



# **CLIVE PLANNING & ZONING COMMISSION**

**AGENDA, REGULAR MEETING**

**1900 NW 114th Street**

**February 3, 2026 5:30 PM**

This meeting will be conducted in-person in the Council Chambers and virtually via Zoom platform. To participate virtually use the following link:

<https://us06web.zoom.us/j/81557395531>

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## **Call to Order/Roll Call**

## **Election of Officers**

Chair and Vice Chair

## **Action Items**

1. Approve 11/04/2025 Planning and Zoning Commission Minutes

## **Presentation/Discussion**

1. Zoning Ordinance Updates

## **Staff Report**

## **Adjournment**



## **Staff Report**

**TO:** Planning and Zoning Commission members

**FROM:**

Amanda Grutzmacher, Senior Planner

**DATE:** February 3, 2026

**RE:** Approve 11/04/2025 Planning and Zoning Commission Minutes

Staff recommends approval of the minutes from the November 4, 2025 meeting.

Attachments:

1. PZ Minutes 11/04/2025

# CLIVE PLANNING AND ZONING COMMISSION MEETING MINUTES

Regular Session  
November 4, 2025

This meeting was held in the Clive Council Chambers and public access was provided in-person at City Hall and via Zoom. Information on how to access via Zoom was provided on the city's website and on the agenda.

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## Call to Order/Roll Call

Alowitz called the meeting to order at 5:40 P.M.

PRESENT: Lindsay Brandon, Milly Ortiz-Pagan, Julie Correa, Chris Panzi, Jeffrey Anderzhon, Michael Alowitz

ABSENT: Marcia Hunter

STAFF: Amanda Grutzmacher, Kathryn Purvis, Kelly Rivera

## Approval of Meeting Minutes

Brandon motioned to approve the September 2, 2025, meeting minutes, seconded by Panzi.

Roll Call: Ayes: Brandon, Panzi, Correa, Anderzhon, Alowitz.

Abstain: Ortiz

Motion carried.

## Action Items

### 1. Parkland Vacation - NW 181st Street

Grutzmacher presented the request for parkland vacation of 1,601 square feet of Lot 49 of Shadow Creek Plat 6. No public comment was given.

Anderzhon motioned to recommend approval of Parkland Vacation for 3948 NW 181<sup>st</sup> ST, seconded by Brandon.

Roll Call: Ayes: Anderzhon, Brandon, Ortiz, Correa, Panzi, Alowitz.

Motion carried.

### 2. Fortress Bank – 11140 Hickman RD

#### a. Right-of-Way Vacation

Grutzmacher presented the request by Fortress Bank to vacate approximately 0.28 acres of Hickman Road right-of-way to facilitate redevelopment of the adjacent property. No public comment was given.

Anderzhon motioned to recommend approval of vacation of the right-of-way for Fortress Bank, seconded by Panzi.

Roll Call: Ayes: Anderzhon, Panzi, Brandon, Ortiz, Correa, Alowitz.

Motion carried.

**b. Site Plan & Preliminary Plat**

Grutzmacher presented the request by Civil Design Advantage, on behalf of Fortress Bank, for approval of a site plan and preliminary plat to allow for redevelopment of the property with a 3-story, approximately 18,000 sf office building.

Chairman Alowitz was concerned about where snow would be placed. Nicole Neal, Civil Design Advantage, stated snow would likely be plowed toward the south end near the stormwater structures.

Anderzhon motioned to recommend approval of the Preliminary Plat and Site Plan for Fortress Bank, seconded by Panzi.

Roll Call: Ayes: Anderzhon, Panzi, Brandon, Ortiz, Correa, Alowitz.

Motion carried.

**3. Zoning Ordinance Amendment - Boarding and Lodging Houses**

Grutzmacher presented the proposed zoning ordinance amendment related to Boarding and Lodging Houses. The Commission generally discussed the proposed changes and relationship between the city's zoning and building regulations.

Brandon motioned to recommend approval of the zoning ordinance amendment for boarding and lodging houses, seconded by Ortiz.

Roll Call: Ayes: Brandon, Ortiz, Correa, Panzi, Anderzhon, Alowitz.

Motion carried.

**Presentation**

**1. Landscape Ordinance Updates – Discussion**

Purvis presented an update on staffs' research and direction related to the landscape ordinance. The Commission discussed the proposed updates.

**Staff Report**

**Adjournment at 7:34 p.m.**



## Staff Report

**TO:** Planning and Zoning Commission members

**FROM:**

Amanda Grutzmacher, Senior Planner

**DATE:** February 3, 2026

**RE:** Zoning Ordinance Updates

As the Commission is aware, staff has been working on a significant overhaul of the City's current Zoning Regulations. Staff desired to provide an update and opportunity for discussion on the modifications to land uses and parking regulations.

### Land Uses

In order to update the City's parking regulations, staff desired to modernize, consolidate, and standardize the permitted land uses throughout the Zoning Regulations. Staff proposes to relocate the permitted uses from within each zoning district chapter into a single chapter encompassing all of the zoning districts, e.g. Title 11 Zoning Regulations, Chapter 16 Permitted Uses.

Staff has consolidated the land uses currently identified in the Zoning Regulations to a new table and drafted a definition for each land use. The Zoning Regulations currently identify 124 land uses and the proposed updates include 75 land uses. Many of the currently identified land uses do not have a corresponding definition in the ordinance today.

### Parking Regulations

Staff has included a list of each of the proposed land uses with a draft minimum parking ratio requirement. As staff has continued working on the parking regulations updates, we have additional areas we desire direction from the Commission:

Should the City set a maximum parking ratio for each/some land use(s)? The zoning regulations currently require City Council approval through the development review process to construct more than 125% of the minimum required parking. With the proposed reductions in the minimum required parking ratio this requirement will need to be adjusted. The current requirement has not proven effective in limiting the oversizing of parking lots.

Should the City allow multi-tenant shopping centers to choose their parking calculation from either:

- calculate parking per individual tenants at the specified minimum parking (e.g. all retail spaces at 2.5 stalls per 1,000 SF GFA + all restaurant spaces at 10 stalls per 1,000 SF GFA), OR
- calculate parking per the entire building square footage at 3 spaces per 1,000 square feet GFA, and allow any of the Employment, Retail and Service land uses to be tenants regardless of the individual parking breakdown? E.g. you could end up with more restaurants in a shopping center than would be allowed otherwise.

Should the City allow for an alternative parking agreement for certain land uses?

Staff has identified 9 less common land uses that may be well suited to case-by-case

parking determinations:

- Community center
- Event center
- Library
- Museum
- Outdoor recreational facilities
- Parks
- Religious institutions
- Schools, Elementary and Secondary
- Sanitary landfill

Should the parking stall width minimum be reduced to the more typical 9' or remain at 10'? Staff continues to hear opinions in support of both – people generally like the wider parking stalls; however, the wider stalls create approximately 30 square feet of additional impervious surface per parking space, increase minimum construction costs, and consumes more land area. Additionally, many of Clive's existing office areas were constructed with the 9' stall width exception and would be made non-conforming if 10' stalls become the minimum standard for all uses. Staff currently has to identify if a site has 9' or 10' parking stalls when considering if a proposed user meets the requirements for issuance of a Zoning Compliance Certificate.

Should the City limit using residential driveways for things like storage pods, dumpsters, etc.?

If you have questions or need additional information prior to the meeting, contact Amanda at [agrutzmacher@cityofclive.com](mailto:agrutzmacher@cityofclive.com) or 515-867-5126.

Attachments:

1. Use Table
2. Use Definitions
3. Use Parking

USE	R-1	R-2	R-3	R-4	R-5	C-1	C-2	C-3	C-4	C-5	TC-1	TC-2	TC-3	TC-4	M-1	M-2	See Also
<b>RESIDENTIAL</b>																	
<i>Household Living</i>																	
Accessory dwelling unit	P	P	P	P	P	-	-	-	-	-	-	P	-	-	-	-	Sec. 11-4-21
Multiple-family dwelling	-	-	P	-	-	-	-	-	-	-	P	P	P	P	-	-	
Duplex dwelling	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Independent living residential facility	-	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	
Single-family dwelling	P	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	
Townhouse dwelling, attached or detached	-	-	P	P	-	-	-	-	-	-	-	P	-	-	-	-	
<i>Group Living</i>																	
Assisted living residential facility	-	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	
Boarding house	-	-	P	-	-	-	-	-	-	-	-	P	-	-	-	-	
Family home	P	P	P	-	P	-	-	-	-	-	-	P	-	-	-	-	
Maternity group home	P	P	P	-	P	-	-	-	-	-	-	P	-	-	-	-	
Nursing facility	-	-	SP	SP	-	-	-	-	-	-	-	-	-	-	-	-	
<i>Lodging</i>																	
Lodging house	SP	SP	SP	SP	SP	-	-	-	-	-	-	-	-	-	-	-	
Hotel	-	-	-	-	-	P	P	P	P	-	P	-	-	P	-	-	
<b>PUBLIC ASSEMBLY</b>																	
Auditoriums	-	-	-	-	-	P	P	-	A	-	P	-	-	P	P	P	
Child care facility	-	-	-	-	-	P	P	A	A	-	P	-	P	-	-	-	
Community center	SP	SP	SP	SP	SP	SP	SP	-	SP	-	SP	SP	SP	SP	SP	-	
Event center	-	-	-	-	-	SP	SP	-	SP	SP	-	-	-	SP	SP	SP	
Fitness center	-	-	-	-	-	P	P	A	P	-	P	-	P	P	P	P	
Funeral establishment	-	-	-	-	-	P	P	-	P	-	P	-	-	-	P	P	
Library	SP	SP	SP	SP	SP	P	P	P	P	-	P	P	P	P	P	-	
Meeting hall	-	-	-	-	-	P	P	A	P	-	P	-	P	P	P	-	
Museum	-	-	-	-	-	P	P	A	P	-	-	-	-	P	-	-	
Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious institution	SP	SP	SP	SP	SP	SP	SP	-	SP	-	SP	SP	SP	SP	SP	-	
Schools, Elementary and Secondary	SP	SP	SP	SP	SP	SP	SP	SP	SP	-	-	-	-	-	-	-	
Schools, Post-Secondary	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	
<b>AUTOMOTIVE</b>																	
Automobile sales and display	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	Sec. 11-4-18

Automobile supply	-	-	-	-	-	P	P	-	P	-	A	-	A	-	P	P	Sec. 11-8-3(1)(7)(A)
Automotive wash	-	-	-	-	-	P	P	-	P	P	P	-	A	A	P	P	Sec. 11-8-3(1)(7)(C)
Automotive repair	-	-	-	-	-	P	P	-	P	-	A	-	A	-	P	P	Sec. 11-8-3(1)(7)(A)
Automotive mini-warehousing facilities	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	
Commercial parking lots	A	A	A	A	A	-	-	-	-	-	-	-	-	-	P	P	Sec. 11-13-7(3)(E)
Convenience store	-	-	-	-	-	P	P	-	P	P	A	-	A	A	P	P	Sec. 11-8-3(1)(7)(D)
Equipment sales and display	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	
Travel plaza	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	
<b>EMPLOYMENT, RETAIL AND SERVICES</b>																	
Bakery café	-	-	-	-	-	P	P	P	P	-	P	-	P	P	P	-	Sec. 11-8-3(1)(7)(B)
Adult oriented businesses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	Sec. 11-4-16
Bank	-	-	-	-	-	P	P	P	P	P	P	-	P	P	-	-	
Beauty and personal care services	-	-	-	-	-	P	P	A	P	P	P	-	P	P	P	-	
Building material sales yard	-	-	-	-	-	-	P	-	-	P	-	-	-	-	P	P	
Clinic, medical	-	-	-	-	-	P	P	P	P	-	P	-	P	P	P	P	
Clinic, small animal	-	-	-	-	-	P	P	-	P	-	P	-	P	P	P	P	
Commercial entertainment	-	-	-	-	-	P	P	-	P	P	P	-	P	P	P	P	
Commercial kitchen	-	-	-	-	-	P	P	-	P	-	P	-	P	-	P	P	
Commercial services	-	-	-	-	-	P	P	A	P	P	P	-	P	P	P	P	
Delayed deposit services	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	Sec. 11-4-20
Domesticated animal boarding	-	-	-	-	-	P	P	-	A	-	A	-	A	A	P	P	
Drinking place	-	-	-	-	-	P	P	A	A	-	-	-	-	P	P	P	
Fireworks sales, consumer	-	-	-	-	-	P	P	P	P	P	P	-	P	P	P	P	
Fireworks sales, display	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	
Garden center	-	-	-	-	-	P	P	-	-	P	-	-	-	-	P	P	
Hospital	-	-	-	-	-	SP	SP	P	-	-	-	-	-	-	P	P	
Professional office	-	-	-	-	-	P	P	P	P	P	P	-	P	P	P	P	
Restaurant	-	-	-	-	-	P	P	P	P	P	P	-	P	P	P	-	
Restaurant, carryout	-	-	-	-	-	P	P	P	P	P	P	-	P	P	P	-	

Restaurant, limited specialty	-	-	-	-	-	P	P	P	P	P	P	-	P	P	P	-	
Retail	-	-	-	-	-	P	P	-	P	P	P	-	P	P	P	-	
<b>INDUSTRIAL AND MANUFACTURING</b>																	
Junkyard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SP
Manufacturing, craft	-	-	-	-	-	P	P	-	P	P	P	-	P	P	P	P	
Manufacturing, food	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	
Manufacturing, general	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	
Manufacturing, intensive	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SP
Mini-warehouse facilities	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	
Mining, quarrying, and oil and gas extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SP
Sanitary landfill	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SP
Storage, bulk materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SP	SP
Storage warehouse	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	P	
Truck terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	
Wrecking	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	SP
<b>MISCELLANEOUS</b>																	
Communication tower	-	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	Sec 11-4-13
Drive-through facilities	-	-	-	-	-	P	P	A	P	P	A	-	A	A	P	P	Sec. 11-8-3(1)(7)(E)
Outdoor recreational facilities	-	-	-	-	-	A	A	-	-	A	-	-	-	A	P	P	
Storage yard	-	-	-	-	-	A	A	-	-	A	-	-	-	-	A	A	
Utility substation	SP	SP	SP	SP	SP	SP	SP	-	SP	SP	-	-	-	-	SP	SP	

USE	Definition
<b>RESIDENTIAL</b>	
<b>Household Living</b>	
Accessory dwelling unit	<p>an additional residential dwelling unit that is subordinate to the principal dwelling unit on the same lot, does not provide direct and free access to the principal dwelling unit and its amenities, and provides a reasonable expectation of privacy from residents of the principal dwelling. Accessory dwelling units may either be a detached building or attached or internal to the principal building. For the purposes of this definition, a dwelling unit is “subordinate” to the principal dwelling when all of the following apply:</p> <ol style="list-style-type: none"> <li>a. The additional dwelling unit does not have an exterior door oriented toward and readily visible from the front yard;</li> <li>b. The additional dwelling unit does not have a separate address;</li> <li>c. The additional dwelling unit is provided water from the same metered service as the existing principal dwelling.</li> </ol>
Multiple-family dwelling	a building that contains three or more dwelling units located on the same lot, exclusive of permitted accessory dwelling units
Duplex dwelling	a building containing only two dwelling units located on the same lot, where neither unit is accessory nor subordinate to the other in terms of size, scale, and use. A duplex dwelling shall have a separate address and a separate water metered service for each dwelling unit.
Independent living residential facility	a development providing individual dwelling units designed specifically for the needs of elderly persons who are able to function and live independently. In addition to housing, this type of facility may provide convenience services such as meals, housekeeping, and transportation.
Single-family dwelling	a building that contains only one principal dwelling unit and occupied exclusively for residence purposes, including naturally or commonly occurring uses specified herein
Townhouse dwelling, attached or detached	a single dwelling unit in a townhouse development that extends from foundation to roof and that has a yard or public way on not less than two sides. Townhouse dwelling units may be either attached by one or more common walls or detached.
<b>Group Living</b>	
Assisted living residential facility	a building consisting of individual dwelling units where meals and assistance for daily living activities are provided for residents, who are primarily elderly persons. Such facility must be licensed as a residential care facility under Chapter 135C of the Code of Iowa.
Boarding house	a building providing completed living facilities, including permanent provisions for living, sleeping, eating, cooking, and sanitation, where, for compensation, meals or lodging are provided under 2 or more leases. Boarding house does not include accessory dwelling units, or a facility, home, or program otherwise subject to licensure by the <i>Code of Iowa</i>
Family home	a community-based residential home providing room and board, personal care, habilitation services, and supervision in a family environment exclusively for not more than eight persons with a developmental disability or brain injury and any necessary support personnel. A family home shall be licensed as a residential care facility under Chapter 135C of the Code of Iowa.

Maternity group home	a community-based residential home that provides room and board, personal care, supervision, training, support, and education in a family environment for women who are either pregnant or who have given birth within the preceding twenty-four months and live with their children, and includes overnight room accommodations and administrative and office space for those persons who provide such services
Nursing facility	a facility that provides health-related care and services, including rehabilitation for persons requiring nursing care and other services, in addition to room and board. Such facility must be licensed as a skilled nursing facility under Chapter 135C of the Code of Iowa.
<b>Lodging</b>	
Lodging house	an owner-occupied single-family dwelling unit or portion thereof, containing not more than 4 guestrooms which are used for overnight lodging and made available to the general public, where rent is paid in money, goods, labor, or otherwise. Meals, with or without additional compensation, may be provided or served to overnight guests. Also referred to as a “bed and breakfast.”
Hotel	a building or group of buildings designed to provide sleeping accommodation to the public for transient or overnight guests and is not a bed and breakfast, boarding house, or lodging house as defined in this section.
<b>PUBLIC ASSEMBLY</b>	
Auditoriums	an open, partially enclosed, or fully enclosed building or structure designed or intended for use for the gathering of people as an audience to hear music, lectures, plays, movies, films, and other presentations. Assembly spaces with an occupant load of less than 50 persons shall not be considered an auditorium.
Child care facility	a child care center, preschool, or a registered child development home, as defined in the Code of Iowa.
Community center	a facility providing social or recreational programs and gatherings open to the general public and not operated for profit.
Event center	a facility: <ul style="list-style-type: none"> <li>(1) with a capacity to seat 500 or more persons;</li> <li>(2) which does not have regular business hours; and</li> <li>(3) which is open exclusively for special events, such as sporting events, musical events, weddings, private parties, banquets, and similar activities</li> </ul>
Fitness center	an establishment designed primarily for active or passive exercise and related activities such as running, aerobics, weightlifting, swimming, yoga, dance, or similar activities. All activities shall be located completely within an enclosed building
Funeral establishment	a facility engaged in undertaking services, such as preparing the dead for burial, cremation, and arranging and managing funerals.
Library	a facility where literary, musical, artistic, reference, and other similar materials are kept for use by or loaning to the general public, but where such materials are not normally offered for sale
Meeting hall	a facility providing space for lectures, social functions, exhibitions, entertainment, instruction, and similar purposes as well as customary ancillary space, such as restrooms, kitchens, foyers, work, and dressing rooms and storage areas. Assembly uses with an occupant load of less than 50 persons, and not otherwise identified as a land use, shall be considered a meeting hall.
Museum	a facility serving as a repository for a collection of natural, scientific, literary, art, or similar works intended for public viewing, with or without an admission charge.

Parks	a natural or landscaped area, along with associated buildings and structures, provided by a unit of government to meet the active or passive recreation needs of the general public
Religious institution	a facility where persons regularly congregate for public worship, religious purposes, and related social events. Religious institutions may also include administrative offices, meeting hall(s), child care, and other customarily associated uses.
Schools, Elementary and Secondary	an educational institution consistent with NAICS Code 6111 Elementary and Secondary Schools and having an established curriculum the same as ordinary given in the local public school system. Student housing or dormitories are not included in this definition.
Schools, Post-Secondary	an educational institution consistent with NAICS Codes 6112 Junior Colleges, 6113 Colleges, Universities, and Professional Schools, and 6114 Business Schools and Computer and Management Training. Student housing or dormitories, student recreational centers, athletic facilities, and similar supporting uses commonly associated with post-secondary schools are not included in this definition.

**AUTOMOTIVE**

Automobile sales and display	the use of land or building for the display, sale, or lease of new or preowned passenger vehicles with a gross vehicle weight rating of less than 9,000 pounds. The servicing or repair of vehicles may be conducted as an accessory use.
Automobile supply	an establishment for the retail sales of motor vehicle parts, supplies, and other similar products. It may also include minor installation of parts or accessories such as batteries, windshields, tires, wheels, electronic components, and other similar products. Automotive repair and the sale of vehicles are expressly prohibited.
Automotive wash	a building or portion thereof containing facilities for washing passenger vehicles with a gross vehicle weight rating of less than 9,000 pounds, including the use of personnel for one or more phases of the operation in conjunction with or without complete automatic or mechanical devices.
Automotive repair	an establishment used for the repair and maintenance of automobiles, motorcycles, trucks, trailers, or similar vehicles, or other machinery and equipment with small engines, including, but not limited to: brake/exhaust/engine repair or work, tire repair, body repair, oil change and lubrication, or detailing.
Automotive mini-warehousing facilities	a building or group of buildings, which are rented and designed, through individual compartments or controlled stalls, for self-storage of vehicles, boats, and similar equipment
Commercial parking lots	a permanent hard surface facility for the short-term parking of operable passenger vehicles with a gross vehicle weight rating of less than 9,000 pounds, and which is not accessory to a principal use on the same lot.
Convenience store	an establishment for retail sale of petroleum products, electric vehicle charging, and other supplies for motor vehicles, as well as for the retail sale of a variety of other items typically sold in grocery stores, not including the repair or sale of vehicles. Also referred to as a "gas station."
Equipment sales and display	the use of land or building for the display, sale, or lease of new or preowned trucks with a gross vehicle weight of greater than 9,000 pounds, trailers, recreational vehicles, boats, construction equipment, or other similar equipment capable of traveling upon the roadway. The servicing or repair of vehicles may be conducted as an accessory use.
Travel plaza	a facility intended to provide services to the trucking industry, as well as the traveling public, including, but not limited to, dispensing of fuel, repairs, restaurants, showers, and overnight lodging or parking.

**EMPLOYMENT, RETAIL AND SERVICES**

Bakery café	an establishment primarily engaged in the retail sale of baked or similarly prepared products for immediate consumption. Bakery cafes may include incidental seating or food service. Products offered for sale may be prepared either on or off site
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Adult oriented businesses	an establishment or business characterized by providing its patrons with merchandise, services, or entertainment that has an emphasis on the depiction, exposing, describing, or discussing of “specified sexual activities” or “specified anatomical areas.”
Bank	a financial institution that is open to the public and engaged in deposit banking, and that performs closely related functions, such as making loans, investments, and fiduciary activities
Beauty and personal care services	an establishment offering any one or a combination of a variety of personal care services outside of a medical setting, such as cosmetology, barbering, esthetician, nail, acupuncture, piercing, waxing, tanning, massage, tattoo, and similar services
Building material sales yard	an establishment where building materials, such as finished or rough-cut lumber, brick, tile, cement, roofing materials, landscaping supplies, and similar items are sold to the general public and where such materials are stored outdoors or within an accessory building or structure. Millwork, planning, cutting, and other customizing of materials shall be considered customary or incidental; however, lumber manufacture or fabrication is not considered customary or incidental. Also referred to as a “lumberyard.”
Clinic, medical	a facility or institution principally engaged in providing services for health maintenance, examination, diagnosis, or treatment of patients solely on an outpatient basis.
Clinic, small animal	an establishment where a veterinarian licensed pursuant to the Code of Iowa carries out the prevention and treatment of diseases and injuries in small and domestic animals. For purposes of this title, this definition does not include a kennel.
Commercial entertainment	an establishment that provides facilities for the physical entertainment of patrons for a fee, including batting cages, billiard parlors, bowling alleys, go-cart racing, ice skating, miniature golf courses
Commercial kitchen	an establishment providing kitchen and food preparation facilities for rent to individually licensed users, including incidental food packaging and labeling.
Commercial services	a business that provides services directly to the consumer and includes, but is not limited to, photography studios, dance studios, music studios, laundry services, and similar uses. Retail sale of goods on-site or by special order may be customary or incidental.
Delayed deposit services	every person who, for a fee, does either of the following: (1) Accepts a check dated subsequent to the date it was written. (2) Accepts a check dated on the date it was written and holds the check for a period of time prior to deposit or presentment pursuant to an agreement with, or any representations made to, the maker of the check, whether express or implied
Domesticated animal boarding	any premise in which meals, exercise, and lodging for four or more “domesticated animals” aged six months or older are provided for compensation, or any premise in which such “domesticated animals” are raised for the purpose of sale and are kept under constant restraint. Also referred to as a “kennel.”
Drinking place	an establishment devoted primarily to the selling, serving, or dispensing and drinking of malt, vinous, or other alcoholic beverages, and where such beverages are consumed on the premises. Drinking place includes, and is also referred to as, “bar,” “cabaret,” “lounge,” “night club,” “saloon,” or “tavern”
Fireworks sales, consumer	an establishment used for the retail display and sales of consumer fireworks.
Fireworks sales, display	an establishment used for the manufacturing, storage, or distribution of any firework classified as a 1.3G firework by the American Pyrotechnics Association.
Garden center	a retail establishment for the growing, storage, and sale of garden plants, shrubs, trees, and general gardening supplies. Also referred to as a “greenhouse” or “nursery”

Hospital	a facility or institution principally engaged in providing services for health maintenance, examination, diagnosis, or treatment of patients and equipped to provide inpatient care. Hospitals may also provide outpatient care.
Professional office	an establishment primarily engaged in providing internal office administration services, and where the majority of the vehicular or pedestrian traffic generated by the establishment is created by employees and not the general public. Also referred to as "office."
Restaurant	an establishment whose principal business is the sale of food and beverages to be consumed on the premises primarily inside the building at tables, where customers are generally served on demand from a menu during stated business hours. Carryout or curb service may be customary and incidental.
Restaurant, carryout	an establishment whose principal business is the sale of food and beverages to the public, provided the food and beverages are generally served "ready to consume" or "carry out" and no indoor or outdoor seating is provided.
Restaurant, limited specialty	an establishment whose principal business is the sale of limited specialty foods, frozen desserts, or beverages in ready to consume individual servings for consumption either within the restaurant or for carryout, such as coffee shops, donut shops, or ice cream shops.
Retail	a business that provides goods or services directly to the consumer where goods are available for immediate purchase and removal from the premises by the purchaser and includes, but is not limited to, apparel and clothing stores, bookstores, department stores, drugstores, furniture stores, grocery stores, and similar uses.
<b>INDUSTRIAL AND MANUFACTURING</b>	
Junkyard	any area where junk is bought, sold, exchanged, baled, or packaged, disassembled or handled, including house wrecking yards, used lumberyards and places or yards for storage of salvaged house wrecking or structural steel material and equipment; but not including areas where such uses are conducted entirely within a completely enclosed building, and not including the processing of used, discarded, or salvaged materials necessary as a part of manufacturing operations.
Manufacturing, craft	an establishment where hand-tools, mechanical tools, and electronic tools are shared or individually used for the manufacture of artisan finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products. Craft manufacturing may include the incidental storage and distribution of such products, as well as educational instruction. An essential component of craft manufacturing is direct to consumer sales, either on- or off-premises. Also referred to as "craft production," "artisan production," or "artisan manufacturing."
Manufacturing, food	an establishment producing, processing, or preserving food to be packaged and sold for off-site human consumption or distributed for further processing and packaging, such as (1) sugar and confectionery product manufacturing, (2) fruit and vegetable preserving; (3) dairy product manufacturing; (4) bakeries and tortilla manufacturing; (5) ice storage and distribution; (6) boiling, parboiling, or precooking of foods in a manner that all smells and juices are completely contained; and (7) other similar compounding, processing, treating, or packaging of foods. Food manufacturing excludes (1) animal slaughtering and processing; (2) rendering of fat and oil products; (3) grain and oil seed milling; and (4) boiling, cooking, smoking, curing, chemical preserving, and any other activity that creates or results in a nuisance under state statute or common law.

Manufacturing, general	an establishment or use which processes, fabricates, assembles, or treats materials that because of their scale or method of operation may produce odors, dust, noise, vibration, truck traffic or other external impacts that are detectable beyond the limits of the lot. Examples of general manufacturing include (1) sawmill and planing mill; (2) manufacture of wood products not involving chemical treatment; (3) converted paper product manufacturing; (4) printing and support activities; (5) assembly of vehicles, large equipment, or machinery; (6) furniture assembly; (7) computer, communications, and audio video equipment assembling; (8) sign manufacturing; (9) apparel and textile products manufacturing; and (10) pottery or ceramic products using only previously pulverized clay and kilns fired only by electricity or gas
Manufacturing, intensive	an establishment or use engaged in (1) the initial processing or treatment of raw or unprocessed materials; (2) where chemicals or procedures produce hazardous byproducts, (3) where the scale or method of operation may produce odors, dust, noise, vibration, truck traffic or other external impacts that are detectable beyond the limits of the lot that creates or results in a nuisance under state statute or common law. Examples of intensive manufacturing include (1) animal food; (2) stone, clay, glass, and concrete products; (3) petroleum and coal products; (4) chemicals; (5) resin and synthetic materials; (6) plastics products; (7) pesticide, fertilizer, and agricultural chemicals; (8) paint, coating, and adhesives; (9) rubber products; (10) batteries; (11) metal refining, smelting, alloying, rolling, and extruding; (12) grain and oilseed milling; (13) animal slaughtering and processing; (14) pulp, paper, and paperboard mills; and (15) textile finishing.
Mini-warehouse facilities	a building or group of buildings, which are rented and designed, through individual compartments or controlled stalls, for self-storage purposes
Mining, quarrying, and oil and gas extraction	an establishment or use consistent with NAICS Code 21 Mining, Quarrying, and Oil and Gas Extraction.
Sanitary landfill	an engineered facility for the disposal of solid waste as defined in the Code of Iowa.
Storage, bulk materials	the (1) above ground storage of flammable and combustible liquids in excess of 1,000 gallons, or (2) underground storage of flammable and combustible liquids in excess of 30,000 gallons.
Storage warehouse	a fully enclosed building or facility primarily engaged in the storage, wholesale, and distribution of manufactured products, supplies, and equipment, excluding the bulk storage of materials that are flammable or explosive.
Truck terminal	an establishment for the receipt, transfer, and dispatching of goods transported by truck. Truck terminal may include incidental short-term storage of cargo.
Wrecking	the dismantling or wrecking of motor vehicles, tractors, machinery, or trailers, or the storage, sale, or dumping of dismantled or wrecked vehicles, as identified in this definition, or their parts. The presence on any lot, parcel, or tract of land, of five or more vehicles, as identified in this definition, which for a period exceeding 30 days have not been capable of operation under their own power, and from which parts have been removed or are to be removed for reuse, salvage, or sale, shall constitute evidence of an automobile wrecking yard.
<b>MISCELLANEOUS</b>	
Communication tower	any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul and the associated site.
Drive-through facilities	any portion of a building or structure from which a business is transacted, or is capable of being transacted, directly with customers located in a motor vehicle during such business transaction. Also referred to as a “drive-in facility.”

Outdoor recreational facilities	an unenclosed facility or use of land for outdoor recreational purposes not located within a park such as running, aerobics, weightlifting, swimming, yoga, dance, tennis, pickleball, or similar activities. This definition is not intended to include private recreational facilities constructed on residential properties in conformance with Section 11-4-8
Storage yard	an unenclosed facility or use of land for the parking of vehicles, equipment, or machinery for 8 hours or longer. A storage yard includes the parking of vehicles for a delivery, distribution, or driving service. Also referred to as "outdoor storage."
Utility substation	a secondary utility facility such as an electrical substation, gas regulator station, telephone exchange facility, or sewage treatment plant.

USE	Minimum Parking Ratio
<b>RESIDENTIAL</b>	
<b><i>Household Living</i></b>	
Accessory dwelling unit	0 per unit
Multiple-family dwelling	1.75 per unit
Duplex dwelling	2 per unit
Independent living residential facility	1 per unit
Single-family dwelling	2 per unit
Townhouse dwelling, attached or detached	1.75 per unit
<b><i>Group Living</i></b>	
Assisted living residential facility	0.3 per unit
Boarding house	1 per room
Family home	2 per unit
Maternity group home	2 per unit
Nursing facility	0.3 per unit
<b><i>Lodging</i></b>	
Lodging house	2 per unit + 1 per guestroom
Hotel	1 per room
<b>PUBLIC ASSEMBLY</b>	
Auditoriums	10 per 1,000 SF GFA
Child care facility	0.2 per licensed center student capacity
Community center	ALTERNATIVE PARKING AGREEMENT
Event center	ALTERNATIVE PARKING AGREEMENT
Fitness center	2 per 1,000 SF GFA
Funeral establishment	Commercial Service + Auditorium or Meeting hall
Library	ALTERNATIVE PARKING AGREEMENT
Meeting hall	5 per 1,000 SF GFA
Museum	ALTERNATIVE PARKING AGREEMENT
Parks	ALTERNATIVE PARKING AGREEMENT
Religious institution	ALTERNATIVE PARKING AGREEMENT
Schools, Elementary and Secondary	ALTERNATIVE PARKING AGREEMENT
Schools, Post-Secondary	2.5 per 1,000 SF GFA
<b>AUTOMOTIVE</b>	
Automobile sales and display	3 per 1,000 SF GFA (exclusive of vehicle inventory areas)
Automobile supply	2.5 per 1,000 SF GFA

Automotive wash	3 per facility (vacuum stations or similar areas are not parking)
Automotive repair	3 per service bay
Automotive mini-warehousing facilities	1 per 50,000 SF GFA
Commercial parking lots	-
Convenience store	2.5 per 1,000 SF GFA (pumps are not parking)
Equipment sales and display	2.5 per 1,000 SF GFA
Travel plaza	2.5 per 1,000 SF GFA

### EMPLOYMENT, RETAIL AND SERVICES

Bakery café	2.5 per 1,000 SF GFA
Adult oriented businesses	2.5 per 1,000 SF GFA
Bank	2.5 per 1,000 SF GFA
Beauty and personal care services	2 per station
Building material sales yard	1 per 1,000 SF GFA
Clinic, medical	3 per 1,000 SF GFA
Clinic, small animal	3 per 1,000 SF GFA
Commercial entertainment	1 per 1,000 SF GFA
Commercial kitchen	2 per 1,000 SF GFA
Commercial services	2.5 per 1,000 SF GFA
Delayed deposit services	2.5 per 1,000 SF GFA
Domesticated animal boarding	2.5 per 1,000 SF GFA
Drinking place	10 per 1,000 SF GFA
Fireworks sales, consumer	10 per 1,000 SF GFA
Fireworks sales, display	1 per 1,000 SF GFA
Garden center	2.5 per 1,000 SF GFA
Hospital	3 per 1,000 SF GFA
Professional office	2.5 per 1,000 SF GFA
Restaurant	10 per 1,000 SF GFA + Drive through facility
Restaurant, carryout	2.5 per 1,000 SF GFA + Drive through facility
Restaurant, limited specialty	2.5 per 1,000 SF GFA + Drive through facility
Retail	2.5 per 1,000 SF GFA

### INDUSTRIAL AND MANUFACTURING

Junkyard	2.5 per 1,000 SF GFA
Manufacturing, craft	2 per 1,000 SF GFA
Manufacturing, food	1.5 per 1,000 SF GFA
Manufacturing, general	1.5 per 1,000 SF GFA
Manufacturing, intensive	1.5 per 1,000 SF GFA

Mini-warehouse facilities	1 per 20,000 SF GFA or 3 per facility, whichever is greater
Mining, quarrying, and oil and gas extraction	2.5 per 1,000 SF GFA
Sanitary landfill	ALTERNATIVE PARKING AGREEMENT
Storage, bulk materials	2.5 per 1,000 SF GFA
Storage warehouse	1 per 1,000 SF GFA
Truck terminal	1.5 per 1,000 SF GFA
Wrecking	2.5 per 1,000 SF GFA

**MISCELLANEOUS**

Communication tower	1 per facility
Drive-through facilities	Queue required food service uses: 5 spaces from point of service Queue required for other uses: 3 spaces from point of service
Outdoor recreational facilities	ALTERNATIVE PARKING AGREEMENT
Storage yard	1 per 20,000 SF GFA
Utility substation	1 per facility