ORDINANCE NO. 6478

AN ORDINANCE TO AMEND CHAPTER 15.18 P-C/PLANNED COMMERCIAL DISTRICT OF THE 2020 MUNICIPAL CODE (ZONING ORDINANCE) OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 15.18.030 "CONDITIONAL USES" TO ALLOW "MANUFACTURING, LIGHT".

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

SECTION 1. That Chapter 15.18 "P-C/Planned Commercial District" of the 2020 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by amending Section 15.18.030 "Conditional Uses" to include "Manufacturing, light" by reading as follows:

15.18.030 Conditional Uses
The following conditional uses shall be permitted in a PC district in accordance with the requirements set forth in CBMC 15.02:

A. Communication tower;
B. Day care services;
C. Auction, indoor;
D. Manufacturing, light (subject to the following criteria);
    1. Light manufacturing shall only be permitted in a P-C district containing greater than fifty (50) acres;
    2. Any light manufacturing use shall be an adaptive reuse of an existing building; and
    3. The sum total acreage of properties used for light manufacturing shall not exceed 20% of the total acreage within any contiguously zoned P-C/Planned Commercial District.

(Ord. 5469 § 2 (part), 1999)

(Ord. No. 6116, § 1, 1-10-2011; Ord. No. 6142, § 1, 12-12-11)

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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 January 24, 2022.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 1-10-22
Second Consideration: 1-24-22
Public Hearing: 1-24-22
Third Consideration: _____