

SPECIAL AND OVERLAY DISTRICTS

5 ARTICLE FIVE – SPECIAL AND OVERLAY DISTRICTS

501 General Purpose

Special Districts provide for base districts that allow multiple land uses and flexible development, with the requirement that in some cases applicants submit a specific guiding plan for the area. Overlay Districts are used in combination with base districts to modify or expand base district regulations. Overlay Districts are adapted to special needs of different parts of the City of Storm Lake.

Special and Overlay Districts are designed to achieve the following objectives:

- a. To recognize special conditions in specific parts of the City, which require specific regulations.
- b. To provide flexibility in development and to encourage innovative design through comprehensively planned projects.
- c. To implement the vision, guiding principles, and policies as established in the currently effective Comprehensive Plan for the City of Storm Lake.

MU MIXED USE DISTRICT

502 MU District Purpose

The MU Mixed Use District is intended to accommodate projects which combine several compatible land uses into an integrated development. The MU District may also be used to pre-designate parts of the city which are appropriate for a mixture of residential, commercial, office, and accessory uses. The District permits mixing residential areas with workplaces and services. Development in the MU District must accommodate transportation systems, pedestrian and bicycle movement, and surrounding environments. All projects developed in a MU District are subject to a Conditional Use Permit process.

503 MU District Permitted Uses

Each ordinance establishing a MU District establishes the use types permitted within its boundaries.

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504 MU District Site Development Regulations

- a. The minimum area of any MU District is 2.75 acres.
- b. Prior to the issuance of any building permits or other authorization, all projects in the MU District shall receive approval by the City Council, following a recommendation by the Planning and Zoning Commission. This approval may be granted for a specific plan for the development of a MU District in lieu of a plan for individual projects, provided that any subsequent developments are consistent with the specific plan.
- c. Applications for approval must contain at a minimum the following information:
 1. A detailed site map, including:
 - (a) a boundary survey
 - (b) site dimensions
 - (c) contour lines at no greater than two foot intervals
 - (d) adjacent public rights of way, transportation routes, and pedestrian or bicycle systems
 - (e) description of adjacent land uses
 - (f) utility service to the site and easements through the site
 - (g) description of other site features, including drainage, soils, environmental issues, or other considerations that may affect development
 2. A development plan, including:
 - (a) a site layout, including the location of proposed buildings, parking, open space, and other facilities
 - (b) location, capacity, and conceptual design of parking facilities
 - (c) description of the use of individual buildings
 - (d) description of all use types to be included in the project or area, and maximum floor area devoted to each general use
 - (e) maximum height of buildings
 - (f) schematic location and design of open space on the site, including a landscaping plan
 - (g) vehicular and pedestrian circulation plan, including relationship to external transportation systems
 - (h) schematic building elevations and sections if required to describe the project
 - (i) grading plans
 - (j) proposed sewer and utility improvements
 - (k) location, sizes, and types of all proposed signage
 3. Specific proposed development regulations for the project, including:
 - (a) the specific use types permitted within the proposed district
 - (b) maximum floor area ratios
 - (c) front, side, and rear yard setbacks
 - (d) maximum height
 - (e) maximum building and impervious coverage
 - (f) design standards applicable to the project
 4. A traffic impact analysis, if required by the City
 5. A storm sewer and runoff control plan for the project

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505 MU District Amendments

The Zoning Administrator is authorized at his/her discretion to approve amendments to an approved development plan, provided that:

- a. A written request is filed with the Zoning Administrator, along with information specifying the exact nature of the proposed amendment.
- b. The amendment is consistent with the provisions of this section.
- c. The amendment does not alter the approved site regulations of the development plan and does not materially alter other aspects of the plan, including traffic circulation, mixture of use types, and physical design.
- d. Any amendment not conforming to these provisions shall be submitted to the Planning and Zoning Commission and City Council for action.

506-9 Reserved

PUD PLANNED UNIT DEVELOPMENT DISTRICT

510 PUD District Purpose

The PUD Planned Unit Development Overlay District is intended to provide flexibility in the design of planned projects; to permit innovation in project design that incorporates open space and other amenities; and to insure compatibility of developments with the surrounding urban environment. The PUD District may be used in combination with any base district specified in this Ordinance. The PUD District, which is adopted by the City Council with the recommendation of the Planning and Zoning Commission, assures specific development standards for each designated project.

511 PUD District Permitted Uses

Uses permitted in a PUD Overlay District are those permitted in the underlying base district. A PUD also may be combined with a MU Mixed Use District to allow a combination of use types not anticipated by conventional base districts.

512 PUD District Site Development Regulations

Site Development Regulations are developed individually for each Planned Unit Development

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District but must comply with minimum or maximum standards established for the base district, with the following exceptions:

- a. The minimum site area for application of a PUD overlay district shall be 2.75 acres.
- b. Lot area and lot width are not restricted, provided that the maximum density allowed for each base district is not exceeded. Maximum density shall be determined by preparing a yield plan. A yield plan shall consist of a feasible development concept that applies the base regulations of the applicable base zoning district.
- c. Residential use types may be combined within a PUD district provided that the development as a whole complies with the maximum density permitted under the base zoning district.
- d. Density Bonuses shall be considered through the PUD process for projects that achieve desirable community goals and policies established in the Comprehensive Plan. Bonuses shall be awarded based on the total number of units allowed as demonstrated in the yield plan rounded down to a whole number. (i.e. A yield plan that results in a total of 20 to 29 units with a density bonus of 10% would yield two additional bonus units.) Bonuses shall be awarded as follows:
 1. A 20% bonus for the preservation of contiguous open space. The open space preserved must be equal to or greater than 20% of the net developable project area. Open space areas shall include natural features, drainage corridors and buffers, woodlands, trail corridors, or other lands acceptable to the City. Open space shall NOT include remnant open space areas that are left over from irregular sized development parcels, required park dedication or undevelopable land areas such as floodways or wetlands. Allowable open space uses include:
 - (a) Open fields (not used for commercial crop production)
 - (b) Nature preserves/habitat
 - (c) Park
 - (d) Community Gardens
 - (e) Buffers to wetlands or drainage corridors
 - (f) Public service needs (well field, emergency management systems, etc...)
 2. A 10% bonus for preservation and interpretation of important historical/cultural resources. To achieve the bonus, applicants must integrate historical/cultural interpretive elements into development projects. This may be done through development signage or monuments, preservation of historic structures, public art, interpretive plaques or other approved method.
 3. A 20% bonus for integration of alternative stormwater management practices that incorporate educational interpretation, rainwater reuse/recycling rainwater treatment and groundwater recharge.
 4. A 10% bonus for incorporation of alternative energy systems that are applied across the entire development project including such strategies as solar power, wind power, closed loop system geothermal, or other system as approved by the City.

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5. A 20% bonus for incorporation of mixed income housing development. A development project that includes a ratio of between 1 housing unit of affordable housing (affordable to residents whose household income is at or below 80% of the Buena Vista County Household Median Income) for every 5 to 7 units of market rate housing.

A long term maintenance plan that establishes a sustainable program for care and funding of the additional site feature as defined in 512(d)(2) shall be included in the PUD developer's agreement and shall be agreed to by the applicant and the City. Ownership and or preservation of land areas through application of density bonuses shall be agreed to within the PUD developer's agreement.

- e. Maximum building coverage shall be the smaller of the allowed building coverage in the base district, or 60 percent.
- f. A maximum cumulative density bonus for any development proposal or project shall not exceed 30%.

513 PUD District Access to Public Streets

Each PUD District must abut a public street for at least 50 feet and gain access from that street.

514 PUD District Application Process

- a. Development Agreement

The application for a Planned Unit Development District shall include a Development Agreement containing the following information:

1. A tract map, showing site boundaries, street lines, lot lines, easements, and proposed dedications or vacations.
2. A land use plan designating specific uses for the site and establishing site development regulations, including setback height, building coverage, impervious coverage, density, and floor area ratio requirements.
3. A site development and landscaping plan, showing building locations, or building envelopes; site improvements; public or common open spaces; community facilities; significant visual features; and typical landscape plans.
4. A circulation plan, including location of existing and proposed vehicular and pedestrian, facilities and location and general design of parking and loading facilities.
5. Schematic architectural plans and elevations sufficient to indicate a building height, bulk, materials, and general architectural design.

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6. A statistical summary of the project, including gross site area, net site area, number of housing units by type, gross floor area of other uses, total amount of parking, and building and impervious surface percentages.
7. A storm sewer and runoff control plan for the project.
8. A site civil engineering plan showing adequate provisions for municipal sanitary sewer connections and municipal potable water system connections.
9. A utility plan showing all other private utility locations including such items as gas, electric, cable and phone.
10. A phasing plan establishing a logical sequence of development activities and associated timeline.
11. A written report that establishes:
 - (a) Purpose of the PUD and consistency with the current Comprehensive Plan;
 - (b) development regulations that differ from standard regulations including lot sizes, lot dimensions, setbacks, site coverage, bulk standards, parking, and other site development regulations;
 - (c) developer covenants that establish management and maintenance commitments to common and open space areas, development of homeowners associations, commitments to infrastructure improvement completion;
 - (d) provision of density bonuses and adherence to density bonus criteria

Collectively, the information outlined in items 1 through 10 shall constitute the Development Agreement. This agreement shall be drafted in a form suitable to the City Attorney and shall be adopted by ordinance and used to implement individual development applications. The zoning administrator may waive requirements for information or may request additional information if deemed appropriate and necessary in order to fully evaluate the proposed projects' suitability and impacts. This agreement would be fully executed by the developer and the city and recorded with the Buena Vista County Recorder and the City Clerk.

515 PUD District Adoption of District

- a. The Planning and Zoning Commission and City Council shall review and evaluate each Planned Unit Development application. The City may impose reasonable conditions, as deemed necessary to ensure that a PUD shall be compatible with adjacent land uses, will not overburden public services and facilities and will not be detrimental to public health, safety and welfare.
- b. The Planning and Zoning Commission, after proper notice, shall hold a public hearing and act upon each application.
- c. The Planning and Zoning Commission may recommend amendments to PUD district applications.

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- d. The recommendation with appropriate findings of the Planning and Zoning Commission shall be transmitted to the City Council for final action.
- e. An Ordinance adopting a Planned Unit Development Overlay Zoning District shall require a favorable simple majority of the City Council for approval.
- f. Upon approval by the City Council, the Development Plan shall become a part of the Ordinance creating or amending the PUD District. All approved plans shall be filed with the City Clerk and recorded at the Buena Vista County Recorder's office.

516 PUD District Amendment Procedure

Major amendments to the Development Plan must be approved according to the same procedure set forth in Section 515.

517 Termination of PUD District

If no substantial development has taken place in a Planned Unit Development District for three years following approval of the District, the Planning and Zoning Commission shall reconsider the zoning of the property and may, on its own motion, initiate an application for rezoning the property reverting it back to the zoning designation that existed prior to the PUD District Application.

518-9 Reserved

HD HISTORIC DISTRICT

520 HD District Purpose

The HD Historic Overlay District enables the adoption of special performance and development standards in combination with site development regulations of a base district for areas of special historical or architectural significance within the City of Storm Lake. The District recognizes the importance of historically and architecturally significant districts to the character of Storm Lake and provides for their conservation.

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521 HD District Procedure for Adoption

- a. Proposal: The creation of an HD Historic Overlay District may be initiated by the Planning and Zoning Commission; the City Council; or by petition of the owner or owners of 51% of the property area within the proposed district.
- b. Requirements for Application: An application for the creation of an HD Overlay District must include:
 - 1. A statement describing the proposed district's special historical or architectural characteristics and stating the reasons for proposal of the district
 - 2. A map indicating the boundaries of the proposed HD Overlay District, specifying the base district(s) included within these boundaries.
 - 3. An inventory of the buildings or historically important sites located within the boundaries of the proposed district.
 - 4. Supplemental site development regulations, design criteria, and performance standards that apply to the proposed district.

522 HD District Adoption of District

- a. The Planning and Zoning Commission and City Council shall review and evaluate each HD Overlay District application.
- b. The Planning and Zoning Commission, after proper notice, shall hold a public hearing and act upon each application.
- c. The Planning and Zoning Commission may recommend amendments to HD district applications.
- d. The recommendation of the Planning and Zoning Commission shall be transmitted to the City Council for final action.
- e. The Ordinance adopting the HD District shall include a statement of purpose, a description of district boundaries, and a list of supplemental site development regulations and performance standards.
- f. An Ordinance adopting an HD Overlay District shall require a favorable vote of a simple majority of the City Council for approval.
- g. Upon approval by the City Council, each HD Overlay District shall be shown on the Zoning Map, identified sequentially by order of enactment and referenced to the enacting Ordinance.
- h. Any protest against an HD Overlay District shall be made and filed as provided by Iowa State Statutes.

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523 HD District Developments and Building Permits within an HD District

- a. All plans for development within an HD District shall be reviewed by the Storm Lake Design Review Board. This Board shall be composed of seven members, ideally composed of one architect, one historian, one artist, and four members of the community at large. The Design Review Board shall be recommended by the Mayor and approved by the City Council.
- b. Prior to the issuance of any building permits or other authorization for development, all projects requiring a building or development in the HD District shall be reviewed by the Design Review Board in a public hearing following proper notice, for consistency with the design criteria of the HD District and determined to be consistent with the regulations of the district. The City shall not issue a building permit, certificate of occupancy, or other permit for a building, structure, or use within an HD District unless it is in compliance with the approved site development regulations for the HD District, or any approved amendments.
- c. A denial of a project in an HD District by the Design Review Board may be appealed to the Board of Adjustment.

524-529 Reserved

IR INDUSTRIAL REUSE DISTRICT

530 IR District Purpose

The IR Industrial Reuse Overlay District enables the reuse of large commercial buildings within selected commercial areas for high quality industrial uses, which have extremely limited external effects on neighboring properties. The District is intended to assure that all major building resources in Storm Lake are put into productive use that strengthens the economy of the community and the region. However, it also provides regulations, which control the effects of such developments on neighboring properties.

531 IR District Procedure for Adoption

- a. Proposal: The creation of an IR Industrial Reuse Overlay District may be initiated by the Planning and Zoning Commission or the City Council. The IR District may be used only in combination with a CC Community Commercial zoning district.
- b. Requirements for Application: An application for the creation of an IR Overlay District must include:
 1. A map indicating the boundaries of the proposed IR Overlay District, specifying the base district(s) included within these boundaries.

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2. An inventory of the buildings located within the boundaries of the proposed district.

532 IR District Adoption of District

- a. The Planning and Zoning Commission and City Council shall review and evaluate each IR Overlay District application.
- b. The Planning and Zoning Commission, after proper notice, shall hold a public hearing and act upon each application.
- c. The Planning and Zoning Commission may recommend amendments to IR district applications.
- d. The recommendation with appropriate findings of the Planning and Zoning Commission shall be transmitted to the City Council for final action.
- e. The Ordinance adopting the IR District shall include a statement of purpose, a description of district boundaries, and a list of supplemental site development regulations and performance standards.
- f. An Ordinance adopting an IR Overlay District shall require a favorable vote of a simple majority of the City Council for approval.
- g. Upon approval by the City Council, each IR Overlay District shall be shown on the Zoning Map, identified sequentially by order of enactment and referenced to the enacting Ordinance.

533 IR District Development Standards within an IR Overlay District

- a. Within an IR Industrial Reuse Overlay District, a building with a gross floor area of 20,000 square feet or above may be used for the following use types in addition to those permitted by the base district:
 - Custom Manufacturing
 - Light Industry
 - Warehousing
- b. All development within an IR Overlay District is governed by the site development regulations for the base district. In addition, any use of buildings for industrial use types must comply with the following additional site development regulations:
 1. No outdoor storage of any type may occur on the site. All storage must be located within enclosed structures.
 2. Mandatory buffer yards shall be provided between industrial use types and other land uses. A minimum buffer yard of 50-feet shall be provided between an industrial use type and neighboring residential or agricultural land uses. A minimum buffer

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yard of 20-feet shall be provided between an industrial use type and any other neighboring use. Landscaping of buffer yards shall be implemented as required by Article 8 of this Ordinance.

3. No measurable environmental effects shall exist at the property lines of the proposed industrial use. These include odors, noise, industrial emissions, or glare.
4. The City Council may establish additional site development regulations to govern development within an IR Industrial Reuse Overlay District.

534 IR District Building Permits

- a. The Zoning Administrator shall review all building or development permits within an IR Overlay District. Building or other development permits issued by the City in an IR District shall be consistent with the regulations adopted for the IR Overlay District.
- b. Any denial of a building or development permit by the Zoning Administrator may be appealed to the Board of Adjustment.

535-539 Reserved

GD GATEWAY DISTRICT

540 Gateway Overlay District Purpose

Gateway corridors form the “front door” to the community and create an image and identity for the city. Development within gateway corridors provide first impressions when entering the city and last impressions when leaving the City. Consistent with the vision, guiding principles and policies of the Comprehensive Plan, the gateway overlay district is intended to establish a standard for site and building development on highly visible gateway corridors. As a whole, the massing and details of the buildings and site landscaping amenities shall be the dominant visible features from the street, and not parking. The standards shall apply to all properties that fall within the gateway district overlay. All other standards within the zoning code apply; however, where there is a conflict between the zoning ordinance and these special requirements, these special requirements shall take precedence.

541 Permitted Uses

Permitted uses within the GD overlay district shall be governed by the underlying base zoning district.

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542 District Applicability

Regulations for properties included within the Gateway Overlay District shall apply as follows:

- a. New Construction (including new construction that is a result of redevelopment)
- b. Additions to existing buildings. When one or both of the following conditions apply, the entire building and site must comply with the Site Development, Building, and Signage Regulations in sections 543, 544, and 545 below:
 1. An addition to an existing building, which exceeds 25% of the gross square footage of the building
 2. When the estimated improvement costs (not including site work) exceeds 50% of the assessed value of the buildings current value
- c. Any change from a permitted use in the underlying zoning district to a conditional use in the underlying zoning district
- d. Any rezoning of the base district

543 Site Development Regulations

The following site development regulations shall apply:

- a. Building Orientation
 1. New buildings shall be oriented with the front primary entry of the building facing towards an arterial street.
 2. For new buildings, a minimum of 25% of the lot frontage facing the primary arterial street shall consist of building frontage (this may include a patio or deck area that is connected to or part of the primary use of the building).
 3. Buildings shall be set back a minimum of 10 feet and a maximum of 20 feet from the front property line. The setback area shall be used for landscape areas, front entry enhancements, or for plaza space.
- b. Parking Location and Orientation
 1. Parking lots are encouraged to be located to the rear of the building. No more than 25% of the lot frontage can be utilized for surface parking area..
 2. Parking that is located in the front yard area shall be oriented to prevent headlight glare on to the principle arterial street.
 3. Parking that is located in the front yard area shall be screened from the principal arterial street through the use of landscaping or berming. Decorative see through fence materials no more than 3 ½ feet in height may be used to screen parking areas.

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4. Parking lots over 30 spaces or 10,000 square feet in area shall provide shade trees within planting islands. The island shall be a minimum 8' wide and 18' long. One island shall be provided for every 30 parking spaces. Grass, ground cover or shrubs shall also be planted within the island with the trees. The islands may be curbed and raised or sunken and utilized as a storm water management system.
 5. Shared parking between adjacent uses is encouraged. A reduction in required parking spaces will be granted provided the applicant can demonstrate peak parking demands do not exceed total available parking spaces and proof of parking can demonstrate the ability to add parking should it be necessary. A shared parking agreement is required between property owners to be recorded with the Buena Vista County Recorder and the City Clerk.
 6. Pedestrian ways (sidewalks, plazas, trails) shall be installed that connect building entrances and parking areas to existing or planned trails/sidewalks along public street rights of way. Clearly marked pedestrian lanes shall be provided through parking areas greater than 50 cars and at key crossings site entry drives. Sidewalks that connect the right of way to the building entrance shall be a minimum of 8 feet wide.
- c. Utilities/Access/Infrastructure
1. Newly installed utility services, and service revisions necessitated by exterior alterations, shall be underground.
 2. Utility service boxes shall be located in rear yards where possible or side yards as an alternative. If located near the front of the lot boxes shall be screened with landscaping and be designed to minimize their visual effect on the site.
 3. On site stormwater management shall be shared between lots or to rear lots except where such features are manicured landscape amenity features, a maintained rainwater garden or functional aesthetic/art elements.
 4. Access to sites in the gateway overlay districts shall be limited to one access on to the primary arterial street per existing lot for office or retail properties with less than 15,000 gross square feet. All other uses are limited to no more than two curb cuts on to the primary arterial. Driveway curb cuts shall be designed to a minimum width necessary to facilitate safe and efficient vehicular access consistent with the present or proposed use.
 5. Where possible, consolidation of individual driveways is encouraged through shared driveway arrangements.
 6. Provide pedestrian scale (16' maximum height) lighting along walkways into and out of parking lots to strengthen the sight line of the route of travel and increase security for nighttime use. This lighting shall be in addition to vehicular scale (20' plus height) parking lot lighting.
 7. Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways, using materials as stated in

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criteria for equipment screening.

- d. Site Landscaping
 1. A minimum of one tree must be planted and maintained for each 500 square feet of pervious area.
 2. A minimum of one shrub shall be planted and maintained for each 150 square feet of pervious area. All required shrubs shall be planted in the front yard setback or front yard and street side yard if both exist.
 3. Herbaceous non-woody plant material may be substituted for the required shrubs at a rate of 4 herbaceous plants for 1 shrub. No more than 50% of the shrubs required can be substituted with herbaceous non-woody plant material. Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants chosen shall be indigenous to the area and hardy, harmonious to the design, and of good appearance.
 4. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings.
 5. Screening of service yards and other places that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of those. Screening shall be equally effective in winter and summer.

544 Building Regulations

The following building regulations shall apply to all new development or redevelopment within the district and to any existing legal non-conforming use that change to a conforming use:

- a. Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the building, or they shall be so located as not to be visible from any public ways.
- b. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building's design.
- c. Separate entries for each unit are encouraged with clustering four or less entries is allowable with appropriate architectural application, such as an interior breezeway or exterior courtyard. Facade details that reflect the buildings architectural style shall be used on all exposed building elevations, not just the street facing or entry facade.
- d. Building volume and mass are partially defined by facade treatment. Facades shall be designed to be proportional to the overall building and reflect the architectural style. Building volumes shall be reduced through wall offsets or projections. Such variations shall be designed so that there is no more than 25 linear feet of unvaried facade.
- e. Monotonous, uninterrupted expanses of wall shall be avoided. Recesses, projections, columns, openings, ornamentation, materials and colors shall be used to add texture and detail. Blank walls shall not normally exceed 10 feet of lineal frontage along primary

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- arterial corridor and 25 feet along any side street.
- f. Entries and windows shall contribute to the volume, mass, proportion and texture of the building. They shall be designed as an integral part of the overall building design and shall reflect the building's architectural style.
 - g. Street fronting windows shall be at least 12 inches and no more than 30 inches above the sidewalk level.
 - h. Individual business entries shall be readily identifiable from the public right of way with primary building entries fronting on the primary arterial street. Entries can be articulated with recesses, projections, porches and other distinctive elements.
 - i. Exterior wall materials shall be brick, stone, stucco or other high quality materials. Plywood, plastic, aluminum, vinyl siding and similar materials are not permitted. Exterior Insulation Finish System (EIFS) (commonly known by brand name "Dryvit" or similar) is allowed only if the final finish and connections appear as natural stucco. EIFS shall not be utilized in the lower 7' of the façade.
 - j. Masonry shall be utilized on a minimum of 25% of each exterior surface except for the rear of the building.
 - k. The selected material and color palette shall be used on all exposed sides of a building.
 - l. Materials shall be high quality and durable.

545 Signage Regulations

The following signage regulations shall apply to all new development or redevelopment within the district and to any existing legal non-conforming sign that changes to a conforming sign:

- a. Every building or commercial complex shall incorporate sign design into the overall project design plan. Sign design, materials and illumination shall complement the building scale, proportions, architectural style, materials and colors.
- b. Where more than one sign is allowed, all signs shall be designed using the same construction methods and materials, colors, lettering and logo styles.
- c. The location and size of signs shall clearly relate to the architecture of that particular structure. Signs shall not cover windows, roof shapes or dominate trim. Roof and wall signs that extend above roof lines are prohibited.
- d. Wall and fascia signs shall be located to indicate building entries without dominating the facade.
- e. Freestanding pole and pylon signs are prohibited. Low profile monument signs are to be allowed. Monument signs may be placed in the 10' front yard setback. Low profile monument signs shall be placed so as not to obstruct vision or create a traffic hazard.

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- f. Low profile monument signs shall incorporate the architectural character and materials of the building.
- g. A single, low profile monument sign may incorporate the addresses and business names for multiple tenants of a building or complex. All tenant signs shall be of a uniform size, color and style when combined in a single sign format.
- h. A freestanding monument sign may not exceed 25 Square feet per side and not exceed 4'-6" in height.
- i. Projecting signs are allowed on storefronts up to a height of 14 feet, with maximum projection of 4 feet from the face of the building. Clearance of at least 8 feet must be maintained to the sidewalk. The overall size of the sign shall not exceed 10 square feet.
- j. The total area of all signs on a building should be limited to a size equal to one square foot per frontage foot of building face, with a minimum allowance of 25 square feet regardless of front footage. When the ground floor of a building is occupied by more than one tenant, each shall be entitled to a pro-rata share footage based on the frontage used by that tenant with each tenant being entitled to a minimum of 25 square feet regardless of each tenant's front footage.
- k. Sign should be located directly above the business entrance or to the sides of the entrance at eye level, so that they are visible below the foliage of street trees for the amenity and convenience of the pedestrian. Sign may be located centered on the building frontage if the main entrance is off set to a side.
- l. The size of signs shall be appropriate to viewing distance. Pedestrian oriented signs shall be smaller than vehicle oriented signs, however all signs shall be in scale with the streetscape/pedestrian movements.
- m. The maximum number of permanent signs per business shall be two different types of signs, such as a wall sign, a projecting sign or a permanent banner. Otherwise only one sign per business is allowed.
- n. Additional or larger signs may be allowed for large scale projects provided that the function and design is justified through a comprehensive sign plan for the project and approved by the City. Justification for additional signs shall be based on functional needs, such as multiple entrances or uses within a development. Larger signs shall be justified by specific site conditions or appropriate proportional scale to the overall building.
- o. Internally illuminated plastic signs are prohibited. Individually illuminated sign letters within an allowable wall sign area may be used, provided the entire sign and background are not internally illuminated.
- p. Additional signs are allowed for businesses that provide pedestrian access to sales and service areas through the rear of buildings. For such businesses, rear access signage shall be equal to allowable signage for front facades.
- q. Window graphics shall be applied so that they do not obscure visibility into a shop. No more than 25% of an area of any one window shall be used for a sign. Such signage shall be designed to complement the other signs and the design of the storefront.

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- r. Window graphics are recommended to be painted or applied vinyl letters on glass or a clear acrylic panel behind the windows. These types of window graphics are permanent signs, and their area must be counted in the overall allowable area for signs.
- s. Banners and cloth signs shall be used primarily for special, festive occasions. If such signs are used on a permanent basis, a condition of their initial approval is agreement to replace them when they begin to show wear. A banner shall be considered a permanent sign if it displays content or identification of any kind that relates to the business or service establishment of the building to which the banner is attached.

546 Development Review

Development projects submitted to the city within the Gateway District Overlay shall be administratively reviewed by the zoning and building official for compliance with the regulations of the Gateway Overlay District. The zoning official may choose to engage the Design Review Architect as assigned by the City of Storm Lake to suggest enhancements and review the development plans for compliance with this article.

Site plans and building plans shall be submitted and reviewed consistent with the procedures outlined in Article 12.

547-549 Reserved

AH AIRPORT HEIGHT ZONING DISTRICT

550 Airport Height Zoning

This Article shall be known and cited as “The Storm Lake Municipal Airport Height Zoning District.”

- a. Definitions: As used in this Article, unless the context otherwise requires:
 - 1. “AIRPORT”: The Storm Lake Municipal Airport.
 - 2. “AIRPORT ELEVATION”: The highest point of an airport’s usable landing area measured in feet above mean sea level, which elevation is established to be one thousand four hundred eighty-seven and one-half feet (1,487.5’).
 - 3. “AIRPORT HAZARD”: Any structure or tree or use of land which would exceed the Federal obstruction standards as contained in fourteen (14) Code of Federal Regulations sections seventy-seven point twenty-one (77.21), seventy-seven point twenty-three (77.23) and seventy-seven point twenty-five (77.25) latest revisions, and which obstruct the airspace required for flight of aircraft and landing or takeoff at an airport or is otherwise hazardous to such landing or taking off of aircraft.

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4. "RUNWAY OBSTACLE FREE ZONE": A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the runway obstacle free zone extends two hundred feet (200') beyond each end of that runway. The width of the runway obstacle free zone of a runway will be that width prescribed in part 77 of the Federal Aviation Regulations (FAR) for the most precise approach existing or planned for either end of that runway. The elevation of any point of the runway obstacle free zone is the same as the elevation of the nearest point of the runway centerline.
5. "AIRSPACE HEIGHT": For the purpose of determining the height limits in all zones set forth in this Article and shown on the Storm Lake Municipal Airport Height Zoning Map, the datum shall be mean sea level elevation unless otherwise specified.
6. "CONTROL ZONE": Airspace extending upward from the surface of the earth which may include one or more airports and is normally a circular area of five (5) statute miles in radius, with extensions where necessary to include instrument approach and departure paths.
7. "INSTRUMENT RUNWAY": A runway having an existing instrument approach procedure utilized air navigation facilities or area type navigation equipment, for which an instrument approach procedure has been approved or planned.
8. "MINIMUM DESCENT ALTITUDE": The lowest altitude, expressed in feet above mean sea level, to which descent is authorized on final approach or during circle to land maneuvering in execution of a standard instrument approach procedure, where no electronic glide slope is provided.
9. "MINIMUM ENROUTE ALTITUDE": The altitude in effect between fixes which assured acceptable navigational signal coverage and meets obstruction clearance requirements between those fixes.
10. "MINIMUM OBSTRUCTION CLEARANCE ALTITUDE": The specified altitude in effect between radio fixes or VOR airways, off-airway routes, or route segments which meets obstruction clearance requirements for the entire route segment and which assures acceptable navigational signal coverage only within twenty-two (22) miles of a VOR.
11. "RUNWAY": A defined area on an airport prepared for landing and takeoff of aircraft along its length.
12. "VISUAL RUNWAY": A runway intended solely for the operation of aircraft using visual approach procedures with no straight-in instrument approach procedure and no instrument designation indicated on a FAA approved airport layout plan, a military services approved military airport layout plan, or by any planning document submitted to the FAA by competent authority.

b. Airport Zones and Airspace Limitations

In order to carry out the provisions of this Section, there are hereby created and established certain zones which are depicted on the Storm Lake Municipal Airport Height Zoning Map.

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A structure located in more than one zone of the following zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:

1. Horizontal Zone:

Airport Height Zone: The land lying under a horizontal plane one hundred fifty feet (150') above the established airport elevation, the perimeter of which is constructed by: Swinging arcs of ten thousand feet (10,000') radii from the center of each end of the primary surface of runways seventeen (17) and thirty-five (35), and connecting the adjacent arcs by lines tangent to those arcs. No structure shall exceed one hundred fifty feet (150') above the established airport elevation in the horizontal zone, as depicted on the Storm Lake Municipal Airport Height Zoning Map.

2. Conical Zone:

The land lying under a surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty (20) to one (1) for a horizontal distance of four thousand feet (4,000'). No structure shall penetrate the conical surface in the conical zone, as depicted on the Storm Lake Municipal Airport Height Zoning Map.

3. Approach Zone:

The landing lying under a surface longitudinally centered on the extended runway centerline and extending outward and upward from each end of the primary surface. (Note: An approach surface is applied to each end of each runway based upon the type of approach available or planned for that runway end).

(a) The inner edge of the approach surface is:

- 1) Two hundred fifty feet (250') wide for runways six (6) and twenty-four (24).
- 2) Five hundred feet (500') wide for runways thirteen (13), thirty-one (31), seventeen (17) and thirty-five (35).

(b) The outer edge of the approach zone is:

- 1) One thousand two hundred fifty feet (1,250') for runways six (6) and twenty-four (24).
- 2) One thousand five hundred feet (1,500') for runway thirteen (13).
- 3) Two thousand feet (2,000') for runway thirty-one (31).
- 4) Three thousand five hundred feet (3,500') for runways seventeen (17) and thirty-five (35).

(c) The approach zone extends for a horizontal distance of:

- 1) Five thousand feet (5,000') at a slope of twenty (20) to one (1) for runways thirteen (13), thirty-one (31), six (6) and twenty-four (24).
- 2) Ten thousand feet (10,000') at a slope of thirty-four (34) to one (1) for runways seventeen (17) and thirty-five (35).

No structure shall exceed the approach surface to any runway, as depicted on the Storm Lake Municipal Height Zoning Map.

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4. Transitional Zone:

The land lying under those surfaces extending outward and upward at right angles to the runway centerline and the runway centerline extended at a slope of seven (7) to one (1) from the sides of the primary surface and from the sides of the approach surfaces.

No structure shall exceed the approach surface to any runway, as depicted on the Storm Lake Municipal Airport Height Zoning Map.

5. No structure shall be erected in Buena Vista County that raises the published minimum descent altitude for an instrument approach to any runway, nor shall any structure be erected that causes the minimum obstruction clearance altitude or minimum enroute altitude to be increased on any Federal airway in Buena Vista County.

c. Use Restrictions

Notwithstanding any other provisions of Section 550, no use may be made of land or water within the City of Storm Lake, Buena Vista County, or Sac County in such a manner as to interfere with the operation of any airborne aircraft. The following special requirements shall apply to each permitted use:

1. All lights or illumination used in conjunction with street, parking signs or uses of land and structures shall be arranged and operated in such a manner that it is not misleading or dangerous to aircraft operating from the Storm Lake Municipal Airport or in the vicinity thereof.
2. No operations from any use shall produce smoke, glare or other visual hazards within three (3) statute miles of any usable runway of the Storm Lake Municipal Airport.
3. No operations from any use in the City of Storm Lake, Buena Vista County or Sac County, shall produce electronic interference with navigation signals or radio communication between the airport and aircraft.

d. Lighting

1. Notwithstanding the provisions of Section 550 the owner of any structure over two hundred feet (200') above the ground level must install on the structure lighting in accordance with Federal Aviation Administration (FAA), Advisory Circular 70-7460-1K and amendments. Additionally, any structure, constructed after the effective date of this Chapter and exceeding nine hundred forty-nine feet (949') above ground level, must install on that structure high intensity white obstruction lights in accordance with Chapter 7 of the FAA Advisory Circular 70-7460-1K and amendments.
2. Any permit or variance granted may be so conditioned as to require the owner of the structure or growth in question to permit the City of Storm Lake, Buena Vista County, or Sac County, at its own expense to install, operate and maintain thereto such markers or lights as may be necessary to indicate to pilots the presence of an airspace hazard.

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e. Variances

Any person desiring to erect or increase the height of any structure, or to permit the growth of any tree, or otherwise use his property in violation of any Section of this Chapter, may apply to the Airport Board of Adjustment for variance from such regulations. No application for variance to the requirements of this Chapter may be considered by the Board of Adjustment unless a copy of the application has been submitted to the Storm Lake Airport Commission for its opinion as to the aeronautical effects of such a variance. If the Storm Lake Airport Commission does not respond to the Board of Adjustment within fifteen (15) days from receipt of the copy of application, the Board may make its decision to grant or deny the variance.

f. Airport Board of Adjustment

1. There is hereby created a Board of Adjustment to have and exercise the following powers:
 - (a) To hear and decide appeals from any order, requirement, decision, or determination made by the Airport Zoning Board in the enforcement of this Article;
 - (b) To hear and decide special exceptions to the terms of this Article upon which such Board of Adjustments under such regulations may be required to pass; and
 - (c) To hear and decide specific variances.
2. The Airport Board of Adjustment shall consist of seven (7) members appointed pursuant to the provisions of Section 329.12, Code of Iowa, and each shall serve for a term of five (5) years and until his/her successor is duly appointed and qualified.
3. The Airport Board of Adjustment shall adopt rules for its governance and in harmony with the provisions of this Article. Meetings of the Board shall be held at the call of the chairman and at such other times as the Board of Adjustment may determine. The chairman, or in his/her 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 upon 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 immediately be filed in the office of the Storm Lake City Zoning Administrator, and on due cause shown.
4. The Airport Board of Adjustment shall have the powers established in Iowa Code, Section 414.12.
5. The concurring vote of a majority of the members of the Airport Board of Adjustment shall be sufficient to reverse any order, requirement, decision or determination of any administrative official or to decide in favor of the applicant on any matter upon which it is required to pass under this Article, or to effect variations of this Article.

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g. Judicial Review

Any person aggrieved, or any taxpayer affected, by decision of the Board of Adjustment, may appeal to the court as provided in Iowa Code, Section 414.15.

h. Administrative Agency

It shall be the duty of the Storm Lake City Zoning Administrator to administer the regulations prescribed herein. Applications for permits and variances shall be made to the Storm Lake City Zoning Administrator upon a form furnished by him/her. Applications required by this Article to be submitted to the Administrative Agency shall be promptly considered and granted or denied. Application for action by the Board of Adjustment shall be forthwith transmitted by the Storm Lake City Zoning Administrator.

i. Municipal Infraction

A violation of any of the provisions of this Article shall constitute a Municipal infraction subject to the penalties and alternative relief authorized by Title 1, Chapter 20 of the City Code of the City of Storm Lake, Iowa and by [Section 364.22 of the Code of Iowa](#).