

16-5-14: C-4 DOWNTOWN COMMERCIAL:

The C-4 district is intended to provide locations in the downtown commercial areas of the city for a large variety of uses. The C-4 district is not intended to have any application in undeveloped or newly developing areas of the city. The regulations for this district are designed to encourage the maintenance of existing uses and the private reinvestment and redevelopment of new uses. (Ord. 52-09, 10-19-2009)

16-5-14-1: PRINCIPAL PERMITTED USES:

The following uses are permitted in the C-4 district:

Agricultural supply sales.

Animal hospital or clinic.

Appliance sales or service.

Art gallery, museum, or library.

Artist studio.

Auditorium or assembly hall.

Automated gas station.

Bakery (wholesale/commercial).

Banks, savings and loan, or credit union.

Bar or tavern.

Barber or beauty shop.

Business services.

Catalog center.

Commercial greenhouse.

Construction supply sales or service.

Contractor shop or yard.

Dental or medical lab.

Department store.

Furniture or home furnishing sales.

Furniture upholstery or repair.

Gas station.

General office.

Grocery store.

Hotel.

Housing for the elderly or persons with disabilities.

Indoor amusement center.

Indoor recreation facility.

Indoor restaurant.

Indoor theater.

Laundry, dry cleaner, or laundromat.

Licensed childcare center.

Maternity group home.

Medical office.

Mini-warehouse below the first floor only.

Mortuary or funeral home.

Neighborhood shopping center.

Parking structure.

Pet daycare or grooming.

Photographic studio.

Place of religious exercise or assembly.

Printing or publishing.

Private club.

Public or private park or similar natural recreation area.

Public, private or parochial school approved by the state of Iowa (K - 12).

Railroad or public or quasi-public utility, including substation.

Registered child development home.

Residential use above the first floor only.

Retail sales or service.

School of private instruction.

Service station.

Shoe repair.

Supermarket.

Tailor or alteration shop.

Tattoo parlor.

Tour home.

Upholstery shop.

Vending or game machine sales or service.

Wholesale sales or distributor. (Ord. 52-09, 10-19-2009; amd. Ord. 41-16, 8-15-2016; Ord. 54-19, 12-16-2019; Ord. 30-21, 9-20-2021; Ord. 3-22, 1-18-2022; Ord. 49-23, 11-20-2023; Ord. 1-

16-5-14-2: CONDITIONAL USES:

The following conditional uses may be permitted in the C-4 district, subject to the provisions of section16-8-5 of this title:

- Car wash.
- Drive-up automated bank teller.
- Licensed adult day services.
- Off street parking.
- Passenger transfer facility.
- Restaurant, drive-in or carryout.
- Vehicle body shop.
- Vehicle sales or rental.
- Vehicle service or repair.
- Wind energy conversion system. (Ord. 52-09, 10-19-2009; amd. Ord. 54-19, 12-16-2019; Ord. 44-23, 9-18-2023)

16-5-14-3: ACCESSORY USES:

The following uses are permitted as accessory uses as provided in section 16-3-7 of this title:

- Any use customarily incidental and subordinate to the principal use it serves.
- Crematorium accessory to a mortuary or funeral home.
- Drive-up automated bank teller.
- Wind turbine (building mounted). (Ord. 52-09, 10-19-2009)

16-5-14-4: TEMPORARY USES:

Temporary uses shall be regulated in conformance with the provisions of section 16-3-19 of this title. (Ord. 52-09, 10-19-2009)

16-5-14-5: PARKING:

Off street parking is not required. New surface off street parking lots are prohibited unless approved by the city council. Underground and aboveground parking garages are allowed provided they are an integral part of a new or existing building. (Ord. 52-09, 10-19-2009)

16-5-14-6: SIGNS:

Signs shall be regulated in conformance with the provisions of chapter 15 of this title. (Ord. 52-09, 10-19-2009)

16-5-14-7: BULK REGULATIONS:

C-4 Downtown Commercial	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage (Lot Area)	Setbacks			Maximum Height
				Minimum Front	Minimum Side ¹	Minimum Rear ²	
C-4 Downtown Commercial	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage (Lot Area)	Minimum Front	Minimum Side ¹	Minimum Rear ²	Maximum Height
Permitted uses:							
Residential above first floor	-	-	-	-	-	-	75 ft.
Vehicle sales	20,000 sq. ft.	-	-	-	-	-	75 ft.
All other permitted uses	-	-	-	-	-	-	75 ft.
Conditional uses:							
Licensed adult day services, licensed childcare center	3,500 sq. ft.	50 ft.	50%	-	-	-	75 ft.
All other conditional uses	-	-	-	10 ft.	-	-	75 ft.

Notes:

- 1. When abutting a residential or office residential district, a 6 foot side setback is required.
- 2. When abutting a residential or office residential district, a 20 foot rear setback is required.

