

# City of Marshalltown Zoning Ordinance

**Contents**

**CHAPTER 156 – ZONING**..... 5

**ARTICLE A – GENERAL PROVISIONS** ..... 5

        Section 156.A.001, Title ..... 5

        Section 156.A.002, Purposes ..... 5

        Section 156.A.003, Authority ..... 6

        Section 156.A.004, Applicability ..... 6

        Section 156.A.005, Jurisdiction ..... 6

        Section 156.A.006, Abrogation, Conflict, and Private Restrictions..... 6

        Section 156.A.007, Minimum Requirements ..... 7

        Section 156.A.008, Severability ..... 7

        Section 156.A.009, Effective Date and Repeal..... 7

        Section 156.A.010, Transitional Provisions ..... 7

**ARTICLE B – DISTRICT DEVELOPMENT STANDARDS** ..... 8

        Section 156.B.001, Purpose and Applicability ..... 8

        Section 156.B.002, Zoning Districts Established ..... 8

        Section 156.B.003, Official Zoning Map ..... 10

        Section 156.B.004, Residential District Development Standards ..... 11

        Section 156.B.005, Nonresidential and Mixed-Use District Development Standards ..... 17

        Section 156.B.006, Development Types ..... 20

        Section 156.B.007 Civic and Open Space Types..... 28

        Section 156.B.008, Measurements and Allowances ..... 31

**ARTICLE C – USE STANDARDS** ..... 41

        Section 156.C.001, Purpose and Applicability ..... 41

        Section 156.C.002, Use Table Legend ..... 41

        Section. 156.C.003, Use Table..... 42

        Section 156.C.004, Limited Use Standards ..... 45

        Section 156.C.005, Special Use Permit Standards ..... 47

        Section 156.C.006, Flood Hazard Districts Standards ..... 51

        Section 156.C.007, Accessory Uses and Structures ..... 57

        Section 156.C.008, Temporary Uses and Structures..... 65

        Section 156.C.009, Wireless Communications Facilities..... 67

        Section 156.C.010, New and Unlisted Uses ..... 70

        Section 156.C.011, Performance Standards ..... 72

**ARTICLE D – BUILDING AND SITE DESIGN STANDARDS** ..... 74

        Section 156.D.001, Purpose and Applicability ..... 74

        Section 156.D.002, General Requirements ..... 74

Section 156.D.003, Single-Family and Duplex..... 76

Section 156.D.004, Multiplex..... 79

Section 156.D.005, Townhouse ..... 80

Section 156.D.006, Apartment..... 81

Section 156.D.007, Urban Core and Mixed-Use ..... 83

Section 156.D.008, Urban Core Historic District Overlay..... 87

Section 156.D.009, Nonresidential ..... 89

ARTICLE E – PARKING, LOADING, AND STACKING ..... 92

Section 156.E.001, Purpose and Applicability..... 92

Section 156.E.002, General Requirements ..... 92

Section 156.E.003, Parking Design..... 94

Section 156.E.004, Required Off-Street Parking..... 96

Section 156.E.005, Required Accessible Parking ..... 101

Section 156.E.006, Parking Credits and Reductions ..... 103

Section 156.E.007, Off-Street Loading..... 106

Section 156.E.008, Off-Street Stacking ..... 107

ARTICLE F – LANDSCAPING, BUFFERING, AND SCREENING ..... 110

Section 156.F.001, Purpose and Applicability..... 110

Section 156.F.002, General Requirements ..... 110

Section 156.F.003, Development Landscaping ..... 111

Section 156.F.004, Buffering..... 113

Section 156.F.005, Screening ..... 116

Section 156.F.006, Installation and Maintenance ..... 119

ARTICLE G – SIGNS ..... 121

Section 156.G.001, Purpose and Applicability ..... 121

Section 156.G.002, General Requirements..... 121

Section 156.G.003, Prohibited Signs ..... 123

Section 156.G.004, Permanent Signs..... 125

Section 156.G.005, Sign Illumination ..... 138

Section 156.G.006, Temporary Signs ..... 138

Section 156.G.007, Installation, Maintenance, and Removal..... 142

ARTICLE H – OUTDOOR LIGHTING ..... 144

Section 156.H.001, Purpose and Applicability ..... 144

Section 156.H.002, General Requirements..... 144

Section 156.H.003, Light Sources..... 145

Section 156.H.004, Lighting Placement and Height..... 146

ARTICLE I – DEVELOPMENT REVIEW BODIES ..... 148

Section 156.I.001, City Council..... 148

- Section 156.I.002, Plan and Zoning Commission ..... 148
- Section 156.I.003, Board of Adjustment ..... 148
- Section 156.I.004, Zoning Administrator ..... 149
- Section 156.I.005, Floodplain Administrator ..... 150
- Section 156.I.006, Building Official ..... 150
- ARTICLE J – DEVELOPMENT REVIEW PROCEDURES ..... 151
  - Section 156.J.001, Purpose and Application ..... 151
  - Section 156.J.002, Common Review Procedures ..... 151
  - SECTION 156.J.003, LEGISLATIVE REVIEW PROCEDURES ..... 162
  - SECTION 156.J.004, ADMINISTRATIVE REVIEW PROCEDURES ..... 165
  - SECTION 156.J.005, QUASI-JUDICIAL REVIEW PROCEDURES ..... 172
- ARTICLE K – NONCONFORMITIES ..... 176
  - Section 156.K.001, Purpose and Applicability ..... 176
  - Section 156.K.002, Nonconforming Uses ..... 176
  - Section 156.K.003, Nonconforming Structures ..... 177
  - Section 156.K.004, Nonconforming Lots ..... 178
  - Section 156.K.005, Nonconforming Signs ..... 179
  - Section 156.K.006, Nonconforming Site Improvements ..... 179
  - Section 156.K.007, Conversion of Nonconformities ..... 180
- ARTICLE L – ENFORCEMENT AND REMEDIES ..... 182
  - Section 156.L.001, Penalties ..... 182
- ARTICLE M – WORD USAGE ..... 183
  - Section 156.M.001, Rules of Construction ..... 183
  - Section 156.M.002, Acronyms and Abbreviations ..... 184
  - Section 156.M.002, Definitions ..... 185