ORDINANCE NO. 6441

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 15.18.020 "PRINCIPAL USES" AND SECTION 15.18.050 "SITE DEVELOPMENT REGULATIONS".

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 2015 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by amending Section 15.18.020 "Principal Uses" and Section 15.18.050 "Site Development Regulations" to read as follows:

15.18.020 Principal Uses

The following principal uses shall be permitted outright in a P-C district:

A. Automobile service establishment;
B. Business, professional office;
C. Business goods and service establishment;
D. Commercial recreation (indoor);
E. Consumer service establishment;
F. Cultural service;
G. Financial service;
H. General government use;
I. Hotel/motel;
J. Local utility service;
K. Places of public assembly, entertainment or recreation;
L. Private parking lot;
M. Public parking lot;
N. Public safety service;
O. Retail shopping establishment;
P. Restaurant (drive-in, limited and general);
Q. Tavern;
R. Consumer fireworks sales;
S. Small alcohol production facility;
T. School;
U. Dwelling, multifamily; and
V. Mixed commercial /residential structure.

15.18.050 Site Development Regulations

A. The minimum tract of land considered for a P-C District shall be ten (10) acres.

B. Minimum setback requirements, height, lot coverage, signage, and landscaping shall be determined through the development plan review procedure described in this chapter. The components of an approved development plan shall prevail over conflicting standards or regulations elsewhere in this title.

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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 8, 2021.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 2-22-21
Second Consideration: 3-8-21
Public Hearing: 3-8-21
Third Consideration: _____