership or other business organization, a committee, board, council, commission, trustee, receiver, agent, or other representative.
- 2.01.03 The word "shall" is mandatory. The word "may" is permissive.
- 2.01.04 The words "use", "used", "occupy", or "occupied" as applied to any land or building shall be construed to include the words "intended", "arranged", or "designed" to be used or occupied.
- 2.01.05 The word "lot" includes the words "parcel" or "plot".
- 2.01.06 Undefined words or terms not herein defined shall have their ordinary meaning in relation to the context.
- 2.01.07 In the case of any real or apparent conflict between the text of the Ordinance and any illustration explaining the text, the text shall apply.

SECTION 2.02 ABBREVIATIONS + ACRONYMS

For the purposes of these Ordinances, this section contains a listing of abbreviations and acronyms used throughout this document.

- ADA = Americans with Disabilities Act
- CFR = Code of Federal Ordinances
- DU = Dwelling Unit
- EPA = Environmental Protection Agency
- IDNR = Iowa Department of Natural Resources
- FAA = Federal Aviation Administration
- FCC = Federal Communication Commission
- FEMA = Federal Emergency Management Agency
- GFA = Gross Floor Area
- HUD = US Department of Housing and Urban Development
- KV = Kilovolt
- KW = Kilowatt
- IDOT = Iowa Department of Transportation
- NPDES = National Pollutant Discharge Elimination System
- NRCS = Natural Resources Conservation Service
- USC = United States Code
- USACE = United States Army Corps of Engineers
- USDA = United States Department of Agriculture

SECTION 2.03 DEFINITIONS

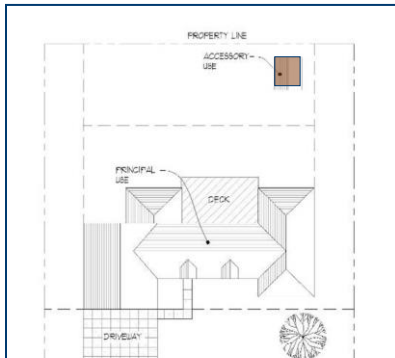
A

ABANDONMENT shall mean to cease or discontinue a use or activity without intent to resume as distinguished from short term interruptions such as during periods of remodeling, maintenance, or normal periods of vacation or seasonal closure.

ABUT shall mean to border on, be contiguous with or have common property or district lines, including property separated by a public street or alley.

ACCESS or ACCESS WAY shall mean the place, means, or way by which pedestrians and vehicles shall have safe, adequate, and usable ingress and egress to a property or use as required by this Ordinance.

ACCESSORY BUILDING or STRUCTURE shall mean a detached subordinate building or structure located on the same lot with the principal building or structure, the use of which is incidental and accessory to that or the principal structure. Customary accessory buildings and structures include farm buildings, garages, carports, and storage sheds, but not portable storage containers.



Example of an accessory building

ACCESSORY USE shall mean a use incidental, related, appropriate, and clearly subordinate to the main use of the lot or building.

ACREAGE shall mean any tract or parcel of land, used for single-family residential purposes, that does not qualify as a farm or farmstead.

ADJACENT see "Abut."

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AGRICULTURE shall mean land suitable for use in farming and which is or will be operated as a farm, including the raising, harvesting, and selling crops; feeding, breeding, management, and sale of, or the production of, livestock, poultry, fur-bearing animals or honeybees; dairying and the sale of dairy products; or any other agricultural or horticultural use.

ALLEY shall mean a public or private thoroughfare, not more than twenty-four (24) feet in width, which affords only a secondary means of access to property abutting thereon.

ALTERATION shall mean any change, addition, or modification to the construction or occupancy of an existing structure.

AMENDMENT shall mean a change in the wording, context, or substance of the Ordinance, or an addition, deletion or change in the district boundaries or classifications upon the Official Zoning Map. More on the amendment process can be found in Article 12.

ANTENNA shall mean any attached or external system of wires, poles, rods, reflecting disks, or similar devices used for the transmission or reception of electromagnetic waves. Also, see Satellite Dish Antenna and Tower.

APARTMENT shall mean a room or a suite of rooms within an apartment building or multiple unit dwelling arranged, intended or designed as a place of residence for a single household unit or a group of individuals living together as a single household unit, including bathroom and kitchen facilities.

APARTMENT COMPLEX shall mean a building or buildings containing apartments used as a place of residence for more than two dwelling units.

APPLICANT shall mean the owner or duly designated representative of land proposed to be subdivided, or for which a special use permit, conditional use permit, temporary use permit, zoning amendment, variance, appeal, building permit, or certificate of occupancy and other similar administrative permits has been requested. Consent shall be required from the legal owner or their legal representative in writing except for building permits.

ATTACHED shall mean a foundation, wall, or roof of a building or structure which is connected to and supported by the foundation, wall or roof, of another building or structure.

AWNING shall mean a roof-like cover, often constructed of fabric, plastic, vinyl, metal, or glass, designed and intended for protection from the elements or as a decorative embellishment, and which projects from a wall of a structure.

B

BASE FLOOD shall mean the flood, from whatever source, having a one percent change of being equaled or exceeded in any given year, otherwise referred to as the 100-year flood.

BASE FLOOD ELEVATION shall mean that elevation, expressed in feet above mean sea level, to which flooding can be expected to occur on a frequency of once in every 100 years, or which is subject to a one percent or greater change of flooding in any given year.

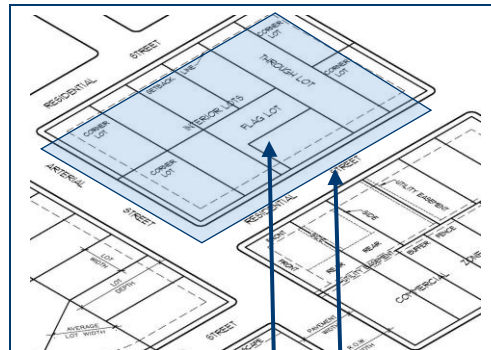
BASE ZONING DISTRICT shall mean a district established by this Ordinance that prescribes basic Ordinances governing land use and site development standards.

BASEMENT shall mean the substructure or foundation of a building; the lowest story of a building, usually below ground level.

BERM shall mean a raised or contoured form of earth to provide screening, stormwater management or to improve the aesthetic character.

BEST INTERESTS OF COMMUNITY shall mean interests of the community at large and not the interest of the immediate neighborhood.

BLOCK shall mean a parcel of land platted into lots and bounded by public streets or by waterways, right-of-ways, non-platted land, City or County boundaries, or adjoining property lines.



Example of a block and block frontage

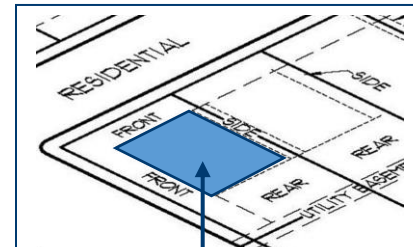
BLOCK FRONTAGE shall mean that section of a block fronting on the street right-of-way line between two intersecting streets or other block boundary.

BOARD OF ADJUSTMENT shall mean that "Board" that has been created by the City and which has authority under Iowa Code to hear and determine appeals from, interpretations of, variances, and grant Conditional or Special Use permits.

BUFFER shall mean a strip of land established to protect one type of land use from another incompatible land use or between a land use and a private or public road. Also, see Screening.

BUFFER ZONE shall mean an area of land that separates two zoning districts and/or land uses that acts to soften or mitigate the impacts of one use on the other.

BUILDABLE AREA shall mean that part of zoning lot not included within the required setback yards or subject to other restrictions herein required.



Example of a buildable area

BUILDING shall mean any structure having a roof or partial roof supported by columns, posts, or walls for the enclosure of persons, animals, equipment, or chattels of any kind.

BUILDING AREA shall mean the sum in square feet of the ground areas occupied by all buildings and structures on a lot.

BUILDING CODE shall mean the various adopted codes of the City of Redfield that regulate the building, electrical, mechanical, plumbing, and other codes adopted by the City that pertain to building construction.

BUILDING ENVELOPE shall mean the three-dimensional space within which a structure is permitted to be built on a lot after all zoning and other applicable municipal requirements have been met.

BUILDING HEIGHT shall mean the distance measured from the mean elevation of the grade of the front face of the building to the highest point on the roof or parapet of the building.

BUILDING INSPECTOR shall mean the official appointed by the administration or the City Council, and charged with the responsibility of enforcing this title.

BUILDING LINE shall mean the outer boundary of a building established by the location of its exterior walls.

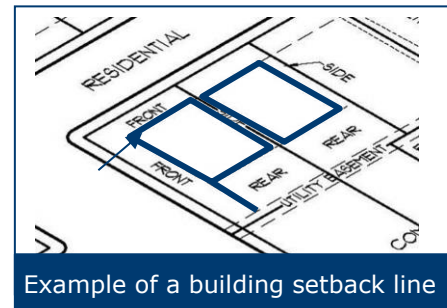
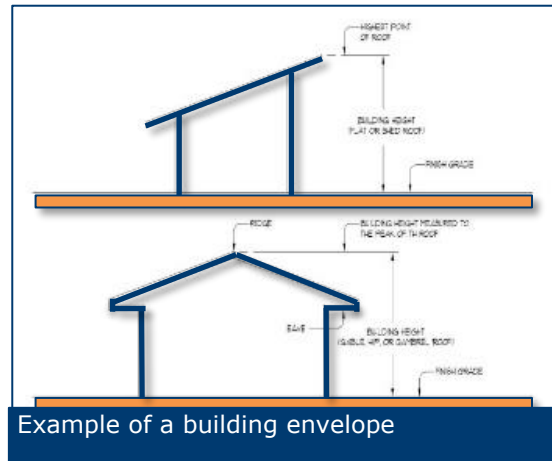
BUILDING PERMIT shall mean a document issued under the authority of the Building Inspections/Code Enforcement Department, which authorizes the construction or modification of a structure on a property.

BUILDING, PRINCIPAL shall mean the building on a zoning lot in which the principal use of the lot is conducted.

BUILDING SETBACK LINE shall mean the required zoning distance between a building and the lot line.

BULK REGULATIONS shall mean an indication of size and setback of buildings and their location with respect to one another including lot area, lot frontage, lot coverage, required front yard, required side yard, required rear yard, and building height.

BUSINESS shall mean activities that include the exchange or manufacture of goods or services on a site.



C

CARPORT shall mean a roofed structure providing space for the parking of motor vehicles and enclosed on not more than two (2) sides. For the purposes of this chapter, a carport attached to a principal building shall be considered as part of the principal building and subject to all yard requirements.

CELLAR shall mean a building space less than one-half of its height below the average adjoining grade lines.

CERTIFICATE OF OCCUPANCY shall mean a permit issued by the building inspector indicating the use of the building or land in question is in conformity with this title or that there has been a legal variance therefrom as provided by this title.

CITY shall mean the City of Redfield, Iowa.

CITY CLERK shall mean the City Clerk of the City of Redfield as appointed by the City Council.

CITY ATTORNEY shall mean the City Attorney of the City of Redfield or his/her authorized deputy, agent, or representative.

CITY COUNCIL shall mean the City Council of Redfield, Iowa.

CITY ENGINEER shall mean the City Engineer as hired or appointed by the Mayor and City Council or his/her authorized deputy, agent, or representative.

CITY LIMITS shall mean the established corporate boundary of the City of Redfield.

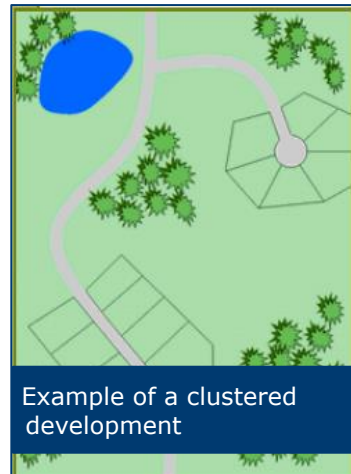
CLEAR VIEW ZONE See Sight Triangle.

CLUSTERED DEVELOPMENT shall mean a development designed to concentrate buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and the preservation of environmentally sensitive areas.

CODE shall mean the Municipal Code of the City of Redfield, Iowa.

COMMERCIAL USE shall mean the principal use of land or buildings for the sale, lease, rental, or trade of products, goods, and services.

COMMON AREA OR PROPERTY shall mean a parcel or parcels of land, together with the improvements thereon, the use and enjoyment of which are shared by the Owners of the individual building sites in a Planned Development or condominium development.



COMPATIBLE USE shall mean the degree to which two or more different land use types are able to exist together in close proximity, with no one use having significant negative effects on any other use.

COMPREHENSIVE PLAN shall mean the Comprehensive Development Plan or Comprehensive Land Use Plan of Redfield, Iowa as adopted by the City Council, setting forth policies for the present and foreseeable future community welfare.

CONDITIONAL USE shall mean a use where allowed by the district regulations, that would not be appropriate generally throughout the zoning district without restrictions, but which, if controlled as to number, size, area, location, relationship to the neighborhood or other minimal protective characteristics, would not be detrimental to the public health, safety, and general welfare which is permitted upon findings of the Board.

CONDITIONAL USE PERMIT shall mean a permit issued by the Board of Adjustment that authorizes the recipient to make conditional use of property in accordance with the provisions of Article 6 and any additional conditions placed upon, or required by said permit.

CONDOMINIUM shall mean a multiple dwelling as defined herein whereby the title to each dwelling unit is held in separate ownership, and the real estate on which the units are located is held in common ownership solely by the owners of the units with each having an undivided interest in the common real estate.

CONFLICTING LAND USE shall mean the use of property which transfers over neighboring property lines causing negative economic or environmental effects, including, but not limited to, noise, vibration, odor, dust, glare, smoke, pollution, and water vapor, or consists of mismatched land uses, density, height, mass, or layout of adjacent uses, or results in a loss of privacy.

CONSERVATION shall mean the protection and care that prevent destruction or deterioration of historical or otherwise significant structures, buildings, or natural resources.

CONSERVATION AREA shall mean an environmentally sensitive and valuable lands protected from any activity that would significantly alter their ecological integrity, balance or character, except in the case of an overriding public interest, including but not limited to: wetlands, floodways, flood plains, drainage ways, river or stream banks, and areas of significant biological productivity or uniqueness.

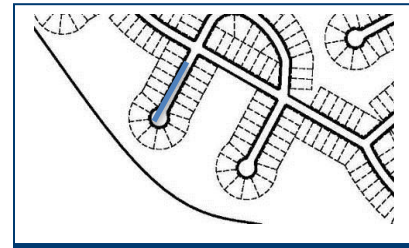
CONSERVATION EASEMENT shall mean an easement granting a right or interest in real property that is appropriate to retaining land or water areas predominantly in their natural, scenic, open, or wooded condition and retaining such areas as suitable habitat for fish, plants, or wildlife, or maintaining existing land uses.

CORPORATE LIMITS shall mean all land, structures and open space that has been annexed into the City's jurisdiction. This does not include the extraterritorial jurisdiction of the City.

COUNTY ASSESSOR shall mean county assessor of Dallas County or their authorized representative.

CUL-DE-SAC shall mean a short public way, which has only one outlet for vehicular traffic and terminates in a vehicular turnaround.

CURB shall mean a stone, asphalt, or concrete boundary marking the edge of a roadway or paved area.



Example of a cul-de-sac

D

DENSITY shall mean the number of dwelling units per gross acre of land.

DEVELOPMENT shall mean any manmade change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, or drilling operations for which necessary permits may be required.

DEVELOPMENT REVIEW shall mean the review, by the City, or subdivision plats, site plans, rezoning requests, or permit review.

DISTRICT OR ZONE shall mean any zoning district created for the purpose of regulating specific uses within a defined area.

DOWNZONING shall mean a change in zoning classification of land to a less intensive or more restrictive district, such as from commercial district to residential district or from a multi-unit residential district to a single-unit residential district.

DRIVEWAY shall mean any vehicular access to an off-street parking or loading facility.

DUPLEX see Dwelling, Two Unit.

DWELLING shall mean a building or portion thereof, designed or used exclusively for residential occupancy, including a manufactured home as defined in state law, but not including travel trailers, recreational vehicles, mobile homes, hotels, motels, motor lodges, boarding and lodging housing, tourist courts, or tourist homes.

DWELLING, MANUFACTURED HOME shall mean a factory-built structure built under the authority of 42 U.S.C. §5403, that is required by federal law to display a seal required by HUD, and was constructed on or after June 15, 1976. If a manufactured home is placed in manufactured home community or a mobile home park, the home must be titled and is subject to the manufactured or mobile home square foot tax. If a manufactured home is placed outside a manufactured home community or a mobile home park, the home must be titled and is to be assessed and taxed as real estate.

DWELLING, MULTIPLE UNIT shall mean a building or buildings designed and used for occupancy by three or more household units, all living independently of each other, and having separate kitchen and toilet facilities for each dwelling unit.

DWELLING, SEASONAL shall mean a dwelling designed and used as a temporary residence and occupied less than six months in each year.

DWELLING, SEMI-DETACHED shall mean a residence which is erected on a separate lot and is joined to another such residence on one (1) side only by a wall located on the lot line and which has a yard on the remaining sides.

DWELLING, SINGLE-UNIT shall mean a building having accommodations for or occupied exclusively by one household unit which meet all the following standards:

- A. The home shall have no less than 640 square feet of floor area, above grade, for single story construction;
- B. The home shall have no less than a 20 foot exterior width; and
- C. The home shall have a permanent foundation, defined as a continuous perimeter base on which the building rests, to be constructed from either poured concrete or laid masonry block or brick on a footing to be placed at a depth required by the City Building Code.

DWELLING, SINGLE UNIT ATTACHED see Dwelling, Townhouse.

DWELLING, TOWNHOUSE shall mean a one-unit dwelling in a row of at least two such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical wall(s).

DWELLING, TWO-UNIT shall mean a building designed or used exclusively for the occupancy of two household units living independently of each other and having separate kitchen and toilet facilities for each household.

DWELLING, UNIT shall mean a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.



Example of a dwelling, townhouse

E

EASEMENT shall mean an authorization by a property owner for the use by another, and for a specified purpose, of a designated part of their property.

EFFECTIVE DATE shall mean the date that this chapter shall have been adopted, amended, or the date land areas became subject to the Ordinances contained in this chapter as a result of such adoption or amendment.

ENCROACHMENT shall mean an advancement or intrusion beyond the lines or limits as designated and established by the City Code.

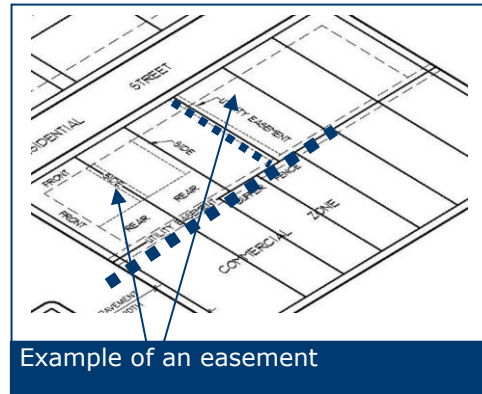
ENLARGEMENT shall mean the expansion of a building, structure, or use in volume, size, area, height, length, width, depth, capacity, ground coverage, or in number.

ESSENTIAL SERVICES shall mean the erection, construction, alteration, or maintenance of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supply or disposal systems by public utilities, municipal or other governmental agencies, but not including buildings.

EXISTING AND LAWFUL shall mean the use of a building, structure, or land in actual existence, operation, and use, as compared to the use being proposed, contemplated, applied for, or in the process of being constructed or remodeled. In addition, the use must have been permitted, authorized, or allowed by law or any other applicable regulation prior to the enactment of a zoning regulation when first adopted or permitted, authorized, or allowed by the previous zoning regulation prior to the adoption of an amendment to that zoning regulation.

EXPANSION shall mean the enlargement of a building, structure, or use in volume, size, area, height, length, width, depth, capacity, ground coverage, or in number.

EXTRATERRITORIAL JURISDICTION shall mean the area beyond the corporate limits, in which the City has been granted the powers by the state to exercise subdivision review and is exercising such powers.



F

FEDERAL shall mean the federal government of the United States of America.

FENCE shall mean a structure or hedge serving as an enclosure, barrier, or boundary above ground.

FENCE, INVISIBLE shall mean an electronic pet containment system that includes the burying of wire and the use of transmitters for complete enclosure of a yard or creating sectional areas within a yard.

FLOOD shall mean a general and temporary condition of partial or complete inundation of normally dry land areas from: 1) the flow of inland or tidal waters, or 2) the unusual and rapid accumulation of runoff of surface waters from any source.

FLOODPLAIN shall mean any land area susceptible to being inundated by water from any source as determined by the FIRM map.

FLOODWAY shall mean the channel of a watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

FLOOR AREA shall mean the square feet of floor space within the outside line of the walls, including the total of all space on all floors of the building. Floor area shall not include porches, garages, or spaces in a basement, cellar, or attic.

FOUNDATION shall mean that part of a building or wall, wholly or partly below grade, that constitutes a structural base for such building or wall.

FRONTAGE shall mean that portion of a parcel of property or block that abuts a dedicated public street or highway.

FRONTAGE ROAD shall mean a street adjacent to a freeway expressway, or arterial street separated therefrom by a dividing strip and providing access to abutting properties.

G

GRADE shall mean the mean elevation of the ground measured along the wall of a building or a lot line, or the top of a street curb or official grade of a street curb not yet constructed, or an official grade of an alley surface, as appropriate to the context in which the term is used.

GRADING shall mean changing the natural or existing topography of land.

GROSS FLOOR AREA shall mean the total enclosed area of all floors of a building, measured to the inside surfaces of the exterior walls. The definition excludes the areas of basements, elevator shafts, airspaces above atriums, and enclosed off-street parking and loading areas serving a principal use.

H

HALF-STORY shall mean a story under a sloped roof which has the intersection of the roof line and exterior wall face not more than three feet above the floor of such story.

HARD SURFACED shall mean any surface used for movement of vehicular and/or pedestrian traffic that is designed and paved with either asphalt, concrete, permeable pavement, or pavers to City standards, but shall not include surfacing materials such as crushed rock, gravel, or surface sealants.

HAZARDOUS WASTE shall mean waste products of industrial or chemical processes including finished surplus, used, contaminated or unwanted fertilizer, herbicide, petroleum products, or other such processed waste material.

HEIGHT, MAXIMUM shall mean the total height of any structure including any signage or other attachments to a structure.

HOME-BASED BUSINESS/OCCUPATION, GENERAL shall mean a business, occupation, or profession carried on within a residential dwelling by the resident thereof.

HOMEOWNERS ASSOCIATION shall mean a private, nonprofit corporation or association of homeowners of properties in a fixed area, established for the purpose of owning, operating, and maintaining various common properties and facilities.

HOUSEHOLD PET shall mean an animal that is customarily kept for personal use or enjoyment within the home, including but not to be limited to domestic dogs, domestic cats, domestic tropical birds, fish, and rodents. A household pet does not include livestock.

I

IMPERMEABLE SURFACE shall mean a surface that has been compacted or covered with a layer of material making the surface highly resistant to infiltration by water, such as compacted sand, rock, gravel, or clay, and conventionally surfaced streets, roofs, sidewalks, parking lots, and driveways.

IMPROVEMENT shall mean any change to land necessary to prepare it for building sites, including, but not limited to, grading, filling, street paving, curb paving, sidewalks, walkways, water mains, sewers, drainage ways, and other public works and appurtenances.

INCIDENTAL USE shall mean a use, which is subordinate to the main use of a premise.

INDUSTRIAL PARK shall mean a large tract of land that has been planned, developed, and operated as an integrated facility for a number of individual industrial uses, with special attention to circulation, parking, utility needs, aesthetics, and compatibility.

INDUSTRIAL USES shall mean the manufacture, fabrication, processing, reduction, or destruction of any article, substance, or commodity, or any other treatment thereof in such a manner as to change the form, character, or appearance thereof, and any storage facilities operated in conjunction with an industrial use or for a fee, including storage elevators, truck storage yards, warehouses, wholesale storage, and other similar types of enterprise.

INFILL DEVELOPMENT shall mean the construction of a building or structure on a vacant parcel located in a predominantly built up area.

INFILL SITE shall mean any vacant lot, parcel or tract of land within developed areas of the City and where water, sewer, streets, schools, and fire protection have already been constructed or are provided in a predominantly built up area.

INFRASTRUCTURE shall mean facilities and services needed to sustain industry, residential, commercial, and all other land-use activities, including water lines, sewer lines, and other utilities, streets and roads, communications, and public facilities such as fire stations, parks, schools, etc.

INTENSIFICATION OF USE shall mean any change, alteration, extension, expansion, or enlargement of a use or use of structure in combination where the off-street parking requirements of this Code would be calculated at a higher ratio and/or would require that additional off-street parking spaces be provided.

IRREGULAR TRACT shall mean a parcel of land that has not been subdivided through adopted plat procedures, but nonetheless has been assigned a number for identification purposes.

L

LANDSCAPE shall mean plant materials, topography, and other natural physical elements combined in relation to one another and to man-made structures.

LANDSCAPED AREA shall mean the area within the boundaries of a given lot, site or common development consisting primarily of plant material, including but not limited to grass, trees, shrubs, vines, ground cover, and other organic plant materials; or grass paver masonry units installed such that the appearance of the area is primarily landscaped.

1. Perimeter Landscaped Area: Any required landscaped area that adjoins the exterior boundary of a lot, site, or common development.
2. Interior Landscaped Area: Any landscaped area within a site exclusive of required perimeter landscaping.

LIVESTOCK shall mean animals associated with agricultural operation, commonly kept or raised as a part of an agricultural operation including but not limited to horses, cattle, sheep, swine, goats, ducks, chickens, and turkeys.

LIVE/WORK SPACE shall mean buildings or spaces within buildings that combine residential living space with an integrated work space for use by one or more residents.

LOADING AREA/SPACE shall mean an off-street space or berth on the same lot with a main building, or contiguous to a group of buildings, for the temporary parking of commercial vehicles while loading or unloading, and which abuts a street, alley, or other appropriate means of ingress and egress.

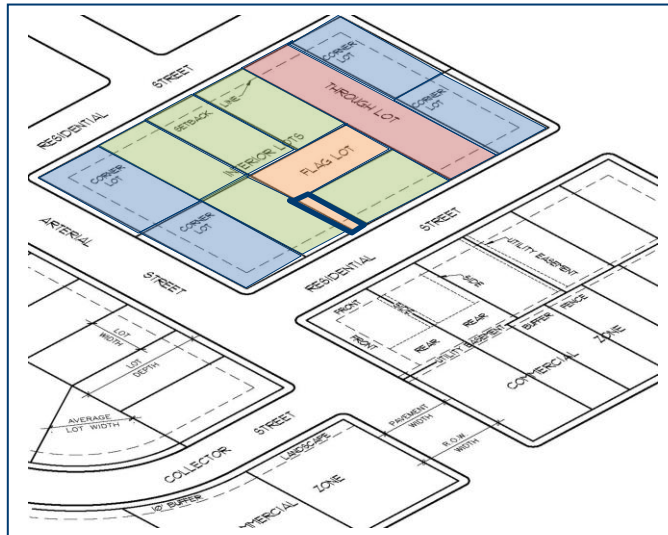
LOT shall mean a distinct parcel, tract or portion of a subdivision, the location, dimensions, and boundaries of which are determined by a plat.

LOT, CORNER shall mean a lot located at the intersection of two or more streets at an angle of not more than 135 degrees. If the angle is greater than 135 degrees, the lot shall be considered an "Interior Lot."

LOT, DOUBLE FRONTAGE or THROUGH shall mean a lot having a frontage on two non-intersecting streets as distinguished from a corner lot.

LOT, FLAG shall mean an interior lot, the majority of which has frontage and access provided by means of a narrow corridor.

LOT, INTERIOR shall mean a lot other than a corner lot.



Example of corner, double frontage or through, flag, and interior lots by color

LOT AREA shall mean the total horizontal area included within the boundaries of the lot lines of a lot.

LOT COVERAGE shall mean that portion of a lot covered by principal and accessory uses and/or buildings expressed as a percentage of the lot area.

LOT DEPTH shall mean the horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

LOT FRONTAGE shall mean the side of a lot abutting on a legally accessible street right-of-way other than an alley or an improved county road. For the purposes of this definition, on corner lots, all sides of a lot adjacent to streets or roads shall be considered frontage.

LOT LINE shall mean the property line bounding a lot.

LOT LINE, FRONT shall mean the property line abutting a street.

LOT LINE, REAR shall mean a lot line not abutting a street which is opposite and most distant from the front lot line.

LOT LINE, SIDE shall mean any lot line not a front lot line or a rear lot line.

LOT OF RECORD shall mean a lot which is part of a subdivision recorded in the office of the county recorder, or lot or parcel described by metes and bounds, the description to which has been so recorded.

LOT WIDTH shall mean the average horizontal distance between the side lot line, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

LOT, ZERO LOT LINE shall mean a common lot line which a wall of a structure may be constructed.

LOT, ZONING shall mean a zoning lot that is a parcel of land of at least sufficient size to meet minimum zoning requirements for use, coverage, and area, and to provide such yards and other open spaces as are herein required. Such lots shall have frontage on an improved public street, or on the approved private street, and may consist of:

- A. A single-lot of record,
- B. A portion of a lot of record
- C. A combination of complete lots of record and portions of lots of record, or of portions of lots of record,
- D. A parcel of land described by metes and bounds; provided that in no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of the Ordinance.

M

MANUFACTURED HOME see Dwelling, Manufactured Home.

MASTER FEE SCHEDULE shall mean a fee schedule maintained by the City of Redfield and passed and amended periodically, which establishes the required fees to be collected for specific Planning, Zoning, and Subdivision activities.

MISCELLANEOUS STRUCTURES shall mean structures, other than buildings, visible from public ways. Examples are memorials, staging, antennas, water tanks and towers, sheds, shelters, fences, walls, kennels, and transformers.

MIXED USE shall mean properties where various uses, such as office, commercial, institutional, and residential are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.

MIXED USE BUILDING shall mean a building or structure that incorporates two or more use types within a single building or structure, provided that each use type is permitted within the individual Base Zoning District in which the building or structure is to be located.

MIXED USE DEVELOPMENT shall mean a single development that incorporates complementary land use types into a single development.

MOBILE HOME see Dwelling, Mobile Home.

MOBILE HOME PARK shall mean a site, lot, field, or tract of land upon which three or more mobile homes or manufactured homes, or a combination of any of these homes, are placed on developed spaces and operated as a for-profit enterprise with water, sewer or septic, and electrical services available. The term "mobile home park" shall not be construed to include manufactured or mobile homes, buildings, tents, or other structures temporarily maintained by any individual, educational institution, or company on their own premises and used exclusively to house their own labor or students.

MORATORIUM shall mean a temporary halting of specific development activities for a specific timeframe.

N

NONCONFORMING BUILDING shall mean a building or portion thereof which was lawful when established but which does not conform to subsequently established zoning or zoning regulations.

NONCONFORMING LOT shall mean a lot having less area or dimension than that required in the district in which it is located and which was lawfully created prior to the zoning thereof whereby the larger area of dimension requirements were established, or any lot, other than one shown on a plat recorded in the office of the Dallas County Recorder, which does not abut a public road or public road right-of-way.

NONCONFORMING USE shall mean a use lawful when established but which does not conform to subsequently established zoning or zoning regulation.

O

OFFICIAL ZONING DISTRICT MAP shall mean a map delineating the boundaries of zoning districts which, along with the zoning text, is officially adopted by the Redfield City Council.

OFF-STREET PARKING AREA shall mean all off street areas and spaces designed, used, required, or intended to be used for parking, including driveways or access ways in and to such areas.

OPEN SPACE shall mean that part of a lot or parcel not devoted to buildings, structures, parking or loading areas, driveways or any principal or accessory use.

OPEN SPACE, COMMON shall mean a separate and distinct area set aside as open space within or related to a development, and not on individually owned lots or dedicated for public use, but which is designed and intended for the common use or enjoyment of the residents of the development. Rights-of-way, private streets, driveways, parking lots, or other surfaces designed or intended for vehicular use or required yards shall not be included as common open space.

OPEN SPACE, USABLE shall mean an area of land or water or combination of land and water which may include complimentary structures and improvements within the site, excluding space devoted to parking, designed and intended for common use and enjoyment.

OVERLAY DISTRICT shall mean a district in which additional requirements are imposed upon a use, in conjunction with the underlying zoning district. The original zoning district designation does not change.

OWNER shall mean an individual firm, association, syndicate, partnership, or corporation having sufficient proprietary interest to seek development of land.

P

PARCEL shall mean a lot or a contiguous group of lots in single ownership or under single control, which may be considered as a unit for purposes of development.

PARK shall mean any public or private land available for recreational, educational, cultural, or aesthetic use.

PARKING, OFF-STREET shall mean all hard-surfaced areas other than public rights-of-way for the purpose of parking vehicles.

PARKING, ON-STREET shall mean the space designated for parking a vehicle within the paved portion of the street right-of-way.

PARKING LOT shall mean an area consisting of one or more parking spaces for motor vehicles together with a driveway connecting the parking area with a street or alley and permitting ingress and egress for motor vehicles.

PARKING LOT, PRIVATE shall mean an area, other than a street, used for the parking of automotive vehicles capable of moving under their own power and restricted from general public use.

PARKING LOT, PUBLIC shall mean an area, other than a private parking area or street used for the parking of vehicles capable of moving under their own power, either free or for remuneration.

PARKING, SHARED shall mean a public or private parking area used jointly by two or more uses.

PARKING SPACE, AUTOMOBILE shall mean an area, other than a street or alley, reserved for the parking of an automobile, such space having a dimension less than nine feet by 20 feet, plus such additional area as is for parking aisles.

PAVED shall mean permanently surfaced with poured concrete or asphalt.

PERFORMANCE GUARANTEE shall mean a financial guarantee to ensure that all improvements, facilities, or work required by this Ordinance will be completed in compliance with these regulations as well as with approved plans and specifications of a development.

PERMANENT FOUNDATION shall mean a base constructed from either poured concrete or laid masonry block and placed on a footing located below ground level to a point below the frost line upon which a building or structure is permanently attached.

PERMEABLE PAVEMENT shall mean a hard surfaced pavement system with traditional strength characteristics, but which allows rainfall to percolate through it rather than running off. For purposes of this Code, this does not include gravel, cinders, crushed rock, or seal coat.

PERMANENT STORAGE shall mean the long-term storage on-site within an accessory building or structure.

PERMITTED USE shall mean any land use allowed without condition within a zoning district.

PERMANENTLY ATTACHED shall mean attached to real estate in such a way as to require dismantling, cutting away, unbolting from permanent foundation or structural change in such structure in order to relocate it to another site.

PERSON shall mean an individual, corporation, Limited Liability Company, government or governmental subdivision or agency, business trust, estate, trust, partnership or association, or any other legal entity.

PLANNED UNIT DEVELOPMENT (PUD) shall mean a planning process and district for the purpose of providing for a unique and flexible arrangement of residential, business, or industrial uses in accordance with an approved conceptual plan.

PLANNING AND ZONING COMMITTEE shall mean the Planning and Zoning Committee of Redfield, Iowa.

PLANT MATERIALS shall mean tree, shrubs, vines, ground covers, grass, perennials, annuals, and bulbs and other such vegetation.

PLAT shall mean a map showing the location, boundaries, and legal description of individual properties.

POLICY shall mean a statement or document of the City, such as the Comprehensive Plan or Code of Ordinances that forms the basis for enacting legislation or making decisions.

PREMISES shall mean a tract of land, consisting of one lot or irregular tract, or more than one lot or irregular tract, provided such lots or tracts are under common ownership, contiguous, and used as a single tract. A building or land within a prescribed area.

PRINCIPAL STRUCTURE shall mean the main building or structure on a lot, within which the main or primary use of the lot or premises is located. Within a residential district, the dwelling is the primary structure.

PRINCIPAL USE shall mean the main use of land or structure, as distinguished from an accessory use.

PROHIBITED USE shall mean any use of land, other than nonconforming, which is not listed as a permitted use, conditional use or accessory use within a zoning district.

PROMOTIONAL DEVICE shall mean any sign intended to be displayed, either with or without a frame, with or without characters, letter, illustrations, or other material, on a fabric of any kind. National flags, flags of political subdivisions, or symbolic flags of any institutions or business shall be considered a promotional device for the purpose of this definition. Banners, pennants, feather signs, inflatable characters, streamers, or fringe-type ribbons or piping shall be considered as a promotional device.

PROPERTY LINE shall mean the legal, platted boundary of a lot or parcel of land.

PUBLIC FACILITY shall mean any building, location, or structure, owned by a public entity such as a library, fire station, school, park, and other similar facilities and uses.

PUBLIC USE shall mean a specified activity or area that either through actual public ownership or through dedication of easements allows the general public access and use.

PUBLIC UTILITY shall mean all or part of a waterworks, gasworks, sanitary sewage system, storm water drainage system, electric light and power plant and system, heating plant, cable community or television system, telephone or telecommunications systems or services offered separately or combined with any system or service specified herein or authorized by other state law, any of which may be owned by a City, including all land, easements, rights of way, fixtures, equipment, accessories, improvements, appurtenances, and other property necessary or useful for the operation of the utility.

PUBLIC UTILITY EASEMENT shall mean a portion of a lot or block in which the City and all public utilities enfranchised by the City have a rite of passage and/or a right to install and maintain pipes, wires, poles, conduits and other equipment necessary to carry out public or quasi-public services.

PUBLIC WAY shall mean any sidewalk, street, alley, highway, easement, or other public thoroughfare.

Q

QUASI-PUBLIC USE shall mean a use conducted by, or a facility or structure owned or operated by, a nonprofit, religious, or eleemosynary institution that provides educational, cultural, recreational, religious, or other similar types of public services.

R

RAILROAD shall mean the land use including the right-of-way abutting railroad properties occupied by uses pertinent to the railroad operation and maintenance, but not including properties owned by the railroad and leased for use by others.

REDEVELOPMENT shall mean the act of rehabilitation or demolition of existing buildings and/or land area irrespective of whether a change occurs in land use.

RENEWABLE ENERGY shall mean energy sources including wind, solar power, biomass, and hydropower, that can be regenerated and that is much less polluting than nuclear or fossil fuels.

RENEWABLE RESOURCE shall mean a natural resource that is able to regenerate, either by itself or with human assistance, over a short to moderate time period, including food crops and trees.

RESIDENCE shall mean a building used, designed, or intended to be used as a home or dwelling place for one or more households.

RETENTION BASIN shall mean a facility for the temporary storage of stormwater with a permanent water surface.

REZONING shall mean an amendment to or change in the Zoning Ordinance either to the text or map or both.

REZONING, PIECEMEAL shall mean the zoning reclassification of individual lots resulting in uncertainty in the future compatible development of the area.

RIGHT-OF-WAY shall mean an area or strip of land, either public or private, on which an irrevocable rite of passage has been dedicated, recorded, or otherwise legally established for the use of vehicles, utilities, and/or pedestrians.

ROAD, PRIVATE shall mean a way, other than driveways, open to vehicular ingress and egress established for the benefit of certain, adjacent properties. Also, see Right-of-Way and Street.

ROAD, PUBLIC shall mean all public rights-of-way reserved or dedicated for street or road traffic. Also, see Right-of-Way and Street.

S

SATELLITE DISH ANTENNA shall mean a parabolic antenna incorporating a reflective surface that is solid, open mesh, or bar configured and is in the shape of a shallow dish, or cone, and used to transmit and/or receive radio and electromagnetic waves.

SCALE shall mean proportional relationship of the size of parts to one another.

SCREENING shall mean a structure or planting that conceals from public view from area behind such structure or planting.

SEPARATE OWNERSHIP shall mean ownership of a parcel of land by a person who does not own any of the land abutting such parcel.

SETBACK shall mean the minimum distance, as prescribed by this Ordinance, measured from the edge of the eve or other similar building component located closest to the lot line.

SETBACK LINE, FRONT YARD see Yard, Front.

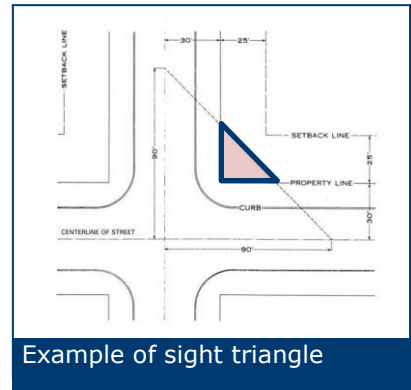
SETBACK LINE, REAR YARD see Yard, Rear.

SETBACK LINE, SIDE YARD see Yard, Side.

SEWER SYSTEM shall mean a pipeline or conduits, pumping stations and force main, and all other constructions, devices, appliances, or appurtenances used for conducting sewage or industrial waste or other wastes to a point of ultimate disposal and treatment.

SHRUB shall mean a multi-stemmed woody plant other than a tree.

SIGHT TRIANGLE is an area at a street intersection in which nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two and one-half feet and five feet above the grades of the bottom of the curb of the intersecting streets, measured from the point of the intersection of the centerline of the streets along the centerline of the streets.



SIGN shall mean and include any outdoor sign, display, declaration, device, figure, drawing, illustration, message, placard, poster, billboard, insignia, or other things which are designed, intended, or used for direction, information, identification, or to advertise, to inform, or to promote any business, product activity, service, or any interest.

SIGNIFICANT HISTORIC SITE shall mean any archaeological site, standing structure, or other property that meets the criteria for eligibility to National Register of Historic Places or is listed in the state's Register of Historic Sites, or is determined to be an unplatted cemetery. A historic site meets these criteria if it is presently listed on either register or if it is determined to meet the qualifications for listing after review by the Iowa State Archaeologist or the Director of the Iowa Historical Society. All unplatted cemeteries are automatically considered to be "significant historic sites."

SIMILAR USE shall mean the use of land, buildings, or structures of like kind or general nature with other uses within a zoning district as related to bulk, intensity of use, traffic generation and congestion, function, public services requirements, aesthetics or other similarities.

SIMPLE DIVISION shall mean any division of land in which no new streets, public or private, are proposed, which does not require the construction of any public improvements, and which creates fewer than three lots.

SITE shall mean the parcel of land to be developed or built upon. A site may encompass a single lot; a portion of a lot; or a group of lots developed as a common development under the special and overlay districts provisions of this Ordinance.

SITE PLAN shall mean a plan, prepared to scale, showing accurately and with complete dimensioning, the boundaries of a site and the location of all buildings, structures, uses, drives, parking, drainage, landscape features, and other principal site development improvements for a specific parcel of land.

SLOPE shall mean the degree of deviation of a surface from the horizontal, usually expressed in percent or degrees.

SPOT ZONING shall mean the zoning of a small land area for a use which differs measurably from the zoned land use surrounding this area. Land may not merely be so zoned in the interest of an individual or small group, but must be in the general public interest.

STATE shall mean the State of Iowa.

STORAGE shall mean the keeping, in a roofed or unroofed area, of any goods, junk, material, merchandise, or vehicles on the same tract of premises for more than 30 days.

STORM DRAIN shall mean a conduit that carries natural storm and surface water drainage but not sewage and industrial wastes, other than unpolluted cooling water.

STORMWATER DETENTION see Chapter 157 of the City Code.

STORMWATER MANAGEMENT see Chapter 157 of the City Code.

STORMWATER RUNOFF see Chapter 157 of the City Code.

STORY shall mean a space in a building between the surface of any floor and the surface of the floor above, or if there is not floor above, then the space between such floor and the ceiling or roof above.

STREET shall mean a public thoroughfare or right-of-way dedicated, deeded, or condemned for use as such, other than an alley, which affords the principal means of access to abutting property including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except as excluded in this Ordinance.

STREETSCAPE shall mean the scene as may be observed along a public street or way composed of natural and man-made components, including buildings, paving, plantings, street hardware, and miscellaneous structures.

STRUCTURE shall mean anything constructed or built, any edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner, which requires location on the ground or is attached to something having a location on the ground, including swimming and wading pools and covered patios, excepting outdoor areas such as paved areas, walks, tennis courts, and similar recreation areas.

STRUCTURE, TEMPORARY shall mean building or structure erected for one-time temporary use, lacking a permanent foundation, connections to water and sewer, and generally having open walls, distinct from a permanent structure which must meet adopted building codes.

STRUCTURAL ALTERATION shall mean any change in the support members of a building, such as in a bearing wall, column, beam or girder, floor or ceiling joints, roof rafters, roof diaphragms, foundations, piles, and retaining walls or similar components.

SUBDIVISION shall mean a tract of land divided into three or more lots.

SUBDIVISION PLAT shall mean a graphical representation of the subdivision of land, prepared by a licensed land surveyor, having a number or letter designation for each lot within the plat and a succinct name or title that is unique.

T

TEMPORARY USE shall mean impermanent uses of an occasional nature. Temporary uses involve the use of permanent structures and portable signs. Uses of a seasonal nature that recur periodically on a regular basis on the same site and reoccupy the same permanent structure shall not be considered temporary uses.

TOWER shall mean a structure situated on a site that is intended for transmitting or receiving television, radio, or telephone communications. Also, see Antenna.

TOWNHOUSE see Dwelling, Townhouse.

TRACT shall mean a lot or contiguous group of lots in single ownership or under single control, usually considered a unit for purposes of development.

TREE COVER shall mean an area directly beneath the crown and within the dripline of the tree.

U

UPPER STORY HOUSING shall be defined as one or more dwelling units located above the first floor where allowed within a commercial district.

UPZONING shall mean a change in zoning classification of land to a more intensive or less restrictive district such as from a residential district to commercial district or from a single family residential district to a multiple family residential district.

USABLE OPEN SPACE shall mean a required ground area or terrace area on a lot which is graded, developed, landscaped, equipped, and intended and maintained for either active or passive recreation or both, available and accessible to and usable by all persons occupying a dwelling unit or rooming unit on the lot and their guests.

- A. The areas shall be grassed and landscaped or covered only for a recreational purpose.
- B. Roofs, driveways, and parking areas shall not constitute "usable open space."

USE shall mean the purpose or activity for which land or buildings are designed, arranged, or intended or for which land or buildings are occupied or maintained.

USE, BEST shall mean the recommended use or uses of land confined in an adopted comprehensive plan. Such use represents the best use of public facilities, and promotes health, safety, morals, and general welfare.

USE, HIGHEST shall mean an appraisal or real estate market concept that identifies the use of a specific tract of land that is most likely to produce the greatest net return on investment.

UTILITARIAN STRUCTURE shall mean a structure or enclosure relating to mechanical or electrical services to a building or development.

UTILITY EASEMENT see Easement.

UTILITY SERVICE shall mean any device, including wire, pipe, and conduit, which carries gas, water, electricity, oil, wastewater, and communications into a building or development.

V

VALUE shall mean the estimated cost to replace a structure in kind, based on current replacement costs.

VARIANCE shall mean a relief or variation from the strict application of the bulk regulations, as applied to a specific piece of property, which may be granted by the Zoning Board of Adjustment according to the provisions of this Code.

VEGETATION shall mean trees, shrubs, and vines.

VEHICLE shall be broadly interpreted to mean any implement of conveyance designed or used for the transportation of people or materials on land or water, including, but not limited to, automobiles, trucks, bicycles, motorcycles, snowmobiles, boats, trailers, campers, wagons, etc.

VISUAL OBSTRUCTION shall mean any fence, hedge, tree, shrub, wall, or structure exceeding two feet in height, measured from the crown of intersecting or intercepting streets, alleys, or driveways, which limit the visibility of persons in motor vehicles on said streets, alleys, or driveways. This does not include trees kept trimmed of branches below a minimum height of five feet.

W

WETLAND shall mean an area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that, under normal circumstances, does support, a prevalence of vegetation typically adapted for life in saturated soiled conditions, commonly known as hydrophytic vegetation.

WILDLIFE shall mean all free living animals.

WIRELESS COMMUNICATION TOWER shall mean a structure for the transmission or broadcast of cellular, radio, television, radar, or microwaves which exceeded the maximum height permitted in the district in which it is located; provided, however, that noncommercial radio towers not exceeding 50 feet in height shall not be considered wireless communication towers.

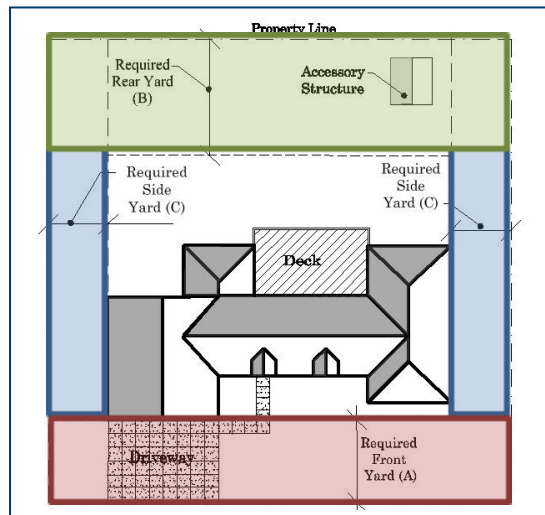
Y

YARD shall mean any open space on the same lot with a building or a dwelling group, which open space is unoccupied and unobstructed from the ground upward to the sky, except for building projections or for accessory buildings or structures permitted by the Ordinance.

YARD, REQUIRED FRONT shall mean an open space between the front yard setback line and the front lot line and the front lot line or highway setback line, and extending the full width of the lot.

YARD, REQUIRED REAR shall mean an open space between the rear yard setback line and the rear lot line, extending the full width of the lot.

YARD, REQUIRED SIDE shall mean an open space extending from the front yard, or from the front lot line where no front yard is required by this Ordinance, to the rear yard, or rear lot line, between a side lot line and the side yard setback line.



Example of required front, rear, and side yards.

Z

ZERO LOT LINE see Lot, Zero Lot Line.

ZONING ADMINSTRATOR shall mean the person or person authorized and empowered by the City to administer and enforce the requirements of this chapter who also serves as the chair of the Planning and Zoning Committee.

ZONING DISTRICT see District.

ZONING DISTRICT, CHANGE OF shall mean the legislative act of removing one or more parcels of land from one zoning district and placing them in another zoning district on the zone map of the City.

Article 3: Districts + Official Map

SECTION 3.01 DISTRICTS

In order to regulate and restrict the height, location, size, and type of buildings, structures, and uses allowed on land in the City, the City is hereby divided into districts in accordance with the Comprehensive Plan or Approved Land Use Map.

SECTION 3.02 PROVISION FOR OFFICIAL ZONING MAP

- *3.02.01* The City is hereby divided into districts, as 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 the Ordinance. 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 words: "This is to certify that this is the Official Zoning Map referred to in Section 3.02 of Ordinance No. (___) of the City of Redfield, Iowa", together with the date of the adoption Ordinance. If, in accordance with the provisions of this Ordinance, changes are made in the district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved by the City Council.
- *3.02.02* In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of the nature or number of changes and additions, the City Council may by resolution adopt a new Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The new 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 words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted (Ordinance No. (___) of the City of Redfield, Iowa." Unless the prior Official Zoning Map has been lost or totally destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment.

Article 4: General Provisions

SECTION 4.01 COMPREHENSIVE DEVELOPMENT PLAN RELATIONSHIP

These regulations are designed to implement various elements of the comprehensive development plan or approved land use plan as required by Iowa Code. Any amendment to the district regulations or map shall conform to the comprehensive development plan or approved land use plan adopted by Redfield.

SECTION 4.02 GENERAL

The regulations set forth by this Ordinance within each district shall be minimum standards applicable uniformly to each class or kind of building, structure, or land, except as provided hereinafter.

SECTION 4.03 SCOPE OF ORDINANCE

No building, structure, or land in the unincorporated areas shall hereafter be used or occupied; no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered, except in conformity with the provisions of this Ordinance herein specified for the district in which it is located and except after receiving a zoning permit from the Redfield Zoning Administrator.

SECTION 4.04 ZONING VARIANCE STANDARDS

A variance is required if any of the following items are requested and the applicant can prove to the Board of the Adjustment that the enforcement of the terms and regulations of this Ordinance will inflict an unnecessary hardship on the landowner or if the land in question cannot yield a reasonable return without the requested variance.

- To reduce any required yard setbacks
- To exceed the bulk regulations or maximum height requirements
- To occupy a greater percentage of the lot area

SECTION 4.05 PLANNING + ZONING COMMITTEE RECOMMENDATIONS

Pursuant to Iowa Code Ann. §414.6, it shall be the purpose of the Planning and Zoning Committee to recommend the boundaries of the various original districts and appropriate regulations to be enforced therein. The Planning and Zoning Committee shall make a preliminary report and hold public hearings thereon before submitting its final report to the City Council for final approval or disapproval.

SECTION 4.06 DISTRICT REGULATIONS, RESTRICTIONS, AND BOUNDARY CREATION

No such regulation, restriction, or boundary shall become effective until after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearings, as well as, the location of the affected district(s) by naming township(s) and section(s) if possible, by describing the roads and streets that form the boundaries of the affected area shall be given by publication thereof in a paper of general circulation in the City at least one time, not less than four days or more than 20 days prior to such hearing.

SECTION 4.07 COURTESY NOTICE

As per State law 362.3, notification shall be published between 4 and 20 days in advance of a public meeting. A publication required by the City Code must be printed in a newspaper published at least once weekly and having general circulation in the City.

SECTION 4.08 JURISDICTION

The provisions of this Ordinance shall apply within the corporate limits of the City of Redfield, Iowa, and as may be amended by subsequent annexation.

SECTION 4.09 PROVISIONS OF ORDINANCE DECLARED TO BE MINIMUM REQUIREMENTS

In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, safety, morals, or general welfare. Whenever the provisions of this Ordinance are in conflict with the provisions of any other ordinance or municipal law, the ordinance or municipal law with the most restrictive provisions shall govern.

SECTION 4.10 ZONING AFFECTS EVERY BUILDING AND USE

No building or land shall hereafter be used or reused and no building or part thereof shall be erected, moved, or altered unless for a use expressly permitted by and in conformity with the Ordinances herein specified for the district in which it is located, except that any structure damaged or destroyed may be restored if such structure does not involve a non-conforming use.

SECTION 4.11 LOT

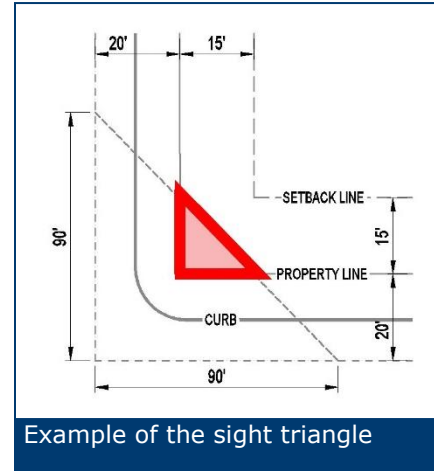
- 4.11.01 Every building hereafter erected, reconstructed, converted, moved, or structurally altered shall be located on a lot or lot of record and in no case shall there be more than one principal building on a lot unless otherwise provided.
- 4.11.02 More than one principal building of a single permitted use may be located upon a lot or tract in the following instances if recommended by the Planning and Zoning Committee and approved the City Council.
 - Institutional buildings
 - Public or semi-public buildings
 - Multiple-unit dwellings
 - Commercial or industrial buildings
 - Homes for the elderly
 - Agricultural buildings
 - Planned Unit Developments

SECTION 4.12 REDUCTIONS IN LOT AREA PROHIBITED

No lot, even though it may consist of one or more adjacent lots of record, shall be recorded in area so that yards, lot area per family, lot width, building area, or other requirements of this Ordinance are not maintained. This section shall not apply when a portion of a lot is acquired for a public purpose.

SECTION 4.13 OBSTRUCTIONS TO VISION AT STREET INTERSECTIONS PROHIBITED

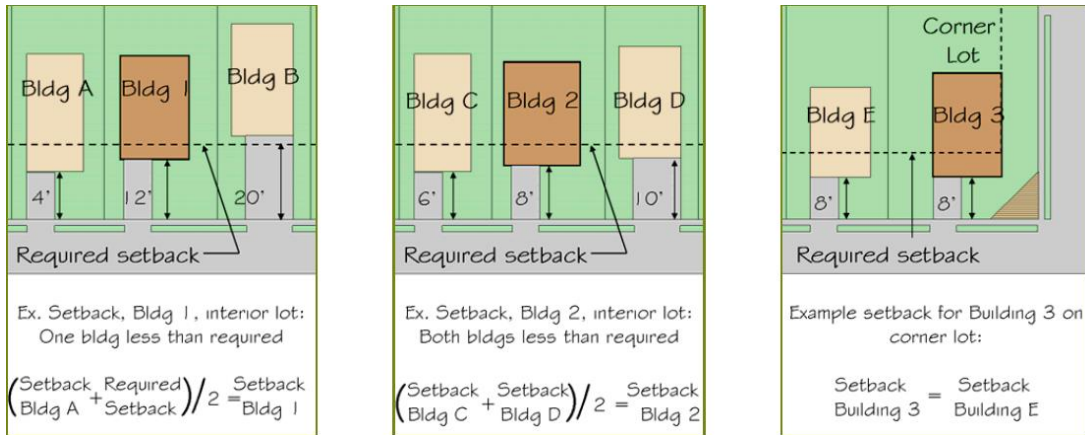
On a corner lot, there shall be provided an unobstructed view across a triangle formed by joining points measured 20 feet along the property line from the intersection of two streets or 15 feet along both the street and alley line from the intersection of a street and alley. Within the triangle there shall be no sight-obstructing or partly obscuring wall, fence, or foliage higher than 30 inches above grade or in the case of trees, foliage lower than five feet. Vertical measurement shall be made at the top of the curb on the street or alley adjacent to the nearest side of the triangle or if no curb exists, from the edge of the nearest traveled way.



SECTION 4.14 YARD REQUIREMENTS

- **4.14.01** Yard requirements shall be set forth under the Schedule of Lot, Yard, and Bulk Requirements for each zoning district, found in Appendix B. Front, side, and rear yards shall be provided in accordance with the Ordinances hereinafter indicated and shall be unobstructed from the ground level to the sky, except as herein permitted.
- **4.14.02** No part of a yard, or other open space, or off-street parking or loading space, required in connection with any building for the purpose of complying with this Ordinance, shall be included as part of a yard, open space, or off-street parking or loading space required for another building and/or lot.
- **4.14.03** No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet the minimum requirements herein.
- **4.14.04** All accessory buildings when connected to the principal building (e.g. attached garages) shall comply with the yard requirements of the principal building, unless otherwise specified.

- 4.14.05 The Zoning Administrator may permit a variation in front yard setbacks to allow new or relocated structures to conform to the average existing setback provided that 1) More than 40 percent of the frontage on one side of a street between intersecting streets is occupied by structures on the effective date of this Ordinance, and 2) A minority of such structures have observed or conformed to an average setback line (see illustration below for different provisions).



- 4.14.06 The Zoning Administrator may permit a variation in rear yard setbacks to allow for new or relocated detached garages to conform to the average existing setback provided that, 1) More than 40 percent of the frontage on one side of an alley between intersecting streets is occupied by structures on the effective date of this Ordinance, and 2) A minority of such structures have observed or conformed to an average setback line. However, in no case shall this be permitted when Section 4.17.08 of this Ordinance applies.
- 4.14.07 Where 40 percent or more of the frontage on one side of a street between two intersecting streets is developed and the buildings on this side of a block have developed and observed a front yard setback greater than the depth herein required, new buildings shall not be erected closer to the street than the average front yard so established by the existing buildings provided that no building shall be required to have a front yard setback greater than 50 feet.
- 4.14.08 Any side or rear yard in a residential district which is adjacent to any existing industrial use shall be no less than 40 feet or commercial use shall be no less than 10 feet and shall install and maintain landscaping and planting suitable to provide effective screening.
- 4.14.09 Any yard for a commercial or industrial use located within any Commercial or Industrial Zoning District, which is adjacent to any residential use or district, shall be increased to 40 feet and shall contain landscaping and planting suitable to provide effective screening; except in in the Central Commercial District (C-2).

Included in the increased yard, a solid or semi-solid fence or wall at least six but, but not more than eight feet high shall be provided adjacent to an adjoining residential district unless that

adjacent residential district and industrial district are separated by a street right-of-way. Said fence shall:

1. Be maintained in good condition,
2. Be constructed of commercially available fencing,
3. When the fence exceeds six feet in height, it shall be required to be setback from the property line by one foot for every additional foot of height.

SECTION 4.15 DRAINAGE

No building, structure, or use shall be erected on any land and no change shall be made in the existing contours of any land, including any change in the course, width, or elevation of any natural or other drainage channel, that will obstruct, interfere with, or substantially change the drainage from such land to the detriment of neighboring lands in accordance with Chapter 157 of the City Code.

SECTION 4.16 PERMITTED OBSTRUCTIONS IN REQUIRED YARDS

The following shall not be considered to be obstructions when located in the required yards:

- 4.16.01 All Yards:
 - Steps and accessibility ramps used for wheelchair and other assisting devices which are four feet or less above grade which will not exceed minimum requirements of the Americans with Disabilities Act (ADA) are necessary for access to a permitted building or for access to a lot from a street or alley;
 - Eaves, cornices, and similar features may extend one foot into a required yard except eaves may encroach three feet into a yard space when such yard space is 10 feet or more in width;
 - Open, uncovered porches or terraces no higher than the first floor above grade on the side of the building to which they are appurtenant and in no event higher than 30 inches above grade on the side said porch or terrace is located. No railing or other barrier higher than 36 inches shall be placed around said porch or terrace and no such barrier which interferes appreciably with the passage of light or air shall be within five feet of any property line, except as otherwise provided in this title. Said porches or terraces when located on corner lots shall meet all requirements for sight triangles.
 - Chimneys projecting 24 inches or less into the yard;
 - Playground and other recreational equipment;
 - Clothes lines;
 - Approved freestanding signs;

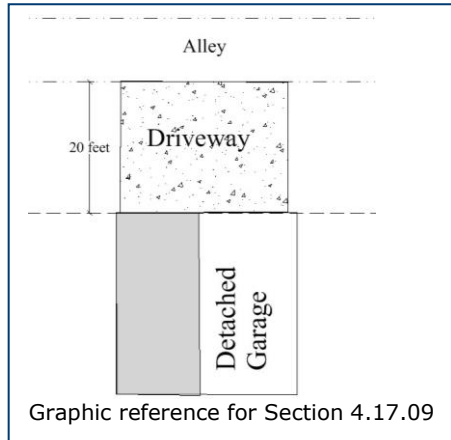
- Arbors and trellises;
 - Flag poles;
 - Window air conditioners projecting not more than 18 inches into the required yard; and
 - Fences or walls subject to applicable height restrictions are permitted according to Section 9.04.
- 4.16.02 Rear and Side Yards:
 - Open, off-street parking spaces;
 - Outside elements of central air conditioning systems;
 - Emergency egress systems for basements on an existing structure.
 - 4.16.03 Double Frontage Lots: the required front yard shall be provided on each street.
 - 4.16.04 Building Groupings: for the purpose of the side yard Ordinance, a group of business or industrial buildings separated by a common party wall shall be considered as one building occupying one lot.

SECTION 4.17 ACCESSORY BUILDINGS + USES

- 4.17.01 No accessory building shall be constructed upon a lot for more than six months prior to beginning construction of a principal building. No accessory building shall be used for more than six months unless the main building on the lot is also being used or unless the main building on the lot is also being used or unless the main building is under construction; however, in no event shall such building be used as a dwelling unless a certificate of occupancy shall have been issued for such use.
- 4.17.02 In no event shall an accessory building be used as a dwelling.
- 4.17.03 In no event shall a portable storage container be used as permanent storage/accessory building within any residential district.
- 4.17.04 No accessory building shall be constructed in the required front yard.
- 4.17.05 No accessory building shall be erected in or encroach upon the required front yard on a corner lot or the front yard of a double frontage lot.
- 4.17.06 Detached accessory buildings or structures shall be located no closer to any other accessory or principal building than three feet.
- 4.17.07 When a detached garage or other outbuilding is built within the required setback for a principal structure, the principal structure and detached building shall remain as separate structures and maintain the required separation distances found in Section 4.17.06 above.

- 4.17.08 When a detached garage has access to an alley, the rear yard setback shall be increased to 20 feet for garages directly accessing the alley from the garage and door is parallel to the alley. Otherwise it shall be a minimum of two feet.

- 4.17.09 With the exception of a detached garage, the total of all accessory buildings shall not exceed 4% of the total lot area within the A-1 District.



- 4.17.10 All swimming pools shall comply with the 2009 International Residential Code, Appendix G and all subsequent versions.

- 4.17.11 Detached private garages and outbuildings in the Residential Districts within the corporate limits of Redfield for automobiles and/or storage use and other structures customary and appurtenant to the permitted uses and detached accessory garages shall be constructed of materials customarily used in residential construction (i.e. but limited to wood or steel stud framing, sheathing, and exterior finish).

1. Be constructed of materials that meet building code requirements;
2. The sidewalls of said building shall not exceed 12 feet in height;
3. The maximum overall height of said building shall be:
 - A. 20 feet for detached garages and 20 feet for any other outbuilding (this shall apply only within the R-1, R-2, R-3, and RHM districts);
 - B. 30 feet for detached garages and any other outbuilding (this shall apply only within the U-1 and A-1 districts);
4. Garages shall have an overhang of at least six inches;
5. Garages shall have a maximum width of 36 feet;
6. Garages shall be constructed and finished in materials customary to residential construction.

- 4.17.12 Ordinance of accessory uses shall be as follows:
 1. Except as herein provided, no accessory building shall project beyond a required yard line along any street.
 2. Service station pumps and pump islands may occupy the required yards, provided, however, that they are not less than 15 feet from street lines.

3. Storage and parking of any boat, boat trailer, camp trailer, or other vehicle shall not be permitted in the required front yard; except on the designated driveway. Said vehicles may be placed on crushed rock or hard surfacing in a rear yard. The parking of any of these vehicles in a side yard shall be hard-surfaced.

SECTION 4.18 PERMITTED MODIFICATIONS OF HEIGHT ORDINANCES

- 4.18.01 The height limitations of this Ordinance shall not apply to:

Air-Pollution Prevention Devices	Flag Poles
Belfries	Ornamental Towers, Cupolas, and Spires
Chimneys	Public Monuments
Church Spires	Radio/Television Towers less than 125 feet tall
Conveyors	Silos
Cooling Towers	Smoke Stacks
Grain Elevators	Storage Towers
Elevator Bulkheads	Stage Towers or Scenery Lots
Observation Towers	Domes
Commercial Elevator Penthouses	Tanks
Fire Towers	Water Towers and Standpipes
Web Cameras and Meteorological Equipment	
Public and Semi-Public Buildings including hospitals, churches, group care facilities, schools, and water reservoir towers	

- 4.18.02 Exceptions to the height restrictions shall not be granted in cases where they would violate height restrictions of the aircraft approach and turning zone.
- 4.18.03 Any of the above except flagpoles and chimneys when located in any zoning district with a height limit of 45 feet or less, shall be allowed only upon a finding of the Board of Adjustment that the appurtenances will not be unduly detrimental to the surrounding property.
- 4.18.04 When permitted in a district, public, or semi-public service buildings, hospitals, institutions, or schools may be erected a height not exceeding 75 feet when each required yard line is increased by at least one foot for each one foot of additional building height about the height ordinances for the district in which the building is located.

SECTION 4.19 NONCONFORMING, GENERAL INTENT

It is the intent of the Ordinance to permit lawful non-conformities to continue until they are removed, but not encourage their continuation. Such uses are declared by the Ordinance to be incompatible with permitted uses in the district involved. It is further the intent of this Ordinance that non-conformities shall not be enlarged upon, expanded or extended, nor be used as ground for adding other structures or uses prohibited elsewhere in the same district except as may be authorized in this title.

SECTION 4.20 NONCONFORMING LOTS OF RECORD

In any district, notwithstanding limitations imposed by other provisions of this Ordinance, a primary structure and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this Ordinance. This provision shall apply even though such lot fails to meet the requirements for area or width, or both that are generally applicable in the district provided that the yard dimensions and other requirements not involving area or width, or both, of the lot shall conform to the Ordinances for the district in which such lot is located. Variance of yard requirements shall be obtained only through action of the Board of Adjustment.

SECTION 4.21 NONCONFORMING STRUCTURES

- *4.21.01 Authority to Continue:* Any structure which is devoted to a use which is permitted in the zoning district which it is located, but which is located on a lot which does not comply with the applicable lot size requirements and/or the applicable bulk regulations, may be continued, so long as it remains otherwise lawful, subject to the restrictions of this section.
- *4.21.02 Enlargement, Repair, Alterations:* Any such structure described in Section 4.21.01 may be enlarged, maintained, repaired, or remodeled, provided, however, that no such enlargement, maintenance, repair, or remodeling shall either create any additional nonconformity or increase the degree of existing nonconformity of all or any part of such structure, except that as to structures located on a lot that does not comply with the applicable lot size requirements. The side yard requirements shall be in conformance with this section, and unless otherwise permitted by conditional use permit unless otherwise approved or as specified in the Residential District.
- *4.21.03 Damage or Destruction:* In the event that any structure described in Section 4.21.01 is damaged or destroyed, by any means other than intentional destruction, to the extent of more than 50 percent of its structural value, such structure shall not be restored unless it shall thereafter conform to the Ordinances for the zoning district in which it is located; provided that structures located on a lot that does not comply with the applicable lot size requirements in Section 4.20, shall not have a side yard of less than five feet. When a structure is damaged to the extent of less than 50 percent of its structural value, no repairs or restoration shall be made unless a building permit is obtained and restoration is actually begun within one year after the date of such partial destruction and is diligently pursued to completion.

- *4.21.04* Abandonment: In the event that any structure described in Section 4.21.01 is abandoned for a period of 12 consecutive months or more, such structure shall not be resettled and/or restored unless it shall thereafter conform to the Ordinances for the zoning district in which it is located; provided that structures located on a lot that does not comply with the applicable lot size requirements in Section 4.20, shall not have a side yard of less than five feet.
- *4.21.05* Moving: No structure shall be moved in whole or in part for any distance whatever, to any other location on the same or any other lot unless the entire structure shall thereafter conform to the Ordinance of the zoning district in which it is located after being moved.

SECTION 4.22 NONCONFORMING USES

- *4.22.01* Nonconforming Uses of Land: Where at the effective date of adoption or amendment of this Ordinance, lawful use of land exists that is made no longer permissible under the terms of this Ordinance as enacted or amended, such use may be continued so long as it remains otherwise lawful, subject to the following provisions:
 1. No such non-conforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance;
 2. No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this Ordinance.
 3. If any such nonconforming use of land ceases for any reason for a period of more than 12 consecutive months, any subsequent use of such land shall conform to the Ordinances specified by this Ordinance for the district in which such land is located.
- *4.22.02* Nonconforming Uses of Structures: If a lawful use of a structure, or of structure and premises in combination, exists at the effective date of adoption or amendment of this Ordinance, that would not be allowed in the district under the terms of this Ordinance, the lawful use may be continued so long as it remains otherwise lawful subject to the following provisions:
 1. No existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located;
 2. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this Ordinance but no such use shall be extended to occupy any land outside such building;

3. If no structural alterations are made, any nonconforming use of a structure or structures and premises may be changed to another nonconforming use provided that the Board of Adjustment either by general rule or by making findings in the specific case, shall find that proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change, the Board of Adjustment may require appropriate conditions and safeguard in accordance with the provisions of this Ordinance;
4. Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the Ordinance for the district in which such structure is located and the nonconforming use may not thereafter be resumed;
5. When a nonconforming use of a structure or structure and premises in combination is discontinued or abandoned for 12 consecutive months, the structure or structures and premises in combination shall not thereafter be used except in conformance with the Ordinances of the district in which it is located;
6. Where nonconforming use status is applied to a structure and premises in combination, removal, or destruction of the structure shall eliminate the nonconforming status of the land.

SECTION 4.23 REPAIRS + MAINTENANCE

- 4.23.01 On any building devoted in or in part to any nonconforming use, work may be done in any period of 12 consecutive months on ordinary repairs or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing provided that the cubic content of this building as it existed at the time of passage of amendment of this Ordinance shall not be increased.
- 4.23.02 Nothing in this Ordinance shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

SECTION 4.24 USES UNDER CONDITIONAL USE PERMIT NOT NONCONFORMING USES

Any use for which a special exception has been issued as provided in previous ordinances shall not be deemed a nonconforming use, but shall without further action be deemed a conforming use in such district.

SECTION 4.25 TEMPORARY USES + PERMITS

- 4.25.01 The Zoning Administrator shall issue temporary permits for buildings to be constructed and used for storage incidental to the construction of buildings on the property and for signs advertising a subdivision or tract of land or the lots thereon. The permits shall not exceed 180 days unless otherwise stated:
 1. Model homes or apartments, if contained within the development to which they pertain.
 2. Development sales offices. Such offices may remain in place until 90% of the lots or units within the development are sold and may not be located within a mobile home or manufactured home/structure.
 3. Public assemblies, displays, and exhibits.
 4. Commercial circuses, carnivals, fairs, festivals, or other transient events, provided that events are located on property owned by the sponsoring non-profit organization, or are located within a commercial or industrial zoning district.
 5. Outdoor art shows and exhibits.
 6. Christmas tree or other holiday-related merchandise sales lots, provided that such facilities are not located in a residential zoning district.
 7. Construction site offices, if located on the construction site itself.
 8. Outdoor special sales, provided that such sales operate no more than three days in the same week and 10 days in the same month; and are located in commercial or industrial zoning districts.
 9. Construction or Asphalt Batch Plants, provided that:
 - A. No plant may be located within 600 feet of a developed residential use, park, or school.
 - B. The facility is located no more than one mile from its job site. The Zoning Administrator, or its designee, may extend this distance to two miles, if such extension avoids use of local streets by plant-related vehicles.
 - C. Hours of operation do not exceed 12 hours per day.
 - D. The duration of the plant's operation does not exceed 180 days, but may be extended by the Zoning Administrator, if deemed appropriate.
- 4.25.02 Required Conditions of All Temporary Uses:
 1. Each site shall be left free of debris, litter, or other evidence of the use upon its completion or removal.

2. The Zoning Administrator, or its designee, may establish other conditions which they deem necessary to ensure compatibility with surrounding land uses.
- 4.25.03 Permit Application and Issuance
 1. An application to conduct a temporary use shall be made to the Zoning Administrator and shall include at a minimum a description of the proposed use; a diagram of its location; information regarding hours and duration of operation; and other information necessary to evaluate the application.
 2. The Zoning Administrator may authorize a temporary use only if they determine that:
 - A. The use will not impair the normal operation of a present or future permanent use on the site.
 - B. The use will be compatible with surrounding uses and will not adversely affect the public health, safety, morals, and welfare.
 - C. The duration of the permit shall be explicitly stated on the permit.

SECTION 4.26 EASEMENTS

No structure or vegetation except for grasses shall be constructed or planted within the limits of any easement.

SECTION 4.27 INTERNATIONAL FIRE CODE

All new residential structures constructed with more than one living unit shall comply with the requirements for fire separation as indicated in the most current issue of the International Fire Code or any subsequent code. This provision does not include detached single-unit dwellings.

SECTION 4.28 CERTIFICATE OF OCCUPANCY

Issuance of a certificate of occupancy shall not be construed as an approval of a violation or the provisions of adopted codes or other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of the adopted codes or other ordinances of the jurisdiction shall not be valid. Additionally, a Certificate of Occupancy is contingent upon a new construction meeting City building codes and inspections by a city official or their designee.

SECTION 4.29 PROHIBITED USES

All uses which are not specifically permitted or are not permissible as a Conditional Use throughout each district of this Ordinance are prohibited until such time as the Ordinance is amended accordingly.

SECTION 4.30 FEES

The payment of any and all fees for any zoning or subdivision related action or permit request shall be required prior to the issuance or investigation of any said action or permit request. Such fees shall be adopted and published by the City Council by separate Resolution.

Article 5: Zoning Districts

SECTION 5.01 LAND USE DISTRICTS

For the purposes of this Chapter, the Municipality is hereby divided into eleven districts, designated as follows:

(U-1)	Conservancy District
(A-1)	Agricultural District
(R-1)	Single-Unit Residential District
(R-2)	One and Two Unit Residential District
(R-3)	Multi-Unit Residential District
(PUD)	Planned Unit Development
(RHM)	Mobile Home Residential District
(C-1)	General Commercial District
(C-2)	Central Commercial District
(M-1)	Light Industrial District
(M-2)	Heavy Industrial District

SECTION 5.02 BOUNDARIES + OFFICIAL ZONING MAP OF LAND USE DISTRICTS

The boundaries of the districts are hereby established as shown on the map entitled "Official Zoning Map of the City of Redfield, Iowa." Said maps and all explanatory matter thereon accompany and are hereby made a part of this Ordinance as if fully written herein. The Official Zoning District Map shall be identified by the signature of the Mayor, and attested by the City Clerk. No changes shall be made on the Zoning District Map except as may be required by amendments to this Ordinance. Such changes shall be promptly indicated on the Zoning District Map with the Ordinance number, nature of change, and date of change noted on the map.

SECTION 5.03 RULES FOR INTERPRETATION OF DISTRICT BOUNDARIES ON THE OFFICIAL ZONING MAP

Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be constructed to follow such center lines;
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
3. Boundaries indicated as approximately following City limits shall be construed as following such City limits;
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
5. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line shall be construed as moving with the actual shore line;
6. Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines;
7. Boundaries indicated as parallel to or extensions of feature indicated in subsections (1) to (6) above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map;
8. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections (1) to (7) above, the Board of Adjustment shall interpret the district boundaries;

9. Where a district boundary line divides a lot which was in single ownership at the time of passage of this Ordinance, the Board of Adjustment may permit the extension of the Ordinances for either portion of the lot not to exceed 50 feet beyond the district line into the remaining portion of the lot.
10. When a district boundary line splits a lot, tract, or parcel that is in sole ownership, the zoning district with the most restrictive requirements may be extended over the entire property without amending the zoning map through the public hearing process.
11. When a lot, tract, or parcel is bisected by the extraterritorial jurisdiction boundary line, the jurisdiction with the greatest portion of the property shall have controlling interest.

SECTION 5.04 INTERPRETATION OF STANDARDS

Whenever regulations or restrictions imposed by this chapter are either more or less restrictive than regulations or restrictions imposed by any governmental authority through legislative rule or regulation; the regulations, rules, or restrictions which are most restrictive or which impose higher standards or requirements shall govern. Regardless of any other provision of this chapter, no land shall be used and no structure erected or maintained in violation of any pollution control or environmental protection law or regulation set forth by local, State, or Federal authority.

SECTION 5.05 USE MATRIX EXPLANATION

The Use Matrix found in Appendix A of this Ordinance is a listing of uses that may be allowed within the eleven Zoning Districts and includes corresponding use definitions for some uses identified in the Matrix.

1. The different uses are grouped into general "Use Categories".
2. The Zoning Districts included in the Matrix are Conservancy (U-1), Agricultural (A-1), Single-Unit Residential (R-1), One and Two Unit Residential (R-2), Multi-Unit Residential (R-3), Mobile Home Residential (RHM), Planned Unit Development (PUD), General Commercial (C-1), Central Commercial (C-2), Light Industrial (M-1), and Heavy Industrial (M-2).

The different uses within the Matrix in Appendix A are Permitted (P), allowed upon approval of a Conditional Use Permit (C), Temporary (T), or could be allowed in a Development Plan (DP) in a Planned Unit Development (PUD).

In order to determine if a specific use is allowed in a Zoning District, the following steps need to be followed:

1. Find the Use Type that matches your application
2. Look across the table and determine which of the Zoning Districts it may be allowed.

3. Determine any special criteria for the use(s) by referring to the specific District or by referring to this Zoning Ordinance.
4. Determine where the specific Zoning Districts are by reviewing the Official Zoning Map.
5. Determine the necessary procedures to receive required permits or approvals after the land or property is in the control of the applicant.
6. When in doubt, please confer with the Zoning Administrator or Planning and Zoning Committee.

SECTION 5.06 ANNEXATION + CONFORMANCE WITH THE LAND USE PLAN

All land which may hereafter be annexed into the City shall be zoned as (A-1) Agricultural District until such classification shall have been changed by amendment in accordance with the provisions of this Ordinance and reclassified in accordance with the Future Land Use Plan. The necessary procedures for amending the A-1 zoning classification shall be commenced and completed within one hundred eighty (180) days after annexation.

SECTION 5.07 (U-1) CONSERVANCY DISTRICT

- **5.07.01 Intent:** The Conservancy District is intended to encompass certain areas of the City which are subject to flood hazard. This district is created in order to protect the public health and welfare, to lessen the burdens imposed upon the community by rescue and relief efforts occasioned by the occupancy of areas subject to flooding, and to minimize the danger to life and property which results from development undertaken without full realization of the potential risk. It is further the intention of this section that no rezoning of any lands zoned "U-1" be undertaken, unless and until suitable measures have been taken to insure that the flood hazard no longer exists, and that these measures have the approval by the City, State, or Federal agencies, where required by existing legislation.
- **5.07.02 Principal Permitted Uses:** Permitted uses in the "U-1" District shall include, but are not limited to, the following. Additional uses can be found in the Use Matrix located in Appendix A of this Ordinance.
 1. Agricultural production, gardening, and nurseries, excluding commercial livestock feed lots or poultry farms; no permanent dwelling units shall be erected unless the elevation of the lowest floor is higher than the expected level of flood having a one percent (1%) chance of occurring any given year.
 2. Forests and forestry
 3. Public Parks and Open Space

4. Any use erected or maintained by a public agency
5. Kennels for the raising, breeding, and boarding of dogs or other small animals, provided that all buildings maintained for such use, including exercise runways, be at least two hundred (200) feet from all property uses
6. The uses herein listed shall be permitted subject to approval by the City Council after public hearing. In its determination upon the proposed uses at the location requested, the Council shall consider the following provisions:
 - A. That the proposed location, design, construction and operation of the particular use adequately safeguards the health, safety, and general welfare of persons residing or working in adjoining or surrounding property;
 - B. That such use shall not impair an adequate supply of light and air to surrounding property;
 - C. That such use shall not unduly increase congestion in the streets, or public danger of fire, panic and flood;
 - D. That such use shall not unduly increase congestion in the streets, or public danger of fire, panic and flood;
 - E. That such use shall not conflict with the intent of the (U-1) Conservancy District outlined in Section 5.07.01;
 - F. That such use shall be in accord with the intent, purpose, and spirit of this chapter and the Comprehensive Plan of the City.
7. The uses subject to the provisions in subsections (A) through (F) above are as follows:
 - A. Resource extraction including mining and extraction of minerals or raw materials
 - B. Commercial recreational uses including private playgrounds, golf courses, and recreational uses
 - C. Public utility structures and equipment necessary for operation
 - D. Towers and transmitting stations
 - 5.07.03 Permitted Accessory Uses: Refer to the definitions of Accessory Uses and Structures in Section 4.17, as the well as the permitted accessory uses outlined in the Use Matrix located in Appendix A of this Ordinance.
 - 5.07.04 Conditional Uses: The uses identified in Appendix A with a "C" are subject to any conditions listed in this section as well as any conditions relating to the placement of said use

on a specific tract of ground in the "U-1" District as heard and approved by the Board of Adjustment.

- 5.07.05 Temporary Uses: Temporary Uses may be permitted provided a Temporary Use Permit is obtained and said temporary use is eliminated at the expiration of the permit. See Section 4.25.
- 5.07.06 Bulk Regulations: Refer to Appendix B for Bulk Regulations.
- 5.07.07 Height and Lot Requirements: See Appendix B for height and lot requirements for the Conservancy District.
- 5.07.08 Special Provisions for Kennels: The following performance standards shall apply to the use indicated. They shall be supplemental to and in addition to other provisions applying to the property:
 1. Kennels containing more than three dogs over six months of age, and poultry houses shall not be placed any closer than 200 feet from the lot line when adjoining property is used for residential, motel, hotel, or cabin resort purposes;
 2. Parking and loading spaces sufficient to meet all reasonable demands for such space shall be provided off the public right-of-way.

SECTION 5.08 (A-1) AGRICULTURAL DISTRICT

- 5.08.01 Intent: The Agricultural District is intended to retain land in agricultural use that is suited for eventual development until the community can feasibly extend community services and grow in an orderly and sustainable manner.
- 5.08.02 Principal Permitted Uses: Permitted uses in the "A-1" District shall include, but are not limited to, the following. Additional uses can be found in the Use Matrix in Appendix A of this Ordinance.
 1. Agriculture and associated agricultural buildings and accessory structures
 2. Rural Residential and Single-Unit Residential (detached)
 3. Publicly-owned facilities including museums, libraries, community centers, parks, playgrounds, golf courses, and recreation areas
 4. Kennels for the raising, breeding, and boarding of dogs or other small animals, provided that all buildings maintained for such use, including exercise runways, be at least two hundred (200) feet from all property uses
- 5.08.03 Permitted Accessory Uses: Refer to the definitions of Accessory Uses and Structures in Section 4.17, as well as the permitted accessory uses outlined in the Use Matrix located in Appendix A of this Ordinance.

- *5.08.04* Conditional Uses: The uses identified in Appendix A with a “C” are subject to any conditions listed in this section as well as any conditions relating to the placement of said use on a specific tract of ground in the “A-1” District as heard and approved by the Board of Adjustment.
- *5.08.05* Temporary Uses: Temporary Uses may be permitted provided a Temporary Use Permit is obtained and said temporary use is eliminated at the expiration of the permit. See Section 4.25.
- *5.08.06* Bulk Regulations: Refer to Appendix B for Bulk Regulations.
- *5.08.07* Height and Lot Requirements: See Appendix B for height and lot requirements for the Agricultural District.
- *5.08.08* Special Provisions for Feed Lots, Corrals, and Kennels: The following performance standards shall apply to the uses indicated. They shall be supplemental to and in addition to other provisions applying to the property:
 1. Feed lots, corrals, winter quarters. Feed lots or corrals in which animals are kept at a density of over 10 head per acre or where feed bunkers or water are placed so animals naturally tend to bunch up, shall not be closer than 300 feet from any property line adjoining properties used for residential, commercial or light manufacturing purposes;
 2. Such feed lots, or corrals, shall maintain drainage so as to avoid excessive concentration of contaminated water and such drainage shall be arranged so contaminated water does not drain into watercourses in such a manner that it reaches neighboring properties at a concentration noticeable to normal senses;
 3. Manure in such feed lots or corrals shall not be allowed to accumulate to objectionable proportions and each feeding pen shall be scraped at least once a month, weather permitting;
 4. Adequate fly spray shall be applied to all of the feeding area during fly season and more often if necessary to control the fly population;
 5. All dead animals shall be removed within 24-hours;
 6. Feed shall be limited to fresh materials and shall not include sour silage, sugar beet pulp, paunch manure, garbage, or other materials which may have a tendency to create objectionable odors;
 7. Kennels containing more than three dogs over six months of age, and poultry houses shall not be placed any closer than 200 feet from the lot line when adjoining property used for residential, motel, hotel, or cabin resort purposes;

8. Parking and loading spaces sufficient to meet all reasonable demands for such space shall be provided off the public right-of-way.

SECTION 5.09 (R-1) SINGLE-UNIT RESIDENTIAL

- *5.09.01* Intent: The Single-Unit Residential District is intended and designed for low density residential areas in Redfield that are currently developed primarily with single-unit detached dwellings and areas where similar types of residential development seems likely to occur.
- *5.09.02* Principal Permitted Uses: Permitted uses in the “R-1” District shall include, but are not limited to, the following. Additional uses can be found in the Use Matrix in Appendix A of this Ordinance.
 1. Single-unit dwellings
 2. Places of religious assembly, providing that all principal buildings be set back a minimum of thirty-five (35) feet from all property lines
 3. Limited agricultural uses; provided that no offensive odors or dust are created, and provided further, that no retail sales shall be permitted on the premises
 4. Cemeteries adjacent to an extension of existing cemeteries
- *5.09.03* Permitted Accessory Uses: Refer to the definitions of Accessory Uses and Structures in Section 4.17, as the well as the permitted accessory uses outlined in the Use Matrix located in Appendix A of this Ordinance.
- *5.09.04* Conditional Uses: The uses identified in Appendix A with a “C” are subject to any conditions listed in this section as well as any conditions relating to the placement of said use on a specific tract of ground in the “R-1” District as heard and approved by the Board of Adjustment.
- *5.09.05* Temporary Uses: Temporary uses may be permitted provided a Temporary Use Permit is obtained and said temporary use is eliminated at the expiration of the permit. See Section 4.25.
- *5.09.06* Bulk Regulations: Refer to Appendix B for Bulk Regulations.
- *5.09.07* Height and Lot Requirements: See Appendix B for height and lot requirements for the Single-Unit Residential District.

SECTION 5.10 (R-2) ONE AND TWO UNIT RESIDENTIAL

- *5.10.01* Intent: The One and Two Unit Residential District is intended and designed for certain low density residential areas in Redfield that are now developed with one-unit and two-unit dwellings and areas where similar residential development seems likely to occur.

- *5.10.02* Principal Permitted Uses: Permitted uses in the “R-2” District shall include, but are not limited to, the following. Additional uses can be found in the Use Matrix in Appendix A of this Ordinance.
 1. Uses permitted in the R-1 District
 2. Two-unit dwellings
 3. Conversions of one-unit dwellings into two-unit dwellings in accordance with the bulk requirements of this District
- *5.10.03* Permitted Accessory Uses: Refer to the definitions of Accessory Uses and Structures in Section 4.17, as well as the permitted accessory uses outlined in the Use Matrix located in Appendix A of this Ordinance.
- *5.10.04* Conditional Uses: The uses identified in Appendix A with a “C” are subject to any conditions listed in this section as well as any conditions relating to the placement of said use on a specific tract of ground in the “R-2” District as heard and approved by the Board of Adjustment.
- *5.10.05* Temporary Uses: Temporary Uses may be permitted provided a Temporary Use Permit is obtained and said Temporary Use is eliminated at the expiration of the permit. See Section 4.25.
- *5.10.06* Bulk Regulations: Refer to Appendix B for Bulk Regulations.
- *5.10.07* Height and Lot Requirements: See Appendix B for height and lot requirements for the One and Two Unit Residential District.
- *5.10.08* Special Requirements
 1. Townhouses, Condominiums, and Duplexes, the following applies to all new constructions of these residential types.
 - A. Each unit is separated by a two-hour fire rated wall from the lowest level and continuing through the roof structure.
 - B. Each unit shall be serviced by separate facilities.
 - C. When each unit is in separate ownership, the accompanying lot shall not be in common ownership with any other unit.
 - D. No more than two units shall be connected in this district.
 2. Residential Buildings are limited to a maximum of four units.

SECTION 5.11 (R-3) MULTI-UNIT RESIDENTIAL

- *5.11.01* Intent: The Multi-Unit Residential District is intended and designed for certain medium density areas in Redfield now developed with multi-unit dwellings and areas where similar residential development seems likely to occur.
- *5.11.02* Principal Permitted Uses: Permitted uses in the “R-3” District shall include, but are not limited to, the following. Additional uses can be found in the Use Matrix in Appendix A of this Ordinance.
 1. Uses permitted in the R-2 District
 2. Multi-unit dwellings, including row dwellings, consisting of not more than six (6) units in a continuous row, apartment complexes, and condominium dwellings
 3. Boarding and rooming houses
 4. Nursing, convalescent, and retirement homes
- *5.11.03* Permitted Accessory Uses: Refer to the definitions of Accessory Uses and Structures in Section 4.17, as well as the permitted accessory uses outlined in the Use Matrix located in Appendix A of this Ordinance.
- *5.11.04* Conditional Uses: The uses identified in Appendix A with a “C” are subject to any conditions listed in this section as well as any conditions relating to the placement of said use on a specific tract of ground in the “R-3” District as heard and approved by the Board of Adjustment.
- *5.11.05* Temporary Uses: Temporary Uses may be permitted provided a Temporary Use Permit is obtained and said Temporary Use is eliminated at the expiration of the permit. See Section 4.25.
- *5.11.06* Bulk Regulations: Refer to Appendix B for Bulk Regulations.
- *5.11.07* Height and Lot Requirements: See Appendix B for height and lot requirements for the Multi-Unit Residential District.

SECTION 5.12 (RHM) MOBILE HOME RESIDENTIAL DISTRICT

- *5.12.01* Intent: The Mobile Home Residential District is intended for orderly and properly planned mobile home development. It provides opportunities for mobile home development within planned parks or subdivisions, along with the supporting services necessary to create quality residential neighborhoods.
- *5.12.02* Principal Permitted Uses: Permitted uses in the “RHM” District shall include, but are not limited to, the following. Additional uses can be found in the Use Matrix in Appendix A of this Ordinance.

1. Specific community services and civic uses
 2. Public parks and open space
 3. Residential living
- *5.12.03 Permitted Accessory Uses:* Refer to the definitions of Accessory Uses and Structures in Section 4.17, as well as the permitted accessory uses outlined in the Use Matrix located in Appendix A of this Ordinance.
 - *5.12.04 Conditional Uses:* The uses identified in Appendix A with a "C" are subject to any conditions listed in this section as well as any conditions relating to the placement of said use on a specific tract of ground in the "RHM" District as heard and approved by the Board of Adjustment.
 - *5.09.05 Temporary Uses:* Temporary Uses may be permitted provided a Temporary Use Permit is obtained and said temporary use is eliminated at the expiration of the permit. See Section 4.25.
 - *5.12.06 Bulk Regulations:* Refer to Appendix B for Bulk Regulations.
 - *5.12.07 Height and Lot Requirements:* See Appendix B for height and lot requirements for the Mobile Home Residential District.
 - *5.12.08 Special Design Criteria for this District*
 1. A mobile home development shall have a lot area of not less than two acres. No mobile homes or other structures shall be located less than 65 feet from the road centerline when contiguous to or having frontage to a County Road or 25 feet when contiguous from a State Highway. The setback on all other court property lines shall be 10 feet. These areas shall be landscaped. The minimum lot depth in a mobile home court shall be 200 feet.
 2. Each lot provided for occupancy of a single mobile home dwelling shall have an area of not less than 4,000 square feet, excluding road right-of-way, and a width of not less than 40 feet. Each individual lot shall have:
 - A. Side yard setback shall not be less than five feet, except that on corner lots, the setback for all buildings shall be a minimum of 25 feet on the side abutting a street/road.
 - B. Front yard setback shall not be less than 25 feet.
 - C. Rear yard of not less than 25 feet.
 3. There shall be a minimum livable floor area of 640 square feet in each mobile home.
 4. Height of buildings shall be:

- A. Maximum height for principal uses shall be 30 feet.
 - B. Maximum height for accessory uses shall be 10 feet.
 5. Each lot shall have access to a hard surfaced drive not less than 24 feet in width, excluding parking.
 6. Community water and community sewage disposal facilities shall be provided with connections to each lot, in accordance with design standards for the City. The water supply shall be sufficient for domestic use and for fire protection.
 7. Service buildings including adequate laundry and drying facilities.
 8. Storm shelters shall be required and shall meet the following criteria:
 - A. Shelter space equivalent to two persons per mobile home lot,
 - B. Designed in conformance with "National Performance Criteria for Tornado Shelters" by the Federal Emergency Management Agency (FEMA) and any other referenced material by FEMA,
 - C. Shelters shall be sited in order to provide maximum protection to park occupants and so that residents may reach a shelter within the maximum safe time frame as directed by FEMA.
 9. All trailer pad locations shall be hard surfaced with properly reinforced Poured in Place Concrete.
 10. Not less than 10 percent of the total court area shall be designated and used for park, playground, and recreational purposes.
 11. Each mobile home dwelling shall be provided with a paved patio or equivalent, other than parking spaces, of not less than 150 square feet.
- *5.12.09* Special Requirements:
 1. All lots must be platted in accordance with the Subdivision Ordinances of the City of Menville and shall also contain the following information:
 - A. A complete plan of the mobile home development shall be submitted showing:
 - B. A development plan and grading plan of the court.
 - C. The area and dimensions of a tract of land.
 - D. The number, location, and size of all mobile home spaces.
 - E. The area and dimensions of the park, playground, and recreation areas.
 - F. The location and width of roadways and walkways.

- G. The location of service buildings and any other proposed structures.
- H. The location of water and sewer lines and sewage disposal facilities.
- I. Plans and specifications of all buildings and other improvements constructed or to be constructed within the mobile home court.

SECTION 5.13 (PUD) PLANNED UNIT DEVELOPMENT DISTRICT

- *5.13.01* Intent: The Planned Unit Development (PUD) is intended to encourage the creative design of new living and retail areas, as distinguished from subdivisions of standard lot sizes, in order to permit such creative design in buildings and open space, while promoting the health, safety, welfare, and morals of existing and future residents of surrounding neighborhoods.

When a PUD District is requested, it will require a change of zone with the PUD being attached to the primary district. Once the rezoning is approved, the allowed uses and standards herein shall modify the minimum requirements of the underlying district.

- *5.13.02* Principal Permitted Uses: The following uses are permitted in the Planned Unit Development District provided the requirements of this Article are met. Appendix A shows more information for use types that may be permitted in a Development Plan.
 1. All uses are allowed as permitted in the primary district.
- *5.13.03* Permitted Accessory Uses: Refer to the definitions of Accessory Uses and Structures in Section 4.17, as well as the permitted accessory uses outlined in the Use Matrix located in Appendix A of this Ordinance.
 1. All accessory uses allowed within the primary district.
- *5.13.04* Conditional Uses: The uses identified in Appendix A with a "C" are subject to any conditions listed in this section as well as any conditions relating to the placement of said use on a specific tract of ground in the "PUD" District as heard and approved by the Board of Adjustment.
 1. All uses allowed as a conditional use in the primary district.
- *5.13.05* Temporary Uses: Temporary Uses may be permitted provided a Temporary Use Permit is obtained and said temporary use is eliminated at the expiration of the permit. See Section 4.25.
 1. All uses allowed as a temporary use in the primary district.
- *5.13.06* Supplemental Requirements:
 1. The Planning and Zoning Committee, in its minutes, shall set forth its reason for recommendation of approval or denial of the application for a PUD plan approval, along

with specific evidence and facts showing that the proposal meets or does not meet the following conditions.

- A. Said PUD shall be in general conformity with the provisions of the Redfield Comprehensive Plan or approved Land Use Plan.
 - B. Said PUD shall not have a substantially adverse effect on the development of the neighboring area.
 - C. The minimum size allowed for a PD District by type of use shall be as follows:
 - i. Residential (only), two acres;
 - ii. Residential-Commercial (combination), four acres
 - D. Height, bulk, and yard requirements shall be reflected on the Development Plan (DP) and shall promote an efficient and creative use of land.
2. Use Limitations: In a PUD, no building, structure, land, or premises shall be used, and no building shall be erected, constructed, or altered, except for any use permitted in this District. All uses must be approved as shown on the Development Plan as specified in this division.
3. Standards and Conditions for Development: A development for proposed land classified in the PUD district shall be consisted with the following general standards for use of land, and the use, type, bulk, and location of buildings, the density or intensity of use, open space, public facilities, and the Development Plan shall, where applicable, reflect compliance.
- A. The applicant shall satisfy the Planning and Zoning Committee and City Council that there is the applicant has the ability to carry out the proposed plan, including financial assurances and the phasing of the project, and shall prepare and submit a schedule of construction, if necessary. The proposed construction shall begin within a period of 12 months following the approval of the final application by the City Council. A minimum of 50% of the total planned construction shown on the final plan shall be completed within a period of three years following such approval or the approval shall expire. If the approval expires under this section, the applicant shall show good cause to the Planning and Zoning Committee to extend the plan approval.
 - B. The developer shall provide and record easements and covenants, shall make such other arrangements, and shall furnish such performance bonds, escrow deposit, or other financial guarantees for public improvements as may be determined by the City Council to be reasonably required to assure performance

in accordance with the Development Plan and to protect the public interest in the event of abandonment of said plan before completion.

- C. The site shall be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed development. The streets and driveways on the site of the proposed development shall be adequate to serve the residents or occupants of the proposed development.
- D. The development shall not impose an undue burden on public services and facilities, such as fire and police protection.
- E. The entire tract or parcel of land to be occupied by the proposed PUD shall be held in single ownership or control, or if there are two or more owners, the application for the proposed PUD shall be filed jointly by all owners. This provision may be waived provided that the land contains existing improvements.
- F. The location and arrangement of structures, parking areas, walks, lighting, and appurtenant facilities shall be compatible with the surrounding land uses, and any part of a PUD not used for structures, parking and loading areas, or access ways shall be landscaped or otherwise improved as shown on the Development Plan.
- G. Off-street parking and loading shall be provided in accordance with the parking and loading Ordinances of the City of Redfield. See Article 7 for the specific parking and loading requirements depending on the proposed uses in the PUD.
- H. When a commercial use within a PUD District abuts a residential district, the Development Plan shall reflect screening consisting of landscaping or fencing provided adjacent to any adjoining residential district; except in the event the adjacent residential use and the commercial use are separated by a street right-of-way.
- I. All residential and commercial buildings shall set back not less than 25 feet from the perimeter of the land zoned PUD. Additional setback from a heavily traveled thoroughfare may be required, when found reasonable by the Planning and Zoning Committee for protection of health, safety, general welfare, and morals of the City.
- J. Building coverage area shall not exceed the following percentages of the net developable area of each individual parcel of the total development:

Residential: 60 percent maximum;

Commercial: 50 percent maximum.

Note: Building coverage area, is the area covered by building(s) or structure(s) on each individual lot or parcel (not including such impervious improvements such as but not limited to walkways, driveways, patios, etc.). The net developable area shall be the area of each parcel and the net of any required yard required under the Development Plan. The Development Plan shall reflect the calculations used to demonstrate compliance with this requirement.

- K. A minimum requirement of 20 percent of the net area of that part of a PUD reserved for residential use shall be provided for Common Areas as defined by this Ordinance under subsection (p) below. The term 'net area' shall be the gross area, measured in square feet, of the Development Plan devoted to the residential use less the area dedicated for public streets. Common Areas shall be defined as playgrounds, street medians, landscaped green space, or other similar areas designed to be used by the residents of the development in common with each other. Common Areas for leisure and recreation of development shall be owned and maintained in common by residents through a homeowner's association.
- L. The PUD District shall include such provisions for the ownership and maintenance of the Common Areas as are reasonably necessary to insure its continuity, care, conservation, and maintenance, and to insure that remedial measures will be available to the City Council if the common open space is permitted to deteriorate, or is not maintained in a condition consistent with the best interests of the PUD or of the entire community. The applicant shall submit any protective covenants and organizational documents of the homeowner's association with the Development Plan, if applicable.
- M. Any commercial use must reflect its traffic on the Development Plan. All commercial areas must have indirect access via a collector or arterial street; however, no individual commercial use may have direct access onto collector or arterial streets.
- N. Sidewalks shall be built to City specifications along all public and private streets; however, an alternative pedestrian and sidewalk plan may be developed which provides pedestrian access between each use in the PUD.
- O. Common Areas as defined under this zoning district shall mean land area of the site not covered by buildings, parking, structures, community buildings, or accessory structures, except recreational structures. Common Areas shall include open space that is accessible and available to all owners or residents in common pursuant to an Owner's Association.

- 5.13.07 Application for Approval of Planned Unit Development:
 1. An application for PUD shall be handled in the same manner prescribed for amending this Ordinance. The same requirements for notice, advertisement of public hearing, protests, and adoption shall be required as zoning changes.
 2. The applicant shall prepare and submit 11 copies of the development plan (the 'Development Plan' or 'DP') of the proposed development in the PUD District for review and approval by the Planning and Zoning Committee. The Development Plan shall include:
 - A. A site plan showing:
 - Contours at intervals of two feet or spot elevations on a one hundred foot grid shall be required on flat land;
 - Location, size, height, and use of all proposed structures and proposed yards on each lot;
 - All points of ingress and egress, driveways, circulation aisles, parking lots, parking spaces, and service areas;
 - All streets adjoining subject property and the width of the existing right-of-way;
 - Areas set aside for Common Areas with the type of use or recreational facilities planned for each;
 - Designation of individual parcels if the proposed development is to be set up in separate construction phases;
 - Designation of individual lots if such lots are proposed to be sold to individual owners;
 - Location of required screening;
 - Location of natural features such as ponds, tree clusters, and rock outcropping;
 - Existing development on adjacent properties within 200 feet, including their current zoning classification.
 - B. The above-described site plan shall also include a section designated as 'general provisions,' and said section shall include the following when said items are applicable:

- Net area in square feet of the development. (Note: Net area shall be computes as the gross area less the land dedicated or necessary to be dedicated for public street right-of-way).
 - Building coverage of the net area of the development by individual parcel or total development.
 - The percentage of the Development Plan provided for common open space as defined by this Ordinance. (Note: 20 percent is the minimum for the PUD district).
 - If more than one parcel is proposed, a statement relating to the sequence of development shall be included.
 - Required number of parking spaces and location adhering to the requirements set forth in this Ordinance.
 - Gross floor area proposed for commercial buildings.
 - All proposed land uses shall be listed by parcel.
- C. A statement or adequate drawings shall be included describing the manner for the disposal of sanitary waste and storm water.
- D. The full legal description of the boundaries of the property or properties to be included in the proposed PUD.
- E. A vicinity map showing the general arrangement of streets within an area of 1,000 feet from the boundaries of the proposed PD development.
- F. An elevation drawing of the general characteristics of the proposed buildings may be submitted if the applicant desires.
- G. When a PUD includes provisions for common space or recreational facilities, a statement describing how much open space and/or facility be owned and maintained when not under the ownership of a governmental entity. A homeowner association or other controlling entity shall provide the City of Redfield with copies of the proposed articles of incorporation and bylaws of such entity.
- *5.13.08* Final Approval:
 1. After approval of a Development Plan and prior to the issuance of any building permit or zoning permit, the applicant shall submit an application for final approval with the PUD development compliance review committee. The PUD development compliance committee shall consist of members of the Redfield Planning and Zoning Committee,

Redfield City Council, the Zoning Administrator, the Redfield City Attorney, and the Redfield City Engineer; this committee will be assembled only on an as needed basis. Said final application may include the entire PUD District or may be for a unit or section thereof as set forth in the approval of the preliminary plan. The application shall include 11 copies of such drawings, specifications, covenants, easements, conditions, and any other conditions including but not limited to performance bonds. The final plan shall include the same information, as the preliminary plan except the following shall also be provided:

- A. A surveyor's certificate certifying to the accuracy of the boundary surveys shown.
 - B. Location, names, tangent lengths, centerline radius of each curve and its interior width and angle of all proposed public right-of-way;
 - C. All easements and appropriate building setback lines;
 - D. All lot lines, and lot dimensions including chord distances for curvilinear lot lines;
 - E. Lot and/or parcel numbers;
 - F. Location, size, height, and use of all proposed or present buildings;
 - G. Dedication of all streets, public highways, or other land intended for public use, signed by the owner and by all other parties who have a mortgage or lien interest in the property, together with any restrictions or covenants which apply to the property.
 - H. A waiver of claim by the applicant for damages occasioned by the establishment of grades or the alteration of the surface of any portion of streets and alleys to conform to grades established.
2. A plan submitted for final approval shall be deemed to be in substantial compliance with the plan previously given tentative approval by the Planning and Zoning Committee, provided any modification of the Development Plan does not:
- A. Vary the proposed intensity of use by more than five percent or involve a reduction in the area set aside for common open space, nor the substantial relocation of such area; nor
 - B. Increase by more than 10 percent the floor area proposed for non-residential use; nor
 - C. Increase by more than five percent the total ground area covered by buildings nor involved a substantial change in the height of buildings.

- D. Substantially change the design of the plan so as to significantly alter:
 - Pedestrian or vehicular traffic flow;
 - The juxtaposition of different land uses;
 - The relation of open space to residential development;
 - The proposed phasing of construction;
 - Proposed use of one or more buildings to a more intensive use category as delineated in this chapter.
3. A public hearing need not be held for the approval of a final plan if it is in substantial compliance with the approved preliminary plan. The Planning and Zoning Committee shall, within thirty (30) business days of the time of filing, review the final plan for compliance with the approved preliminary plan. Upon review approval, said final plan shall be filed with the City Council for final approval and acceptance.
4. In the event that the final plan submitted contains changes in excess of those permitted under Subparagraph (2) above, applicant shall resubmit the original plan. The Development Plan shall be modified in the same manner prescribed in this division as for original approval.
- 5.13.09 Enforcement and Modification of Plan:
 1. The enforcement and modification of the provisions of the plan as approved in final form, whether recorded by plan, covenant, easement or otherwise, shall be subject to the following provisions to further the mutual interest of the residents and owners of the PUD and the general public:
 - A. The use of land and the use, bulk, and location of buildings and structures; and
 - B. The quality and location of common space; and
 - C. The intensity of use or the density of residential units shall run in favor of the City; and
 - D. Shall be enforceable in law or in equity, by the City, without limitation on any powers or Ordinance otherwise granted by law. The development of any land pursuant to an approved Development Plan shall be constructed in accordance with the requirements of Section 5.13 and the approved Development Plan.
- 5.13.10 Amendments: The PUD District agreement or an approved Development Plan may be amended in the same manner prescribed in this division for approval of a preliminary or final plan. Application for amendment maybe made by the homeowner’s association or 51 percent of the owners of the property within the PUD District.

- *5.13.11* Platting: For unplatted tracts or tracts being replatted, the approval of the Development Plan shall be considered as the approval of a preliminary plat. To complete the platting process, the applicant need only submit a final plat. Said final plat shall be in accordance with the subdivision Ordinances, except the scale shall be 100 feet, 50 feet, or 20 feet to the inch.
- *5.13.12* Fees: For the following applications, fees shall be paid to the City:
 1. Development Plan, filing fee shall be set by the City Council by separate ordinance;
 2. Final Plan, filing fee shall be set by the City Council by separate ordinance.

These fees are separate and do not include any Preliminary and Final Plat Fees or any Change of Zone Fees required by the City of Redfield.

SECTION 5.14 (C-1) GENERAL COMMERCIAL DISTRICT

- *5.14.01* Intent: The General Commercial District is designed to provide space for the general retail and professional office uses, and efficient development of retail shopping areas. The district includes commercial property existing along major streets and highways for the City. The uses permitted are intended to accommodate both the general retail consumer and the needs and services of the automobile traveling public. It is not intended that any new residential development be permitted in the C-1 District except as an incidental use to one of the principal uses listed in this section.
- *5.14.02* Principal Permitted Uses: Permitted uses in the “C-1” District shall include, but are not limited to, the following. Additional uses can be found in the Use Matrix in Appendix A of this Ordinance.
 1. Public and civic facilities
 2. Retail businesses or service establishments, provided that no merchandise shall be displayed for sale or rent in any required yard abutting a public street or right-of-way
 3. Daycares/ Public and Private Schools
 4. Public Parks and Open Space
 5. Public and Private Utilities
 6. Business and professional offices
- *5.14.03* Permitted Accessory Uses: Refer to the definitions of Accessory Uses and Structures in Section 4.17, as the well as the permitted accessory uses outlined in the Use Matrix located in Appendix A of this Ordinance.
- *5.14.04* Conditional Uses: The uses identified in Appendix A with a “C” are subject to any conditions listed in this section as well as any conditions relating to the placement of said use

on a specific tract of ground in the "C-1" District as heard and approved by the Board of Adjustment.

- *5.14.05* Temporary Uses: Temporary Uses may be permitted provided a Temporary Use Permit is obtained and said temporary use is eliminated at the expiration of the permit. See Section 4.25.
- *5.14.06* Bulk Regulations: Refer to Appendix B for Bulk Regulations.
- *5.14.07* Height and Lot Requirements: See Appendix B for height and lot requirements for the General Commercial District.
- *5.14.08* Use Limitations:
 1. When adjacent to any residential district, no parking, drives, or signs shall be allowed in the required front yard within 15 feet of such residential district.
 2. When adjacent to any residential district, new construction shall provide permanent screen with a height of 80 inches if a fence, in order to minimize impacts on the residentially zoned property, pursuant to Section 9.04.
 3. No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
 4. Exterior lighting fixtures shall be shaded so that no direct light cast upon any residential property and so that no glare is visible to any traffic on any public street.
 5. When adjacent to an alley, the width of the alley shall be included in computing the minimum rear yard setback.
 6. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light on any property located in a residential or mobile home district.
 7. All business, service, repair, processing, storage, or merchandise on display on property abutting or facing a lot in a residential district shall be conducted wholly within an enclosed building, unless screened from the residential district by a sight-obscuring fence permanently maintained at least six feet in height.
 8. Openings to structures on sides adjacent to or across the street from a residential district shall be prohibited if such access or opening will cause glare, excessive noise, or other adverse effects on residential properties.
 9. Motor vehicle, boat, or trailer rental or sales lots shall be drained and surfaced with crushed rock or pavement, except in those portions of the lot maintained as landscape area.
 10. No display of merchandise shall be allowed on public rights-of-way.

11. Any firearm and ammunition sales shall require a permit for the Bureau of Alcohol, Tobacco, and Firearms, or its successor agency.

SECTION 5.15 (C-2) CENTRAL COMMERCIAL DISTRICT

- *5.15.01* Intent: The Central District is intended to accommodate the variety of retail stores and related activities which occupy the prime area within the Central Business District. No property shall be zoned C-2 Commercial unless it lies adjacent to property zoned "C -2" Commercial as a part of the Central Business District.
- *5.15.02* Principal Permitted Uses: Permitted uses in the "C-2" District shall include, but are not limited to, the following. Additional uses can be found in the Use Matrix in Appendix A of this Ordinance.
 1. Downtown Residential
 2. Community Services/ Civic Uses
 3. Public Parks and Open Space
 4. Business and professional services
 5. Retail businesses or services establishments, provided that no merchandise shall be displayed for sale or rent in any required yard abutting a public street or right-of-way
- *5.15.03* Permitted Accessory Uses: Refer to the definitions of Accessory Uses and Structures in Section 4.17, as the well as the permitted accessory uses outlined in the Use Matrix located in Appendix A of this Ordinance.
- *5.15.04* Conditional Uses: The uses identified in Appendix A with a "C" are subject to any conditions listed in this section as well as any conditions relating to the placement of said use on a specific tract of ground in the "C-2" District as heard and approved by the Board of Adjustment.
- *5.15.05* Temporary Uses: Temporary Uses may be permitted provided a Temporary Use Permit is obtained and said temporary use is eliminated at the expiration of the permit. See Section 4.25.
- *5.15.06* Bulk Regulations: Refer to Appendix B for Bulk Regulations.
- *5.15.07* Height and Lot Requirements: See Appendix B for height and lot requirements for the Central Commercial District.
- *5.15.08* Use Limitations:
 1. When adjacent to any residential district, no parking, drives, or signs shall be allowed in the required front yard within 15 feet of such residential district.

2. When adjacent to any residential district, new construction shall provide permanent screen with a height of 80 inches if a fence, in order to minimize impacts on residentially zoned property, pursuant to Section 9.04.
3. No outdoor storage shall be permitted unless other provisions of this Ordinance or City Code allow for this condition.
4. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
5. When adjacent to an alley, the width of the alley shall be included in computing the minimum rear yard setback.
6. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light on any property located in a residential or mobile home district.
7. All business, service, repair, processing, storage, or merchandise display on property abutting or facing a lot in a residential district shall be conducted wholly within an enclosed building, unless screened from the residential district by a sight-obscuring fence permanently maintained at least six feet in height.
8. Openings to structures on sides adjacent to or across the street from a residential district shall be prohibited if such access or openings will cause glare, excessive noise, or other adverse effects on residential properties.
9. Motor vehicle, boat, or trailer rental or sales lots shall be drained and surfaced with crushed rock or pavement, except in those portions of the lot maintained as landscape area.
10. No display of merchandise shall be allowed on public rights-of-way.
11. Any firearm and ammunition sales shall require a permit from the Bureau of Alcohol, Tobacco, and Firearms, or its successor agency.

SECTION 5.16 (M-1) LIGHT INDUSTRIAL DISTRICT

- *5.16.01* Intent: The Light Industrial District is intended and designed to provide for the location of certain manufacturing and industrial uses of a non-nuisance character in areas near residential and commercial uses, and areas likely to develop with such uses. The "M-1" District is characterized by large lots, with landscaped grounds and ample provision for off-street parking and loading spaces, and structures generally one (1) or two (2) stories in height.
- *5.16.02* Principal Permitted Uses: Permitted uses in the "M-1" District shall include, but are not limited to, the following. Additional uses can be found in the Use Matrix in Appendix A of this Ordinance.

1. Manufacturing, assembling, compounding, assembling, processing, or packaging of materials
 2. Laboratories; research, experimental, and testing
 3. Warehousing
 4. Automotive services
- *5.16.03* Permitted Accessory Uses: Refer to the definitions of Accessory Uses and Structures in Section 4.17, as the well as the permitted accessory uses outlined in the Use Matrix located in Appendix A of this Ordinance.
 - *5.16.04* Conditional Uses: The uses identified in Appendix A with a "C" are subject to any conditions listed in this section as well as any conditions relating to the placement of said use on a specific tract of ground in the "M-1" District as heard and approved by the Board of Adjustment.
 - *5.16.05* Temporary Uses: Temporary Uses may be permitted provided a Temporary Use Permit is obtained and said temporary use is eliminated at the expiration of the permit. See Section 4.25.
 - *5.16.06* Bulk Regulations: Refer to Appendix B for Bulk Regulations.
 - *5.16.07* Height and Lot Requirements: See Appendix B for height and lot requirements for the Light Industrial District.
 - *5.16.08* Use Limitations:
 1. When adjacent to any residential district, no parking, drives, or signs shall be allowed in the required front yard within 15 feet of such residential district.
 2. When adjacent to any residential district, new construction shall provide permanent screen with a height of 80 inches if a fence, in order to minimize impacts on residentially zoned property, pursuant to Section 9.04.
 3. No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
 4. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
 5. When adjacent to an alley, the width of the alley shall be included in computing the minimum rear yard setback.
 6. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light on any property located in a residential or mobile home district.

7. All businesses, service, repair, processing, storage, or merchandise display on property abutting or facing a lot in a residential district shall be conduct wholly within an enclosed building, unless screened from the residential district by a sight-obscuring fence permanently maintained at least six feet in height.
 8. Openings to structures on sides adjacent to or across the street from a residential district shall be prohibited if such access or openings will cause glare, excessive noise or other adverse effects on residential properties.
 9. Motor vehicle, boat, or trailer rental or sales lots shall be drained and surfaced with crushed rock or pavement, except in those portions of those lot maintained as landscape area.
 10. No display of merchandise shall be allowed on a public rights-of-way.
 11. Any firearm and ammunition sales shall require a permit for the Bureau of Alcohol, Tobacco, and Firearms, or its successor agency.
- 5.16.09 Performance Standards: See Section 9.05 of the Supplemental Ordinances.

SECTION 5.17 (M-2) HEAVY INDUSTRIAL DISTRICT

- 5.17.01 Intent: The Heavy Industrial District is intended and designed to provide areas of the City for activities and uses of a heavy industrial character. In addition, no new residential uses shall be permitted except as provided by this section.

Adult Entertainment Facilities are included in this Zoning District. The intent of the Redfield Zoning Ordinance in including these uses in this district is not to prohibit these uses but to regulate the secondary effects of the uses within the community.
- 5.17.02 Principal Permitted Uses: Permitted uses in the "M-2" District shall include, but are not limited to, the following. Additional uses can be found in the Use Matrix in Appendix A of this Ordinance.
 1. Adult Entertainment Uses
 2. Uses permitted in the M-1 District
 3. Manufacturing, assembling, compounding, assembling, processing, or packaging of materials
 4. Warehousing and storage
- 5.17.03 Permitted Accessory Uses: Refer to the definitions of Accessory Uses and Structures in Section 4.17, as the well as the permitted accessory uses outlined in the Use Matrix located in Appendix A of this Ordinance.

- *5.17.04* Conditional Uses: The uses identified in Appendix A with a “C” are subject to any conditions listed in this section as well as any conditions relating to the placement of said use on a specific tract of ground in the “M-2” District as heard and approved by the Board of Adjustment.
- *5.17.05* Temporary Uses: Temporary Uses may be permitted provided a Temporary Use Permit is obtained and said temporary use is eliminated at the expiration of the permit. See Section 4.25.
- *5.17.06* Bulk Regulations: Refer to Appendix B for Bulk Regulations.
- *5.17.07* Height and Lot Requirements: See Appendix B for height and lot requirements for the Heavy Industrial District.
- *5.17.08* Use Limitations:
 1. When adjacent to any residential district, no parking, drives, or signs shall be allowed in the required front yard within 15 feet of such residential district.
 2. When adjacent to any residential district, new construction shall provide permanent screen with a height of 80 inches if a fence, in order to minimize impacts on residentially zoned property, pursuant to Section 9.04.
 3. No outdoor storage, except the display of merchandise for sale to the public, shall be permitted.
 4. Exterior lighting fixtures shall be shaded so that no direct light is cast upon any residential property and so that no glare is visible to any traffic on any public street.
 5. When adjacent to an alley, the width of the alley shall be included in computing the minimum rear yard setback.
 6. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting direct light on any property located in a residential or mobile home district.
 7. All businesses, service, repair, processing, storage, or merchandise display on property abutting or facing a lot in a residential district shall be conduct wholly within an enclosed building, unless screened from the residential district by a sight-obscuring fence permanently maintained at least six feet in height.
 8. Openings to structures on sides adjacent to or across the street from a residential district shall be prohibited if such access or openings will cause glare, excessive noise or other adverse effects on residential properties.

9. Motor vehicle, boat, or trailer rental or sales lots shall be drained and surfaced with crushed rock or pavement, except in those portions of those lot maintained as landscape area.
 10. No display of merchandise shall be allowed on a public rights-of-way.
 11. Any firearm and ammunition sales shall require a permit for the Bureau of Alcohol, Tobacco, and Firearms, or its successor agency.
- 5.17.09 Performance Standards: See Section 9.05 of the Supplemental Ordinances.

Article 6: Conditional Use Permits

SECTION 6.01 INTENT

Allowable conditional uses may be permitted, enlarged, or altered upon application for a Conditional Use Permit in accordance with the rules and procedures of the Board of Adjustment. The Board of Adjustment will grant or deny a Conditional Use Permit in accordance with the standards and provisions set forth herein with the intent and purpose of this Ordinance. In granting a Conditional Use Permit, the Board of Adjustment will authorize the permit and may prescribe and impose appropriate conditions, safeguards, and a specified time limit for the performance of the granted Conditional Use Permit.

The Conditional Use Permit process provides for flexibility in identifying special conditions or uses without making the Ordinance unreasonably complicated. The objective of the Conditional Use Permit process is to encourage compatibility of the proposed development or modification with the environment and with existing and future land uses in the area.

SECTION 6.02 CONDITIONAL USE PERMIT REQUIRED

Those uses which require a Conditional Use Permit are listed in Appendix A, shown with the letter 'C'.

SECTION 6.03 APPLICATION FOR CONDITIONAL USE PERMIT

A request for a Conditional Use Permit for a special use or modification of a conditional use may be initiated by a property owner or their authorized agent by filing an application with the Zoning Administrator. The application shall be accompanied by a site plan and other corresponding plans and data showing the dimensions, arrangement, descriptive data, and other materials constituting a record essential to understanding the proposed use and modification in relation to the standards outlined herein. The application shall also be accompanied with a fee outlined in the separately approved fee schedule.

SECTION 6.04 ISSUANCE OF CONDITIONAL USE PERMIT

Prior to issuance of a Conditional Use Permit, the Board of Adjustment will consider the application for the special use permit at a meeting held at the call of the Chairman within 30 days after the initial filing of the application. The concurring vote of the majority of the Board of Adjustment will be necessary to grant a Conditional Use Permit.

SECTION 6.05 NOTIFICATION

Notification will be posted as per Section 4.07.

SECTION 6.06 STANDARDS FOR APPROVAL

The Board of Adjustment shall review the proposed or modified development for conformance to the following criteria:

1. That the establishment, maintenance, or operation of the special use will not be detrimental or endanger the public health, safety, morals, comfort, or general welfare of the community.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose and use already permitted, nor substantially diminish and impair property values within the surrounding area.
3. That the establishment of the special use will not impede the normal and orderly development or improvement of the surrounding properties for uses permitted in the district.
4. That adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public right-of-way.
6. The use shall not include any activity involving the use or storage of flammable, or explosive material unless protected by adequate fire-fighting and fire suppression equipment and by such safety devices as are normally used in the handling of such materials.
7. The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.
8. The use shall not include vibration which is discernable without instruments on any adjoining lot or property.

9. The use shall not involve any malodorous gas or matter which is discernable on adjoining lot or property.
10. The use shall not involve any pollution of the air by fly-ash dust vapors or other substance which is harmful to health, animals, vegetation, or other property; or which can cause soiling, discomfort, or irritation.
11. The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.
12. The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.
13. The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

SECTION 6.07 BURDEN OF PERSUASION

The burden of persuasion as to whether the development, if completed as proposed, will comply with the requirements of this chapter is at all times on the applicant. The burden of presenting evidence to the Board of Adjustment sufficient enough for it to conclude that the application does not comply with the requirements of this section is upon the person or persons recommending such a conclusion, unless the information presented by the applicant warrants such a conclusion.

SECTION 6.08 BOARD OF ADJUSTMENT ACTION ON APPLICATIONS

In considering whether to approve an application for a conditional use permit, the Board of Adjustment shall proceed according to the following format:

1. The Board of Adjustment shall establish a finding of facts based upon information contained in the application, Zoning Administrator recommendation, and presented at the Board of Adjustment hearings.
2. The Board shall consider such reasonable requirements or conditions to the permit as well as ensure the development or modification will satisfy the requirements of this chapter.
3. The Board of Adjustment shall consider whether the application complies with all of the applicable development criteria set forth in Section 6.06. Separate votes may be taken with respect to each criterion. If the Board of Adjustment concludes that the application fails to meet one or more of the criteria, the application shall be denied.
4. If the Board of Adjustment concludes that all such criteria have been met, the application shall be approved unless it adopts a motion that the application fails to meet any of the

approval standard set forth in Section 6.06. Separate votes may be taken with respect to each standard.

Any such motion regarding compliance or noncompliance of the application to the development criteria or approval standards shall specify the supporting reasons for the motion. It shall be presumed the application complies with all criteria and standards not specifically found to be unsatisfied.

Without limiting the foregoing, the Board of Adjustment may attach to a permit a condition limiting the duration of the permit.

All conditions or requirements shall be entered on the permit.

SECTION 6.09 EXPIRATION OF PERMITS

A conditional use permit shall expire automatically (A) if, within one year after issuance, substantial action has not been taken to accomplish the purpose for which the permit was granted, or (B) if, after substantial action has been taken and subsequently such work is discontinued for a period of one year, the permit shall immediately expire, or (C) if the conditional use has been established and subsequently is discontinued for a period of one year, the permit shall immediately expire.

The Board of Adjustment may extend for a period of one year the date when a permit would otherwise expire if it concludes that (A) the permit has not expired, or (B) the permit recipient has proceeded in good faith and with due diligence, or (C) conditions have not changed so substantially as to warrant a new application. Successive extensions may be granted for periods up to one year upon the same findings. All such extensions may be granted without reversion to the formal processes and fees required for the original permit.

For purposes of this section, the conditional use permit is issued when the Board of Adjustment votes to approve the application and plans. Substantial action shall include commencement of construction, erection, alteration, demolition, or similar work required for the development authorized by the permit. With respect to phased development, this shall apply only to the first phase.

SECTION 6.10 EFFECT OF PERMIT ON SUCCESSORS + ASSIGNS

A conditional use permit authorizes the permit holder the use of land or structures in a particular way and subject to certain conditions. As such, it is transferable. However, no person (including successors or assigns of the original permit holder) may make use of the land or structures covered under such permit except in accordance with all terms and requirements of the permit, so long as the permit remains in effect.

SECTION 6.11 AMENDMENTS + MODIFICATIONS

Insignificant modifications to the approved permit are permissible upon authorization by the Zoning Administrator. A modification is insignificant if it has no discernable impact on neighboring properties, the general public, or those intended to use or occupy the proposed development.

Minor modifications to the approved permit are permissible with the approval of the Board of Adjustment. Such permission may be obtained without a formal application, public hearing, or payment of fees. A modification is minor if it has no substantial impact on neighboring properties, the general public, or those intended to use or occupy the proposed development.

All other requests for modifications to the approved permit will be processed as new applications. New conditions may be imposed by the Board of Adjustment, but the applicant retains the right to reject such new conditions by withdrawing the request for modifications and proceeding under the terms and conditions of the original permit.

The permit holder requesting approval of modifications shall submit a written request (including plans as necessary) for such approval to the Administrator. Approval of all modifications must be given in writing.

Article 7: Parking Requirements

SECTION 7.01 PURPOSE

The Off-Street Parking Ordinances require that developments provide parking in proportion to the need created by each use. The Ordinances further establish standards for the functional design of parking facilities. These Ordinances are intended to accommodate vehicles in a functionally satisfactory manner and to minimize external effects on neighboring properties.

SECTION 7.02 OFF-STREET AUTOMOBILE STORAGE

- *7.02.01* Off-street automobile storage or standing space shall be provided on any lot on which any of the uses or similar uses found in Section 7.03.
- *7.02.02* Off-street automobile storage or standing space shall be provided with vehicular access to a street or an alley.
- *7.02.03* For purposes of computing the number of parking spaces available in a given area, the ratio of 250 square feet per parking space shall be used. Where calculations in accordance with the foregoing list results in requiring a fractional space, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall require one space.

- 7.02.04 All parking spaces for single-unit, two-unit, and multi-unit dwellings, rooming and boarding houses, convalescent homes, and mobile homes shall be paved with asphalt or concrete.
- 7.02.05 In Districts R-1 and R-2 required off-street parking for residential uses shall be provided on the lot on which the use is located. In all other Districts, if the vehicle storage space or standing space required in Section 7.03 cannot be reasonably provided on the same lot on which the principal use is conducted in the opinion of the Planning and Zoning Committee and City Council, the City Council may permit such space to be provided on another off-street property, provided such space lies within 400 feet of an entrance to such principal use. Such vehicle standing space shall be deemed to be required open space associated with the permitted use and shall not thereafter be reduced or encroached upon in any manner.
- 7.02.06 Where off-street parking is located on a lot other than the lot occupied by the use, which requires it, site plan approval for both lots is required.
- 7.02.07 Some uses may require two different use types to be calculate together in order to determine the total parking requirement, i.e. primary schools may require a calculation for classrooms and another for assembly areas.
- 7.02.08 The parking requirements herein do not apply to the Central Commercial District (C-2).
- 7.02.09 All off-street parking conditions shall meet the ADA requirements in Section 7.05 of this Ordinance.

SECTION 7.03 SCHEDULE OF MINIMUM OFF-STREET PARKING + LOADING REQUIREMENTS

Table 7.1: Minimum Off-Street Parking and Loading Requirements

Uses	Parking Requirements	Loading Requirements
Commercial and Industrial Uses		
Adult Entertainment Establishments	1 space per 2 persons of licensed capacity	None required
Agricultural Sales/Service	1 space per 500 sf of gross floor area	One per each 5,000 sf
Automotive Rental/Sales	1 space per 500 sf of gross floor area	One per each 5,000 sf
Automotive Services	4 spaces per service capacity	One per each 5,000 sf
Barber Shop/Hair Salon	2 spaces per chair	None required
Boarding Houses/Bed and Breakfasts	1 space per rental units	None required
Body Repair	5 spaces per repair stall	None required
Bowling Alleys	5 spaces per alley plus 1 space per 2 employees	One space per establishment
Campground	1 space per camping unit	None required
Commercial Recreation	1 space per 2 persons of licensed capacity	One per establishment
Communication Services	1 space per 500 sf of gross floor area	One per establishment
Construction Sales/Services	1 space per 500 sf of gross floor area	One per establishment
Dance Hall, Skating Rink	Greater of the two: 1 space per 40 sf of dining area, or 1 space per 150 sf of gross floor area	One per establishment
Equipment Rental/Sales	1 space per 500 sf of gross floor area	One space

Food Sales	1 space per 200 sf of gross floor area	Two per establishment
Funeral Homes, Mortuaries, and Chapels	Greater of the two: One space per 3 seats in chapel, or One per 50 sf of public area	One space per hearse, ambulance or other non-passenger vehicle
Furniture and Appliance Stores	1 space per 500 sf of gross sales space	One for the first 5,000 sf plus one for each additional 20,000 sf or major fraction thereof
General Retail Sales Establishments	1 space per 200 sf of gross floor area	One for the first 5,000 sf plus one for each additional 30,000 sf or major fraction thereof
Home Based Businesses (not explicitly mentioned elsewhere in this table)	2 spaces for non-related employees, 2 spaces for client/visitor parking	None required
Industrial Uses	.75 times the maximum number of employees during the largest shift	None required
Laundry Services	1 space per 200 sf of gross floor area	None required
Lodging	1 space per rental unit plus 1 for each 200 sf of public meeting area	One space per establishment
Offices and Office buildings	1 space per 300 sf of gross floor area plus 1 space per 2 employees	None required
Restaurants with Drive-Thru	Greater of the two: 1 space per 40 sf of dining area, or 1 space per 150 sf of gross floor area	One per establishment
Restaurants (General)	One per each 2.5 seats	One space per establishment
Service Oriented Establishments	1 space per 200 sf of gross floor area	One per establishment
Stables and/or Riding Academies	1 space per employee plus 1 space per 400 sf of indoor facility	None required
Taverns, Bars, and Night Clubs	One per each 2.5 seats	One space per establishment
Veterinary Establishments	1 space per 500 sf plus 1 space per staff doctor	One space per establishment
Wholesaling/Distribution Operations	1 space per 2 employees on the largest shift	Two spaces per establishment
Residential Use Types		
Group Care Facilities	0.5 space per dwelling unit	One per structure
Duplex	2 spaces per dwelling unit	None required
Multi-Family/Apartments	2 spaces per apartment; 1 guest space per 2 units in complexes with more than 4 units	One per building containing 10 dwelling units plus one additional space for each 20 units or major fraction thereof.
Single-Unit Residential (attached and detached)	2 spaces per dwelling unit and 1 may be enclosed or semi-enclosed	None required
Civic, Public, or Semi-Public Use Types		
Auditoriums/Stadiums and Arenas	1 space per 4 seats in main assembly area	None required
Churches, Synagogues, and Temples	1 space per 4 seats in main worship area	None required
Clubs and Community Centers, including fraternal organizations	1 space per 500 sf of gross floor area	None required
Convalescent & Nursing Home Services	1 space per 4 beds + 1 per employee on the largest shift	Two spaces per structure
Day Care	1 space per employee plus 1 space or loading stall per each 5 persons of licensed capacity	None required
Educational Uses, Primary Facilities	2 spaces per classroom	Two spaces per structure
Educational Uses, Secondary Facilities	8 spaces per classroom plus 1 space per employee on largest shift	Two spaces per structure
Group Care Facility	1 space per 4 persons of licensed capacity	Two spaces per structure
Hospitals	One space per two licensed beds	Three spaces per structure
Medical Clinics	5 spaces per staff doctor, dentist, chiropractor	None required

Public Facilities	1 space per 400 sf of gross area plus 1 space per 2 employees	One per structure
Theaters/Auditoriums/Places of Assembly	1 space per 4 persons of licensed capacity	One space per establishment

SECTION 7.04 OFF-STREET PARKING: SHARED PARKING REQUIREMENTS

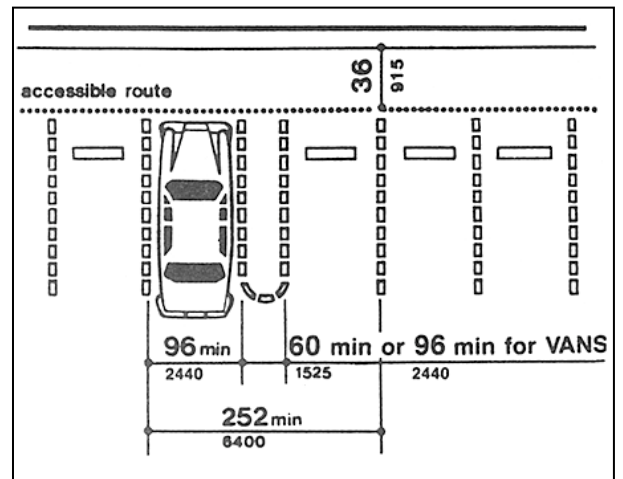
- 7.04.01 Notwithstanding the provisions of Section 7.03, in cases where parking and building patterns are such that overlapping uses of a majority of the total number of parking spaces in a common parking lot is likely to occur, compliance with the standard parking ratios may be decreased with a variance by the Board of Adjustment.

SECTION 7.05 OFF-STREET PARKING: PARKING FOR INDIVIDUALS WITH DISABILITIES

- 7.05.01 In conformance with the Americans with Disabilities Act (ADA) and the Iowa Accessibility Guidelines per Chapter 661-18 of the IAC, if parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces shall be provided in each parking area in conformance with the table in this section. Spaces required by the table need not be provided in the particular lot. They may be provided in a different, if equivalent or greater accessibility, in terms of distance from an accessible entrance, cost and convenience, is ensured.

Table 7.2: Required Off-Street ADA Parking

Total Parking Spaces	Required Minimum Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of the total
1,001 and over	20 plus 1 for each 100 over 1,000



Source:
<http://www.ada.gov/adastd94.pdf>

- 7.05.02 Access aisles adjacent to accessible spaces shall be 60 inches wide at minimum.
 1. One in every eight accessible spaces, but not less than one, shall be served by an accessible aisle 96 inches wide minimum and shall be designated “van accessible” as required by Section 7.05.04 of this Ordinance. The vertical clearance at such spaces shall comply with 7.05.05 of this Ordinance. All such spaces may be grouped on one level of a parking structure.
 2. Parking access aisles shall be part on an accessible route to the building or facility entrance. Two accessible parking spaces may share a common access aisle.
 3. Parked vehicle overhangs shall not reduce the clear width of an accessible route.
 4. Parking spaces and access aisles shall be level with slopes not exceeding two percent in all directions.
 5. If passenger-loading zones are provided, then at least one passenger loading zone shall comply with 7.05.06 of this Ordinance.
 6. At facilities providing medical care and other services for persons with mobility impairments, parking spaces complying with Section 7.05 of this Ordinance shall be provided in accordance with the Section 7.05.01 of this Ordinance; except as follows:
 - A. Outpatient units and facilities: 10 percent of the total number of parking spaces provided serving each such outpatient unit or facility shall be accessible;
 - B. Units and facilities that specialize in treatment or services for persons with mobility impairments: 20 percent of the total number of parking spaces provided serving each unit or facility shall be accessible.
 7. Valet parking: Valet parking facilities shall provide a passenger loading zone complying with 7.05.06 of this Ordinance located on an accessible route to the entrance of the facility. Sections 7.05.01, 7.05.02 (1), and 7.05.02 (3) of this Ordinance do not apply.
- 7.05.03 Location of accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance.
 1. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility.
 2. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.
- 7.05.04 Signage of accessible parking spaces shall be designated as reserved by a sign showing the symbol of accessibility. Spaces complying with Section 7.05.02 (1) shall have an additional

sign stating the stall is “Van Accessible” mounted below the symbol of accessibility. Such signs shall be located so they cannot be obscured by a vehicle parked in the space.

- 7.05.05 Minimum vertical clearance of 114 inches at accessible passenger loading zones and along at least one vehicle access route to such areas from site entrance(s) and exit(s). At parking spaces complying with 7.05.02 (1), provide minimum vertical clearance of 98 inches at the parking space and along at least one vehicle access route to such spaces from site entrance(s) and exit(s).
- 7.05.06 Passenger Loading Zones shall provide an access site at least 60 inches wide and 240 inches long, adjacent and parallel to the vehicle pull-up space. If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp complying with accessibility standards shall be provided. Vehicle standing spaces and access aisles shall be level with surface slopes not to exceed two percent in all directions.

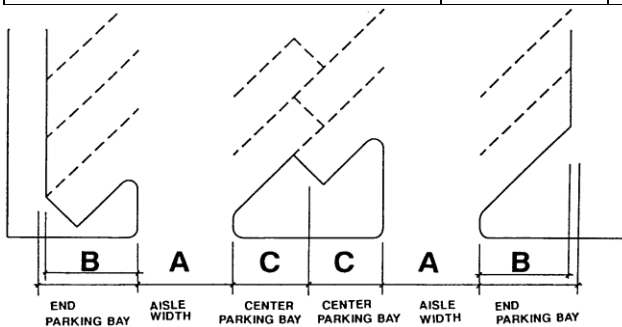
SECTION 7.06 OFF-STREET PARKING DESIGN CRITERIA

- 7.06.01 Standard parking stall dimensions shall not be less than 10 feet by 18 feet, plus the necessary space for maneuvering into and out of the space. Where the end of the parking space abuts a curbed area at least five feet in width (with landscaping or sidewalk), an overhang may be permitted which would reduce the length of the parking space by two feet. Such overhang shall be measured from the face of the curb. For standard parking lots, minimum dimensions shall be as follows:

Table 7.3: Parking Design Criteria for Off-Street Parking

Parking Configuration- Standard Size Car				
	90-degree	60-degree	45-degree	0-degree
Aisle Width (A)				
One-Way Traffic	24 feet	18 feet	13 feet	13 feet
Two-Way Traffic	24 feet	18 feet	13 feet	24 feet
End Parking Bay Width (B)				
Without Overhang	18 feet	21 feet	19.8 feet	-
With Overhang	16 feet	19 feet	17.8 feet	-
Center Parking Bay Width (C)	18 feet	18 feet	16 feet	-
Island Width	36 feet	37.4 feet	33.2 feet	-
Stall Dimensions				
Width	9 feet	9 feet	9 feet	8.5 feet
Depth	18 feet	19 feet	19 feet	-

Parking Configuration- Compact Car					
		90-degree	60-degree	45-degree	0-degree
Aisle Width (A)					
One-Way Traffic		24 feet	18 feet	13 feet	13 feet
Two-Way Traffic	24 feet	18 feet		13 feet	24 feet
End Parking Bay Width (B)					
Without Overhang	16 feet	17.8 feet		17 feet	-
With Overhang	14 feet	15.8 feet		15 feet	-
Center Parking Bay Width (C)	18 feet	18 feet		16 feet	-
Island Width	32 feet	31.7 feet		28.3 feet	-
Stall Dimensions					
Width	8 feet	8 feet		8 feet	7.5 feet
Depth		16 feet	16 feet	16 feet	-



- 7.06.02 Minimum dimensions for a parallel parking space shall be nine feet by 23 feet.
- 7.06.03 Parking facilities shall be designed to provide visibility of and between pedestrians and vehicles when circulating within or entering or leaving the facility; and shall not create blind, hidden, or hazardous areas.
- 7.06.04 Circulation patterns shall be designed in accord with accepted standards of traffic engineering and safety.
- 7.06.05 All Parking facilities shall be maintained to assure the continued usefulness and compatibility of the facility. Acceptable maintenance includes keeping the facility free of refuse, debris, and litter; maintaining parking surfaces in sound condition; and providing property care of landscaped areas.
- 7.06.06 Lighting:
 1. Any lighting used to illuminate any off-street parking area shall be arranged to direct light away from adjoining properties in any residential district.

2. Lighting standards shall not exceed 22 feet in height and shall be equipped with top and side shields when necessary to prevent glare onto adjacent properties.
3. The average maintained lighting levels for multi-family units shall not exceed 10 foot-candles at buildings/parking lots/other areas within a residential district. The maximum to average ratio shall not exceed 2.5 to 1.
4. All lighting shall meet the International Energy Code.

Article 8: Sign Ordinance

SECTION 8.01 PURPOSE AND FINDINGS

The provisions of this article shall govern the construction, repair, erection, alteration, location, and maintenance of privately owned outdoor signs and outdoor advertising and identification devices of every type, together with their appurtenant and auxiliary devices. These sign regulations are declared to be necessary for the following purposes:

1. To protect property values within the City;
2. To prevent the occurrence of blight and slum conditions;
3. To protect the general public from damage and injury which may be caused by the faulty and unregulated use of signs;
4. To prevent any unreasonable appropriation of the public domain, its open spaces, streets, and private use;
5. To restore, preserve, and promote aesthetic character in the City.

SECTION 8.02 DEFINITIONS

For the purposes of this article, unless specifically indicated otherwise, the following terms are defined:

1. AWNING SIGN shall mean any sign affixed directly on or attached to an awning.
2. CANOPY SIGN shall mean any sign mounted on or supported by a canopy.
3. FREESTANDING SIGN shall mean any sign supported by structures or supports that are placed on, or anchored in, the ground and that are independent from any building or other structure.
4. GROUND SIGN shall mean any sign supported by one or more uprights or braces placed upon or set into the ground.
5. ILLUMINATED SIGN shall mean any sign which has characters, letters, figures, designs, or outlines illuminated by electric lights or luminous tubes as a part of the sign.

6. MARQUEE SIGN shall mean any sign mounted on or supported by a marquee.
7. OFF PREMISES shall describe or pertain to any sign not located at the site of that which is advertised or identified.
8. ON PREMISES shall describe or pertain to any sign located at the site of that which is advertised or identified.
9. PROJECTING SIGN shall mean any sign other than a "wall sign" which is attached to a building and extends beyond the line of the building.
10. ROOF SIGN shall mean any sign erected, constructed, and maintained wholly upon or over the roof of any building.
11. SIGN HEIGHT shall mean the vertical distance between finished grade of the ground nearest the sign structure and the uppermost point of the sign structure.
12. SIGN STRUCTURE shall mean an element or group of elements which are intended to support or are capable of supporting a sign. A sign structure may be free-standing, attached to a building, made an integral part of the building, or be any combination thereof.
13. SIGN shall mean any advertising device or surface out-of-doors, on or off premises, which conveys information or identification.
14. TEMPORARY and/or PORTABLE SIGN shall mean any sign, banner, pennant, or valance to be displayed for a limited time only, or any sign set upon the ground unsecured. A portable sign shall be defined as any sign set up or affixed to any device or ground with wheels, skids, or framing so as to afford portability by persons or auxiliary devices.
15. WALL SIGN shall mean any sign, impressed or painted on, or attached to a wall with the exposed face of the sign in a plane approximately parallel to the plane of the wall.

SECTION 8.03 MEASUREMENT STANDARDS

The total sign area shall mean the measurement of the smallest square, circle, rectangle, or combination thereof which will encompass the entire sign face. If a sign has two or more faces the area of all faces shall be included in determining the total area of the sign, except that if two sign faces are placed back to back and are at no point more than 30 inches from one another, the area of the sign shall be taken as the area of one face if the two faces are of equal area, or as the area of the larger face if the two faces are of unequal area.

SECTION 8.04 PERMITS AND FEE

It is unlawful for any person to erect, construct, enlarge, alter, structurally modify, or relocate within the City any sign as defined in this article without first obtaining a permit from the Zoning

Administrator or their designee. The City Council shall, from time to time, establish by resolution and charge reasonable fees to cover costs related to the issuance of permits.

SECTION 8.05 APPLICATIONS FOR PERMITS

An applicant for a sign shall apply for a permit on a form provided by the City. The application must be accompanied by the appropriate fee, as set by the City Council in a separate resolution. The application shall be signed and must contain the following information:

1. The name, address, and telephone number of the applicant.
2. The location of the building, structure, or lot where the sign is to be located.
3. A description or map showing the position of signs in relation to nearby buildings or structures.
4. A blueprint or ink drawing of the plans and specifications and method of construction and attachment to the building or on the ground.
5. If the owner of the building, structure, or land to which or on the sign is to be erected is not the applicant, the application must provide written consent from the owner. A copy of the lease between landlord and tenant may constitute written consent if covered by the terms of said lease.
6. Such other information as the Zoning Administrator or their designee shall require to show full compliance with this and all other laws and ordinances of the City which may be applicable, including the intended duration of any temporary sign.

SECTION 8.06 INFORMATION REQUIRED FOR ILLUMINATED SIGNS

The application for a permit for erection of a sign in which electrical wiring and connections are to be used shall include all plans and specifications with respect to wiring and connections in order for the Zoning Administrator or their designee to determine if the same specifications comply with applicable electrical codes.

SECTION 8.07 ISSUANCE OF PERMIT AND DURATION OF PERMIT

It shall be the duty of the Zoning Administrator, upon the filing of an application for a permit, to examine such plans and specifications, other data and the premises upon which it is proposed to erect or alter the sign. If it appears that the provisions of the sign regulations and all other laws and ordinances of the City are complied with, the Zoning Administrator shall then issue the permit. If the work authorized by such permit is not completed in six (6) months from the date of its issuance, such permit shall become null and void.

SECTION 8.08 INSPECTION FOR COMPLIANCE

The Zoning Administrator or their designee may inspect signs subject to the provisions of the sign regulations for the purpose of determining whether any sign is in compliance with the sign regulations and any other applicable regulations, laws, or ordinances.

SECTION 8.09 PERMIT REVOCATION

If the Zoning Administrator or their designee shall decide that any sign subject to the sign regulations of this article is unsafe or insecure or is a menace to the public or has been constructed or erected or is being maintained in violation of the provisions of the sign regulations, the Zoning Administrator shall give written notice thereof to the person in possession and control of the premises on which the sign is located. If such person fails to remove or alter the sign so as to comply with the provisions of the sign regulations within thirty (30) days of such notice, such person commits a municipal infraction. If a sign is an immediate hazard, the Zoning Administrator may cause it to be removed immediately or may take such action as necessary to protect the public from the immediate hazard. A permit for a sign is a license revocable at any time by the Council subsequent to notice the permit holder and an opportunity for the permit holder to be heard by the Council.

SECTION 8.10 CONSTRUCTION

All signs shall be constructed in such a manner and installed with such materials so as to be considered safe and appropriate by the Zoning Administrator. The applicant may be required to provide information including but not limited to a copy of stress sheets and calculations showing the structures designed for compliance with all applicable codes, ordinances, and regulations adopted by the City. No sign shall be attached to a standpipe, gutter drain, unbraced parapet wall, or fire escape.

SECTION 8.11 MAINTENANCE REQUIRED

Signs shall be maintained so as to be structurally sound and in a safe condition. Signs shall be kept in a state of undeteriorated appearance by means of painting, sealing or coating, and repair or replacement of damaged parts, panels, or lights. Signs which, by reason of deterioration, become unsafe or unsightly, shall be repaired or removed by the property owner upon written notice of the City or may be removed by the City upon written notice.

SECTION 8.12 REMOVAL OF CERTAIN SIGNS

Any sign now or hereafter existing which for a period of thirty (30) days no longer advertises a bona fide business conducted, product sold, or a service offered, shall be taken down and removed by the owner or owners of the building or premises upon which it is located within thirty (30) days of written notice from the Zoning Administrator.

SECTION 8.13 PROHIBITIONS

No person shall have or permit on any premises:

1. Any permanent sign which consists of or incorporates pennants, twirler lights, pinwheels, whirligigs, or other displays or devices which are designed to be activated by atmospheric conditions so as to attract or distract the attention of the public by virtue of their movements.
2. A ground sign which extends to any degree over public property. No sign or sign structure other than official traffic, street, or related sign approved for placement by the controlling public agency shall be placed on any street or highway right-of-way.
3. Any signs which employ flashing, blinking, or rotating lights.
4. Any off-premises sign nearer than 500 feet radius to any other off-premises sign. Spacing from directional and official signs or any other sign which does not constitute an off-premises sign shall not be counted for the purposes of determining compliance with the spacing requirement.
5. Any off-premises sign shall not exceed 300 square feet or contain more than two (2) surfaces back to back.
6. Any off-premises sign in any zoning district other than the Heavy Industrial district or Light Industrial district. Except that any off-premises sign in any zoning district other than Heavy Industrial or Light Industrial which installed prior to this article becoming effective, shall be allowed to remain for a period of no more than five (5) years.
7. Signs attached to or placed upon rocks, fences, trees, or utility poles.
8. Any sign or sign structure on private or public property without the consent of the owner or authorized agency thereof.

SECTION 8.14 EXEMPTION FROM PERMITS

The following signs or activities shall not require a permit; however, all such signs shall be subject to all other sign regulations:

1. Nonelectrical real estate signs, on per street frontage, not exceeding 12 square feet in cumulative area in residential zones or 64 square feet in cumulative area in all other zones, which advertise the sale, rental, or lease of the premises upon which said signs are located only.
2. Nonelectrical signs, including bulletin boards, which are not over 16 square feet in area for public, educational, charitable, fraternal, or religious institutions when the same are located on the premises of such institutions.

3. Nonelectrical signs denoting only the name and/or profession or business of an occupant in a commercial building, public institutional building, or dwelling house and not exceeding two (2) square feet in area.
4. Nonelectrical single construction signs denoting the architect, engineer, or contractor when placed upon work under construction, one sign per street frontage, and not exceeding 32 square feet in area in the residential zones and 64 square feet in all other zones. Such signs may be erected five (5) days prior to the beginning of construction and shall be removed five (5) days following the completion of the construction.
5. Nonelectrical memorial signs or tablets, names of buildings, and date of erection when cut into any masonry surface or when constructed of bronze or other noncombustible materials.
6. Publicly owned street name signs, traffic control signs, legal notices, railroad crossing signs, danger and temporary warning, or emergency signs.
7. Emblems, names, logos, and symbols on motor vehicles and equipment being used for purposes other than the display of signs or advertising devices.
8. Nonelectrical public service signs which give only directions for flow of motor vehicle or pedestrian traffic or signs which provide only information directing people to ancillary facilities such as parking, entrance, loading, etc.
9. Nonelectrical temporary signs supporting a candidacy for office or urging action on any other matter on the ballot of a primary, general or special election, or City election. No political sign shall be placed at any location where it may because of its size, location, content, or coloring constitute a traffic hazard or detriment to public safety by obstructing the vision of drivers, detracting from the visibility of any traffic control device, or by being confused with an authorized traffic control device. All such signs shall be removed within seven (7) days after the election to which the sign relates.
10. Nonelectrical temporary or portable signs.
11. Painting, repainting, or cleaning not involving structural changes when performed in conjunction with normal maintenance and repair of a sign.
12. Holiday decorating.

SECTION 8.15 OBSTRUCTION OF DOORS, WINDOWS, OR FIRE ESCAPES

No person shall erect, locate, or maintain any sign so as to prevent free ingress to or egress from any door, window, or fire escape. No person shall attach any sign of any kind to a fire escape.

SECTION 8.16 SIGNS NOT TO CONSTITUTE TRAFFIC HAZARDS

No person shall erect any sign at the intersection of any street in such a manner as to obstruct free and clear vision of such intersection, or at any location where by reason of the position, shape, or color it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device. The placement of all signs shall allow for corner visibility to provide an unobstructed view across the triangle, known as a sight triangle, formed by joining points measured 20 feet distant along the property line from the intersection of two streets or fifteen (15) feet along both the street and alley line from the intersection of a street and alley. Within the triangle there shall be no sight-obstructing or partly obscuring sign or supporting structure placed between 30 and 60 inches above grade.

SECTION 8.17 LIGHTING

Lighting or illumination shall be permitted on signs subject to the following restrictions:

1. All signs shall be provided with proper reflectors or lenses, concentrating the illumination on the area of the sign and effectively shielding the light so as to prevent glare upon the street or adjacent property or beams or rays from being directed toward any portion of the traveled ways.
2. It is unlawful for any sign to be wholly or partially illuminated by lights or reflective surfaces that interfere with traffic safety, the vision of pedestrian or vehicular traffic, or any driver's operation of a motor vehicle.
3. It is unlawful for any sign to be illuminated so that it interferes with the effectiveness of or obscures an official traffic sign, device, or signal.

SECTION 8.18 BEACON-TYPE LIGHTS PROHIBITED

It is unlawful for a person to operate any device, or to permit a site under said person's use and control to be the location of any device that is being operated to produce a beacon-type beam of light, whether portable or fixed (except common battery powered hand held lights), the primary purpose of which is to cast a concentrated beam of light generally skyward during any time between sunset and sunrise as a means of attracting attention to a location rather than to illuminate any place, person, or thing.

SECTION 8.19 ON-PREMISES SIGNAGE

For all types of signs subject to the sign regulations, in any zoning district other than the Central Commercial District or all residential areas, there may be three (3) square feet of total signage for each foot street frontage unless otherwise limited by the chapter. Where any side of a building abuts on an alley, only painted on wall signs shall be permitted on the side abutting the alley. Such sign

shall be calculated as part of total permissible signage. For all signs in the Central Commercial District and all residential zoning districts in the City, only the following signs are permitted:

1. Real estate signs, one per street frontage, not exceeding 12 square feet in cumulative area, which advertise the sale, rental, or lease of the premises upon which said signs are located only.
2. Signs, including bulletin boards, which are not over 16 square feet in area for public, educational, charitable, fraternal, or religious institutions when the same are located on the premises of such institutions.
3. Signs not over 12 square feet in cumulative area denoting only the name and/or profession or business of an occupant in a commercial building, public institutional building, or dwelling house provided there is not over 2 square foot of extraneous advertising matter on such sign.
4. Construction signs denoting the architect, engineer, or contractor when placed upon work under construction, one sign per street frontage, and not exceeding 32 square feet in total area.
5. Memorial signs or tablets, name of buildings, and date of erection when cut into masonry surface or when constructed of bronze or other noncombustible materials.
6. Publicly owned street name signs, traffic control signs, legal notices, railroad crossing signs, danger and temporary warning, or emergency signs.
7. Emblems, names, logos, and symbols on motor vehicles and equipment being used for purposes other than the display signs or advertising devices.
8. Public service signs which give only directions for flow of motor vehicle or pedestrian traffic or signs which provide only information about directing people to ancillary facilities such as parking, entrance, loading, etc.
9. Temporary signs supporting a candidacy for office or urging action on any other matter on the ballot of a primary, general or special election, or city election.
10. Temporary or portable signs.
11. Holiday decorations.
12. Subdivision Development Sign. One sign per preliminary plat for subdivisions of 2 acres or more in acre shall be permitted. Such sign shall not exceed 96 square feet in area and 12 feet in height. It shall be located in the subdivision it identifies and no closer than 25 feet from any property line, no closer than 100 feet from any pre-existing residence and only on lots abutting collector or arterial streets. The sign shall be the sole use of the property on which it is located. The sign shall identify the name of the subdivision exactly as it is set out on the preliminary plat approved by the City and may include the names of the subdivision

developers, a map of the area covered by the subdivision, and a description of the amenities in it. The sign shall not be installed until utility construction has begun in the subdivision and the sign shall be removed once building permits have been issued for 50% of the lots in the subdivision.

13. Residential Subdivision Entrance Signs. Signs located on private property shall be no closer to the traveled part of a street than the right-of-way line. Signs shall not be allowed in the street visibility triangle formed by joining points measured 20 feet distant along the property line from the intersection of two streets or 15 feet along both the street and alley line from the intersection of a street and an alley. It shall be unlawful to erect a subdivision entrance sign on public property, and subdivision signs shall not be permitted off-premises. Two signs shall be permitted at each subdivision entrance. Double-faced signs shall be counted as two signs. The size of the message area of the sign shall not exceed 20 square feet. The size of the sign structure in comparison to the size of the message area shall not exceed a ratio of 7 to 1. Signs shall not exceed six (6) feet in height. Maintenance of signs, illumination devices, and landscaping shall be the responsibility of the property owner. The message on a subdivision entrance sign shall include only the name and address of the subdivision. Signs may be illuminated internally or by reflected light subject, however, the light source shall not be directly visible and shall be arranged to reflect away from adjoining premises. No illumination involving movement, by reason of the lighting arrangement, the lighting source, or other devices shall be permitted. This includes blinking, flashing, rotating, and message changing.

SECTION 8.20 GROUND SIGNS

All ground signs subject to sign regulations shall meet the following requirements:

1. It is unlawful to erect or permit any ground sign of a height greater than 50 feet. An off-premises ground sign shall maintain a minimum clearance of 10 feet measured from the ground level at the base of the sign to the bottom of the sign face.
2. Off-premises ground signs will be permitted to have a maximum of 300 square feet of sign surface on a side.
3. No ground sign shall be erected or permitted nearer the street than the right-of-way property line; provided however, such placement is not in conflict with special building line setbacks as established in this Ordinance and detailed in Appendix B.
4. The minimum distance between on premises ground signs on any one business location shall be 50 feet.
5. All letters, figures, characters, or representations in cut out or irregular form maintained in conjunction with or attached to or superimposed upon any ground sign shall be safely and securely built or attached to the sign structure.

6. The premises surrounding all ground signs shall be maintained by the owner thereof in a sanitary and uncluttered condition, free and clear of all obnoxious substances, rubbish, litter, and weeds.

SECTION 8.21 WALL SIGNS

Wall signs subject to the sign regulations shall meet the following location requirements:

1. No wall sign shall cover wholly or partially any wall opening or project beyond the ends or top of the wall to which it is attached.
2. No wall sign shall be erected on public right-of-way without approval of the Council.
3. There shall be allowed with respect to each building, subject to applicable zoning regulations, one permanent wall sign that is not larger than 64 square feet, or which does not occupy more than ten percent (10%) of the area of the wall to which it is affixed, whichever is smaller for each of the building's sides that parallel a public street.

SECTION 8.22 ROOF SIGNS

Roof signs subject to the sign regulations shall meet the following location requirements:

1. The uprights, supports, and braces of any roof sign shall be constructed of materials as set forth in the building code adopted by the City of Redfield.
2. No roof sign shall have its highest point extend more than 20 feet above the roof level.
3. No roof sign shall be placed on the roof of any building or structure in such manner as to prevent free passage from one part of said roof to another part thereof, or interfere with openings on said roof.
4. Every roof sign shall be thoroughly secured to the building by iron or other metal anchors, bolts, supports, rods, or braces. The sign supports shall be anchored into the basic building structure, roof joints, or roof girders.
5. Off-premises roof signs shall not be permitted.

SECTION 8.23 PROJECTING SIGNS

All projecting signs subject to the sign regulations shall meet the following requirements:

1. The letter or advertising design to be illuminated on projecting signs may be composed of glass or other transparent or semitransparent material. Any glass forming a part of any sign shall be safety glass or wire glass.
2. Any movable parts of a projecting sign such as a cover of a service opening shall be securely fastened by safety chains or hinges.

3. The top line of the projecting sign shall not be higher than the roof or parapet line of the building to which attached, except that when the roof line is less than 15 feet in height, the sign may extend 3 feet above, but under no circumstances shall the top line of a projecting sign be permitted at a height of more than 50 feet above ground level.
4. The bottom line of every projecting sign shall be placed at least 10 feet above any sidewalk over which it is erected.
5. No projecting signs shall be erected in any alley.
6. No projecting signs shall project across or over any portion of a public right-of-way.

SECTION 8.24 TEMPORARY AND/OR PORTABLE SIGNS

Temporary and/or portable signs subject to the sign regulations shall meet the following requirements:

1. Only one temporary and/or portable sign is allowed per street frontage.
2. A temporary banner shall not exceed 100 square feet in area. All other temporary and/or portable signs shall not exceed 32 square feet in area.
3. If the sign is advertising a particular event, such a sign may be erected not more than seven (7) days prior to the event and shall be removed within five (5) days following the event. No temporary or portable signs shall be displayed longer than ninety (90) consecutive days without removal or replacement.
4. Temporary signs and banners may not be affixed to City light and utility poles without prior approval of the City Council.

SECTION 8.25 MARQUEE SIGNS

Marquee signs subject to the sign regulations shall meet the following requirements:

1. Signs attached to or placed upon the roof of a marquee shall be completely within the border line of the marquee's outer edge.
2. Signs hung from a marquee shall be completely within the border line of the marquee's outer edge and in no instance shall the bottom of said sign be lower than seven and one half (7 ½) feet above the sidewalk.
3. No hanging or suspended sign shall exceed eighteen (18) inches in height overall.
4. No marquee signs may overhang the public right-of-way without prior permission of the City Council.

SECTION 8.26 AWNING AND CANOPY SIGNS

Awning and canopy signs subject to the sign regulations shall meet the following requirements:

1. No portion of an awning or canopy may be lower than seven and one-half (7 ½) feet above the sidewalk.
2. No awning and canopy sign may overhang public right-of-way without prior permission of the City Council.

SECTION 8.27 NONCONFORMING SIGNS

Signs in existence when these sign regulations became effective may continue in existence subject to the following:

1. The lawful use of a sign existing on the effective date of these regulations, although such sign does not conform to the provisions hereof, may continue; but if such nonconforming use is discontinued for a period of one year, any future use of such sign shall be in conformity with the provisions of this article.
2. A sign shall not be altered structurally or moved unless it be made to comply with the provisions of this article, except that the changing of the moveable parts of an existing sign that is designed for such changes, or the repainting, or reposting of display matter shall not be deemed a structural alteration.
3. No sign which has been damaged or destroyed by fire, flood, explosion, wind, earthquake, war, riot, other calamity, or act of God to the extent that 50 percent or more of the sign is destroyed, shall be restored except in conformity with the regulations of this chapter. Any sign which had been damaged to an extent less than 50 percent may be restored to its condition which existed as a nonconforming use prior to its damage. Restoration or reconstruction shall commence within six (6) months from the time of loss; if not, then the sign must be in conformity with the regulations of this chapter.

SECTION 8.28 APPEAL

The applicant, adjacent property owner, or any office, department, board, or committee of the City affected by any decision, interpretation, or order by the Zoning Administrator or their designee regarding enforcement of this article may appeal to the City Council within ten (10) days from the date of the issuance of the decision by filing with the Clerk a notice of appeal specifying the grounds for the appeal. The Clerk shall advise the Zoning Administrator, who shall transmit to the Council all papers constituting the record upon which the action appealed from is taken. An appeal shall stay all proceedings in furtherance of the action appealed from except for unsafe signs which present an immediate danger to the public and the provisions elsewhere provided for in this chapter shall be applicable. Prior to the time of a public hearing by the Council on an appeal, the City's Planning and

Zoning Committee shall review the appeal and make a recommendation onto the Council for consideration at the public hearing. The Council shall, upon the filing of an appeal, fix a reasonable time for a hearing on the appeal, giving the public notice thereof as well as due notice to the parties in interest. All interested persons may offer oral or written testimony at the public hearing on the appeal and every variation and exception granted or denied by the Council shall be written testimony or evidence submitted in connection therewith. The Council may vote by majority to affirm, modify, or reverse the order, requirement, decision, or determination of the Zoning Administrator. Any person, department, board, or committee of the City jointly or severally aggrieved by any decision of the Council may, within thirty (30) days from date of the filing of the decision by the Council, appeal therefrom to the district court for Dallas County.

Article 9: Supplemental Regulations

SECTION 9.01 HOME OCCUPATIONS + HOME BASED BUSINESSES IN RESIDENTIAL DISTRICTS (R-1, R-2, AND R-3)

- **9.01.01 Intent:** A home occupation or home based business shall be permitted when said occupation or business is conducted on residentially used or zoned property and is considered customary, traditional, and incidental to the primary use of the premises as a residence, and shall not be construed as a business.
- **9.01.02 Procedure:**
 1. **Home Occupations:** An application for a home occupation, within residentially zoned areas shall not be required by the City of Redfield. These zones include the Districts of R-1, R-2, and R-3.
 2. **Home Based Businesses:** An application for a home based business, within residentially zoned areas shall be made to the Redfield Zoning Administrator on a form provided. Said application shall be approved, provided the performance criteria are met. These zones include the Districts of R-1, R-2, and R-3.
 3. The differences between Home Occupations and Home Based Businesses are detailed in Section 9.01.05 and Section 9.01.08 respectively. The primary difference between the two designations is the number of non-related individuals employed at the establishment.
- **9.01.03 Permitted Home Occupations:**
 1. Workrooms for dressmaking, millinery, sewing, weaving, tailoring, ironing, washing, jewelry making, custom home furnishings work, carpentry work, and furniture repair.

2. Offices for professionals such as, but not limited to, attorneys, architects, engineers, planners, real estate agents, insurance, notary public, manufacturer's representative, clergy, journalists, painters, photographers, dentists, doctors, draftspersons, insurance agents, accountants, editors, publishers, psychologists, contract management, graphic design, construction contractors, landscape design, surveyors, cleaning services, salespersons, and travel agents.
 3. Child Care Home or Child Development Home provided the requirements of IAC 237A are met.
 4. Personal services, including Barber and Beauty Shops (limited to one chair), manicure and pedicure shops, pet grooming, catering, and chauffeuring services.
 5. Instructional services, including music, dance, art, and craft classes and tutoring.
 6. Repair services, including watch and clock, small appliances, computers, electronic devices, lawnmowers including engines (limited to garage areas).
 7. Distribution and sales of products such as cosmetics, home/health care products, mail order, and other similar uses.
 8. Sale of guns and ammunition in limited quantities provided the applicant has a license to sell from the Bureau of Alcohol, Tobacco, and Firearms or its successor organization.
This home occupation shall require a Conditional Use Permit and Public Hearing as opposed to a standard permit.
 9. Offices for services provided outside the home such as lawn care, snow removal, and other similar uses.
- 9.01.04 Prohibited home occupations:
 1. Medical and dental clinics, hospitals.
 2. Restaurants, clubs, drinking establishments.
 3. Undertaking and funeral parlors.
 4. Motor vehicle repair.
 5. Adult Entertainment Uses.
 - 9.01.05 Performance Standards for Home Occupations:
 1. The primary use of the structure or dwelling unit shall remain residential and the operator of the home occupation shall remain a resident in the dwelling unit.

2. The operator conducting the home occupation shall be the sole entrepreneur, and the operator shall not employ any other person other than a member of the immediate family residing on the premises.
 3. No structural additions, enlargements, or exterior alterations changing the residential appearance to a business appearance shall be permitted.
 4. No more than 25 percent of the floor area of any one story of the dwelling unit shall be devoted to such home occupation.
 5. Such home occupations shall be conducted entirely within the primary building or dwelling unit used as a residence.
 6. Additional or separate entrance(s) that do not match the residential structural design shall not be constructed for the purpose of conducting the home occupation or home based business.
 7. Additional off-street parking or loading facilities, including additional driveway construction, other than the requirements for the permitted residence, shall be permitted.
 8. The display of goods or external evidence of the home occupation shall not be permitted, except for one non-animated, non-illuminated, non-flashing announcement plate, indicating not more than the name and address of the resident. Said plate shall be attached flat against the wall of the residence and shall not exceed two square feet in total surface area.
 9. No retail sales are permitted from the site other than incidental sales related to services provided.
 10. No offensive noise, vibration, smoke, odor, heat, or glare shall be noticeable at or beyond the property line.
 11. No electrical or mechanical equipment shall interfere with local radio communications and television reception, or cause fluctuation in line voltage off the premises.
 12. All businesses related to Child Care Homes and Child Care Centers shall be in accordance with Iowa State Statutes.
- 9.01.06 Permitted Home Based Businesses with Appropriate Permit:
 1. Workrooms for dressmaking, millinery, sewing, weaving, tailoring, ironing, washing, jewelry making, custom home furnishings work, carpentry work, and furniture repair.
 2. Offices for professionals such as, but not limited to, attorneys, architects, engineers, planners, real estate agents, insurance, notary public, manufacturer's representative,

clergy, journalists, painters, photographers, draftspersons, insurance agents, accountants, editors, publishers, psychologists, contract management, graphic design, construction contractors, landscape design services, surveyors, cleaning services, salespersons, and travel agents.

3. Personal services, including Barber and Beauty shops (limited to two chairs), manicure and pedicure shops, pet grooming, catering, and chauffeuring services.
 4. Repair services, including watch and clock, small appliances, computers, electronic devices, lawnmowers including engines (limited to garage areas).
 5. Distribution and sales of products such as cosmetics, home/health care products, mail order, and other similar uses.
 6. Offices for services provides outside the home such as lawn care, snow removal, and other similar uses.
 7. Child Care Home and/or Child Development Home provided the requirements of IAC 237A are met.
- *9.01.07* Prohibited Home Based Businesses:
 1. Medical and dental clinics, hospitals.
 2. Restaurants, clubs, and drinking establishments.
 3. Undertaking and funeral parlors.
 4. Motor vehicle repair.
 5. Adult Entertainment Uses.
 - *9.01.08* Performance Standards for Home Based Businesses:
 1. The primary use of the structure or dwelling unit shall remain residential and the operator of the home based business shall remain a resident in the dwelling unit.
 2. The operator conducting the home based business shall be the sole entrepreneur. However, the operator may employ immediate family members residing on the premises, as well as, an additional two unrelated individuals for purposes of conducting business.
 3. Structural additions, enlargements, or exterior alterations may be completed in order to provide space for the home based business. Any alterations and additions are limited to a one time expansion and shall be limited to 25 percent of the floor area of the main floor at the time of application. All alterations and additions shall meet all building and zoning criteria of Redfield.

4. No more than 25 percent of the floor area of any one story of the dwelling unit shall be devoted to such home based businesses.
5. Such home based businesses shall be conducted entirely within the primary building or dwelling unit used as a residence. Home based businesses may also be located with an existing Accessory Building.
6. Home based businesses conducted within an Accessory Building shall be confined to the structure of the said Accessory Building. In addition, the applicant must prove that the Accessory Building meets all the Life Safety Codes including electrical compliance for a commercial business.
7. All alterations and additions shall be completed in a manner that matches the existing structure and shall have a residential appearance to the exterior. All separate entrance(s) shall be discrete and match the residential design.
8. Additional off-street parking or loading facilities, beyond the parking provided for the residence, shall be provided and shall meet the following standards:
 - A. Two additional spaces for the unrelated employees;
 - B. Two additional spaces to be used for client/visitor parking;
 - C. The additional parking required in items (a) and (b) shall not be provided in any required Front, Side, or Rear Yard setback;
 - D. All additional parking and loading spaces shall be screened using landscaping materials and opaque privacy fencing not more than six feet in height;
 - E. All new off-street parking is encouraged to be toward the rear yard portion of the property and screened from view from the street.
9. The display of goods or external evidence of the home based business shall not be permitted, except for one non-animated, non-illuminated, non-flashing announcement plate, indicating not more than the name and address of the resident. Said plate shall be attached flat against the wall of the residence and shall not exceed two square feet in total surface area.
10. No retail sales are permitted from the site other than incidental sales related to services provided.
11. No offensive noise, vibration, noise, odor, heat, or glare shall be noticeable at or beyond the property line.
12. No electrical or mechanical equipment shall interfere with local radio communications and television reception, or cause fluctuation in line voltage off the premises.

13. All businesses related to Child Care Homes and Child Care Centers shall be in accordance with Iowa State Statutes.
- 9.01.09 Revocation:
 1. Conditions: A home occupation with appropriate permit and home based business permit granted in accordance with the provisions of this section may be terminated if the Zoning Administrator makes any of the following findings:
 - A. That any condition of the home based business permit has been violated or the home occupation has violated the performance standards;
 - B. That the use has become detrimental to the public health or safety or is deemed to constitute a nuisance;
 - C. That the permit was obtained by misrepresentation or fraud;
 - D. That the use for which the permit was granted has ceased or has been suspended for six consecutive months or more; and
 - E. That the condition of the premises, or the district of which it is a part, has changed so that the use may no longer be justified under the purpose and intent of this section.
 2. Appeal: Within five business days of revocation, an appeal may be made to the Redfield Board of Adjustment. The Zoning Administrator shall report his or her findings within ten business days of the receipt of an appeal of the revocation. The Zoning Administrator shall report his or her findings of fact and decision to the Redfield Board of Adjustment. The Board of Adjustment shall determine the facts and may revoke, modify, or allow to remain the unchanged the home occupation or home based business permit in accordance with the Board's final determination.
 3. Nontransferable: A home occupation or home based business permit granted in accordance with the provisions of this article shall not be transferred, assigned, nor used by any person other than the permittee, nor shall such permit authorize such home occupation at any location other than the one for which the permit is granted.

SECTION 9.02 HOME OCCUPATIONS + HOME BASED BUSINESSES IN AGRICULTURAL (A) DISTRICT

- 9.02.01 Intent: A home occupation or home based business shall be permitted when said occupation or business is conducted on agriculturally zoned property and is considered customary, traditional, and incidental to the primary use of the premises as a residence, and shall not be construed as a business.

- 9.02.02 Procedure:
 1. Home Occupations: An application for a home occupation, within agriculturally zoned areas shall not be required by the City of Redfield.
 2. Home Based Businesses: An application for a home based business, within agriculturally zoned areas shall be made to the Redfield Zoning Administrator on a form provided. Said application shall be approved, provided the performance criteria are met.
 3. The differences between Home Occupations and Home Based Businesses are detailed in Section 9.02.05 and Section 9.02.08 respectively. The primary difference between the two is the number of non-related individuals employed at the establishment.
- 9.02.03 Permitted Home Occupations:
 1. Workrooms for dressmaking, millinery, sewing, weaving, tailoring, ironing, washing, jewelry making, custom home furnishings work, carpentry work, and furniture repair.
 2. Offices for professionals such as, but not limited to, attorneys, architects, engineers, planners, real estate agents, insurance, notary public, manufacturer's representative, clergy, journalists, painters, photographers, dentists, doctors, draftspersons, insurance agents, accountants, editors, publishers, psychologists, contract management, graphic design, construction contractor services, landscape design services, surveyors, cleaning services, salespersons, and travel agents.
 3. Child Care Home or Child Development Home provided the requirements of IAC 237A are met.
 4. Personal services, including Barber and Beauty Shops (limited to one chair), manicure and pedicure shops, pet grooming, catering, and chauffeuring services.
 5. Instructional services, including music, dance, art and craft classes and tutoring.
 6. Repair services, including watch and clock, small appliances, computers, electronic devices, lawnmowers including engines, and motor vehicles (limited to no more than two at one time).
 7. Offices and shops in association to one another, including motorized and non-motorized racing vehicles, construction services with equipment storage and maintenance, monument sales and engraving, freight hauling with equipment storage and maintenance (not including warehousing of freight), welding, and excavating services with equipment storage and maintenance.
 8. Warehousing and storage of products associated with agri-business, including seed sales, fertilizer sales (as allowed by state and federal ordinances), and herbicide and pesticide sales (as allowed by state and federal ordinances).

9. Distribution and sales of products such as cosmetics, home/health care products, mail order, and other similar uses.
 10. Sale of guns and ammunition in limited quantities provided the applicant has a license to sell from the Bureau of Alcohol Tobacco and Firearms or its successor organization.
This home occupation shall require a Conditional Use Permit and Public Hearing as opposed to a standard permit.
 11. Offices for services provided outside the home such as lawn care, snow removal, and other similar uses.
 12. Kennels, stables, veterinarian clinics/hospitals.
- *9.02.04* Prohibited Home Occupation:
 1. Medical clinics and hospitals.
 2. Restaurants, clubs, and drinking establishments.
 3. Undertaking and funeral parlors.
 4. Adult Entertainment Uses.
 - *9.02.05* Performance Standards for Home Occupations:
 1. The primary use of the structure or dwelling unit shall remain residential and the operator of the home occupation shall remain a resident in the dwelling unit.
 2. The operator conducting the home occupation shall be the sole entrepreneur, and the operator shall not employ any other person other than a member of the immediate family residing on the premises.
 3. No structural additions, enlargements, or exterior alterations changing the residential appearance to a business appearance shall be permitted.
 4. No more than 25 percent of the floor area of any one story of the dwelling unit shall be devoted to such home occupation when contained within the principal structure.
 5. Home occupations may be located within an accessory structure including machine sheds, barns, and garages. Said accessory structure shall be required to meet all pertinent State codes for Life Safety including electrical wiring depending upon the nature of the business.
 6. When a home occupation is located in an accessory structure there shall not be any additional storage allowed in the open. All storage shall be contained within appropriate facilities and out of site.

7. Home occupations focused on repairs and maintenance of vehicles and motors shall not be allowed to store damaged, unlicensed, salvaged, vehicles, or parts on site and outside the structure where said home occupations are taking place.
 8. When storage of chemicals associated with agricultural businesses are stored on site, the storage shall comply with all state and Federal Ordinances and shall be kept in a place that is secured, dry and locked from general access.
 9. Additional and/or separate entrance(s) that do not match the residential structure design shall not be constructed for the purpose of conducting the home occupation of home based business.
 10. Additional off-street parking or loading facilities, including additional driveway construction, other than the requirements for the permitted residence, shall be permitted.
 11. The display of goods or external evidence of the home occupation shall not be permitted, except for one non-animated, non-illuminated, non-flashing announcement plate, indicating not more than the name and address of the resident. Said plate shall be attached flat against the wall of the residence and shall not exceed two square feet in total surface area.
 12. No offensive noise, vibration, smoke, odor, heat, or glare shall be noticeable at or beyond the property line.
 13. No electrical or mechanical equipment shall interfere with local radio communications and television reception, or cause fluctuation in line voltage off the premises.
 14. All businesses related to Child Care Homes and Child Care Centers shall be in accordance with Iowa State Statutes.
- 9.02.06 Permitted Home Based Businesses:
 1. Workrooms for dressmaking, millinery, sewing, weaving, tailoring, ironing, washing, jewelry making, custom home furnishings work, carpentry work, and furniture repair.
 2. Offices for professionals such as, but not limited to, attorneys, architects, engineers, planners, real estate agents, insurance, notary public, manufacturer's representative, clergy, journalists, painters, photographers, dentists, doctors, draftspersons, insurance agents, accountants, editors, publishers, psychologists, contract management, graphic design, construction contractor services, landscape design, surveyors, cleaning services, salespersons, and travel agents.
 3. Child Care Home and/or Child Development Home provided the requirements of IAC 237A are met.

4. Personal services, including Barber and Beauty Shops (limited to two chairs), manicure and pedicure shops, pet grooming, catering, and chauffeuring services.
 5. Instructional services, including music, dance, art and craft classes, and tutoring.
 6. Repair services, including watch and clock, small appliances, computers, electronic devices, lawnmowers including engines, and motor vehicles (limited to more than two at one time).
 7. Offices and shops in association to one another, including motorized and non-motorized racing vehicles, construction services with equipment storage and maintenance, monument sales and engraving, freight hauling with equipment storage and maintenance (not including warehousing of freight), welding and excavating services with equipment storage and maintenance.
 8. Warehousing and storage of products associated with agri-businesses, including seed sales, fertilizer sales (as allowed by state and federal Ordinances), and herbicide and pesticide sales (as allowed by state and federal Ordinances).
 9. Distribution and sales of products such as cosmetics, home/health care products, mail order, and other similar uses.
 10. Offices for services provided outside the home such as lawn care, snow removal, and other similar uses.
 11. Kennels, stables, and veterinarian clinics/hospitals.
- 9.02.07 Prohibited Home Based Businesses:
 1. Medical clinics and hospitals.
 2. Restaurants, clubs, and drinking establishments.
 3. Undertaking and funeral parlors.
 4. Adult Entertainment Uses.
 - 9.02.08 Performance Standards for Home Based Businesses:
 1. The primary use of the structure or dwelling unit shall remain residential and the operator of the home based business shall remain a resident in the dwelling unit.
 2. The operator conducting the home based business shall be the sole entrepreneur. However, the operator may employ immediate family members residing on the premises, as well as, an additional two unrelated individuals for purposes of conducting businesses.

3. Structural additions, enlargements, or exterior alterations may be completed in order to provide space for the home based businesses. Any alterations and additions are limited to a one time expansion and shall be limited to 25 percent of the floor area of the main floor at the time of application. All alterations and additions shall meet all building and zoning criteria of Redfield.
4. No more than 25 percent of the floor area of any one story of the dwelling unit shall be devoted to such home based businesses when contained within the principal structure.
5. Home based businesses may be located within an accessory structure including machine sheds, barns, and garages. Said accessory structure shall be required to meet all pertinent State codes for Life Safety including electrical wiring depending upon the nature of the business.
6. When a home based business is located in an accessory structure there shall not be any additional storage allowed in the open. All storage shall be contained within appropriate facilities and out of site.
7. Home based businesses focused on repairs and maintenance of vehicles and motors shall not be allowed to store damaged, unlicensed, salvaged, vehicles, or parts on site and outside the structure where said home based business is taking place.
8. When storage of chemicals associated with agricultural businesses are stored on site, the storage shall comply with all State and Federal Ordinances and shall be kept in a place that is secured, dry, and locked from general access.
9. All alterations and additions shall be completed in a manner that matches the existing structure and shall have a residential appearance to the exterior. All separate entrance (s) shall be discrete and match the residential design.
10. Additional off-street parking or loading facilities, beyond the parking provided for the residence, shall be provided and shall meet the following standards:
 - A Two additional spaces for the unrelated employees;
 - B Two additional spaces to be used for client/visitor parking;
 - C The additional parking required in items (a) and (b) shall not be provided in any required Front, Side, or Rear Yard setback;
 - D All additional parking and loading spaces shall be screened using landscaping materials and opaque privacy fencing not more than six feet in height;
 - E All new off-street parking is encouraged to be toward the rear yard portion of the property and screened from view from the street.

11. The display of goods or external evidence of the home based business shall not be permitted, except for one non-animated, non-illuminated, non-flashing announcement plate, indicating not more than the name and address of the resident. Said plate shall be attached flat against the wall of the residence and shall not exceed two square feet in total surface area.
 12. No offensive noise, vibration, smoke, odor, heat, or glare shall be noticeable at or beyond the property line.
 13. No electrical or mechanical equipment shall interfere with local radio communications and television reception, or cause fluctuation in line voltage off the premises.
 14. All businesses related to Child Care Homes and Child Care Centers shall be in accordance with Iowa State Statutes.
- *9.02.09* Revocation:
 1. Conditions: A home occupation and home based business permit granted in accordance with the provisions of this section may be terminated if the Zoning Administrator makes any of the following findings:
 - A. That any condition of the home based business permit has been violated or the home occupation has violated the performance standards;
 - B. That the use has become detrimental to the public health or safety or is deemed to constitute a nuisance;
 - C. That the permit was obtained by misrepresentation or fraud;
 - D. That the use for which the permit was granted has ceased or has been suspended for six consecutive months or more; and
 - E. That the condition of the premises, or the district of which it is a part, has changed so that the use may no longer be justified under the purpose and intent of this section.
 2. Appeal: Within five business days of revocation, an appeal may be made to the Redfield Board of Adjustment. The Zoning Administrator shall report his or her findings within ten business days of the receipt of an appeal of the revocation. The Zoning Administrator shall report his or her findings of fact and decision to the Board of Adjustment. The Board of Adjustment shall determine the facts and may revoke, modify, or allow to remain the unchanged the home occupation or home based business permit in accordance with the Board's final determination.
 3. Nontransferable: A home occupation or home based business permit granted in accordance with the provisions of this article shall not be transferred, assigned, nor used

by any person other than the permittee, nor shall such permit authorize such home occupation at any location other than the one for which the permit is granted.

SECTION 9.03 WIRELESS COMMUNICATION TOWERS

- **9.03.01 Intent:** Based upon the Communications Act of 1934, as amended by the Telecommunications Act of 1996 (the Act) grants the Federal Communications Commission (FCC) exclusive jurisdiction over certain aspects of telecommunication services. This section is intended to regulate towers, telecommunications facilities and antennas in the City in conformance with the Act without prohibiting or tending to prohibit any person from providing wireless telecommunication service. Telecommunication facilities, towers and antennas in the City; to protect residential areas and land uses from potential adverse impact of installation of towers and antennas through careful design, siting, and camouflaging; to promote and encourage shared use/collocation of towers and other antenna support structures rather than the construction of additional single use towers; to avoid potential damage to property caused by towers, telecommunications facilities, and antennas by ensuring such structures are soundly and carefully designed, constructed, modified, maintained, repaired, and removed when no longer used or are determined to be structurally unsound; and to ensure that towers and antennas are compatible with surrounding land uses.
- **9.03.02 Definitions:** All terms in this Section which are not specifically defined herein shall be construed in accordance with the Communications Act of 1934, the Telecommunications Act of 1996 and the Rules and Ordinances of the Federal Communications Commission (FCC). As used in this Section, the following terms shall have the following meanings:
 - **Antenna:** Shall mean a device, designed, and intended for transmitting or receiving television, radio, or microwave signals, direct satellite service (including direct-to-home satellite service), and/or video programming services via multi-point distribution services.
 - **Antenna Support Structure:** Shall mean any building or structure other than a tower which can be used for location of telecommunication facilities.
 - **Applicant:** Shall mean any person that applies for tower development application or approval.
 - **Application:** Shall mean a process by which the owner of a tract of land within the zoning jurisdiction of the City submits a request to develop, construct, modify, or operate a tower upon such tract of land. The term application includes all written documentation, verbal statements, and representations, in whatever, formal forum, made by an applicant to the City concerning such request.

- **Conforming Commercial Earth Station:** Shall mean a satellite dish which is two meters or less in diameter and is located in an area where commercial or industrial uses are generally permitted under this Ordinance.
- **Engineer:** Shall mean any engineer qualified and licensed in the State of Iowa.
- **Owner:** Shall mean any person with a fee simple title or a leasehold exceeding 10 years in duration to any tract of land within the zoning jurisdiction of the City who desires to develop, construct, modify, or operate a tower upon such tract of land.
- **Person:** Shall mean any person, firm, partnership, association, corporation, company, or other legal entity, private or public, whether for profit or not for profit.
- **Satellite Dish Antenna:** Shall mean an antenna consisting of a radiation element intended for transmitting or receiving television, radio, microwave, or radiation signals and supported by a structure with or without a reflective component to the radiating dish, usually circular in shape.
- **Stealth:** Shall mean any telecommunication facility, tower, or antenna which is designed to enhance compatibility with adjacent land uses, including, but not limited to, architecturally screened roof-mounted antennas, antennas integrated into architectural elements, and towers designed to look other than a tower, such as a light poles, power poles, and trees.
- **Telecommunications Facilities:** Shall mean any cables, wires, lines, wave guides, antennas, or any other equipment or facilities associated with the transmission or reception of communications which a person seeks to locate or has installed upon or near a tower or antenna support structure. However, telecommunications facilities shall not include:
 1. Any Conforming Commercial Earth Station antenna two meters or less in diameter which is located on real estate zoned R-1, R-2, or R-3.
 2. Any satellite dish antenna of one meter or less in diameter, regardless of zoning applicable to the location of the antenna.
- **Tower:** Shall mean a self-supporting lattice, guyed, or monopole structure, which supports Telecommunications Facilities. The term Tower shall not include non-commercial amateur radio operator's equipment as licensed by the FCC or structure supporting an earth station antenna serving residential premises or dwelling units exclusively.
- **Tower Development Permit:** Shall mean a permit issued by the City upon approval by the City Council of an application to develop a tower within the zoning jurisdiction of

the City; which permit shall continue in full force and effect for so long as the tower to which it applies conforms to this Section. Upon issuance, a Tower Development Permit shall be deemed to run with the land during the permits duration and may be transferred, conveyed, and assigned by the applicant to assigns and successors-in-interest. The Tower Development Permit is intended to be a Conditional Use Permit and follow the subsequent process outlined herein.

- **Tower Owner:** Shall mean any person with an ownership interest of any nature in a proposed or existing tower following the issuance of a Tower Development Permit.
- **9.03.03 Location of Towers and Construction Standards**
 1. Towers shall be permitted conditional uses of land in only those zoning districts where specifically listed and authorized by this Ordinance.
 2. No person shall develop, construct, modify, or operate a tower upon any tract of land within the zoning jurisdiction of the City prior to approval of its application for a Tower Development Permit by the City Council and issuance of the permit by the City. Applicants shall submit their application for a Tower Development Permit to the Zoning Office and shall pay a filing fee in accordance with Section 4.30.
 3. All towers, telecommunications facilities, and antennas on which construction has commenced within the zoning jurisdiction of the City after the effective date of this Ordinance shall conform to the Building Codes and all other construction standards set forth by the City, County, Federal and State law, and applicable American National Standards Institute (ANSI). Upon completion of construction of a tower and prior to the commencement of use, an engineer's certification that the tower is structurally sound and in conformance with all of the aforementioned applicable regulatory standards shall be filed in the Zoning Office.
- **9.03.04 Application to Develop a Tower:** Prior to commencement of development or construction of a tower, an application shall be submitted to the Zoning Administrator for a Tower Development Permit and shall include the following:
 1. Name, address, and telephone number of the owner and if applicable, the lessee of the tract of land upon which the tower is to be located. Applicants shall include the owner of the tract of land and all persons having an ownership interest in the proposed tower. The application shall be executed by all applicants.
 2. The legal description and address of the tract of land on which the tower is to be located.
 3. The names, addresses, and telephone numbers of all owners of other towers or useable antenna support structures within a one mile radius of the proposed tower, including publicly and privately owned towers and structures.

4. An affidavit attesting to the fact that the applicant has made diligent but unsuccessful efforts to obtain permission to install or collocate the applicants telecommunications facilities on a tower or useable antenna support or written technical evidence from an engineer that the applicant's telecommunications facilities cannot be installed or collocated on another tower or useable antenna support structure.
 5. Written technical evidence from an engineer that the proposed tower will meet any established Building Code, and all other applicable construction standards set forth by the City Council and federal and state and ANSI standards.
 6. Color photo simulations showing the proposed location of the tower with a photo-realistic representation of the proposed tower as it would appear viewed from the nearest residentially used and/or zoned property and nearest roadway, street, or highway.
 7. Descriptions and diagrams of the proposed tower, telecommunications facilities or antenna, manufacturers literature, appurtenances such as buildings, driveways, parking areas, and fences or other security enclosures with significant detail to allow persons reviewing the application to understand the kind and nature of the proposed facility.
- *9.03.05 Procedure for Conditional Use Permit for Towers:* After receipt of an application for a Conditional Use Permit, the Zoning Administrator shall schedule a public hearing before the City Council, following all statutory requirements for publication and notice, to consider such application. The City Council shall receive testimony on the Conditional Use Permit to consider the application. The City Council may approve the Conditional Use Permit as requested in the pending application with any conditions or safeguards it deems reasonable and appropriate based upon the application or input received at the public hearings or deny the application.
 - *9.03.06 Setbacks and Separation or Buffer Requirements:*
 1. All towers up to 50 feet in height shall be setback on all sides a distance equal to the underlying setback requirement in the applicable zoning district. Towers in excess of 50 feet in height shall be set back an additional one foot for each one foot of tower height in excess of 50 feet. The height of the tower shall be measured from the grade at the foot of the base pad to the top of any telecommunications facilities or antennas attached thereto. Setback requirements shall be measured from the base of the tower to the property line of the tract of land on which it is located.
 2. Towers exceeding 100 feet in height may not be located in any residentially zoned district and must be separated from all residentially zoned districts and occupied structures other than those utilized by the tower owner, by a minimum of 200 feet or 100 percent of the height of the proposed tower, whichever is greater.

3. Towers of 100 feet or less in height may be located in residentially zoned districts provided said tower is separated from any residential structure, school, church, or occupied structures other than those utilized by the tower owner, by a minimum of 100 percent of the height of the tower.
 4. Towers must meet the following minimum separation requirements from other towers:
 - A. Monopole tower structures shall be separated from all other towers, whether monopole, self-supporting lattice, or guyed by a minimum of 750 feet.
 - B. Self-supporting lattice or guyed towers shall be separated from all other self-supporting lattice or guyed towers by a minimum of 1,500 feet.
- **9.03.07 Structural Standards for Towers Adopted:** The *Structural Standards for Steel Antenna Towers and Antenna Supporting Structures*, 1991 Edition (ANSI/EIA/TIA 222-E-1991) is hereby adopted, together with any amendments thereto as may be made from time to time, except such portions as are hereinafter deleted, modified, or amended by the Ordinance and set forth in this Article of the Zoning Ordinance.
 - **9.03.08 Illumination and Security Fences:**
 1. Towers shall not be artificially lit except as required by the Federal Aviation Administration (FAA). In cases where there are residential uses/zoned properties within a distance of 300 percent of the height of the tower, any tower subject to this Section shall be equipped with dual mode lighting or a red beacon only.
 2. All self-supporting lattice or guyed towers shall be enclosed within a security fence or other structure designed to preclude unauthorized access. Monopole towers shall be designed and constructed in a manner which will preclude to the extent practical, unauthorized climbing of said structure.
 - **9.03.09 Exterior Finish:** Towers not requiring FAA painting or marking shall have an exterior finish which enhances compatibility with adjacent land uses, subject to review and approval by the City Council as part of the application approval process. All towers which must be approved as a conditional use shall be stealth design unless stealth features are impractical or the cost of such features represents an undue burden on the applicant.
 - **9.03.10 Landscaping:** All tracts of land on which towers, antenna support structures, telecommunications facilities or antennas are located shall be subject to the landscaping requirements of the City.
 - **9.03.11 Maintenance, Repair, or Modification of Existing Towers:** All towers constructed or under construction on the date of approval of this Ordinance may continue in existence as a non-conforming structure and may be maintained or repaired without complying with any of the

requirements of this Section. Nonconforming structures or uses may not be enlarged or the degree of nonconformance increased without complying with this Section, including applying for and obtaining a Tower Development Permit. Any modification or reconstruction of a tower constructed or under construction on the date of approval of this Ordinance shall be required to comply with the requirements of this Section including applying for and obtaining a Tower Development Permit. Said application shall describe and specify all items which do not comply with this Section and may request, subject to final review and approval of the City Council, an exemption from compliance as a condition of the Tower Development Permit.

- **9.03.12 Inspections:** The City reserves the right to conduct inspection of towers, antenna support structures, telecommunications facilities and antenna upon reasonable notice to the tower owner or operator to determine compliance with this Section and to prevent structural and equipment failures and accidents which may cause damage, injuries, or nuisances to the public. Inspections may be made to determine compliance with the City's Building Codes and any other construction standards set forth by the City, federal and state law or applicable ANSI standards. Inspections shall be made by either an employee of the City, Building Inspector, or a duly appointed independent representative of the City.
- **9.03.13 Maintenance:** The towers, antenna support structures, telecommunication facilities and antennas shall at all times be kept and maintained in good condition, order and repair so that the same does not constitute a nuisance to or a danger to the life or property of any person or the public.
- **9.03.14 Abandonment:** If any tower shall cease to be used for a period of one year, the Zoning Office shall notify the tower owner that the site will be subject to determination by the Zoning Administrator that the site has been abandoned. Upon issuance of written notice to show cause by the Zoning Administrator, the tower owner shall have 30 days to show preponderance of evidence that the tower has been in use or under repair during the period of apparent abandonment. In the event the tower owner fails to show that the tower has been in use or under repair during the relevant period, the Zoning Administrator shall issue a final determination of abandonment of the site and the tower owner shall have 75 days thereafter to dismantle and move the tower. In the event the tower is not dismantled and removed, the tower shall be declared a public nuisance by the Zoning Administrator and they shall proceed to abate said public nuisance pursuant to authority set forth in Iowa Code and the City of Redfield Municipal Code, and charge the costs thereof against the real estate on which the tower is located or the owner of record of the said real estate.
- **9.03.15 Satellite Dish Antennas Ordinance:** Upon adoption of this Ordinance, installation of satellite dish antennas shall be permitted within the zoning jurisdiction of Redfield only upon compliance with the following criteria:

1. In residentially zoned districts, satellite dish antennas may not exceed a diameter of 10 feet.
2. Single-unit residences may not have more than three satellite dish antenna over three feet in diameter.
3. Multiple-unit residences with 10 or less dwelling units may have no more than one satellite dish antenna over three feet in diameter per dwelling unit. Multiple-unit residences with more than 10 dwelling units may have no more than two satellite dish antennas over three feet in diameter per dwelling unit.
4. In residential zoning districts, satellite dish antennas shall not be installed in the required front yard setback or side yard setback area.
5. All satellite dish antennas installed within the zoning jurisdiction of Redfield, upon adoption of this Ordinance, shall be of a neutral color such as black, gray, brown, or such color as will blend with the surrounding dominant color in order to camouflage the antenna.

SECTION 9.04 FENCES

- 9.04.01 No fence shall be constructed within the zoning jurisdiction of the City of Redfield unless a permit therefore is approved and issued by the building inspector and is constructed in conformance with the following requirements:
 1. Unless otherwise provided by this title or other sections of the Redfield Municipal Code, no fence shall be built on any lot or tract outside the surveyed lot lines, or adjacent to any municipal property, excluding public streets.
 2. Unless otherwise provided by this title or other sections of the Municipal Code, any fence built on residential property within required front or street side yards shall contain openings constituting no less than 50 percent (50%) of the surface area of the fence.
 3. No solid fence permitted or required by this or other sections of the Municipal Code shall be built within a triangle formed by the adjacent side lines of two intersecting streets and a line connecting points 40 feet on each leg from their point of intersection; or otherwise in any manner create a traffic hazard or obstruction to visibility.
 4. The finished surfaces of any fence shall face toward adjacent properties and street frontage.
 5. All parts of a fence shall be completely within the boundaries of the property of the owner installing the fence.

6. Fences constructed within residential districts or on land used for residential purposes are subject to the following provisions:
 - A. The maximum height of a fence within a required front yard or street side yard setback shall be 42 inches not exceeding 50 percent closed construction, or 48 inches not exceeding 25 percent closed construction.
 - B. The maximum height for any fence outside of a required front yard shall be six feet unless other requirements are stated.
 - C. On corner lots, a fence built parallel to the street side yard line but set back in conformance with the required street yard setback may have a maximum height of six feet unless other requirements are stated.
 - D. Fences built on residential property outside of required front or street side yards may exceed 50 percent closed construction.
 - E. Fences shall be constructed of wood, chain-link, PVC/resin, stone or masonry materials only. Wood fences shall utilize standard building lumber only.
 - F. Fences may exceed the maximum height by four inches provided they are installed to maintain landscaping material at grade.
 - G. Height shall be measured from the average grade along the fence line.
7. Where it is demonstrated that for security purposes the perimeter fencing around a plan or building located in an area zoned as an Industrial District (M-1 or M-2) must be higher than six feet in height may be approved through a Conditional Use Permit.
8. Fences constructed along and parallel to lot lines separating a residential lot from property located in a Commercial or Industrial District shall not exceed eight feet in height.
9. Fences constructed along and parallel to rear and side lot line adjoining arterial streets, as designated by the IDOT, shall not exceed eight feet in height.
- *9.04.02* No fence or vegetation shall be situated or constructed in such a way as to obstruct the vehicular traffic or otherwise create a traffic safety hazard.
- *9.04.03* The use of barbed wire in the construction of any fence is prohibited except:
 1. Perimeter security fencing of buildings constructed in an Industrial District. The plans and specifications for any such fencing must be approved by the City before commencement of construction.
 2. Farm fencing constructed for agricultural purposes on parcels of land 10 acres or more in size, located in the Agricultural (A-1) District.

- 9.04.04 All fences shall be maintained in good repair.
- 9.04.05 Electric Fences: No electric fence, except for underground animal control fencing, also known as invisible fencing, shall be constructed or maintained within the City of Redfield. An owner or lessee of such property may, upon application to the City and approved by the Zoning Administrator, maintain electrified fencing provided it shall not be energized to the extent that it is capable of causing bodily harm to persons, be they children or adults, or to animals. Before the Zoning Administrator shall approve any electrified fencing, it shall determine that non-electrified fencing will not adequately protect the owner's property and the owner's application for approval of electrified fencing shall set forth in detail the reasons why non-electrified fencing will not adequately protect his property.

SECTION 9.05 PERFORMANCE STANDARDS FOR INDUSTRIAL USES

- 9.05.01 Physical Appearance: All operations shall be carried on within an enclosed building except that new materials or equipment in operable condition may be stored in the open. Normal daily wastes of an inorganic nature may be stored in containers not in a building when such containers are not readily visible from a street. The provisions of this paragraph shall not be construed to prohibit the display of merchandise or vehicles for sale or the storage of vehicles, boats, farm machinery, trailers, mobile homes, or similar equipment when in operable condition.
- 9.05.02 Fire Hazard: No operation shall involve the use of highly flammable gasses, acid, liquids, grinding processes, or inherent fire hazards. This provision shall not be construed to prohibit the use of normal heating fuels, motor fuels, and welding gasses when handled in accordance with other Ordinances of the City of Redfield.
- 9.05.03 Noise: No operation shall be carried on which involves noise in excess of the normal traffic noise of the adjacent street at the time of the daily peak hour of traffic volume. Noise shall be measured at the property line and when the level of such noise cannot be determined by observation with the natural senses, a suitable instrument may be used and measurement may include breakdowns into a reasonable number of frequency ranges. All noises shall be muffled so as not to be objectionable due to intermittence, beat frequency, or shrillness.

- 9.05.04 Sewage and Liquid Wastes: No operation shall be carried on which involves the discharge of sewage or liquid wastes into a sewer, water course, or the ground. This includes any radioactive or poisonous waste and chemical wastes that are detrimental to normal sewage plant operation or corrosive and damaging to sewer pipes and installations.
- 9.05.05 Air Contaminants:
 1. Air Contaminants and smoke shall be less dark than designated Number One on the Ringleman Chart as published by the United States Bureau of Mines, except that smoke of a density designated as Number One shall be permitted for one four minute period in each one-half hour. Light colored contaminants of such a capacity as to obscure an observer's view to a degree equal to or greater than the aforesaid shall not be permitted.
 2. Particulate matter of dust as measured at the point of emission by any generally accepted method shall not be emitted in excess of two tenths (0.2) grains per cubic foot as corrected to a temperature of 500 degrees of Fahrenheit, except for a period of four minutes in any one-half hour, at which time it may be equal but not exceed six tenths (0.6) grains per cubic foot as corrected to a temperature of 500 degrees Fahrenheit.
 3. Due to the fact that the possibilities of air contamination cannot reasonably be comprehensively covered in this section, there shall be applied the general rule that there shall not be discharged from any sources whatsoever such quantities of air contaminants or other material in such quantity as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public in general; or to endanger the comfort, repose, health, or safety of any such considerable number of persons or to the public in general, or to cause, or have a natural tendency to cause injury or damage to business, vegetation, or property.
 4. Odor: The emission of odors that are generally agreed to be obnoxious to any considerable numbers of persons, shall be prohibited. Observations of odor shall be made at the property line of the establishment causing the odor. As a guide to classification of odor it shall be deemed that strong odors of putrefaction and fermentation tend to be obnoxious and that such odors as associated with baking or the roasting of nuts and coffee shall not normally be considered obnoxious within the meaning of this Ordinance.
 5. Gasses: The gasses Sulphur Dioxide and Hydrogen Sulfide shall not exceed five parts per million (5ppm), Carbon Monoxide shall not exceed five parts per million (5ppm). All measurements shall be taken at the zoning lot line.

- 6. Vibration: All machines including punch presses and stamping machines shall be so mounted as to minimize vibration and in no case shall such vibration exceed a displacement of three thousandths of an inch (0.003”) measured at the zoning lot line. The use of steam or broad hammers shall not be permitted.
- 7. Glare and Heat: All glare, such as welding arcs and open furnaces shall be shielded so that they shall not be visible from the zoning lot line. No heat from furnaces or processing equipment shall be sensed at the zoning lot line to the extent of raising the temperature of air or materials more than five degrees Fahrenheit.
- 9.05.06 Maximum Permitted Sound Levels Adjacent to Residential Zoning Districts: Displays the maximum permitted sound levels that may be generated by uses in the Industrial District(s) where adjacent to residential zoning districts. All measurements shall be taken at or within the boundary between the originating district and the adjacent residential zoning district with a sound level meter meeting ANSI specifications for a Type II or better general purpose sound level meter. The A-weighted response shall be used.

Table 9.1 Maximum Permitted Sound Levels at Residential Boundaries

Maximum Permitted Sound Levels		
Originating Zoning District	Time	Maximum One Hour Leq* (dBA)
Industrial (M-1 and M-2)	7:00 am-10:00 pm	65
	10:00 pm-7:00 am	55

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

SECTION 9.06 SCREENING

- 9.06.01 Intent: The intent of the screening requirements are to improve the appearance of lot areas; to provide a buffer between differing land uses; to minimize the adverse effect of uses from one another; to minimize the effect of heat, noise, and glare; and to conserve the value of property and neighborhoods within the community. Property development shall consider and respect land capabilities and constraints, minimize erosion and destruction of natural amenities, and provide a buffer between differing land uses.
- 9.06.02 Screening Requirements:
 1. All parking areas or vehicular use areas abutting a residential district or public right-of-way shall be screened from grade level to a height not less than three feet.

2. All commercial and industrial uses that abut residential districts shall provide screening not less than three feet in height along the abutting property line(s).
 3. Screening required by this section shall be equivalent to the following:
 - A. Solid fences or walls as approved by the Zoning Administrator on a final development plan or site plan.
 - B. Hedges, shrubs, or evergreen trees of 36 inches in height at planting space appropriately to provide a solid screen within three years after planting.
 - C. Berms of not less than three feet in height and that provide a maximum slope of 3:1 for easy maintenance. Such berms may be used in conjunction with plantings to achieve the solid visual screen as described in Section 9.06.02 (3) (a) above.
 - D. All projects except one-and-two unit dwellings shall include a detailed drawing on the landscape plan indicating the method of enclosure and screening to be used on trash dumpsters.
 - E. All dumpsters or trash bins shall maintain a solid six feet tall enclosure around each unit. Said enclosure shall be constructed of materials complimentary and suitable to the primary use.
 4. Junkyards (salvage yards) shall be screened with an eight foot high opaque, solid fence or earth berm so as to provide visual and aural separation between such use and adjacent areas.
 5. All extractive industries shall be screened by means of plant materials, earth mounding, or solid fencing at least six feet in height to provide visual and aural separation between such use and adjacent areas.
- 9.06.03 Installation and Maintenance of Screening:
 1. Installation: All landscaping shall be installed in a sound workmanship like manner and according to accepted good planting procedures. Landscaped areas shall require protection from vehicular encroachment. Temporary occupancy permits may be issued due to weather related conditions upon approval by the Zoning Administrator.
 2. Maintenance: The owner, developer, tenant, or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in proper condition. When replacement is necessary, all plants and other non-living landscape materials shall be equal in size, density, and appearance to those items requiring replacement.

3. All required screening and fencing shall be maintained and, whenever necessary, replaced with materials that provide equivalent size, density, and appearance. All landscaping and screening shall be kept free from refuse and debris so as to present a healthy, neat, and orderly appearance. Lawn grass shall be maintained on all areas not covered by other landscaping, parking, drives, buildings, or similar structures. Existing yards shall be maintained with grass or other approved ground cover.
- 9.06.04 Parking Lot Plan Approval: A final site development plan shall be submitted to the Zoning Administrator with the requisite landscaping and screening required herein for each of the following types of parking lot improvements:
 1. New construction.
 2. Expansion of existing facilities.
 3. Maintenance of existing facilities where an overlay is proposed at which time the landscaping and screening shall be required. Modifications to the required parking lot landscaping and screening may be granted by the Zoning Administrator after review of submitted plans and in consideration of surrounding uses.
 4. No parking lot shall be exempted from these Ordinances; unless previously exempted.

SECTION 9.07 JUNK YARDS OR SALVAGE YARDS

Junk Yards and salvage of materials may be allowed in identified districts; provided the following minimum conditions are met (additional conditions may be required depending upon the operation and the proposed location):

- 9.07.01 Construction and operation shall comply with the Redfield Municipal Code and any other applicable codes or requirements.
- 9.07.02 Receiving areas for junk or salvage material shall be designed to avoid the depositing of junk or salvage material outside a building or outside screened (solid fence) storage areas.
- 9.07.03 Junk yards and salvage of materials shall contain a minimum of two acres and shall not be located within a designated 100-year floodplain area as identified by the Corps of Engineers.
- 9.07.04 Junk or salvage material kept outside a building or buildings shall not be located closer than 500 feet from any designated State or Federal highway. Or locally designated Expressway, Major Arterial, and Other Arterial as per IDOT or subsequent successor agency.
- 9.07.05 Junk material kept outside a building or buildings shall not be located in the required front yard.

- 9.07.06 Junk or salvage material kept outside a building or buildings shall be at least 100 feet from the boundaries of the Industrial District and shall be at least 500 feet from any residential district or use.
- 9.07.07 All motor vehicles shall have all fluids drained prior to placement within the facility.

SECTION 9.08 BIOFUELS + DISTILLATION FACILITIES

The following conditions shall be met when locating a biofuels facility within the zoning jurisdiction of Redfield. The standards are intended to protect the health, safety, general welfare, and morals of the residents of Redfield.

- 9.08.01 Access to the facility shall be paved and connect to a hard surfaced street/road classified as an arterial.
- 9.08.02 If access is onto a county road or city street, the applicant must provide evidence that the paving of such highway, road, or street is sufficient to carry, without damage to the roadway, the weight and size of the loads of grain and liquid and any by-product entering or leaving the facility by truck.
- 9.08.03 If the road or street is not capable of carrying the weight and size of the loads, then the applicant shall be required to make any necessary upgrades to the paving in order for the pavement to handle the size and weight of the loads.
- 9.08.04 The applicant shall be required to construct and acquire right-of-way for all turning lanes and signals necessary to handle the increase in truck traffic.
- 9.08.05 The facility, if located adjacent to a railroad line, shall have sufficient area to provide for sidings for loading and unloading raw or finished product. The sidings shall be constructed at the applicant's expense.
- 9.08.06 The facility shall not be located in an area where winds and other climatic events disperse odor, steam, smoke, and other discharges into the corporate limits of the City of Redfield.
- 9.08.07 The facility shall not be located in an area where topography impairs the dispersal of steam, smoke, or other discharges from the facility.
- 9.08.08 Water supply wells for the facility shall not be located within the 20-year time of travel of a municipal well.
- 9.08.09 The facility shall be designed to recycle, in a manner compliant with all city and state rules and Ordinances, a minimum of 75 percent (75%) of the water used by the facility including water used for distillation.

- 9.08.10 All fuel storage tanks shall be located in a manner that will not allow for contamination of any groundwater or surface water.
- 9.08.11 Total equipment height limited to the requirements of the zoning district.
- 9.08.12 All fuel storage tanks shall be within an impermeable containment system.
- 9.08.13 Site plan review required.
- 9.08.14 Lighting must be compliant with all applicable Ordinances.
- 9.08.15 Noise produced by the facility must comply with noise ordinance Ordinances.

SECTION 9.09 SOLAR PANELS

No solar panel shall be constructed within the residential zoning jurisdiction of the City of Redfield unless a Zoning Certificate therefore is approved and issued by the Zoning Administrator and is constructed in conformance with the state building codes and the following requirements. For those devices that include electrical, plumbing and heating constructions, the applicable permits shall also be obtained. Solar panels shall meet the following requirements.

- 9.09.01 Lot and Height Requirements: Solar panels shall conform to the required front, side, and rear lot setback requirements except as provided herein:
 1. A solar panel which is attached to an integral part of the principal building may project two (2) feet in to the front yard; six (6) feet into the rear yard; and two (2) feet into the side yard.
 2. A solar panel which is freestanding may be located only in the required rear yard provided it does not exceed six (6) feet in height and is located not less than five (5) feet from the rear lot line and not closer than one (1) foot to any existing easement as measured from the closest point of structure including its foundation and anchorage, nor shall the solar panel be located in the required side yard or front yard.
- 9.09.02 Plot Plan: The application for a permit shall be accompanied by a plot plan drawn to scale showing property lines, existing structures on the lot, proposed solar panel location with respect to property lines, and dimensions of the proposed solar panel.
- 9.09.03 Permit Fees: Permit fees are required. This permit fee shall be paid prior to the issuance of the zoning permit.
- 9.09.04 Preexisting Solar Panels: Notwithstanding noncompliance with the requirements of this section, a solar panel erected prior to the adoption of these Ordinances, pursuant to a valid building permit issued by the City, may continue to be utilized so long as it is maintained in operational condition.

SECTION 9.10 SELF- STORAGE UNITS (MINI WAREHOUSES)

- 9.10.01 Activities within the facility shall be limited to the rental of storage cubicles and the administration and maintenance of the facility.
- 9.10.02 All storage must be within enclosed buildings and shall not include the storage of hazardous materials.
- 9.10.03 No storage may be open into the front yards.
- 9.10.04 The total area covered by buildings shall not exceed 75 percent of the site.
- 9.10.05 The storage of hazardous, toxic, or explosive substances, including, but not limited to, hazardous waste, industrial solid waste, medical waste, municipal solid waste, septage, or used oil will not be permitted.
- 9.10.06 Site development shall include provisions for stormwater management in accordance with the Ordinances of the City of Redfield.
- 9.10.07 Height limitations shall require a maximum height of 20 feet for any structure in the facility.

SECTION 9.11 AUTOMOBILE REPAIR, EQUIPMENT REPAIR, AND BODY REPAIR

- 9.11.01 Where permitted in commercial districts, all repair activities must take place within a completely enclosed building. Outdoor storage is permitted only where incidental to Auto Repair and Body Repair, provided that such storage is completely screened so as not to be visible from residential areas or public rights-of-ways. Screening is subject to provisions of Section 9.06 of this Ordinance.
- 9.11.02 Any spray painting must take place within structures designed for that purpose and approved by the Building Official or designated official.

SECTION 9.12 AUTOMOBILE AND EQUIPMENT RENTAL + SALES

- 9.12.01 All outdoor display areas for rental and sales facilities shall be hard surfaced.
- 9.12.02 Body repair services are permitted as an accessory use to automobile rental and sales facilities, provided that such repair services shall not exceed 25% of the gross floor area of the building.

SECTION 9.13 BED + BREAKFAST HOME

- 9.13.01 Bed and Breakfast Home shall meet the following requirements:
 1. Comply with all requirements under Chapter 137 of the Iowa Code.
 2. Advertise only as a "bed and breakfast home."
 3. Have a smoke detector in working order in each sleeping room.
 4. Maintain a fire extinguisher in working order on each floor.
 5. Have water tested annually by the local board of health or other approved laboratory or have sourced from a public water supply.
 6. If food is served to the general public including persons who are not overnight guests, the facility must be licensed and inspected as a food service establishment under the 2005 Food Code. (A separate self-contained food preparation area is required).

SECTION 9.14 OUTDOOR STORAGE CONTAINERS

- 9.14.01 Outdoor Storage Containers are subject to the Ordinances outlined for the Accessory Buildings in Section 4.17, except as provided below:
 1. Outdoor storage containers within each district shall be limited to two containers per business when located in the Industrial District.
 2. Containers shall be located to the rear 50 percent of the site.
 - A. Containers shall not be located in any required setback or yard area, required landscape area, required drive aisle, driveway, or parking area.
 - B. Containers shall not encroach upon spaces necessary to satisfy the minimum parking requirement, nor shall they block, impede, or divert traffic in or access to emergency, snow removal, and circulation and fire lanes.
 - C. Containers shall not be stacked upon on another and shall be located an appropriate distance from all structures, in accordance with the Fire Code.

3. Storage containers should not be visible from an adjoining property or from a public or private street. Storage containers not so located may be placed on a site if the containers are adequately screened and buffered.
4. The exterior of the storage containers shall be kept free of rust, holes, dents, or other corrosion and shall be painted or otherwise maintained such that they are consistent with the character of adjacent buildings, and secured at all times.
5. At no times shall an outdoor storage container be used as a place of business or residence, nor shall a container house, store, or contain goods, products, or materials other than those that are accessory and essential to daily on-site use and operation of the principal building or business requesting the special use permit.
6. Exemptions: The temporary use of construction trailers or containers at a building site is exempt from this requirement.

SECTION 9.15 SAND AND GRAVEL, MINERAL, STONE, ROCK, AND SOIL EXTRACTION + QUARRIES

It shall be unlawful for any owner or owners or property to extract, mine, quarry, or remove soil for commercial purposes without the proper permits except soil donated for use by a municipality, county, or state for public roadway purposes.

1. When soil is sold, removed, and transported to be used for public roadway purposes, it shall be the responsibility of the property owner to meet the following conditions:
2. Exceptions:
 - A. Section 9.15(1) do not apply to removals, extractions, and operations that remove less than 100 cubic yards from a given location.
 - B. Section 9.15(1) do not apply to owners who donate soil to a municipality, county, or state. Further, this section does not apply to sand and gravel quarries, or the commercial removal of soil not used for road purposes.

SECTION 9.16 RECREATIONAL VEHICLE PARKS

No Recreational Vehicle Park shall be constructed within the zoning jurisdiction of Redfield unless a Conditional Use permit is approved and issued by the city and is constructed in conformance with the following requirements:

1. The tract to be used as a recreational vehicle park or campground shall not be less than two acres in the area. Under no circumstances shall a manufactured home be parked in a recreational vehicle park or campground.

2. The maximum number of recreational vehicles, trailers, or camp sites shall be 15 per acre.
3. Each recreational vehicle, trailer, and camp site shall be plainly marked.
4. The minimum dimensions of a recreational vehicle, trailer, or camp site shall be 25 feet wide by 40 feet long.
5. Each recreational vehicle, trailer, and camp site shall be separated from other recreational vehicles, trailers, or camp sites by at least 15 feet.
6. All recreational vehicle, trailer, and camp sites shall meet the required setbacks from roads and from the ordinary high water mark and shall be located at least 50 feet from exterior lot lines.
 - A. The exterior lot line setback shall be maintained in open space; except that landscaping for the purpose of screening the Park from visual views from adjacent properties.
 - B. Screening at least six feet in height shall be provided between the recreational vehicle park or campground and any adjoining residential area.
7. The number and location of access drives shall be controlled for traffic safety and protection of surrounding properties; provided:
 - A. No one space shall be designed for direct access to a county road or highway outside the boundaries of the Recreational Vehicle Park or campground;
 - B. All interior access drives shall be at least twenty (20) feet in width;
8. There shall be two off-street parking spaces per each individual recreational vehicle, trailer, and camp site.
9. Each pad location shall be equipped with the following:
 - A. Electrical outlet
 - B. A sanitary sewer connection per IDNR requirements
 - C. A potable water connection per IDNR requirements
10. Storm shelters shall be required and shall meet the following criteria:
 - A. Shelter space equivalent to two persons per pad;
 - B. Designed in conformance with "National Performance Criteria for Tornado Shelters" by the Federal Emergency Management Agency (FEMA) and any other referenced material by FEMA;

- C. Shelters shall be sited in order to provide maximum protection to occupants and so that visitors may reach a shelter within the maximum safe time frame as directed by FEMA.
11. Other criteria that shall be met include:
- A. No more than one wheeled recreational vehicle or trailer shall be allowed on any individual pad site. In addition to these units, a tent may be erected to serve as an auxiliary shelter, but shall not be erected for more than 14 consecutive days.
 - B. These parks are considered as a seasonal business and site and individual recreational vehicles or trailers are considered seasonal dwelling and shall not be occupied for more than four continuous months in a 12 month period. However, a recreational vehicle or trailer may remain on site for the remaining portion of the year in a stored state.
 - C. No porches, lean-tos, or additions shall be constructed onto any of these recreational dwellings. Canvas screen rooms or awnings shall be allowed.
 - D. A shelter unit may be located on an individual pad site provided it is designed only to protect occupants from the elements and does not have a permanent water supply, a sewage system, electricity, or heating and cooking facilities.
 - E. Identify a Fire Safety Plan/Emergency Plan (approved by the local rural fire department) in the event of a man-made or natural disaster.

One permanent dwelling unit may be constructed within the Recreational Vehicle Park and is to be used strictly by the Park owner and family or the resident superintendent.

SECTION 9.17 MOBILE FOOD UNITS

Mobile Food Units are allowed in specific zoning districts; however, these uses shall be required to abide by the following requirements:

1. All units shall be located on vacant lots or pad sites except in the Central Commercial District where on-street parking may be permitted. On-street parking shall only be allowed during times of operation.
2. All units shall only operate during hours identified on the temporary permit. In no case shall a unit be open for more than one hour after the legal closing time of local bars.
3. All refuse shall be transported off-street unless an agreement with the property owner is submitted to the City identifying an alternate.
4. During non-operation hours, these units shall be stored on a vacant lot or in an enclosed structure.

SECTION 9.18 COUNTRY CLUBS/GOLF COURSES

Country Clubs/Golf Courses are allowed in specific zoning districts; however, these uses shall be required to abide by the following requirements:

1. Sleeping facilities other than quarters for one caretaker or manager and their family are prohibited.
2. Clubs operated as restaurants, cocktail lounges, card rooms, beer taverns, bowling alleys, pool and billiard parlors or similar activities normally carried on as a building shall be excluded from the definition of Country Club.

Article 10: Board of Adjustment

SECTION 10.01 ORGANIZATION + MEETINGS

The Board of Adjustment hereafter referred to by the words "Board of Adjustment," is hereby continued. Such Board of Adjustment shall consist of five members appointed by the City Council. Terms shall be as provided by the Code of Iowa. The Mayor shall have power to remove any member of the Board of Adjustment for cause upon written charges and after public hearing.

The meetings of the Board of Adjustment shall be held at the call of the chairman and at such other times as the Board of Adjustment may determine. Such chairman, or in their absence the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings of the Board of Adjustment shall be open to the public. The Board of Adjustment shall keep minutes of its proceedings, showing the vote of each member on each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Board of Adjustment and shall be a public record. The presence of three (3) members shall be necessary to constitute a quorum.

SECTION 10.02 APPEALS

Appeals to the Board of Adjustment may be taken by any person aggrieved or by any officer, department, board, or committee of the City of Redfield affected by any decision of the Zoning Administrator. Such appeal shall be taken with 20 days of the decision by filing with the Zoning Administrator and with the Board of Adjustment, a notice of appeal specifying the grounds thereof. The Zoning Administrator shall forthwith transmit to the Board of Adjustment all papers constituting the record upon which the action appealed is taken from.

An appeal stays all proceedings in furtherance of the action appealed from, unless the Zoning Administrator certifies to the Board of Adjustment, after notice of appeal shall be filed with them, that by reason of the facts stated in the certificate, a stay would, in their opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order. Such restraining order may not be granted by the Board of Adjustment or by a court of record on application. The restraining order must show due cause and the Zoning Administrator shall receive notice.

The Board of Adjustment shall fix a reasonable time for the hearing on the appeal, give public notice thereof as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing any party may appear in person or by agent, or by attorney. Before an appeal is filed with the Board of Adjustment, the appellant shall pay a fee according to the Redfield City Clerk's Office schedule of fees.

SECTION 10.03 POWERS

The Board of Adjustment shall have the following powers:

- *10.03.01* To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Zoning Administrator in the enforcement of this Ordinance.
- *10.03.02* To grant a variation from the terms of this Ordinance; provided, however, that all variations granted under this clause shall be in harmony with the intent of this Ordinance and the applicable State Statute Iowa Code Section 414.7.

In granting approval or conditional approval of a variance, the Board of Adjustment shall prepare written findings of fact that **all** of the conditions below apply to the application:

1. That granting the variance shall not be contrary to the public interest;
2. That without grant of the variance, and due to special conditions, a literal enforcement of the Ordinance will result in unnecessary hardship. Unnecessary hardship exists when:
 - A. The land in question cannot yield a reasonable return if used only for a purpose allowed in the zone;
 - B. The plight of the owners is due to unique circumstances and not to the general conditions of the neighborhood;
 - C. The use to be authorized by the variance will not alter the essential character of the locality;
3. The spirit of the Ordinance shall be observed even when the variance is granted;
4. Substantial justice shall be done as a result of granting the variance.

In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance and punishable under this Ordinance.

Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this Ordinance in the District involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said District.

- *10.03.03* To permit the following exceptions to the District regulations set forth in the Ordinance, provided all exceptions shall in their design, construction, and operation adequately safeguard the health, safety, welfare, and morals of the occupants of adjoining and surrounding property, shall not impair an adequate supply of light and air to adjacent property, shall not increase

congestion in the public streets, shall not increase public danger of fire and safety, and shall not diminish or impair established property values in surrounding areas:

1. To permit erection and use of building or the use of premises or vary the height, yard, or area regulations in any location for a public service corporation for public utility purposes, or the purposes of public communication, which the Board of Adjustment determines is reasonably necessary for the public convenience or welfare.
 2. To permit the extension of a zoning district where the boundary line of a District divides a lot in single ownership as shown of record or by existing contract or purchase at the time of the passage of this Ordinance, but in no case shall such extension of the District boundary line exceed 50 feet in any direction.
- *10.03.04* To issue conditional use permits in accordance with Article 6 of this Ordinance and decide such matters as may be required by other sections of this Ordinance.

SECTION 10.04 SUBMITTAL REQUIREMENTS

An application filed in accordance with this Article shall include the following:

1. The specific provision of this Ordinance from which the variance is sought;
2. The justification for the variance in light of the standards set forth in this Article, and
3. How the granting of the requested variance relates to the intent and purpose of this Ordinance and Land Use Policies within the Comprehensive Plan or approved Land Use Map.
4. Any Site Development Plan to which the proposed variance is related, if applicable.

SECTION 10.05 PROCEDURE

Review of an application for a variance shall be conducted by the Board of Adjustment and shall be in accordance with the following:

1. **Application Review:** The Board of Adjustment shall review applications at its next meeting following the submission. Upon review of the application, the Board shall either accept the application as complete or return an incomplete application to the applicant with an explanation of the submittal requirements not met.
2. **Public Hearing Required:** Prior to disposition of an application for a variance, the Board of Adjustment shall hold a public hearing. Notice of the public hearing shall be by mail, in accordance with City policy and procedure. Posted notice shall also be provided in accordance to City and State Codes.

3. Review and Disposition:
 - A. The Board of Adjustment shall act upon all applications for a variance in accordance with the requirements set forth in the Iowa Code.
 - B. In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards to promote the purposes and protect the integrity of this Ordinance. Violations of such conditions and safeguards, when made part of the terms under which the variance is granted, shall be deemed in violation of this Ordinance.

SECTION 10.06 DECISIONS OF THE BOARD OF ADJUSTMENT

In exercising the above mentioned powers, the Board of Adjustment may, in conformity with the provisions of law, reverse or affirm, wholly or partly, or modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision, or determinations as it believes proper, and to that end shall have all the powers of the Zoning Administrator. The concurring vote of three of the members of the Board of Adjustment shall be necessary to reverse any order, requirement, decision or determination of the Zoning Administrator or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance; provided, however, that the action of the Board of Adjustment shall not become effective until after the resolution of the Board of Adjustment, setting forth the full reason for its decision and the vote of each member participating therein, has been filed. Such resolution, immediately following the Board of Adjustment's final decision, shall be filed in the office of the Board of Adjustment, and shall be open to public inspection.

Every variation and exception granted or denied by the Board of Adjustment shall be supported by a written testimony or evidence submitted in connection therewith.

Any taxpayer, or any officer, department, board, or commission of the City of Redfield, or any persons jointly or severally aggrieved by any decision of the Board of Adjustment may present to a court of record a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within 30 days after the filing of the decision in the office of the Board of Adjustment.

Article 11: Site Plan Review

SECTION 11.01 PURPOSE

The administration, procedures, and provisions in this Article establish the methods for the implementation of Site Plan Review in this Zoning Ordinance. These provisions include procedures for reviewing specific uses within certain zoning districts; site plan and permitting requirements; and processes for approving and modifying site plans.

SECTION 11.02 SITE PLAN REVIEW PROCESS

- *11.02.01 Purpose:* The Site Plan Review Procedure provides for the administrative review in addition to plan review required by other sections of the Redfield Municipal Code of Ordinances. Projects that have potentially significant effects on traffic circulation or a significant effect on land uses in adjacent neighborhoods are included in the Site Plan Review process. The procedure provides for review and evaluation of site development features and possible mitigation of unfavorable effects on surrounding property.
- *11.02.02 Administration:* For smaller scale projects, the Planning and Zoning Committee or their designee shall review, evaluate, and act on all site plans submitted pursuant to this procedure. An applicant may appeal a denial of any application to the appropriate body. For larger scale projects, a Design Review Committee shall review, evaluate, and act on all site plans submitted pursuant to this procedure.

Members of the Design Review Committee will include the Zoning Administrator, Mayor, City Administrator, City Clerk, Public Works Director, Fire Chief, and any other pertinent officials. Members of the Design Review Committee will not be pulled from the Planning and Zoning Committee due to their involvement in the final approval process. The scale of projects will be decided by the Zoning Administrator to determine if the Site Plan Review process will be completed by the Planning and Zoning Committee or the Design Review Committee. The Design Review Committee will view the Site Plan and make a recommendation for approval or disapproval to the Planning and Zoning Committee. The Planning and Zoning Committee will then continue with the approval process detailed herein.

- *11.02.03 Uses Requiring Site Plan Review:* The following selected uses shall follow the Site Plan Review procedure prior to the issuance of a building permit, unless they are otherwise subject to a Conditional Use Permit procedure for specific zoning districts.
 1. Multiple family developments with four or more dwelling units
 2. Education Facilities
 3. Automotive Sales

4. Any use including drive-in services
 5. Any commercial, industrial, office, or civic building providing over 10,000 square feet in building area
 6. Any industrial use
- *11.02.04* Application Requirements: An application for Site Plan Review may be required from the applicant or the applicant's authorized agent with the Planning and Zoning Committee. The application must be filed, and all plans must be submitted, at least 14 days prior to the scheduled meeting of the Planning and Zoning Committee at which the application is to be heard.

The application shall include the following information:

1. Application and address of the applicant.
 2. Owner, address, and legal description of the property.
 3. A description of the nature and operating characteristics of the proposed use.
 4. A site plan, drawn to a scale sufficient to permit adequate review and dimensioned as necessary, showing the following information:
 - A. The date, scale, north point, title, name of owner, and name of person preparing the site plan.
 - B. The location and dimensions of boundary lines, easements, and required yards and setbacks of existing and proposed buildings and site improvements.
 - C. The location, size, and use of proposed and existing structures on the site.
 - D. The location of all proposed site improvements, including parking and loading areas, pedestrian and vehicular access, sewers, sidewalks, utilities, service areas, fencing, screening, landscaping, and lighting.
 - E. Location of any major site feature, including drainage, and contours at no greater than five (5) foot intervals.
 - F. Any other information that may be required for review by the Planning and Zoning Committee.
- *11.02.05* Administrative Action and Appeal: The Planning and Zoning Committee must act upon each complete application at its next scheduled meeting. An applicant may appeal a denial to the appropriate body.

- *11.02.06* Review and Evaluation:
 1. The Planning and Zoning Committee shall review and approve the site plan based on the criteria established in Table 11.1 and conformance with application regulations in this Zoning Ordinance.
 2. The Planning and Zoning Committee, or their designee, shall make the following findings before approval of the site plan:
 - A. The proposed development, together with any necessary modifications, is compatible with the criteria established in Table 11.1.
 - B. Any required modifications to the site plan are reasonable and are the minimum necessary to minimize potentially unfavorable effects.
 - C. The site plan conforms to the Zoning Ordinance.
- *11.02.07* Modification of the Site Plan: The Planning and Zoning Committee, or their designee, may require modification of a site plan as a prerequisite for approval. Required modifications may be more restrictive than base district regulations and may include, but not be limited to, additional landscaping or screening; installation of erosion control measures; improvement of access or circulation; rearrangement of structures on the site; or other modifications deemed necessary to protect the public health, safety, welfare, morals, community character, and property values of the larger Redfield community.
- *11.02.08* Term and Modification of Approval:
 1. A Site Plan Approval shall become void two years after the date of approval, unless the applicant receives a Building Permit and diligently carries out development prior to the expiration of this period.
 2. The Planning and Zoning Committee, or their designee, may approve an application to modify a previously approved site plan if they determine that the modification does not affect findings related to the criteria set forth in Table 11.1.
 3. The Planning and Zoning Committee, or their designee, may revoke a Site Plan Approval if they determine that the development is not complying with the terms and conditions of the approval. Such revocation may be appealed to the Planning and Zoning Committee.

Table 11.1: Criteria for Site Plan Review and Conditional Use Permit

Criteria		Applies To:		
		Site Plan Review	Conditional Use Permit	Variance
Land Use Compatibility				
Development Density	Site area per unit or floor area ratio should be similar to surrounding uses if not separated by major natural or artificial features.		X	
Height and Scale				
Height and Bulk	Development should minimize differences in height and building size from surrounding structures. Differences should be justified by urban design considerations.	X	X	X
Setbacks	Development should respect pre-existing setbacks in surrounding area. Variations should be justified by site or operating characteristics.	X	X	X
Building Coverage	Building coverage should be similar to that of surrounding development if possible. Higher coverage should be mitigated by landscaping or site amenities.	X	X	X
Site Development				
Frontage	Project frontage along a street should be similar width.	X	X	
Parking and Circulation	Parking should serve all structures with minimal conflicts between pedestrians and vehicles.	X	X	
	All structures must be accessible to public safety vehicles.	X	X	
	Development must have access to adjacent public streets and ways.	X	X	
	Internal circulation should minimize conflicts and congestion at public access points.	X	X	
Landscaping	Landscaping should be integral to the development, providing street landscaping, breaks in uninterrupted paved areas, and buffering where required by surrounding land uses. Parts of the site with sensitive environmental features or natural drainage ways should be preserved.	X	X	
Building Design				
Building Design	Architectural design and building materials should be compatible with surrounding areas or highly visible locations.		X	
Operating Characteristics				
Traffic Capacity	Project should not reduce the existing level of traffic service on adjacent streets. Compensating improvements will be required to mitigate impact on street system operations.	X	X	
External Traffic Effects	Project design should direct non-residential traffic away from residential areas.	X	X	

Operating Hours	Projects with long operating hours must minimize effects on surrounding residential areas.	X	X	
Outside Storage	Outside storage areas must be screened from surrounding streets and less intensive land uses.	X	X	
Public Facilities				
Sanitary Waste Disposal	Developments with 500 feet of a public sanitary sewer must connect to the sewer system. Individual disposal systems, if permitted, shall not adversely affect public health, safety, or welfare.	X	X	
	Sanitary sewer must have adequate capacity to serve development.	X	X	
Storm Water Management	Development should handle storm water management adequately to prevent overloading of public storm water management system.	X	X	
	Development should not inhibit development of other properties.	X	X	
	Development should not increase the probability of erosion, flooding, landslides, or other run-off related effects.	X	X	
Utilities	Project must be served by utilities.	X	X	
	Rural estate subdivisions should be located in designated areas which can accommodate utility and infrastructure installation consistent with the need to protect the environment and public health.	X	X	
Comprehensive Plan				
Comprehensive Plan	Projects should be consistent with the City of Redfield's Comprehensive Development Plan or Future Land Use Map.		X	X

Article 12: Amendments

SECTION 12.01 INITIATION OF CHANGE

The City Council may, from time to time, amend, supplement, change, or modify the number, shape, area, or boundaries or the districts or the regulations herein established. Any such amendment may be initiated by resolution of the City Council, or by motion of the Planning and Zoning Committee, or by petition of any property owner addressed to the Planning and Zoning Committee. Petitions for change or amendment shall be on forms and filed with the Zoning Administrator.

SECTION 12.02 REPORT FROM PLANNING + ZONING COMMISSION

Before taking any action on any proposed amendment, supplement, or change, the Planning and Zoning Committee shall review the application and submit a recommendation to the City Council. Unless the Planning and Zoning Committee transmits its report regarding the proposed changes within 60 days

after submission of the amendment, the City Council shall be free to proceed to act on said amendment without further awaiting the report of the Planning and Zoning Committee.

SECTION 12.03 NOTICE + HEARINGS

Before submitting its recommendation on a proposed amendment to district boundaries to the City Council, the Planning and Zoning Committee shall hold at least one public hearing thereon, notice of which will be given to all property owners within 200 feet of the property concerned by placing said notice in the United States mail at least 7 days before date of such hearing. Notice shall be published of said hearing in a newspaper of general circulation, as required by, and in conformance with, Iowa law. The notice shall state the place and time at which proposed amendment to the Ordinance including tests and maps, may be examined. When the Planning and Zoning Committee has completed its recommendations on a proposed amendment, it shall certify the same to the City Council.

The Planning and Zoning Committee shall hold a public hearing thereon, before submitting its report to the City Council. Notice of public hearings before the Planning and Zoning Committee shall be given by publishing the time, place, and nature of the hearing at least once, not less than four or more than 20 days before the date of the hearing in a newspaper of general circulation in the City. The notice shall contain reference to the place or places and times within the City where the text, maps, plans, ordinances, amendments, or changes may be examined and shall state the location of the district affected by naming the township and section and the boundaries of the district shall be expressed in terms of streets or roads, if possible. In case the proposed amendment, supplement, or change be disapproved by the Planning and Zoning Committee, or a protest be presented duly signed by the owners of 20 percent or more of the area included in such proposed change, or of the area immediately adjacent thereto and within 200 feet of the boundaries thereof, such amendment shall not become effective except by the favorable vote of at least $\frac{3}{4}$ of all members of the City Council.

SECTION 12.04 REVISION BY CITY COUNCIL

Following a report from the Planning and Zoning Committee, the City Council shall hold a public hearing and may make appropriate changes or corrections in an ordinance or proposed amendment; provided, however, that no additional land may be zoned to a different classification than was contained in the public notice without an additional public hearing after notice as required in Section 12.03.

SECTION 12.05 RECONSIDERATION, ONE-YEAR LIMITATION

Whenever a petition requesting an amendment, supplement, or change has been denied by the City Council, such petition, or one substantially similar, shall not be reconsidered sooner than one year after the previous denial.

SECTION 12.06 AMENDMENTS

- *12.06.01* General: Whenever the public necessity, convenience, general welfare, or good zoning practice requires, the City Council may on its own action or by petition after recommendation by the Planning and Zoning Committee, after public hearings provided herein, amend, supplement, or change the regulations, district boundaries or classifications of property now or hereafter established by this Ordinance or amendments thereof.
- *12.06.02* Procedure for Change: Applications for any change of district boundaries or classifications of property as shown on the Official Zoning Map shall be submitted to the Planning and Zoning Committee at their public office upon such forms and shall be accompanied by such data and information as may be prescribed for that purpose by the Planning and Zoning Committee so as to assure the fullest practicable presentation of facts for the permanent record. Each such application shall be verified by at least one of the owners or lessees of property within the area proposed to be reclassified, attesting to the truth and correctness of all facts and information presented with the application. Applications for amendments of the text or requirements of this Ordinance shall likewise be submitted to the Planning and Zoning Committee on forms prescribed by it shall be verified by the person or persons preparing said amendment.
 1. Before submitting its recommendation on a proposed amendment to the City Council, the Planning and Zoning Committee at their public hearing thereon, notice of which shall be given to all property owners within 200 feet of the property concerned by placing said notice in the United States mail at least 7 days before the date of such hearing. Notice shall also be published of said hearing in a newspaper of general circulation, as required by, and in conformance with, Iowa law. The notice shall state the place and time at which proposed amendment to the Ordinance including tests and maps, may be examined. When the Planning and Zoning Committee has completed its recommendations on a proposed amendment, it shall certify the same to the City Council.
 2. After receiving the certification of said recommendations on the proposed amendment from the Planning and Zoning Committee and before adoption of such amendment, the City Council shall hold a public hearing thereon, and notices thereof shall be published in accord with Iowa law. In addition, notices shall be sent by the United State mail as specified in 12.06.02 above.

3. After receiving certification of the recommendations on the proposed amendment from the Planning and Zoning Committee and after holding the public hearing provided for, the City Council shall consider such recommendations and vote on the adoption of the proposed amendment. The proposed amendment shall become effective by a favorable vote of a majority of all the members of the City Council.
4. Any person or persons desiring a change in the zoning classification of property shall file with the application for such change, a statement giving the names and addresses of the owners of all properties lying within 200 feet of any part of the property proposed to be changed.
5. The failure to notify as provided in the 12.06.02 (2) and 12.06.02 (3) above shall not invalidate any recommendation of the Planning and Zoning Committee, provided such a failure was not intentional, and the omission of the name of any of property who may, in the opinion of the Planning and Zoning Committee be affected by such amendment or change, shall not invalidate any recommendation adopted hereunder; it being the intention of this subsection to provide so far as may be, due notice to the persons substantially interested in the proposed change that an application is pending before the Planning and Zoning Committee, proposing to make a change in the Official Zoning Map or the regulations set forth in this Ordinance.
6. Each application for an amendment, except those initiated by the Planning and Zoning Committee, shall be accompanied by a check payable to the City of Redfield or a cash payment. The fee will be paid according to the amount specified by the Redfield City Clerk's Office. Under no conditions shall said sum or any part thereof be refunded for failure of said amendment to be enacted into law.
7. Whenever any petition for an amendment, supplement, or change of the zoning or regulations herein contained or subsequently established shall have been denied by the City Council, then no new petition covering the same property and/or additional property shall be filed with or considered by the City Council until one shall have elapsed from the date of the filing of the first petition.

Article 13: Comprehensive Plan Relationship

This Ordinance is designed to implement various elements of the comprehensive plan or approved land use plan as required by state statutes. Any amendment to the district ordinances or map shall conform to the comprehensive plan or future land use plan adopted by the governing body.

Article 14: Legal Status Provisions

SECTION 14.01 SEVERABILITY

Should any article, section, or provision of this Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance as a whole, or any part thereof other than the part so declared to unconstitutional or invalid.

SECTION 14.02 PURPOSE OF HEADINGS

The headings appearing in connection with the foregoing sections are inserted simply for convenience, to serve the purpose of any index, and they shall be wholly disregarded by any person, officer, court, or other tribunal in construing the terms and provisions of this Ordinance.

SECTION 14.03 REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of ordinances in conflict with this Ordinance, or inconsistent with the provisions of this Ordinance, are hereby repealed to the extent necessary to give this Ordinance full force and effect.

SECTION 14.04 EFFECTIVE DATE

This Ordinance shall take effect and be enforced after its passage and publication according to law.

ADOPTED AND APPROVED by the Governing Body of Redfield, Iowa,

This _____ day of _____, 2019

(Seal)

ATTEST: _____

City Clerk

Mayor

APPENDIX A: Use Matrix

Uses	U-1	A-1	R-1	R-2	R-3	RHM	PUD	C-1	C-2	M-1	M-2	Additional Regulations
Agricultural Use Types												
Animal Production	P	P										
Crop Production	P	P										
Farm	P	P										
Farm Dwelling, Principal	C	P										
Farm Dwelling, Support Housing	C	P										
Feed Lot		P										
Forests and Forestry	P	P										
Horticulture	P	P	P									
Livestock Sales	C	P										
Home Garden	P	P	P	P	P	P	DP					
Community Garden				P	P	P						
Market or Community Supported Agriculture	P	P								C		
Product Storage and Drying Facilities	P	P								P		
Urban Farm	P	P	P									
Urban Animal Husbandry	P	P										
Civic Use Types												
Administration		P	P	P			P	P	P	P		
Campground		P					DP	P				
Cemetery		P	C									R-1 See Section 5.09.02
Clubs and Community Centers			P	P			P	P				
Convalescent Facilities					P	P	DP	P				
Day Care Facilities (Limited)			P	P	P	P	DP	P				
Day Care Facilities (General)				P	P		DP	P				
Detention Facilities										C	C	
Emergency Residential Facilities	P	P	P	P	P	P						
Group Care Facility				P	P	P	DP					
Health Care							DP	P				
Hospitals							P	P	P	P		

Uses	U-1	A-1	R-1	R-2	R-3	RHM	PUD	C-1	C-2	M-1	M-2	Additional Regulations
Civic Use Types, Continued												
Maintenance Facilities								P		P	P	
Parks and Recreational Facilities	P	P	P	P	P	P	P	P	P	P	P	
Public Facilities					P		P	P	P			
Primary Educational Facilities		P	P	P	P		P	P	C			
Public Assembly								C		C		
Religious Assembly		P	P	P	P		P	P	P	P	P	
Safety Services			P	P	P	P	P	P	P	P	P	
Secondary Educational Facilities		P	P	P	P		P	P	C			
Utilities	C	C	C	C	C	C	P	C	C	P	P	U-1 See Section 5.07.02
Commercial Use Types												
Adult Oriented Businesses											C	Stipulations in Use Definitions Below
Agricultural Sales and Service Facilities							DP	P		P		
Automobile Washing Facilities							DP	P		P		
Automotive Rental and Sales							DP	P		P		See Section 9.12.01 and 9.12.02
Auto Services							DP	P		P		See Section 9.11.01
Body Repair							DP	C		P		See Section 9.11.01
Equipment Rental and Sales							DP	P	P			
Equipment Repair Services							DP	P	P	P		
Bed and Breakfast		C	C	C	C		DP					See Section 9.13.01
Brew Pub							DP	P	P			
Brewery, Distillery, Winery							DP	P	C	P	P	
Barber Shop/Hair Salon							DP	P	P			
Cocktail Lounge							DP	P	P			
Commercial Recreation	C						DP	P	P			U-1 See Section 5.07.02
Communication Services							DP	P				
Construction Sales and Services							DP	P		P		

Uses	U-1	A-1	R-1	R-2	R-3	RHM	PUD	C-1	C-2	M-1	M-2	Additional Regulations
Commercial Use Types, Continued												
Crematorium							DP	P				
Food Sales							DP	P	P			
Funeral Services			C	P	P		DP	P				
Gaming Facilities							DP					
Golf Course, Public or Private	C	P	P				DP	C		C		See Section 9.18
Kennels	C	C					DP	C		P		U-1 and A-1 See Section 5.07.02 and 5.08.02, respectively
Laundry Services							DP	P	P			
Liquor Sales							DP	P	P			
Lodging							DP	P	C			
Mobile Food Units		T			T			T	T	T		See Section 9.17
Pet Services							DP	C				
Recreational Vehicle (RV) Park	C	C					DP			C		See Section 9.16
Research Services							DP					
Restaurants							DP	P	P			
Retail Services, General							DP	P	P			
Self-Storage Units							DP	P		P		See Section 9.10
Stables and/or Riding Academies	P	P					DP				P	
Surplus Sales							DP	P	C	P		
Trade Services							DP	C		P	P	
Vehicle Storage (Short Term)								C		P	P	
Veterinary Services							DP	P	P			
Industrial Use Types												
Construction Yards										P	P	
Manufacturing										P	P	
Light Industry								C		P	P	
General Industry								C		P	P	
Heavy Industry											P	
Biofuel Distillation Facilities										C	P	See Section 9.08
Recycling Collection/Processing										P	P	

Uses	U-1	A-1	R-1	R-2	R-3	RHM	PUD	C-1	C-2	M-1	M-2	Additional Regulations
Industrial Use Types, Continued												
Resource Extraction	C										P	U-1 See Section 5.07.02, All districts see Section 9.15
Salvage Services											C	
Junk Yards										C	P	See Section 9.07
Vehicle Storage (Long-Term)										C	P	
Warehousing										P	P	
Miscellaneous Use Types												
Alternative Energy Production Devices	C						C	C		C	C	
Amateur Radio Tower	P	P	P	P	P	P		P		P	P	
Tower or Transmitting Station	C							C		C	C	U-1 See Section 5.07.02, All districts see Section 9.03
Construction Batch Plant										C	P	
Landfill (Non-Putrescible Solid Waste Disposal)		P									P	
Landfill (Putrescible and Non-Putrescible Solid Waste Disposal)		P									P	
Solar Energy System	P	P	P	P	P	P	DP	P	P	P	P	See Section 9.09
Wind Energy Conservation System	C	C					C				C	
Other Use Types												
Financial Services							DP	P	P			
General Offices							DP	P	P			
Medical Offices							DP	P	P			
Residential Use Types												
Commercial Residential							DP	P	P			
Downtown Residential							DP		P			
Duplex Residential				P	P		DP					
Manufactured Home				C	C	P	DP					
Mobile Home Park						P	DP					
Multiple-Unit Residential				P	P		DP					

Uses	U-1	A-1	R-1	R-2	R-3	RHM	PUD	C-1	C-2	M-1	M-2	Additional Regulations
Residential Use Types, Continued												
Prefabricated Home			P	P	P	P						Regulations in Use Definitions Below
Rural Residential	C	P										
Single-Unit Residential (Detached)	C	P	P	P	P		DP					
Single-Unit Residential (Attached)				P	P		DP					
Two-Unit Residential				P	P		DP					
Townhouse Residential				P	P		DP					
Transportation Use Types												
Aviation Facilities		P									C	
Railroad Facilities										P	P	
Truck Terminal										P	P	
Accessory Use Types												
Barns	P	P										
Bins, Grain Storage	P	P								P	P	
Decks, Gazebos, Patios (elevated or on-grade)	P	P	P	P	P	P	DP	P	P	P	P	
Freestanding Canopy	P	P					P	P	P	P	P	
Fuel Storage		P								P	P	
Fuel Tanks and Dispensing Equipment		P							P	P	P	
Garages, Private	P	P	P	P	P	P	DP	P	P	P	P	
Carports	P	P	P	P	P	P	DP					
Greenhouses, Non-Commercial	P	P	P	P	P	P	DP					
Home Occupations		P	P	P	P		DP					
Home Based Businesses		P	P	P	P		DP					
Home Based Occupation/Business for Limited Gun and Ammunition Sales		C	C	C	C		C					
Portable On-Demand Storage Containers		T	T	T	T	T	T	T	T	T	T	

Uses	U-1	A-1	R-1	R-2	R-3	RHM	PUD	C-1	C-2	M-1	M-2	Additional Regulations
Accessory Use Types, Continued												
Porch, Unenclosed	P	P	P	P	P	P	P	P	P	P	P	
Silos	P	P					DP					
Storage Sheds	P	P	P	P	P	P	P	P	P	P	P	
Swimming Pools, Private		P	P	P	P		DP	P				

Use Definitions:

ADULT ENTERTAINMENT USES shall mean any use, including, but not limited to, adult movie theaters, adult mini-movie theaters, adult motion picture arcades, adult novelty businesses, and adult cabarets, which is conducted exclusively for the patronage of adults from which minors are excluded by law or by the owners, or which offer patrons services or entertainment characterized by an emphasis on the presentation, display, depiction, or description of specified anatomical areas or specified sexual activities. Adult entertainment uses do not include uses offering goods displaying or describing specified anatomical areas or specified sexual activities for sale or rent for use off the premises where such transactions constitute less than ten (10) percent of the gross sales of the businesses and the physical display of such occupies less than five (5) percent of the display area, up to a maximum of five-thousand (5,000) square feet.

AGRICULTURAL SALES AND SERVICE shall mean an establishment or place of business engaged in sales from the premises of feed, grain, fertilizers, farm equipment, pesticides and similar goods, or in the provision of agriculturally related services with incidental storage on lots other than where the service rendered. Typical uses include nurseries, hay, farm implement dealerships, feed and grain stores, and tree service firms.

AUTO SERVICES shall mean the repair, painting, or refinishing of the body, fender, or frame of automobiles, trucks, motorcycles, motor homes, recreational vehicles, boats, tractors, construction equipment, agricultural implements, and similar vehicles or equipment. It shall also mean replacement of assemblies, tune-up of automobiles, engine overhaul, or similar type work.

AUTOMOTIVE RENTAL AND SALES shall mean sale or rental of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles or boats, including incidental storage, maintenance, and servicing. Typical uses include new and used car dealerships; motorcycle dealerships; and boat, trailer, and recreational vehicle dealerships; and the open area to display automobiles for sales and service.

BED AND BREAKFAST shall mean a private home or residence where the host resides and provides lodging and meals for overnight guests. It is exempt from licensing and inspection as a food establishment as a hotel.

CAMPGROUND shall mean a parcel of land intended for the temporary occupancy of tents, campers, and major recreational vehicles for which the primary purpose is recreational, and having open areas that are natural in character.

CARPORT shall mean a roofed structure providing space for the parking of motor vehicles and enclosed on not more than two (2) sides. For the purposes of this chapter, a carport attached to a principal building shall be considered as part of the principal building and subject to all yard requirements.

CEMETERY shall mean land used or intended to be used for the burial of the dead and dedicated for such purposes, including columbarium's, crematoriums, and mausoleums.

CLUB shall mean an association of persons, for the promotion of some nonprofit object, who are bona fide members paying annual dues, which owns, hires or leases a building, or portion thereof, the use of such premises normally being restricted to members and their guests. It is permissible to prepare and serve food and meals to members and their guests on such premises, providing adequate dining space and kitchen facilities are available and are properly operated.

COMMERCIAL RECREATION shall mean a bowling alley, cart track, jump center, pool hall, vehicle racing or amusement, dance hall, skating, trampoline, theater, fire arms range, boat rental, amusement rides, campgrounds, and similar uses.

COMMERCIAL RESIDENTIAL shall mean a type of mixed-use development that incorporates both commercial and residential uses in the same building. An example of a commercial residential development would be a commercial storefront on the ground floor with apartment units in the upper stories.

COMMUNITY CENTER shall mean a place, structure, or other facility used for and providing religious, fraternal, social, and/or recreational programs generally open to the public and designed to accommodate and serve various segments of the community.

COMMUNITY GARDEN shall mean a private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family.

CONSTRUCTION BATCH PLANT shall mean a temporary demountable facility used for the manufacturing of cement, concrete, asphalt, or other paving materials intended for specific construction projects.

CONSTRUCTION YARDS shall mean establishments and housing facilities of businesses primarily engaged in construction activities, including incidental storage of materials and equipment on lots other than construction sites. Typical uses are building contractors' yards.

CONVALESCENT HOMES shall mean an establishment providing full-time housing and care for the aged or physically infirm, and not involving surgery, obstetrical services, or other major medical services more commonly provided in hospitals or clinics. Such establishments may involve usual convalescent or chronic care including bedside nursing care, administration of medicines or special diets, application of bandages or dressings, and similar procedures. Such establishments may also include transitional living facilities.

CREMATORIUM shall mean a location containing properly installed, certified apparatus intended for use in the act of cremation.

DAYCARE FACILITIES shall mean the care, supervision, and guidance of a child by a person other than a child's parent, guardian, or custodian for periods of less than twenty-four hours per day per child on a regular basis, but does not include, supervision, and guidance of a child pursuant to Chapter 237A of the Iowa Code. Daycare facilities (general) shall mean a facility providing child care for seven or more children.

DECK shall mean a flat, floored, roofless structure. Roofless does not include a roll-out awning or a canopy provided that all the vertical sides, other than the residential structure, are open.

DUPLEX see Two-Unit Residential.

EMERGENCY RESIDENTIAL FACILITIES shall mean a residential facility which provides room and board for a temporary (30 days or less) period, counseling, and pre-placement screening for abused, displaced, or transient children or adults.

EQUIPMENT RENTAL AND SALES shall mean the sale or rental of trucks, tractors, construction equipment, agricultural implements, mobile homes, and similar heavy equipment, including incidental storage, maintenance, and servicing. Typical uses include truck dealerships, construction equipment dealerships, and mobile home sales establishments.

EQUIPMENT REPAIR SERVICES shall mean the repair of trucks, tractors, construction equipment, agricultural implements, and similar heavy equipment. Typical uses include truck repair garages, tractor and farm implement repair services, and machine shops, but exclude dismantling, salvage, or body and fender repair services.

FARMING shall mean the raising of field crops and livestock, horticulture, forestry, animal husbandry, and similar agricultural activities. See Animal Production and Crop Production in use matrix.

FEED LOT shall mean any parcel of land or premises on which the principal use is the concentrated feeding within a confined area of cattle, hog, or sheep. A commercial feed lot, as described, in which the livestock on feed are not part of a normal agricultural operation.

FINANCIAL SERVICES shall mean the provision of financial and banking services to consumers or clients. Walk-in and drive-in services.

FREESTANDING CANOPY shall mean a permanent, freestanding, unenclosed roof structure, typical of gas stations and financial institutions, designed to provide patrons shelter from the elements.

FUNERAL HOME OR MORTUARY shall mean a building used for the storage, preparation, and display of the deceased and for the performance of rituals and ceremonies connected therewith before burial or cremation. Crematoriums are permitted as an accessory use to a funeral home or mortuary.

GARAGE, PRIVATE shall mean a detached or attached accessory building for the storage of private passenger vehicles or recreational equipment with a capacity of not more than three single stalls per dwelling unit and where no repair facilities are maintained.

GENERAL INDUSTRY shall mean the manufacture, fabrication, processing, reduction, or destruction of any article, substance, or commodity, or any other treatment thereof in such a manner as to change the form, character, or appearance thereof, and any storage facilities operated in conjunction with an industrial use or for a fee, including storage elevators, truck storage yards, warehouses, wholesale storage, and other similar types of enterprise.

GENERAL OFFICES shall mean the use of a site for business, professional, or administrative offices. Typical uses include real estate, insurance, management, travel, or other business offices; organization and association offices; banks or financial offices; or professional offices.

GREENHOUSE shall mean a building or premises used for growing plants, preparation of floral arrangements, and cold storage of flowers or dry storage of materials used for agricultural or horticultural purposes, for non-commercial purposes.

HEAVY INDUSTRY shall include the use or process engaged in the storage of or processes involving potentially or actually hazardous, explosive, flammable, radioactive, or other commonly recognized hazardous materials.

HOME-BASED BUSINESS/OCCUPATION shall mean a business, occupation, or profession carried on within a residential dwelling by the resident thereof.

JUNK YARD shall mean any lot, land parcel, building, or structure or part thereof for storage, collection, purchase, sale, salvage, or disposal of machinery, farm machinery, and including motor vehicles, parts, and equipment resulting from dismantling or wrecking, or keeping of junk, including scrap metals or other scrap materials, with no burning permitted.

KENNEL shall mean a use on any lot or premises in which dogs, cats, or any other household pets, at least four months of age, are raised, boarded, bred, or trained for a fee.

LAUNDRY SERVICES shall mean an establishment that provides home-type washing, drying, and/or ironing facilities for customers on the premises.

LIGHT INDUSTRY shall include establishments engaged in the manufacture or processing of finished products from previously prepared materials, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution. Light industrial establishments do not have major external environmental effects across property lines and include no unscreened or unenclosed outdoor storage. Typical uses include, but are not limited to, commercial bakeries, dressed beef processing plants, soft drink bottling, apparel assembly from fabric, electronic, manufacturing, print shops, and publishing houses.

LIQUOR SALES shall mean establishments or places of business engaged in retail sale for off-premise consumption of alcoholic beverages. Typical uses include liquor stores, bottle shops, or any licensed sales of liquor, beer or wine for off-site consumption.

LODGING shall mean a building or portion thereof, or a group of buildings, offering transient lodging accommodations on a daily rate to the general public and providing services associated with restaurants, meeting rooms, and recreational facilities. The word "lodging" includes but is not limited to motel, inn, automobile court, motor inn, motor lodge, motor court, and motor hotel.

MANUFACTURED HOME shall mean a factory-built structure built under the authority of 42 U.S.C. §5403, that is required by federal law to display a seal required by HUD, and was constructed on or after June 15, 1976. If a manufactured home is placed in manufactured home community or a mobile home park, the home must be titled and is subject to the manufactured or mobile home square foot tax. If a manufactured home is placed outside a manufactured home community or a mobile home park, the home must be titled and is to be assessed and taxed as real estate.

MANUFACTURING shall mean the mechanical or chemical transformation of materials or substances into new products. Manufacturing uses are usually described as plants, factories, or mills, and characteristically use power driven machines and materials handling equipment. Assembling component parts of manufactured products is also considered manufacturing if the new product is neither a structure nor other fixed improvement. Also included is the blending of material such as lubricating oils, plastics, resins, or liquors. Manufacturing production is usually carried on for the wholesale market, for interplant transfer, or to order for industrial users, rather than for direct sale to the domestic consumer.

MEDICAL OFFICES shall mean a business establishment, or portion thereof, furnishing medical, surgical or other service to individuals, including the offices of physicians, dentists, and other health practitioners, accessory medical and dental labs, outpatient care facilities, blood banks, and oxygen and miscellaneous types of medical supplies and services.

MOBILE HOME PARK shall mean a site, lot, field, or tract of land upon which three or more mobile homes or manufactured homes, or a combination of any of these homes, are placed on developed spaces and operated as a for-profit enterprise with water, sewer or septic, and electrical services available. The term "mobile home park" shall not be construed to include manufactured or mobile homes, buildings, tents, or other structures temporarily maintained by any individual, educational institution, or company on their own premises and used exclusively to house their own labor or students.

MULTIPLE UNIT RESIDENTIAL shall mean a building or buildings designed and used for occupancy by three or more household units, all living independently of each other, and having separate kitchen and toilet facilities for each family.

PARKS AND RECREATIONAL FACILITIES shall mean any public or private land available for recreational, educational, cultural, or aesthetic use.

PORCH, UNENCLOSED shall mean a roofed or unroofed open structure projecting from an exterior wall of a building and having no enclosed features more than thirty inches above its floor other than wire screening and a roof with supporting structure.

PREFABRICATED HOME shall mean a specialized type of dwelling that is manufactured off-site in advance in standardized sections and then reassembled on-site. Prefabricated homes will be allowed in the City of Redfield if they are built to City Building Code standards and are placed on a permanent foundation.

PRIMARY OR SECONDARY EDUCATIONAL FACILITY shall mean public and non-profit institutions conducting regular academic instruction at kindergarten, elementary, and secondary levels. Such institutions shall offer general academic instruction equivalent to the standards prescribed by state law.

PUBLIC ASSEMBLY shall mean a specified activity or area that either through actual public ownership or through dedication of easements allows the general public access and use.

RAILROAD FACILITIES shall mean the land use including the right-of-way abutting railroad properties occupied by uses pertinent to the railroad operation and maintenance, but not including properties owned by the railroad and leased for use by others.

RECYCLING COLLECTION/PROCESSING shall mean indoor and outdoor facilities for obtaining useful materials or energy from solid waste or recycled materials. Materials can be reused for their original purpose, packaged and shipped elsewhere, reprocessed for a different purpose or converted into energy, not to include a biofuels plant or a salvage yard.

RELIGIOUS ASSEMBLY shall mean a use by a bona fide religious group primarily or exclusively for religious worship and related religious services, including a place of worship, retreat site, or religious camp.

RESTAURANT shall mean a public eating establishment operated for profit at which the primary function is the preparation and serving of food primarily to persons seated within the building. Includes both drive-in and carryout facilities.

RETAIL SERVICES, GENERAL shall mean establishments less than 60,000 square feet engaged in selling or renting goods or merchandise to the general public for personal or household consumption and/or services in conjunction or separate to the sale of such goods. Retail sales/service establishments shall not include eating and drinking places, uses defined as adult entertainment, vehicle sales or service, or wholesome, processing or manufacturing operations with an accessory retail outlet on the premises.

SALVAGE SERVICES shall mean places of business engaged in the storage, sale, dismantling, or other processing of used or waste materials which are not intended for reuse in their original forms.

SELF-STORAGE UNITS shall mean a building or group of buildings containing individual, compartmentalized, and controlled access stalls or lockers for storage.

SINGLE-UNIT RESIDENTIAL, DETACHED shall mean a building having accommodations for or occupied exclusively by one household unit which meet all the following standards:

- A. The home shall have no less than 640 square feet of floor area, above grade, for single store construction;
- B. The home shall have no less than a 20 foot exterior width; and
- C. The home shall have a permanent foundation, defined as a continuous perimeter base on which the building rests, to be constructed from either poured concrete or laid masonry block or brick on a footing to be placed at a depth required by the City Building Code.

STABLE AND/OR RIDING ACADEMIES shall mean the buildings, pens, and pasture areas used for the boarding and feeding of horses or equine animals not owned by the occupants of the premises. This use includes instruction in riding, jumping, and showing or the riding of horses/equine for hire.

SWIMMING POOL, PRIVATE shall mean a pool which is an accessory use to a residence and for the exclusive use of the occupants of the residential building and their guests.

TOWER shall mean a structure situated on a site that is intended for transmitting or receiving television, radio, or telephone communications. Also, see Antenna.

TOWNHOUSE shall mean a one-unit dwelling in a row of at least two such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical wall(s). Also can be referred to as Single-Unit Residential, Attached.

TWO-UNIT RESIDENTIAL shall mean a building designed or used exclusively for the occupancy of two households living independently of each other and having separate kitchen and toilet facilities for each household.

UTILITIES shall mean all or part of a waterworks, gasworks, sanitary sewage system, storm water drainage system, electric light and power plant and system, heating plant, cable community or television system, telephone or telecommunications systems or services offered separately or combined with any system or service specified herein or authorized by other state law, any of which may be owned by a City, including all land, easements, rights of way, fixtures, equipment, accessories, improvements, appurtenances, and other property necessary or useful for the operation of the utility.

VETERINARY SERVICES shall mean services and hospitals for animals. Typical uses include pet clinics, dog and cat hospitals, pet cemeteries, and veterinary hospitals for livestock and large animals.

WAREHOUSING shall mean a building that is used for storing goods to be sold or distributed at a later time.

APPENDIX B: Bulk Regulations

Conservancy District (U-1)							
Use	Lot Area	Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet) (each side) Minimum (min.)	Maximum Building Height (feet)	Maximum Building Coverage (%)
Residential	5 acres	No minimum	75	50	50	35	10
Nonresidential	No minimum	No minimum	75	50	50	60	10
Conditional Uses	5 acres	No minimum	75	50	50	35	10
Accessory Buildings	-	-	75	10	10	20 for non-agricultural	-

Agricultural District (A-1)							
Use	Lot Area (acres)	Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet) Minimum (min.)	Maximum Building Height (feet)	Maximum Building Coverage (%)
Single-Unit Residential, Rural Residential	1 acre	150	45	50	40 Min. on one side = 10	35	10
Other Permitted Uses	No minimum	150	45	50	50	40, if principal building	10
Conditional Uses	No minimum	150	45	50	50	40, if principal building	10
Accessory Buildings	No minimum	-	45	10	10	20 for non-agricultural	-

Single-Unit Residential District (R-1)							
Use	Lot Area (square feet)	Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet) Minimum (min.)	Maximum Building Height (feet)	Maximum Building Coverage (%)
Single-Unit Residential	8,400	80	30	30	20, 8 one side min. (*) 25, 10 one side min. (**)	35	30
Other Permitted Uses	8,400	80	30	30	25	35	30
Conditional Uses	8,400	80	30	30	25	35	30
Religious Uses	8,400	80	35	30	35, 15 one side min.	35	30
Accessory Uses	8,400	-	35	5	5	20	-
Where public sewer is not available	20,000	100	-	-	-	-	-
*1 and 1.5 stories **2 and 3 stories							

One and Two Unit Residential District (R-2)							
Use	Lot Area (square feet)	Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet) Minimum (min.)	Maximum Building Height (feet)	Maximum Building Coverage (%)
One-Unit	8,400	70	25	30	15, 7 one side min. (*) 20, 8 one side min.(**)	35	50
Two-Unit	11,000	80	25	30	15, 7 one side min. (*) 20, 8 one side min.(**)	35	50
One-Unit (Where public sewer not available)	20,000	100	25	30	15, 7 one side min. (*) 20, 8 one side min.(**)	35	50
Two-Unit (Where public sewer not available)	30,000	120	25	30	15, 7 one side min. (*) 20, 8 one side min.(**)	35	50
Other Permitted Uses	9,100	80	25	30	15, 7 one side min. (*) 20, 8 one side min.(**)	35	50
Religious Uses	9,100	80	25	30	35, 15 min. one side	35	50
Conditional Uses	9,100	80	25	30	15, 7 one side min. (*) 20, 8 one side min.(**)	35	50
Accessory Uses	-	-	25	5	5	20	-
*1 and 1.5 stories **2 and 3 stories							

Multi-Unit Residential District (R-3)							
Use	Lot Area (square feet)	Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet) Minimum (min.)	Maximum Building Height (feet)	Maximum Building Coverage (%)
One-Unit	7,500	60	25	15	15, 7 one side min. (*) 20, 8 one side min. (**) 25, 10 one side min. (***)	35	50
Two-Unit	9,000	75	25	15	15, 7 one side min. (*) 20, 8 one side min. (**) 25, 10 one side min. (***)	35	50
Row Housing or Multi-Unit	2,500/unit	25/unit	25	15	15, 7 one side min. (*) 20, 8 one side min. (**) 25, 10 one side min. (***)	45	75
Other Permitted Use	9,000	75	25	15	15, 7 one side min. (*) 20, 8 one side min. (**) 25, 10 one side min. (***)	45	75
Conditional Use	9,000	75	25	15	15, 7 one side min. (*) 20, 8 one side min. (**) 25, 10 one side min. (***)	35	75
Accessory Uses	-	-	25	5	5	20	-
*1 and 1.5 stories **2 stories ***2.5 or 3 stories							

Mobile Home Residential District (RHM)							
Use	Lot Area (square feet)	Minimum Livable Floor Area (square feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet) Minimum (min.)	Maximum Building Height (feet)	Maximum Height-Accessory Use (feet)
Mobile Home Dwelling	4,000	640	25	25	5 25, Corner Lots	30	10

General Commercial District (C-1)							
Use	Lot Area (square feet)	Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet) Minimum (min.)	Maximum Building Height (feet)	Maximum Building Coverage (%)
Permitted Uses	No minimum	No minimum	20	35	No minimum	40	75
Conditional Uses	No minimum	No minimum	20	35	No minimum	40	75
Accessory Uses	No minimum	No minimum	-	5	No minimum	20	-

Central Commercial District (C-2)							
Use	Lot Area (square feet)	Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet) Minimum (min.)	Maximum Building Height (feet)	Maximum Building Coverage (%)
Permitted Uses	No minimum	No minimum	No minimum	No minimum	No minimum	40	100
Conditional Uses	No minimum	No minimum	No minimum	No minimum	No minimum	40	100
Accessory Uses	No minimum	No minimum	No minimum	No minimum	No minimum	20	-

Light Industrial District (M-1)							
Use	Lot Area (square feet)	Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet) Minimum (min.)	Maximum Building Height (feet)	Maximum Building Coverage (%)
Permitted Uses	No minimum	No minimum	20 feet	20	20	40	50
Conditional Uses	No minimum	No minimum	20 feet	20	20	40	50
Accessory Uses	No minimum	No minimum	-	20	20	20	-

Heavy Industrial District (M-2)							
Use	Lot Area (square feet)	Lot Width (feet)	Front Yard (feet)	Rear Yard (feet)	Side Yard (feet)	Maximum Building Height (feet)	Maximum Building Coverage (%)
Permitted Uses	No minimum	No minimum	35	30	40	60	50
Conditional Uses	No minimum	No minimum	35	30	40	60	50
Accessory Uses	No minimum	No minimum	-	30	40	-	-