Ordinance No. 2008-1013

AN ORDINANCE AMENDING THE CORALVILLE COMMUNITY PLAN REGARDING PROPOSED USES IN THE TOWN CENTER DISTRICT.

BE IT ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF CORALVILLE, JOHNSON COUNTY, IOWA, AS FOLLOWS:

Section 1. Amendment. The Coralville Community Plan, Town Center District Zones, Zone 3, is hereby amended by deleting "Future development accessible from Highway 6 should be restricted to the permitted uses in a C-2 District" and inserting the following:

"Future Development accessible from Highway 6 should be restricted to the permitted uses and provisional uses identified in Section 165.28 in a C-2 District, with the exception that the uses identified in Section 165.28(3)(C), (D), and (F)."

Section 2. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.

Section 3. Adjudication. If any section, provision, or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

*Passed and approved this 24th day of June, 2008.

[Signature]
Jim L. Fausett, Mayor

ATTEST:

[Signature]
Thorsten J. Johnson, City Clerk
Zone 1: **District Commercial Center.** This zone is intended to provide for development of the primary permitted commercial retail and office uses described for the C-3 General Commercial District. An emphasis should be placed on the development of "high-contact" specialty retail shops and personal service retail uses. Professional offices are recommended as supporting uses in this zone. Consideration of provisional uses should focus on complimentary uses that do not conflict with high intensity utilization of the land area of this zone.

Zone 2: **Civic Campus.** This zone is intended to accommodate the future expansion of civic facilities and public open space. The existing residential properties along Fifth Street, within the zone, should be acquired for the public domain. The corner of Twelfth Avenue and Fifth Street is a potential site for a new neighborhood post office or other civic building(s). The 12th Avenue and 5th Street intersection corner of the site should be developed as a public plaza space.

Zone 3: **Mixed Use Commercial/Residential.** Zone 3 is intended to support a continued mix of commercial and residential uses. Future development accessed from Fifth Street should be restricted to the primary permitted uses described for the C-1, C-3, R-3, and R-4 zoning districts. Future development accessible from Highway 6 should be restricted to the permitted uses of the C-2 district. This zone should be evaluated in more detail to determine the condition of existing properties and the potential for acquisition and redevelopment. The City should require that adaptive reuse of residential structures for commercial use must meet the "Town Center District" Design Guidelines.

Zone 4: **Mixed Use Commercial/Residential.** The same considerations made for zone 3 are applicable to Zone 4. Within Zone 4, an emphasis should be placed on development of a higher intensity of medium density residential housing for the core of the zone.

Zone 5: **Mixed Use Commercial/Residential.** Zone 5 is a transition zone between Zone 1 and the single-family residential district to the north and east of the zone. Development of permitted uses of the R-3 and R-4 districts or low density professional office developments would be appropriate buffers and transition from a more intensive core of development along Fifth Street. The development along Fifth Street and Twelfth Avenue should consist primarily of the C-3 district uses developed in Zone 1. The development along Fifth Street in both Zone 1 and 5 is intended to form a "main street" culture for the "Town Center District".

Zone 6: **Service Commercial.** Although Zone 6 consists of Highway 6 accessed and fronted property, it is an important area of redevelopment for the "Town Center District". Highway 6 remains the primary conduit that will convey out-of-town traffic to and through the "Town Center District". Therefore, the development adjacent to this section of Highway 6 will be the "front yard" of the "District". Primary uses permitted in the I-2 zoning district and limited primary uses permitted in the C-2 zoning district are the intended uses of this zone. Moreover, development in this zone must put its "best face" forward to the highway. Architectural and landscape development considerations must comply with the "District" Design Guidelines. This property should be packaged and offered for competitive proposals to develop an office industrial or commercial planned unit development. The principal criteria for the proposal should focus on a unified site development and architectural theme that presents the character and image of the "District" to the highway view.
TOWN CENTER DISTRICT PLAN
CORALVILLE, IOWA

PREPARED BY: CROSS GARDNER ASSOCIATES, INC.
LANDSCAPE ARCHITECTS & PLANNERS
414 61ST ST., DES MOINES, IA 50312 (515) 274-4925
AUGUST 25, 1995

TOWN CENTER DISTRICT ZONES

ZONE 1: DISTRICT COMMERCIAL CENTER
ZONE 2: CIVIC CAMPUS
ZONE 3: MIXED USE COMMERCIAL / RESIDENTIAL
ZONE 4: MIXED USE COMMERCIAL / RESIDENTIAL
ZONE 5: MIXED USE COMMERCIAL / RESIDENTIAL
ZONE 6: SERVICE COMMERCIAL

DISTRICT FOCAL POINT
TWELFTH AVENUE URBAN RENEWAL DISTRICT BOUNDARY
8TH AVE.
7TH ST.
5TH ST.
6TH ST.
HWY 6/2ND ST.

TOWN CENTER DISTRICT BOUNDARY

IOWA INTERSTATE RAILROAD

NORTH 0 200 400
165.28 C-2 ARTERIAL COMMERCIAL DISTRICT.
The C-2 Arterial Commercial District is a medium intensity commercial district intended to provide for business activities located along
and adjacent to major traffic generators which are substantially dependent upon vehicular access to support the nature of the business.

1. Location Criteria. The C-2 Arterial Commercial District is appropriately located adjacent to primary arterials and expressways on
level sites. It should be well buffered from low density residential uses and particular care given to addressing traffic issues.

2. Permitted Uses. The following uses are allowed in the C-2 Arterial Commercial District.
   A. Churches and educational facilities.

3. Provisional Uses. The following uses may be allowed in the C-2 Arterial Commercial District upon approval of a provisional use
   permit by the City Zoning Administrator as required by Section 165.49.
   A. Personal service retail uses including the following: barbershops, beauty shops, laundry pick-up stations, photo developing pick-
      up stations, dance studios, florist shops, child care facilities, health studios or gyms, newsstands, photographic studios, optical stores,
      post office substations, shoe repair shops, tailor and dressmaking shops, hobby shops and other similar uses provided a site plan is
      submitted in compliance with Section 165.52.
   B. Professional offices and medical clinics provided a site plan is submitted in compliance with Section 165.52.
   C. Convenience stores, including the sale of gasoline and fuels, provided a site plan is submitted in compliance with Section 165.52
      and traffic study prepared by a registered engineer is submitted.
   D. Automobile service stations, fuel sales stations, auto parts and accessory stores and washing facilities, all of which may or may
      not include the sales of gasoline; provided, however, if the sales of gasoline is included a site plan is submitted in compliance with
      Section 165.52 and a traffic study prepared by a registered engineer is submitted.
   E. Automobile, trailer, motorcycle, boat, farm implement and construction equipment establishments for display, hire, rental and
      sales provided a site plan is submitted in compliance with Section 165.52.
   F. Home service retail stores including the following: furniture stores, appliances stores, building materials stores, carpet and floor
      covering stores, cabinet stores, garden supply stores, hardware stores, lawn mower sales and service stores, paint and glass stores,
      plumbing and heating retail stores, television and electronics stores, rental stores, upholstering shops and other similar retail uses
      provided a site plan is submitted in compliance with Section 165.52.
   G. General retail stores including the following: food stores, supermarkets, variety stores, discount stores, department stores,
      clothing stores, shoe stores, sporting goods stores, jewelry stores, art shops, book stores, camera stores, music stores, china and gift
      stores, drug stores, pet stores and other similar retail establishments provided a site plan is submitted in compliance with Section
      165.52.
   H. Travel related and hospitality related businesses including the following: hotels, motels and other similar businesses provided a
      site plan is submitted in compliance with Section 165.52.
   I. Restaurants and amusement establishments including bowling alleys, dance halls, pool halls, night clubs and lounges, provided that
      a site plan is submitted and approved pursuant to Section 165.52.
   J. Small animal veterinary clinics without boarding facilities provided a site plan is submitted in compliance with Section 165.52.

4. Conditional Uses. The following uses may be allowed in the C-2 Arterial Commercial District upon approval of a conditional use
   permit by the Board of Adjustment as required by Section 165.50.
   A. Any permitted or provisional use that includes an automobile drive up facility including restaurants, banks, Laundromats, etc.
      provided a site plan is submitted in compliance with Section 165.52 and a professional engineer's report is submitted providing evidence
      all traffic needs are met and that there will be no detrimental traffic impacts on adjoining public streets.
   B. Multi-Family Residential provided it is a secondary use and does not utilize more than ten (10%) percent of the main floor of the
      structure, its area is calculated in the total floor area calculation for the property and a site plan is submitted in compliance with Section
      165.52.
   C. Any permitted or provisional use that requires over thirty-five percent (35%) lot coverage.
D. Beer-making for wholesale or retail sales of less than or equal to 650 gallons per day.

E. Outdoor display for the permitted sale of goods and services allowed or defined as provisional or conditional uses in this District.

F. Automobile service, repair, painting, body works, upholstery or similar refurbishing, provided:
   (1) There is no outside or out-of-building storage or parking of vehicles except for vehicles awaiting repair, or being repaired;
   (2) All such stored vehicles must be currently licensed for public street use; and
   (3) In any event, no vehicles shall be stored or parked outside for more than a total of thirty (30) days.

G. Storage of oils, petroleum and similar flammable liquids and gases of less than 2,000 gallons per tank and no more than two tanks on a property, provided said tanks are placed in a manner that presents no danger to adjoining properties and the tanks are fenced in a secure manner. Said tanks shall not be located within required yards.

5. Special Exception Uses. The following uses may be permitted in the C-2 Arterial Commercial District upon approval of a special exception permit by the Board of Adjustment as required by Section 165.51.

   A. Drive-in movie theatres provided the site includes at least ten (10) acres and a site plan is submitted to the Zoning Administrator in compliance with Section 165.52.

   B. Beer making for wholesale or retail sales of greater than 650 gallons per day as long as the beer making use contains a retail/commercial component that sells the products manufactured on site to the general public.

   (Ord. 2011-1009 - Dec. 11 Supp.)

6. Size Regulations. The following minimum and maximum size regulations shall apply in the C-2 Arterial Commercial District:

   A. Minimum Lot Size: 5,000 Sq. Ft. or lot of record

   B. Building Setbacks:
      Front Yard 40 feet
      Side Yard 10 feet
      Rear Yard 0 feet

   C. Minimum Lot Dimensions:
      Lot Frontage 50 feet
      Lot Depth 100 feet
      Lot Width 50 feet
      Width to Depth 1:3 minimum ratio

   D. Maximum Building Dimensions:
      Height 35 feet
      Coverage 35%
      Floor Area Ratio 1.0

7. General Provisions. The following provisions shall apply for all uses in the C-2 Arterial Commercial District:

   A. Parking and loading requirements - See Section 165.35.

   B. Accessory use and building regulations - See Section 165.12.

   C. Sign regulations - See Section 165.36.

8. Special Provisions. The following special provisions shall apply for all uses in the C-2 Arterial Commercial District:

   A. Transitional yards shall be provided where the rear or side lot line coincides with a side or rear lot line of a residential district. In
such circumstances the minimum setback shall be 25 feet and shall be fully landscaped and screened. No parking, drives or storage areas shall encroach in these transitional yards.