ORDINANCE NO. 6630

AN ORDINANCE TO AMEND CHAPTER 15.28-P-R/PLANNED RESIDENTIAL OVERLAY OF THE MUNICIPAL CODE (ZONING ORDINANCE) OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 15.28.040 "ADDITIONAL REGULATIONS".

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

SECTION 1. That Chapter 15.28-P-R/Planned Residential Overlay be and the same is hereby amended by amending Section 15.28.040 "Additional Regulations" to read as follows:

15.28.040 Additional Regulations

A. Storage Uses. Storage uses shall only be allowed in a PR-1 Overlay, and shall be limited to a combined maximum of five percent of the land area designated as commercial within the development. The following storage use regulations shall apply to all storage uses:
    1. Commercial storage facilities and storage yards shall be owned and operated by a homeowner's association or management group for the overall development.
    2. Storage yards shall be limited to the exterior storage of operable vehicles, including trucks, recreational vehicles, as defined in CBMC 15.03.585, and vessels, as defined in CMBC 15.03.586, and trailers on designated parking spaces. Exterior storage of junk, wrecked, or inoperable vehicles, equipment, and other materials shall not be allowed.
    3. Outdoor storage areas shall be completely screened from view at or beyond the property line and shall be designed as a part of the overall development.

B. No tavern or small alcohol production facility shall operate within a distance of two hundred (200) feet of any school, place of religious assembly, public park, or any conforming residential use located outside the boundary of a mixed-use development with an adopted planned residential development plan. Distance shall be measured between the closest points from lot line to lot line.

C. In-home day care services shall be subject to approval of a conditional use permit as set forth in CMBC 15.02.090.

(Ord. 5309 § 1 (part), 1996)

HISTORY
Repealed & Replaced by Ord. 6483 on 2/28/2022

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

PASSED
AND March 10, 2025.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 2-24-25
Second Consideration: 3-10-25
Public Hearing: 3-10-25
Third Consideration: _____