

4 ARTICLE FOUR – BASE ZONING DISTRICT REGULATIONS

401 Purpose

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

402 Establishment and Purpose of Districts

The following base districts are hereby established. Table 4-1 displays the purposes of these districts.

Table 4-1 Zoning District Purpose Statements

Symbol	Title	Purpose
RES	Reserve	The RES District serves as a holding zone. It provides for the continued agricultural and rural use of land areas that have been annexed into the City of Storm Lake but have not yet been planned for development serviced by municipal utilities. The district is intended to accommodate existing agricultural uses on an interim basis and rural residential development on a limited basis in a manner which facilitates the future extension of municipal services. The district reserves the land for future development.
R-1	Low Density Residential (4 or less du/acre net)	This district is intended to provide for low-density residential neighborhoods, characterized by single-family dwellings on larger lots with supporting community facilities and urban services. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure. Net densities will not exceed four units per acre.

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Symbol	Title	Purpose
R-2	Low Medium Density Residential (4-8 du/ac net)	This district is intended to provide for low to medium-density residential neighborhoods, characterized predominantly by single-family dwellings on moderately sized lots with supporting community facilities and urban services. The district also permits duplexes, two-family units, and townhouses subject to appropriate standards and applies to much of the established part of Storm Lake. It provides special regulations to encourage innovative forms of housing development. It adapts to both established and developing neighborhoods, as well as transitional areas between single-family and multi-family neighborhoods. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure. Net densities will not exceed eight units per acre.
R-3	Medium Density Residential (8 -12 du/ac net)	This district is intended to provide locations primarily for medium density housing, with supporting and appropriate community facilities. The predominant housing pattern would consist of small lot single family and attached townhome/rowhouse units. It also permits some non-residential uses such as offices as conditional uses, to permit the development of mixed-use neighborhoods. Net densities will not exceed twelve units per acre.
R-4	High Density Residential (greater than 12 du/ac net)	This district is intended to provide locations primarily for multiple-family housing, with supporting and appropriate community facilities. The predominant housing pattern in the R-4 district is stacked (3-4 story) apartment or condominium type housing. The district would also include limited townhome or rowhouse housing types. It also permits some non-residential uses such as offices as conditional uses, to permit the development of mixed-use neighborhoods. Maximum densities will be based on the sites ability to adequately serve the development with municipal infrastructure, fire and safety needs, and traffic capacity.
IN-1	Public Services	This district is intended to accommodate uses which are available to or are necessary to serve the general public. These uses are typically located throughout the community rather than within a specific geographic area. The intent of this district is to allow a centralized location where such uses are consolidated for efficiency purposes.
IN-2	Institutional Facilities	This district reserves areas for educational and religious purposes, particularly in campus settings. The district is designed to minimize impacts on adjacent land uses while allowing these important civic institutions to be located throughout the community.

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Symbol	Title	Purpose
IN-3	Hospital Medical Facilities	This district accommodates commercial and professional uses associated with the community's role as a regional medical center including the hospital, laboratories, clinics, nursing homes, physical fitness/rehab centers, and medical offices. Its regulations are intended to minimize traffic congestion and buffer adjacent uses, particularly residential, from negative impacts.
PO	Park, Recreation and Open Space	This district accommodates uses that are active or passive recreation or open space uses of a public nature. Key characteristics include a public or not-for profit ownership and public access.
LC	Limited Commercial	This district reserves appropriately located area for office development and a limited variety of low-impact commercial facilities, which serve the needs of residents of surrounding residential communities. The commercial and office uses permitted are more compatible with nearby residential areas. Development regulations are designed to ensure compatibility in size, scale, and landscaping with nearby residential uses.
CC	Community Commercial	This district is intended for commercial facilities (including retail and office buildings), which serve the needs of markets ranging from several neighborhoods to the overall region. Traffic and operating characteristics may have more negative effects on residential neighborhoods than those permitted in the LC District. CC Districts are appropriate along major arterials, major intersections, or at substantial commercial centers.
CBD	Central Business District	This district is intended to provide appropriate development regulations for Downtown Storm Lake. Mixed uses (retail, office, residential) are encouraged within the CBD District. The grouping of uses is designed to strengthen the Downtown's role as a center for trade, service, and civic life.
LI	Limited Industrial	This district is intended to reserve sites appropriate for the location of industrial and office uses with relatively limited environmental effects. The district is designed to provide appropriate space and regulations to encourage good quality industrial development, while assuring that facilities are served with adequate parking and loading facilities.
GI	General Industrial	This district is intended to accommodate a wide variety of industrial uses, some of which may have significant external effects. These uses may have operating characteristics that create conflicts with lower-intensity surrounding land uses. The district provides the reservation of land for these activities and includes buffering requirements to reduce incompatibility.

****See Article 5 for Special Overlay Districts**

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403 Application of Districts

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

The Overlay districts are established in Article 5 and may be applied to any lot or site or any portion thereof, in addition to a base district designation.

404 Hierarchy

References in the Zoning Ordinance to less intensive or more intensive districts shall be deemed to refer to those residential, commercial, institutional and industrial base zoning districts established in Section 402 (Table 4-1), and shall represent a progression from the RES Reserve District as the least intensive to the GI General Industrial District as the most intensive.

405 Development Regulations

For each Zoning District: Purposes are set forth in Table 4-1; Uses permitted are set forth in Table 4-2; Development Regulations are set forth in Tables 4-3a and 4-3b.

Supplemental Regulations may affect specific land uses or development regulations in each zoning district. References and links to applicable Supplemental Regulations are noted in Table 4-2 and can be found in Article 6. Other code references will also be noted in Table 4-2.

406 Zoning Map

a. Adoption of Zoning Map

Boundaries of zoning districts established by this Zoning Ordinance shall be shown on the Zoning Map. This map, together with all legends, references, symbols, boundaries, and other information, shall be adopted as a part of, and concurrent with this Ordinance. Said Zoning Map shall be prominently displayed in the council chambers and/or an area accessible to the public at Storm Lake City Hall and available on-line at the City of Storm Lake official web site. The official zoning map shall be maintained by the City Planner or designee of the City Manager.

b. Changes to the Zoning Map

The Zoning Map may be changed from time to time by ordinance, following the procedure set forth by Article 12. Such changes shall be reflected on the Zoning Map. The City Planner or designee of City Manager shall keep a complete record of all changes to the Zoning Map.

ZONING DISTRICT REGULATIONS

407 Interpretation of District Boundaries

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

- a. Where district boundaries are indicated as approximately following lot lines, such lot lines shall be considered the district boundaries.
- b. Where district boundaries are indicated as within street or alley, railroad, or other identifiable rights-of-way, the centerline of such rights-of-way shall be deemed the district boundary.
- c. Where a district boundary divides a property, the location of the boundary shall be determined by the use of the scale appearing on the Zoning Map, or shall be defined through the subdivision or platting process at the time application is made. Boundaries indicated as approximately following section lines, quarter section lines, or quarter quarter section lines shall be construed as following such lines;
- d. Boundaries indicated as approximately following City Limits shall be construed as following such City Limits;
- e. 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;
- f. Boundaries indicated as following center lines of streams, rivers, canals, lakes or other bodies of water shall be construed as following such center lines;
- g. The Board of Adjustment shall determine any other uncertainty regarding district boundaries not covered in this section.

408 Vacation of Streets and Alleys

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

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Table 4-2 Permitted and Conditional Uses by Zoning Districts

USES	RES	R-1	R-2	R-3	R-4	IN-1	IN-2	IN-3	PO	LC	CC	CBD	LI	GI	Additional Regulations
<u>Agricultural Uses</u>															
Animal Production	P														602b
Crop Production	P														602a
Horticulture	P												C	C	602a
Livestock Sales													C	P	
Home Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	602
Community Garden	P	C	C	C	C	C	C	C	C	C	C	C	C	C	602
Market or Community Supported Agriculture	P	C	C	C	C	C	C	C	C	C	C	C	C	C	602
Urban Farm	P	C	C	C	C	C	C	C	C	C	C	C	C	C	602
Urban Animal Husbandry	P	P	P	P	P	P	P	P	P	P	P	P			602b
<u>Residential Uses</u>															
Boarding House for Students			C	C	C		P								
Co-Housing	C			C	P		P								603b
Commercial Residential										P	P	P			603e

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USES	RES	R-1	R-2	R-3	R-4	IN-1	IN-2	IN-3	PO	LC	CC	CBD	LI	GI	Additional Regulations
Downtown Residential												P			603d
Duplex (or Two Family Residential)			P	P	P	P	P	P							
Group Residential				P	P	P	P	P		C		P			603d
Manufactured Housing	P	P	P	P	P	P	P	P		C					216(1) 603f
Mobile Home Park				C	C										603g
Mobile Home Subdivision				C	C										603h
Multiple-Family			P	P	P	P	P	P		C	C	P			
Rural Residential	P														
Single-Family Attached		C	P	P	P	P	P	P							
Single-Family Detached	P	P	P	P		P	P	P				C			603a
Townhouse			P	P	P	P	P	P		C	C	P			603c
Civic Uses															
Administration	C			C	C	P	P	P		P	P	P	P	P	
Campground	P								P						604a
Cemetery	P					P			P						
Clubs/Community Centers	C	C	C	C	C	P	P	P		P	P	P			604b

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USES	RES	R-1	R-2	R-3	R-4	IN-1	IN-2	IN-3	PO	LC	CC	CBD	LI	GI	Additional Regulations
College/University		C	C	C	C		P			P	P	P			
Convalescent Facilities		C	C	C	C			P		P	C				
Cultural Facilities	C	C	C	C	C	P	P			P	P	P			
Day Care (Limited)	P	P	P	P	P	P	P	P		P	P	P	C		604c
Day Care (General)	C	C	P	P	P	P	P	P		P	P	P	C		604c
Detention Facility						P							C	C	
Emergency Residential	P	P	P	P	P	P		P		P	P	P			
Group Care Facility	C	C	C	C	P	P	P	P		P	P	P			604d
Guidance Facilities						P		P		P	P	P	P	P	
Health Care					C			P		P	P	P	P	P	
Helipads			C	C	C			C		C	C	C			604e
Hospitals			C	C	C			P		P	P	P			
Maintenance Facilities	P					P	C	C	C			P	P	P	
Parks/ Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Postal Facilities						P				P	P	P	P		
Primary Education		C	C	C	C		P					P			

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USES	RES	R-1	R-2	R-3	R-4	IN-1	IN-2	IN-3	PO	LC	CC	CBD	LI	GI	Additional Regulations
Public Assembly						P	P	P	P	C	P	P			
Religious Assembly		C	C	C	C	P	P	P	P	C	C	P			
Safety Services	P	C	C	P	P	P		P		P	P	P	P	P	
Secondary Education		C	C	C	C		P				P	P			
Utilities	P	C	C	C	C	P				C	P	P	P	P	
<u>Office Uses</u>															
Financial Services					C					P	P	P	P	P	
General Offices				C	C	P	P	P		P	P	P	P	P	
Medical Offices					C			P		P	P	P	P	C	
<u>Commercial Uses</u>															
Adult Oriented Businesses														P	614
Ag Sales/Service	C										P		P	P	
Auto Rental/Sales											P	C	P		605c
Auto Services										C	P	P	P	P	605a,b
Body Repair											C		P	P	605a
Equipment Rental/Sales											P	C	P	P	605c
Equipment Repair											C		P	P	605a
Bed and Breakfast	C	C	C	C	C	P	P	P		P	P	P			605d
Business Support										P	P	P	P	P	

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USES	RES	R-1	R-2	R-3	R-4	IN-1	IN-2	IN-3	PO	LC	CC	CBD	LI	GI	Additional Regulations
Business/Trade School							P				P	P	P		
Cocktail Lounge											P	P	C		
Commercial Recreation	C									C	P	P	P		
Communications Services										P	P	P	P	P	
Construction Sale/Service											P	C	P	P	
Consumer Service										P	P	P	P		
Convenience Storage	C										C		P	P	605e
Food Sales (Convenience)										P	P	C	C		
Food Sales (Limited)										P	P	P			
Food Sales (General)										C	P	P			
Funeral Services						P		P		P	P	P			
Gaming Facility											C	C	P	P	
Kennels	P												P		
Laundry Services							C				P	P	P	P	
Liquor Sales							C				P	P			
Lodging										C	P	P			

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USES	RES	R-1	R-2	R-3	R-4	IN-1	IN-2	IN-3	PO	LC	CC	CBD	LI	GI	Additional Regulations
Personal Improvement					C					P	P	P	P	P	
Personal Services					C					P	P	P	P	P	
Pet Services	C									P	P	P	P	C	
Research Services							P			C	P	P	P	P	
Restaurants (Drive-in or Fast Food)											P		P	C	605g
Restaurants (General)										P	P	P	P	C	605g
Retail (Limited)					C					P	P	P			
Retail (Medium)										C	P	P			
Retail (Large)											P	P			
Stables	P														
Surplus Sales											C		P	P	
Trade Services											C	C	P	P	
Vehicle Storage (Short-term)											C		P	P	
Veterinary Services	C									C	P	P	P	P	
<u>Parking Uses</u>															
Off-Street Parking						P	P	P	P	C	P	P	P	P	
Parking Structure						P	P	P			C	P	P	P	

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USES	RES	R-1	R-2	R-3	R-4	IN-1	IN-2	IN-3	PO	LC	CC	CBD	LI	GI	Additional Regulations
<u>Industrial Uses</u>															
Construction Yards													P	P	
Custom Manufacturing											P	P	P	P	
Helipads													C	C	606a
Industry Light													P	P	
Industry General													C	P	
Industry Heavy														C	
Recycling Collection											C		P	P	
Recycling Processing													P	P	
Resource Extraction	C													C	606b
Vehicle Storage (Long-term)													C	P	
Warehousing													P	P	
<u>Transportation Uses</u>															
Aviation Facilities						P								P	
Railroad Facilities												P	P	P	
Transportation Terminal											P	P	P	P	
Truck Terminal													P	P	

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USES	RES	R-1	R-2	R-3	R-4	IN-1	IN-2	IN-3	PO	LC	CC	CBD	LI	GI	Additional Regulations
Miscellaneous Uses															
Alternative Energy Production Devices	P	C	C	C	C	C	C	C	C	C	C	C	C	P	
Amateur Radio Tower	P	P	P	P	P	P	P	P		P	P	P	P	P	703b
Broadcasting Tower	C										C	C	P	P	703c
Construction Batch Plant	C												C	P	613b
Wind Energy Conservation System	P	C	C	C	C	C	C	C	C	C	C	C	C	P	703d

P=Uses Permitted by Right

C=Conditional Uses Permitted by Board of Adjustment Review and Approval

Blank=Use Not Permitted

ZONING DISTRICT REGULATIONS

Table 4-3a Summary of Residential Site Development Regulations

Regulation	RES	R-1	R-2	R-3	R-4
Minimum Lot Area (square feet) (Note 1)	5 Acres or 9,600 with subdivision approval and adequate provisions of centralized private sewer facilities	9,600	7,200 (1-fam) 8,400 (other)	4,500 (1-fam) 8,400 (other)	(Note 5)
Minimum Lot Width (feet)	240 or 80 with subdivision approval	80	60 (1-fam) 70 (other)	45 (1-fam) 70 (other)	50 (Note 4)
Site Area per Housing Unit (square feet)	5 Acres or 9,600 with subdivision approval and adequate provisions of centralized private sewer facilities	9,600	7,200 (1-fam) 4,200 (duplex) 3,000 (Other resid.)	4,500 (1-fam) 4,200 (duplex) 3,000 (Other resid.)	(Note 5)
Minimum Yards (feet)					
Front Yard (Note 8)	25	25	25	25	25
Street Side Yard (Note 8)	35	25	25	25	15
Interior Side Yard	10	10 (Note 2)	7 (Note 2,6)	7 (Note 2,6)	10 (Note 2,6)
Rear Yard	25	25	25	25	20
Maximum Height (feet)	45 (Note 7)	45	65	65	65
Maximum Building Coverage	30%	30%	40%	50%	50%
Maximum Impervious Coverage	35%	35%	45%	55%	60%

- Notes Accompanying This Table Appear at the end of this Article.

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Table 4-3b Summary of Non-Residential Site Development Regulations

Regulation	IN-1	IN-2	IN-3	LC*	CC*	CBD	LI*	GI*
Minimum Lot Area (square feet)	12,000	12,000	12,000	5,000	5,000	None	10,000	15,000
Minimum Lot Width (feet)	100	100	100	50	50	50	50	90
Site Area per Housing Unit (square feet)	(Note 3)	(Note 3)	(Note 3)	(Note 3)	(Note 5)	500	NA	NA
Minimum Yards (feet)								
Front Yard	20	20	20	20	40	0	40 (Note 8)	40 (Note 8)
Street Side Yard	20	20	20	20	10	0	25 (Note 8)	25 (Note 8)
Interior Side Yard	20	20	20	10	10	0	15	15
Rear Yard	20	20	20	20	10	0	15	15
Maximum Height (feet)	65	65	65	45	65	45	75	75
Maximum Building Coverage	50%	50%	50%	50%	60%	100%	70%	70%
Maximum Impervious Coverage	70%	70%	70%	70%	80%	100%	80%	90%

* Uses in the LC, CC, LI, and GI Districts are subject to landscape and screening provisions contained in Article 8

- Notes Accompanying This Table Appear at the end of this Article.

ZONING DISTRICT REGULATIONS

Notes to Preceding Pages: Table 4-3a and 4-3b

Note 1:

The Comprehensive Plan encourages alternative development patterns that allow for conservation development and rural estate type housing patterns. Residential development in the RES district is encouraged to be designed in a manner to facilitate future extension of urban services. Lot sizes smaller than five acres can be done through the platting process only.

Note 2:

See Section 603 for supplemental regulations governing townhouse residential use types.

Note 3:

7,200 square feet for single-family lots; 4,200 square feet per unit for duplex or two-family residential; 3,000 per unit for townhouse residential buildings subject to districts in which applicable lots are permitted uses.

Note 4:

See Section 603 for supplemental regulations regarding modifications of lot width for townhouse residential use type.

Note 5:

7,200 square feet for single-family lots; 4,200 square feet per unit for duplex or two-family residential; 3,000 per unit for townhouse residential buildings. For multi-family development, 6,000 square feet for the first unit, 1,200 square feet for each additional unit up to 12 units and 750 square feet for each additional unit over 12 units. Density of multi-family residential may exceed this maximum, subject to approval of a Conditional Use Permit by the Board of Adjustment. Minimum lot area for all other uses is 9,600 square feet.

Note 6:

15 feet minimum for multi-family uses over 12 units.

Note 7:

Height limit for non-agricultural structures

Note 8:

On arterial streets designated as part of the Storm Lake's Surface Transportation Plan System, front yard setbacks shall be the greater of 40 feet from the property line of such arterial streets or 100 feet from the centerline of the arterial street.