

## CPC Opening Statement

The meeting of the Cedar Rapids City Planning Commission will now come to order. The City Planning Commission serves as an approval and recommending body to the City Council on applications for rezoning, conditional uses, and major preliminary plats. The Commission is also responsible to review or make recommendations on other matters related to planning, zoning, platting, and associated matters referred to by the city council, identified by the Commission, or requested by a City department. As a Commission of the City, we welcome all testimony. We make our decisions based on the facts and the evidence allowed under City Code and presented at this open meeting. After the case is read, City staff will give a short presentation. After staff has concluded their presentation we will ask that the applicant come forward, state your name and address, and present any additional information pertaining to the case. We will then ask for any members of the public to come forward, state your name and address, and express your concerns. Each member of the public will be allowed to speak only once on each case, and we ask that you keep your comments to 3 minutes or less. If the proceedings become lengthy, I may ask that testimony be focused on any new facts or evidence not already presented. Once the public comment period is concluded, the Commission will discuss the case and vote. A case will be passed by a majority of the commission present.

<ROLL CALL>

We do have a quorum present so we will proceed with our agenda today. Each of you received a copy of the minutes from the previous meeting. Were there any suggested changes to those meeting minutes? Seeing none those minutes will stand approved as written. Have there been any requests to change the agenda for today? Seeing none, the agenda will stand as presented.

<First case announced>



City Planning Commission  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5780  
Developmentservices@Cedar-Rapids.org

**AGENDA**  
**CITY PLANNING COMMISSION MEETING**  
Thursday, April 4, 2024@ 3:00 PM  
City Hall Council Chambers  
101 First Street SE, Cedar Rapids, IA 52401

**Call Meeting to Order**

**Roll Call**

**A. Approval of the Minutes**

**B. Adoption of the Agenda**

**C. Action Items**

- 1) **Case Name:** 860 17th St SE **(Rezoning)**  
*RZNE-034395-2024; Case Manager: Seth Gunnerson*  
Consideration of a Rezoning from T-RF, Traditional Residential Flex District to T-RH, Traditional Residential High District as requested by Higley Investments LLC (Property Owner).
  
- 2) **Case Name:** Edgewood Pointe Addition **(Preliminary Plat)**  
*PRPT-000257-2024; Case Manager: Ty Gingerich*  
Consideration of a Preliminary Plat for Edgewood Pointe Addition in a S-MR Suburban Mixed Use Regional Center District as requested by EOP Development, LLC (Applicant).
  
- 3) **Case Name:** Chapter 32 – Zoning Code Amendments  
**Presenter(s):** Haley Sevensing and Betsy Borchardt  
Consideration of an ordinance amending Chapter 32 of the Municipal Code (Zoning) to update use specific standards, development standards, review and approval procedures, and definitions.

*Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact Dani Blin at 319 286-5780 or email da.blin@cedar-rapids.org as soon as possible but no later than 48 hours before the event.*



EXECUTIVE SUMMARY  
REZONING – T-RF to T-RH  
CASE NO. RZNE-000195-2024  
CASE MANAGER: Seth Gunnrson

#### OWNER/APPELLANT INFORMATION

OWNER: Higley Investments LLC

APPLICANT: Dahnovan Builders LLC

MAILING/PROPERTYADDRESS: 860 17<sup>th</sup> St SE

#### REZONING REQUEST

Change of zone from T-RF (Traditional-Residential Flex) district to T-RH (Traditional-Residential High) district

#### OUTSTANDING ISSUES AND STANDARDS FOR APPROVAL

Standards for approval for a rezoning

Applicant has also applied for a Conditional Use Permit to operate a Rehabilitation House on the premises, this request will be separately considered by the Board of Adjustment upon completion of the rezoning application

#### STAFF RECOMMENDATION

Staff recommends approval of the request

## Development Services Department

City of Cedar Rapids, Iowa  
City Services Center, 500 Fifteenth Avenue SW, Cedar Rapids, IA 52404  
Phone: (319) 286-5836 | Email: [developmentservices@cedar-rapids.org](mailto:developmentservices@cedar-rapids.org)

### REZONING REQUEST

**Address: 860 17th Street SE**

**Case No. RZNE-000195-2024**

**City Planning Commission Meeting: April 4, 2024**

### BACKGROUND:

The site is commonly known as the “Higley Mansion” and was most recently used as nursing home (Assisted Living Facility, as defined by the zoning code). The applicant wishes to remodel the existing facility into a Treatment Facility, specifically a residential facility for individuals suffering from addiction. The proposed use is not permitted in the current T-RF (Traditional-Residential Flex) zone district. The applicant is requesting a change of zone to the T-RH (Traditional-Residential High) district, which will permit consideration of the request through a separate Conditional Use Permit.

The rezoning application is primarily focused on the suitability of the site for the proposed zone district. The T-RH zone district largely permits similar uses to T-RF, the primary differences being that T-RH permits larger and higher density residential structures, and certain uses, such as a treatment facility, are permitted. The change of zone matches the residential character of the neighborhood, and would not permit commercial, office, or other non-residential uses.

The applicant held a neighborhood meeting at the facility on Monday, March 18 which was attended by approximately two dozen neighbors. Concerns raised at the meeting included traffic, the nature of the facility, site changes, and other impacts to the neighborhood.

The applicant clarified that the proposed treatment facility would not permit walk-in treatment, and would only be utilized by pre-screened clients who meet the facilities standard for care. Patients utilizing the facility will remain in the facility during the course of their treatment, and would not be permitted to leave during the day. Typical stays would be up to 30 days, although may be longer. The facility would likely have some portion of its business dedicated to continuing care which may include day programs, or outpatient group or individual therapy. The applicant represented the primary purpose of the facility will be as a residential inpatient facility.

At this time no major site changes are proposed. The applicant has stated they wish to invest in landscaping improvements, interior remodeling of the structure, and upgrades to the entrance and parking lots.

### CRITERIA:

**32.05.04.E.3, of the Cedar Rapids Municipal Code requires City Planning Commission to consider the following criteria in making a recommendation:**

1. Correction of a technical mistake.
  - a. A rezoning may be approved if the action is necessary to correct a technical mistake or omission in the zoning map.

*Staff Conclusion: Not Applicable*



2. Consistency with Comprehensive Plan and other studies.
  - a. Whether the rezoning is consistent with the Future Land Use Map, other elements of the Comprehensive Plan, and any other adopted plans or studies.
    - i. All rezonings shall be to a district permitted by the Future Land Use Map as shown in 32.02.01.B.
    - ii. The proposed zone district should be consistent with the general intent of the Comprehensive Plan, as well as any area plans or studies adopted by the City Council.

*Staff Conclusion: The Future Land Use Map designation is "Urban-High Intensity" and permits a rezoning to T-RH. The proposed use is generally compatible with the intent of the Mt. Vernon Road Corridor Action Plan.*

3. Public facilities, Services and Suitability.
  - a. The property should be suitable for the development of structures and uses permitted in the proposed district.
  - b. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.
  - c. Development should ensure effective and adequate utilization of existing or planned public facilities and services.

*Staff Conclusion: Staff has no concerns with the ability of the site to be serviced by development allowed in the T-RH district. No exterior site modifications are proposed at this time.*

4. Character.
  - a. The proposed district should be compatible with the existing or planned character of the surrounding area. Compatibility can be achieved by a rezoning to:
    - I. Districts of the same character type (Urban, Traditional, Suburban, etc). Changes between character areas should be carefully reviewed for compatibility.
    - II. Districts of a similar use type (Residential, Mixed-Use, etc), particularly when transitioning between character areas.
    - III. Other transitions may be appropriate depending on other review criteria and conditions which may be placed on approvals.
  - b. The proposed rezoning should be consistent with the existing or planned character of the surrounding area.
  - c. A variety of housing types and a mix of land uses should be provided in all neighborhoods. A change in intensity or type of use is most appropriate between rear yards, at corners, or along higher classified streets.
  - d. Whether the rezoning is consistent with the characteristics of the surrounding area, including any changing conditions.
  - e. Whether the proposed rezoning will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.

*Staff Conclusion: The proposed rezoning maintains traditional residential zoning. The proposed use of the facility, a residential treatment facility (Rehabilitation House) is not a permitted use in the T-RF zone district. The purpose of the rezoning is to move the property to zone district that allows consideration of the proposed use.*

*A change to the T-RH (Traditional-Residential High District) permits a higher density of residential dwellings (up to 40 units per acre), a change that would be supported by the location along a major arterial road (Mt. Vernon Road). T-RH would be more consistent with the footprint of the existing building, should it be converted to residential dwellings at some point in the future, as the existing zone district (T-RF) limits the number of units in any one structure.*

## CONCLUSION:

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**STAFF RECOMMENDATION:**

Staff recommends approval of the rezoning request for the following reasons:

1. The location is appropriate for the requested zone change.
2. Staff has no concerns with serviceability of the site.

The proposed use of the facility as a Treatment Facility will be separately considered as a Conditional Use Permit by the Board of the Adjustment. Staff does not recommend the City Planning Commission base its decision solely on the proposed use.

Staff does not recommend any conditions related to the rezoning request.

**IT IS THE RESPONSIBILITY OF THE APPLICANT TO COMPLETE ALL CONDITIONS, AS OUTLINED IN THIS STAFF REPORT, PRIOR TO FINAL APPROVAL OF THE CASE. IF YOU HAVE QUESTIONS REGARDING A CONDITION, CONTACT THE DEPARTMENT UNDER WHICH THAT CONDITION IS LISTED. THE CONTACTS' NAMES AND PHONE NUMBERS ARE LISTED BELOW. ITEMS IN THE COMMENTS SECTION ARE NOT A REQUIREMENT TO BE MET PRIOR TO APPROVAL. THEY ARE INTENDED TO INCREASE YOUR KNOWLEDGE AND AWARENESS OF ISSUES THAT MAY POSSIBLY EXIST ON THE PROPERTY.**

# Rezoning Application

Application Under Sec. 32.05.04 of the Zoning Ordinance  
 City Services Center, 500 Fifteenth Avenue SW, Cedar Rapids, IA 52404 Phone:  
 (319) 286-5836 | Email: [developmentsservices@cedar-rapids.org](mailto:developmentsservices@cedar-rapids.org)



## Contact Information

### Property Owner

Name	Higley Investments LLC	Phone	319-361-2934	Email	dorisackerman@gmail.com		
Address	47 Crabapple Ct	City	Iowa City	State	IA	Zip Code	52246

### Applicant Same as Property Owner

Name	Dahnovan Builders LLC	Phone	319-631-9226	Email	ryan.abraham@icloud.com		
Address	1650 Linden Ln	City	North Liberty	State	IA	Zip Code	52317

Relationship to Property Owner or Project **Purchasing the property from the current owner.**

### Contact Person (Optional, if different than Applicant or Property Owner)

Name	Mike Bails	Phone	319-321-5500	Email	mikebails@urbanacres.com		
Address	250 Holiday Rd	City	Coralville	State	IA	Zip Code	52241

Relationship to Property Owner or Project **Investment Partner with Dahnovan Builders.**

## Site Information

Address or General Location of Property:	860 17th St SE, Cedar Rapids, IA 52403		
GPN(s) <sup>1</sup> :	14224-58011-00000		
Legal Description <sup>1</sup> :	HIGLEY'S, ELMER A (LESS ST) LOT 1 BLK 4 & WELLINGTON PARK LOT 7 BLK 3 STR/LB		
Existing Zoning District:	T-RF   Traditional Residential Flex <small>To find existing zone district, see <a href="http://cityofcr.com/zoning">cityofcr.com/zoning</a></small>		
Current Land Use Typology Area (LUTA):	Urban-High Intensity <small>To find information on LUTA, see <a href="http://crgis.cedar-rapids.org/FLUM/index.html">http://crgis.cedar-rapids.org/FLUM/index.html</a></small>	<input type="checkbox"/> Check if Future Land Use Map Amendment Required (see Table 32.02-1)	
Proposed Zoning District <sup>2</sup> :	T-RH   Traditional Residential High		

<sup>1</sup> For properties with lengthy Legal Descriptions or large number of GPNs, please attach on a separate document OR email to [developmentsservices@cedar-rapids.org](mailto:developmentsservices@cedar-rapids.org).  
<sup>2</sup> Multiple zone districts may be requested in a single application if land is contiguous. A legal description of each zone district proposed and a detailed site map identifying each proposed zone must be attached to this application.

**Statement of Purpose** – Briefly describe the purpose of the rezoning request.  
 The goal is to rehab the current property and use it as a residential inpatient and outpatient substance abuse treatment facility. Affiliated mental health services and office space may also be provided but the main purpose is as a treatment facility.

# Rezoning Application


Application Under Sec. 32.05.04 of the Zoning Ordinance  
 City Services Center, 500 Fifteenth Avenue SW, Cedar Rapids, IA 52404  
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**Property Owner(s)<sup>3</sup> or Authorized Representative(s)<sup>4</sup> Signature(s)**

The City of Cedar Rapids requires that all titleholders of a property be informed and acceptable to the application being made. Signing this form does not commit to any conditions which may be placed on an approval. Electronic signatures are accepted.

**Owner/Authorized Representative 1**

Name:		Date	01/30/2024
Signature	<div style="font-size: 8px; text-align: center;">                     dotloop verified                      01/30/24 11:33 AM CST                      5ROC-LGKD-OVHN-LOUS                 </div>		

**Owner/Authorized Representative 2**

Name		Date	
Signature			

<sup>3</sup> If there is a recorded contract, the contract purchaser's name(s), address and signature must also be included.  
<sup>4</sup> If signed by a representative of the owner, the representative must attach evidence of titleholder's authorization.

**Section 32.05.04.E.3 Criteria for Recommendation and Action on Rezoning**

The City Planning Commission and City Council shall consider the following criteria in making a recommendation or determination about an application.

- a. Correction of a Technical Mistake**  
 A rezoning may be approved if the action is necessary to correct a technical mistake or omission in the zoning map.
- b. Consistency with Comprehensive Plan and Other Studies**  
 Whether the rezoning is consistent with the Future Land Use Map, other elements of the Comprehensive Plan, and any other adopted plans or studies.
  - i. All rezonings shall be to a district permitted by the Future Land Use Map as shown in Sec. 32.03.01.B.
  - ii. The proposed zone district should be consistent with the general intent of the Comprehensive Plan, as well as any area plans or studies adopted by City Council.
- c. Public Facilities, Services, and Suitability**
  - i. The property should be suitable for the development of structures and uses permitted in the proposed district.
  - ii. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.
  - iii. Development should ensure effective and adequate utilization of existing or planned public facilities and services.
- d. Character**
  - i. The proposed district should be compatible with the existing or planned character of the surrounding area. Compatibility can be achieved by a rezoning to:
    - A. Districts of the same character type (Urban, Traditional, Suburban, etc). Changes between character areas should be carefully reviewed for compatibility.
    - B. Districts of a similar use type (Residential, Mixed Use, etc), particularly when transitioning between character areas.
    - C. Other transitions may be appropriate depending on other review criteria and conditions which may be place on other approvals.
  - ii. The proposed rezoning should be consistent with the existing or planned character of the surrounding area.
  - iii. A variety of housing types and a mix of land uses should be provided in all neighborhoods. A change in intensity or type of use is most appropriate when between rear yards, at corners, or along higher classified streets.
  - iv. Whether rezoning is consistent with the characteristics of the surrounding area, including any changing conditions.
  - v. Whether the proposed rezoning will protect existing neighborhoods from nearby development at heights and densities that are out of scale with the existing neighborhood.

**REZONING**  
**ACCEPTANCE OF CONDITIONS**  
**ORDINANCE NO. \_\_\_\_\_**

I/we hereby agree to the terms and conditions set out in the Ordinance.

Dated this 30th day of January, 2024.

Higley Investments LLC

\_\_\_\_\_  
Titleholder/Company Name

<i>Stanley Mathew for Higley Investments LLC</i>	dotloop verified 01/30/24 11:33 AM CST XZMG-MY5E-FRX0-U81Y
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\_\_\_\_\_  
Authorized Signature

Stanley Mathew

\_\_\_\_\_  
Printed Name

Sole owner

\_\_\_\_\_  
Printed Title



# Development Services Department

City of Cedar Rapids, Iowa  
 City Services Center, 500 Fifteenth Avenue SW, Cedar Rapids, IA 52404  
 Phone: (319) 286-5836 | Email: [developmentsservices@cedar-rapids.org](mailto:developmentsservices@cedar-rapids.org)

## Neighborhood Meeting Report

**Note:** This form, or a separate written summary prepared by the applicant, is to be filled out by the project applicant and emailed to [zoning@cedar-rapids.org](mailto:zoning@cedar-rapids.org) after completion of a neighborhood meeting. **This form should be received at least 10 calendar days prior to any Public Hearing.** Neighborhood meetings for projects are organized by the applicant.

### PROJECT OVERVIEW

<b>Project Address or Location:</b>	
<b>Applicant:</b>	
<b>Titleholder:</b>	
<b>Project Description:</b>	

### MEETING INFORMATION

**NEIGHBORHOOD MEETINGS SHOULD BE CONDUCTED AT LEAST 14 CALENDER DAYS PRIOR THE PUBLIC HEARING**

<b>Anticipated date of first public hearing before City Planning Commission or Board of Adjustment:</b>	
<b>Date and time of Neighborhood Meeting:</b>	
<b>Neighborhood Meeting Location:</b> <i>Indicate location of meeting or if online meeting was held</i>	
<b>Description of Properties Notified:</b> <i>At a minimum, property owners within 300 feet of the project location should be notified</i>	
<b>Notification Method(s) and date notifications were mailed or delivered:</b> <i>Notification should occur at least 7 (preferably 10) calendar days prior to the Neighborhood Meeting</i>	

### MEETING ATTENDANCE

List individuals in attendance, including applicant and any consultants, or attach a sign-in sheet to this form.



## Development Services Department

City of Cedar Rapids, Iowa  
 City Services Center, 500 Fifteenth Avenue SW, Cedar Rapids, IA 52404  
 Phone: (319) 286-5836 | Email: developmentsservices@cedar-rapids.org

### APPLICANT PRESENTATION

Attach all materials delivered by applicant at the meeting, including site plans, boards, handouts, & presentation slides.

### COMMENTS, QUESTIONS AND CONCERNS RECEIVED

Summarize feedback, including all comments, questions, concerns, etc. that were raised by attendees, and the response of the applicant. Attach additional sheets or provide a separate written summary if needed.

Feedback	Applicant Response

### APPLICANT RESPONSE TO NEIGHBORHOOD MEETING

Based on feedback received from the neighborhood meeting, indicate whether changes to the application are proposed or requested **by the applicant** and summarize any commitments made at the meeting. List any proposed changes or commitments below. All changes, modifications or conditions listed below are subject to review by the City.

**If there is insufficient room on this form for any question, please attach a separate document and note above.**











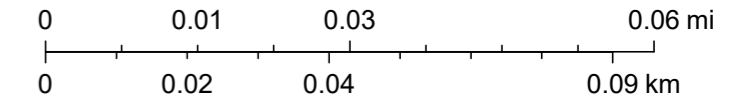
# ArcGIS Web Map



1/30/2024, 8:49:10 AM

1:1,200

City Limits	U-DG	U-NT	T-RH	S-RL2	I-LI	P-AP
Tax Parcels	U-NG	U-VT	T-ML	S-RLF	I-GI	P-PO
Airport	U-VG	Study Area	T-MC	S-RM1	S-MH	P-IN
Parcel	U-NR	Urban Form	T-IM	S-RMF	I-SW	PUD
<b>Zoning</b>	U-MF	T-R1	S-RLL	S-MC	A-AG	UNDEFINED
U-DC	U-VR	T-RF	S-RL1	S-MR	A-RR	







Development Service Department  
City Services Center  
500 15<sup>th</sup> Avenue SW  
Cedar Rapids, IA 52404  
Telephone: (319) 286-5836

**STAFF REPORT TO CITY PLANNING COMMISSION**  
Major Preliminary Plat

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CPC Date: April 4, 2024

To: City Planning Commission  
From: Development Services Department

Applicant: EOP Development, LLC  
Titleholder: S1031 Pros Titleholder 1116, LLC

Plat Name: Edgewood Pointe Addition  
Location: w/o Edgewood Road NE & n/o 42<sup>nd</sup> Street NE

Request: Consideration of a Major Preliminary Plat in a S-MR zoned district

Case Manager: Ty Gingerich  
Case Number: PRPT-000257-2024

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**BACKGROUND INFORMATION:**

The applicant is requesting approval of a Major Preliminary Plat for the property located west of Edgewood Road NE and north of 42<sup>nd</sup> Street NE. The site is 51.73 acres in size and was the old Transamerica/AEGON site. The site is zoned S-MR and is in the U-HI LUTA.

The proposed site details and processes are as follows:

- 20 numbered lots ranging in size from 1.27 acres up to 4.83 acres.
- Lots shall be final platted and public infrastructure shall be constructed as approved by City staff.
- Stormwater management shall be required to account for current site conditions and the additions of public infrastructure.
- Further stormwater management will be required on a site by site basis as the parcels develop.
- Administrative Site Development Plans will be submitted for review and approval by City Staff for each parcel.
- Tree mitigation requirements shall meet the City's adopted ReLeaf program which will be reviewed and approved with public improvement plans and site plans.

**FINDINGS:**

The City Planning Commission shall review the application based on the following criteria:

**The proposed preliminary plat will be consistent with the intent and purposes of the Subdivision Ordinance, Zoning Ordinance, and other applicable codes and regulations.**

*Staff Comments:*

1. Proposed subdivision improvements are expected to accommodate the S-MR zoning district, to provide for a diversity of retail, service, office, finance, and residential uses.
2. Proposed development will be designed to accommodate trail improvements along Edgewood Road, to be installed by the City, and will benefit the surrounding area.
3. Storm water runoff should be managed with an interim storm water management plan, implemented prior to the development of each lot.
4. All municipal services are available for the proposed subdivision.
5. Tree preservation and mitigation is expected to occur according to the Zoning Ordinance and adopted ReLeaf program. Non-compliance is subject to civil penalties.
6. Preliminary plat is recommended for approval subject to the following conditions:

**PROPOSED CONDITIONS**

1. The property owner is responsible to extend sanitary sewer to serve the development. If sewer extensions crossing private property are necessary to serve the subject property, as determined by the City, the property owner shall be responsible for the related costs including (but not limited to) planning and design of the sewer, acquisition of right-of-way and/or easements, construction, administration, inspection and other incidental costs.
2. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, the property owner shall be responsible to complete the following:
  - A. Prior to the issuance of any certificate of occupancy, a professional civil engineer licensed in the State of Iowa shall certify in writing that the lowest as-built building opening elevation(s) on applicable Lot(s) are equal to or higher than the lowest allowable building opening elevation(s), or higher than the water surface elevation(s) of the overland conveyance of the 100-year storm water runoff, as stated on the approved improvement plans by the engineer of record.
  - B. Construction of concrete sidewalk along public streets adjoining this site. The property owner shall construct the sidewalk improvements in accordance with City Standards, City policy, ADA requirements, and improvement plans accepted by the City. The property owner may request deferral of the sidewalk installation requirement if in accordance with the sidewalk installation policy.
  - C. Submittal to the City of a signed Agreement for Private Storm Water Management
3. An interim storm water management plan shall be part of the public plan of improvements for the 1<sup>st</sup> final plat addition.
4. A tree mitigation plan will be required for any public improvement plans and/or site plans for lots within this development that remove canopy and mitigation for trees over 10" DBH shall be included.
5. PRIOR TO FINAL PLAT APPROVAL BY CITY COUNCIL AND ISSUANCE OF BUILDING PERMITS, the property owner shall be responsible to complete the following:
  - A. Traffic Impact Study

# Edgewood Pointe Addition – Project Information

## **Who (Contact info):**

Developer Representative: Kerry Panozzo, EOP Development Principle (309) 721-3288

City of Cedar Rapids: Ty Gingerich, Case Manager (319) 286-5806

Engineer of Record: Devin Lawson, Project Manager (319) 362-9548

## **What:**

### Zoning

- Property is zoned S-MR (Suburban Mixed-Use Regional Center). No change is proposed.
- Intent The Suburban Mixed-Use Regional Center (S-MR) district provides a diversity of retail, service, office, finance and related business uses, as well as residential uses. The S-MR district accommodates larger-scale buildings and the intensity and density of uses is greater than in neighborhood or community commercial mixed-use districts. The S-MR districts should be concentrated at major activity centers and along high traffic transportation corridors accessible by public transit as well as non-motorized transportation options. Redevelopment within the S-MR district should also enable existing commercial activity centers and corridors to transform over time into more dense, diverse, and walkable places. S-MR districts should be supported and surrounded by adjacent multi-unit and mixed-use development that capitalize on the proximity to services and provide a transition to lower density residential neighborhoods.
- Buildings will need to meet the Suburban Site and Structure Standards found in the zoning ordinance. The zoning code allows up to 100' height buildings and up to 100,000 SF building sizes. At this early stage, we are anticipating the commercial buildings to be a similar building height and scale as the commercial parcels along the Edgewood Road frontage of the redeveloped Westdale Mall site. Building height and scale of Multi-Family area is to be determined.

### Land Use and Density

- Permitted uses include Educational, Healthcare, Several commercial uses including Child/Adult Care, Retail, Restaurants, Hotel, Fueling Station, Vehicle Sales & Maintenance and several others. Single family residential is not permitted.
- Proposed commercial uses: To be determined.
- Residential Multi-Family Uses: Cedar Rapids Code of Ordinances requires 8 – 40 units / Acre for S-MR zoning. There are no firm plans for the Multi-Family and we are not able to provide an estimate of density at this time.

### City Review Process

#### Major Preliminary Plat (beginning of subdivision process)

- Submitted to City of Cedar Rapids – Friday, February 23, 2023
- Notices of this meeting were sent out to neighboring properties within 300' of this project property line.
- City of Cedar Rapids development Services staff reviews preliminary plat
- City Planning Commission (CPC) meeting (review and discuss preliminary plat) – Thursday, April 4, 2024, 3:00 pm, meeting is held at City Hall, 101 1st Street SE, 3rd Floor
- CPC approves/denies major preliminary plats, this does not go to City Council

#### Administrative Review Plan of Improvements (design plans for public and site improvements)

- Plans are reviewed and approved by City of Cedar Rapids Development Services staff

#### Final Plat (conclusion of subdivision process)

Final plat will create lots for development and public streets

- Final plat and associated documents are reviewed by City of Cedar Rapids Development Services staff
- City Council approves final plat prior to recordation

#### Proposed Street Network

- There are 2 proposed public streets proposed (see site plan hand out). These 2 streets connect to perimeter streets at current access points into the site.

#### Proposed Sidewalk Network

- Sidewalks will be placed on both sides of the proposed street. A trail extension is slated along the Edgewood Road frontage. Construction of the trail is anticipated for later summer 2024.

#### Traffic

##### Traffic Study overview

- A traffic study is part of the administrative plan review process.
- The first step is collecting traffic data from the existing street network and developing a base traffic model (data collection is complete).
- New traffic generated by the proposed development is estimated and analyzed in the traffic model (currently in process).
- The limits of this traffic study will generally include Edgewood Rd NE between Glass Rd and Hwy 100 and 42<sup>nd</sup> Street/North River Boulevard road segments that border this project.

##### Access Points to perimeter streets

- Each access into the site will be analyzed as part of the traffic study.
- The proposed development currently includes 4 access points into the site, all of which are existing. It will also include one additional shared access driveway onto 42nd Street, which will be aligned across from Georgia Avenue.
- It is anticipated that the existing site access onto Edgewood Road will need to be restricted in some way. This will likely include prohibiting left turn out of the site.

##### 42<sup>nd</sup> and Edgewood Rd Intersection Improvements

- It is anticipated that some improvements will be needed at the intersection of Edgewood Rd & 42nd St in order to maintain safe and efficient operations. The extent of those improvements will be based on recommendations in the traffic study.

##### Light Pollution

- Proposed street lighting will be designed in accordance with SUDAS Design Manual Chapter 11 and applicable Cedar Rapids supplemental standards and specifications
- Private site parking lot lighting will be designed in accordance with SUDAS Design Manual Chapter 8-E and applicable Cedar Rapids supplemental standards and specifications
- Cutoff style luminaires are required for private onsite lighting where adjacent to neighboring properties to avoid light trespass.
- Maximum allowable illuminance at the property line separating mixed-use residential and neighboring residential is 0.5 foot candles, which is the equivalent to a full moon (per SUDAS)

### Noise Pollution

- Project will need to comply with Cedar Rapids, Iowa, Code of Ordinances - Chapter 56 “Motor Vehicle Noise and Noise Limits from Certain Sound Sources”. Limits hours for solid waste collection....limits maximum permissible sound levels from limited sources by a receiving land use. A residential district has a reduced sound threshold leaving site from 10pm – 7am. Commercial uses have a higher threshold.

### Landscape Buffer and landscaping

- A landscape plan complying with Cedar Rapids, Iowa, Code of Ordinances - Chapter 32.02.06 “Landscaping, Buffering, and Screening” will be required as parcels develop.
- A buffer yard with a minimum width of 20’ will be required where adjacent to existing residential neighbors to the west. Mechanical units/solid waste bins to be screened or located so they are not visible from adjacent properties and public streets.

### Existing Trees

- Tree mitigation is required for trees that are removed from the site. The Cedar Rapids Code outlines the replacement requirements. The number of tree removals cannot be estimated at this time as there are no firm development plans. In summary, as parcels on the site develop, each parcel will be required to fulfill the requirements of the code.

### Three Existing Buildings and parking lots

- The three existing buildings are proposed to be incorporated into the subdivision. The adjacent parking lots in close proximity of these buildings are slated to stay. Parking lots further distant will likely be removed.

### Storm Water Management

- Stormwater management will be designed in accordance with SUDAS Design Manual Chapter 2 and applicable Cedar Rapids supplemental standards and specifications
- Stormwater management will be obtained through existing, modified existing, and proposed detention basins throughout the site. Currently anticipating 3 basins, however final design is not completed.
- Detention basins will be designed to release the 100-year post-developed storm event at the 5-year storm event flow rate of the current site conditions.
- Detention basins will also provide water quality and channel protection, which will further reduce rain runoff rates leaving the site.

### Off-site/downstream drainage

- Current stormwater management standards are more stringent than at the time of original development
- Proposed channel protection design standards require reduced rain runoff rates leaving the site even in the more frequent smaller storm events (i.e. 1-year storms). Prior design standards did little for regulating release rates of the smaller storms.
- Current standards will require detention ponds for this site to be modified to reduce flow rates leaving the site in all storm events, and will provide a reasonable flow reduction in larger storm events
- Downstream properties should see reduced flow rates leaving this site resulting from the proposed stormwater management practices



- Onsite managed stormwater drainage will be conveyed into existing public storm sewer infrastructure or existing drainage paths leaving the site.

### **When**

#### Project Timeline

- Public street improvements serving the Commercial Sites: Construction anticipated to start late summer 2024.
- Individual Commercial Sites: At the earliest, construction would begin fall 2024 on 1 or 2 lots, but likely Spring 2025.
- Multi-Family along west portion of project: There is no timeline established at this time.

### **Where**

Land use approximate boundary. See site plan hand out for approximate limits of residential land use versus the commercial land use. The west 40%+/- of the site is anticipated to be a residential land use. The type and density of residential is still to be determined, however anticipating a multifamily building type.

### **Why**

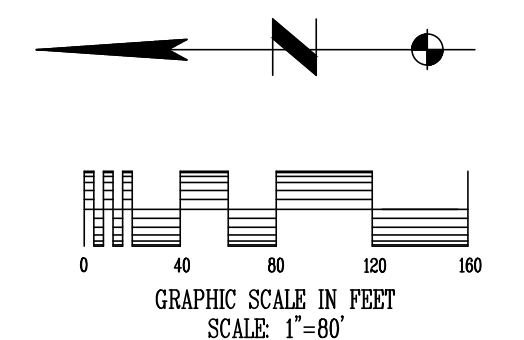
The City is always open to consider developments that are consistent with the zone districts, use standards and the development standards according to Chapter 32 of City code. The public improvements, tree mitigation, storm water drainage proposed with this development will meet the current standards.

#### Redevelopment/Infill

- Occurs in already built-up areas with existing transportation and utility infrastructure.
- Often repurposes or replaces existing buildings, parking lots, or other impervious areas.
- Adds homes and/or businesses within a city, without encouraging sprawl.
- Infill development is building on unused and underutilized land. Infill revitalizes communities by breathing new life into empty buildings, vacant lots, and unused parcels.

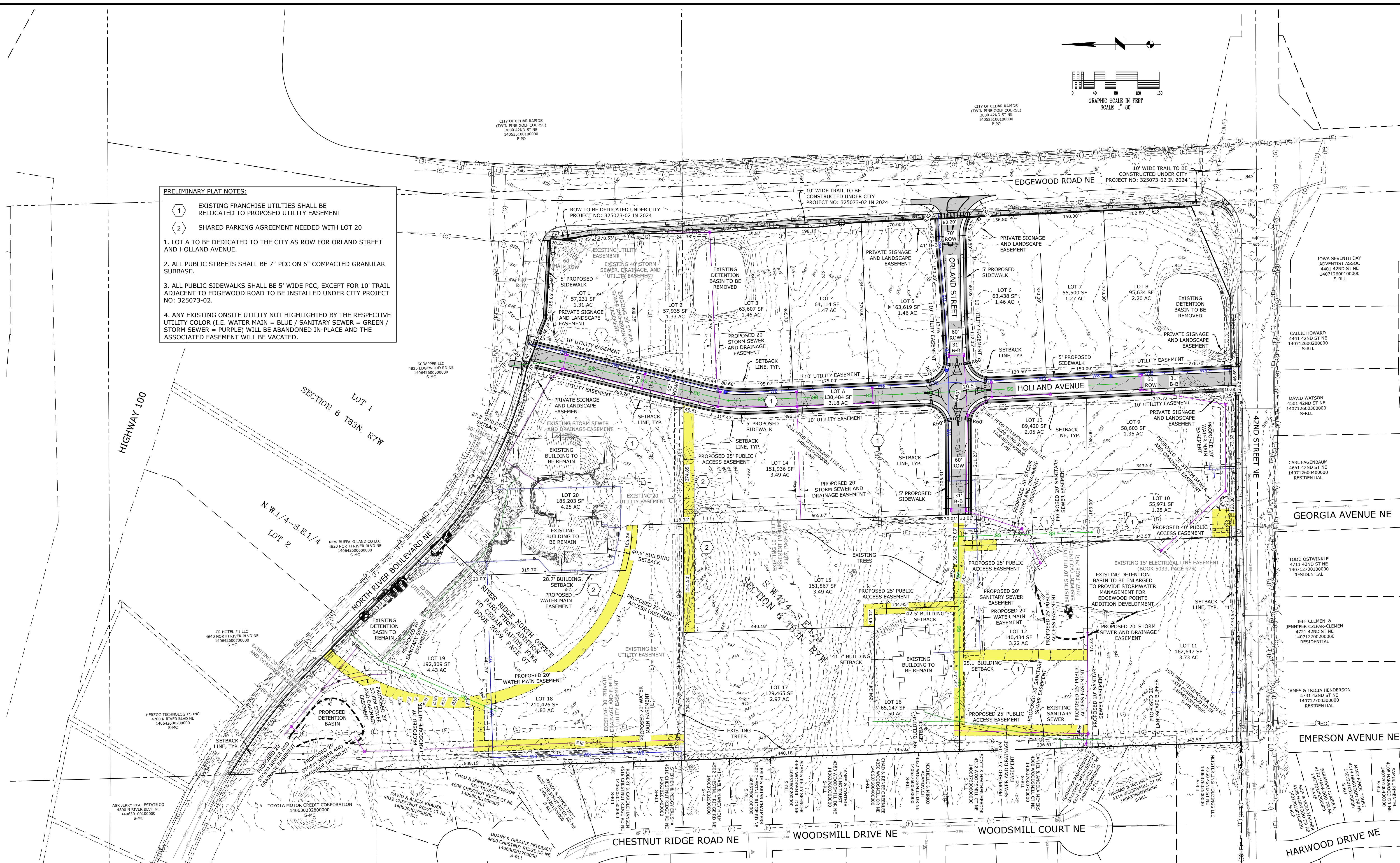
There is a public hearing scheduled for Thursday, April 4, 2024, 3:00 pm, meeting is held at City Hall, 101 1st Street SE, 3rd Floor.





CITY OF CEDAR RAPIDS  
(TWIN PINE GOLF COURSE)  
3800 42ND ST NE  
140535100100000  
P-90

- PRELIMINARY PLAT NOTES:**
- 1 EXISTING FRANCHISE UTILITIES SHALL BE RELOCATED TO PROPOSED UTILITY EASEMENT
  - 2 SHARED PARKING AGREEMENT NEEDED WITH LOT 20
1. LOT A TO BE DEDICATED TO THE CITY AS ROW FOR ORLAND STREET AND HOLLAND AVENUE.
  2. ALL PUBLIC STREETS SHALL BE 7" PCC ON 6" COMPACTED GRANULAR SUBBASE.
  3. ALL PUBLIC SIDEWALKS SHALL BE 5' WIDE PCC, EXCEPT FOR 10' TRAIL ADJACENT TO EDGEWOOD ROAD TO BE INSTALLED UNDER CITY PROJECT NO: 325073-02.
  4. ANY EXISTING ONSITE UTILITY NOT HIGHLIGHTED BY THE RESPECTIVE UTILITY COLOR (I.E. WATER MAIN = BLUE / SANITARY SEWER = GREEN / STORM SEWER = PURPLE) WILL BE ABANDONED IN-PLACE AND THE ASSOCIATED EASEMENT WILL BE VACATED.

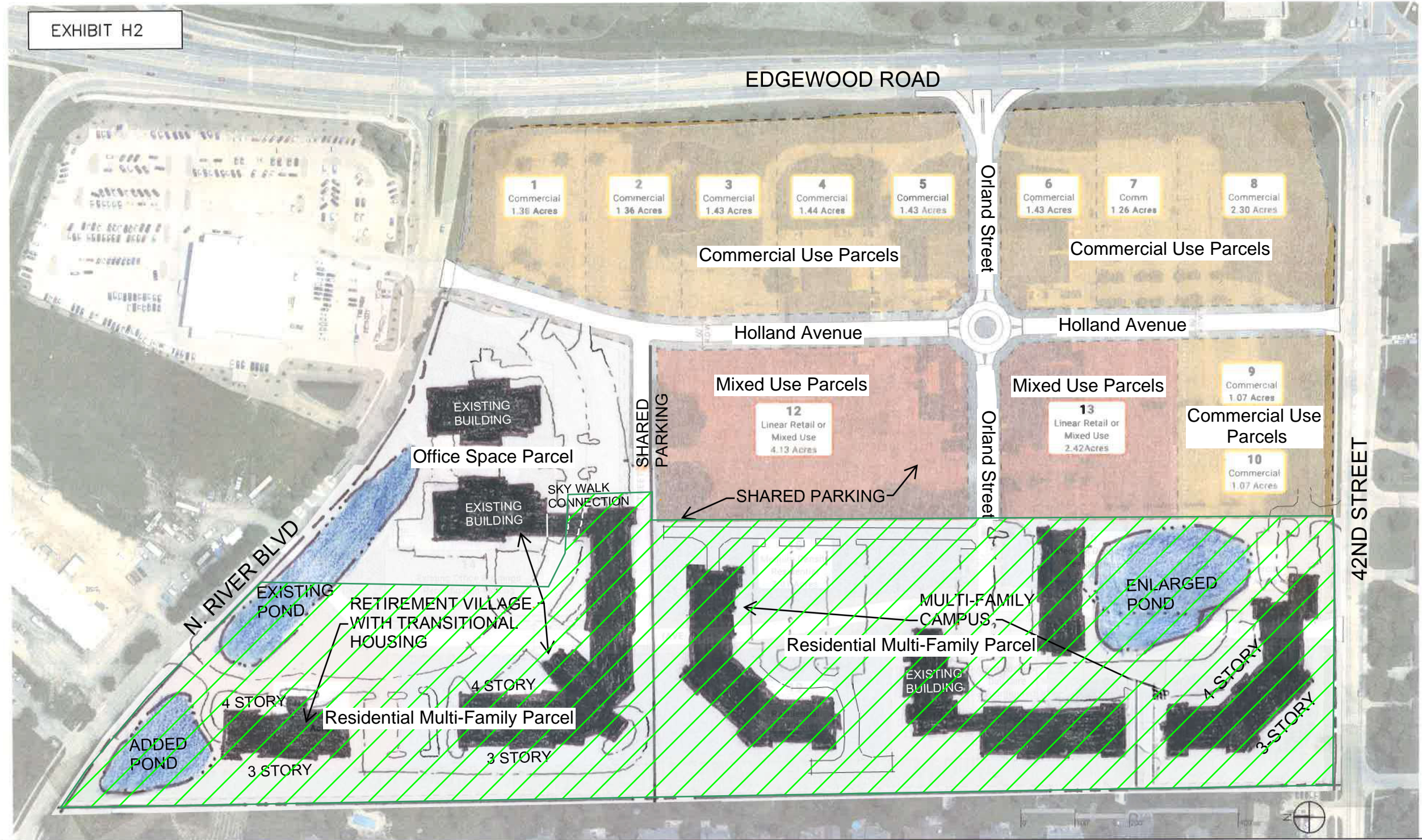


DRAWN BY: DAL CHECKED BY: LMH APPROVED BY: DATE: 02-23-2024 FIELD BOOK: ---	NO.	REVISION DESCRIPTION	APPROVED	DATE		<b>HALL &amp; HALL ENGINEERS, INC.</b> <i>Leaders in Land Development Since 1953</i> 1880 BOYSSON ROAD, HIAWATHA, IOWA 52233 PHONE: (515) 382-9548 FAX: (515) 382-7989 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE LAND SURVEYING • LAND DEVELOPMENT PLANNING 	<b>EDGEWOOD POINTE ADDITION</b> IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA	<b>PRELIMINARY PLAT</b>	SHEET <b>2</b>
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CAD File: I:\projects\10900\10948 Edgewood Point\DWG\Plats\10948-EDGEWOOD POINT-PRELIMINARY PLAT.dwg Date Plotted: Friday, February 23, 2024 2:26:25 PM Plotted By: Devin Lawson



EXHIBIT H2



EDGEWOOD POINT MASTER PLAN – CONCEPT H2  
CEDAR RAPIDS, IOWA March 20, 2024





Edgewood Pointe  
 Wednesday, March 20, 2024

	NAME	ADDRESS	PHONE #	E-MAIL ADDRESS
1	JEFF BEER	4100 River Ridge DR NE	350-3446	JEFFBEER@live.com
2	Gail Barry	4037 TreeLine Ct NE CR	319-3157427	gal_1020@yahoo.com
3	Tyrell Gingerich	500 15th Ave SW CR	319-286-5806	t.gingerich@cedar-rapids.org
4	Bob & June Locke	4617 Chestnut Ridge Rd NE CR	708-805-4539	junemm.locke@gmail.com
5	Chad Greenlee	4350 Woodsmill Dr	319-541-7127	chadmgreenlee@gmail.com
6	Jeff Clemens	4721 42nd St NE	319-521-1165	jeff.clemens@transamerica.com
7	Dave Brauer	4612 Chestnut Ridge Ct NE	319-513-3100	davebrauer@hotmail.com
8	GERALD MANGIUCHI	4002 TREELINE Ct NE	319-573-6880	gman155@comcast.net
9	Wilford Stone	4247 Morelle Rd NE	319-325-3232	wstone@lynchdallas.com
10	Drew Pierson	4806 Morelle Rd NE		piersondrew@hotmail.com
11	Heather Moulder	4312 Woodsmill Ct NE	319-530-5193	Heathermoulder@gmail.com
12	Sabin Himes	4307 Woodsmill Ct NE	579-538-1357	rhinlm-1998@yahoo.com
13	Kristin Pardubsky	4911 Millbrook Ct NE		pardubsky@yahoo.com
14	Matta Sandberg	4831 Morelle Rd NE		hsandberg17@gmail.com
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1 of 8

Edgewood Pointe  
Wednesday, March 20, 2024

	NAME	ADDRESS	PHONE #	E-MAIL ADDRESS
1	Brian & Leslie Chalmers ✓	4450 Woodsmill Dr. NE	319-512-9211	Lchalmers17@gmail.com
2	Bob & Circe Hansen	4518 Chestnut Ridge Rd. N.E.	319-362-0184	
3	Ron Nuno & Kert Kris	4800 42nd ST NE	319-229-0219	Knunemaker3@mcisi.com
4	Pushpaka Ranasinghe ✓	4224 Woodsmill Ct NE	303-547-5980	pushpaka.ranasinghe@gmail.com
5	Gayathri Weerasinghe ✓			
6	Nancy A-M Miller	4618 Chestnut Ridge Ct NE	CR	CR -
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Edgewood Pointe  
 Wednesday, March 20, 2024

	NAME	ADDRESS	PHONE #	E-MAIL ADDRESS
1	Hanniet Aarhus	4740 Woodrow Dr NE	319-323-7575	hanniet aarhus@gmail.com
2	Ken & Marilyn Davenport	4015 Tree Line Ct NE CR		kenandmarilyn@mechsi.com
3	Mary R. Kenyon	4032 Tree Line Dr NE CR	319-349-6453	maryr1157@msn.com
4	Nancy & Michael Holm	4502 Chestnut Ridge CR	319-775-1802	lillebit-2001@yahoo.com
5	Guyathri Weerasinghe	4224 Woods Mill Ct NE CR	319-269-9496	guyathri24@gmail.com
6	Jim Beardsworth	4399 Oak Grove Ct NE	319-573-7711	jbeardsw@mechsi.com
7	Glenn Trueblood	4607 Chestnut Ridge Rd NE	319-393-4902	
8	Nancy Buss	4331 Morley Rd NE	319-353-3333	
9	Arvid Buss	" "	" "	sixfish4him@gmail.com
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## Development Services Department

City of Cedar Rapids, Iowa

City Services Center, 500 Fifteenth Avenue SW, Cedar Rapids, IA 52404

Phone: (319) 286-5836 | Email: [developmentsservices@cedar-rapids.org](mailto:developmentsservices@cedar-rapids.org)

### Nighborhood Meeting Information Packet

#### When Required:

Nighborhood meetings may be organized on the applicant's own initiative or required by the City for potentially controversial cases. When the City requests a neighborhood meeting, the City may either delay placement of an application on future agenda until a neighborhood meeting is held or recommend denial of an application based on refusal to conduct a neighborhood meeting. When a neighborhood meeting is not requested by the City and not held by an applicant, applicants are still encouraged to conduct outreach to adjacent properties and provide the City with a summary of any outreach or conversations with neighbors prior to the public hearing.

#### Best Practices for Neighborhood Meetings:

Application deadlines for Board and Commission hearings are based on providing one month prior to any public hearing for applicants to conduct neighborhood outreach. **Applicants should anticipate sending notification of a neighborhood meeting at least 3, preferably 4 weeks prior to the date of a public hearing.** Neighborhood meetings are held by the project applicant and the City does not establish specific rules for how a neighborhood meeting is conducted. The following guidelines are recommendations from the City. Failure to provide reasonable notice to residents of the project and opportunities for feedback may affect the recommendation of City staff to approve or deny a case.

**Notify the City at [zoning@cedar-rapids.org](mailto:zoning@cedar-rapids.org) at least 7 days prior to the meeting. City staff will make every attempt to attend to observe any feedback received and answer process-related questions.**

- **Neighborhood meetings should be completed at least 14 days prior to the requested public hearing date.** This is to give the applicant time to consider feedback received by the neighborhood, to modify any application materials if need be, and for the City to consider these modifications in its staff report to the approval body for the case. The scheduling of meetings less than 14 days prior to the public hearing should be discussed with the Case Manager in Development Services.
- **Notification for meetings should be sent at least 7 days (preferably 10 or more) prior to the scheduled meeting time to ensure residents can make arrangements to attend.** Notification shall also be sent to the City. The City will make every effort to have a staff member attend all neighborhood meetings. City staff will be in attendance to observe and answer questions about City code requirements and processes only. City staff will not advocate for or against a project at a neighborhood meeting.
- **The location of neighborhood meetings should be convenient for members of the neighborhood to access and the meeting should be held at a reasonable time** (early evening hours Monday-Thursday are suggested). Virtual meetings (using Zoom, Teams or another common and free online meeting tool) are acceptable, as are hybrid meetings that offer in person and online attendance options.
- Notification for the meeting should include the applicant's contact information so that those unable to attend the meeting may reach out with questions.
- The meeting format is up to the applicant. Meetings may be presentation/discussion format, open house format, or any other format where attendees can learn about the proposed project, ask questions, and provide feedback.

***The form below should be filled out and returned to the City following the meeting OR a separate written summary of the meeting should be prepared and sent to the City.***



# Development Services Department

City of Cedar Rapids, Iowa  
 City Services Center, 500 Fifteenth Avenue SW, Cedar Rapids, IA 52404  
 Phone: (319) 286-5836 | Email: [developmentsservices@cedar-rapids.org](mailto:developmentsservices@cedar-rapids.org)

## Neighborhood Meeting Report

**Note:** This form, or a separate written summary prepared by the applicant, is to be filled out by the project applicant and emailed to [zoning@cedar-rapids.org](mailto:zoning@cedar-rapids.org) after completion of a neighborhood meeting. **This form should be received at least 10 calendar days prior to any Public Hearing.** Neighborhood meetings for projects are organized by the applicant.

### PROJECT OVERVIEW

<b>Project Address or Location:</b>	
<b>Applicant:</b>	
<b>Titleholder:</b>	
<b>Project Description:</b>	

### MEETING INFORMATION

**NEIGHBORHOOD MEETINGS SHOULD BE CONDUCTED AT LEAST 14 CALENDER DAYS PRIOR THE PUBLIC HEARING**

<b>Anticipated date of first public hearing before City Planning Commission or Board of Adjustment:</b>	
<b>Date and time of Neighborhood Meeting:</b>	
<b>Neighborhood Meeting Location:</b> <i>Indicate location of meeting or if online meeting was held</i>	
<b>Description of Properties Notified:</b> <i>At a minimum, property owners within 300 feet of the project location should be notified</i>	
<b>Notification Method(s) and date notifications were mailed or delivered:</b> <i>Notification should occur at least 7 (preferably 10) calendar days prior to the Neighborhood Meeting</i>	

### MEETING ATTENDANCE

List individuals in attendance, including applicant and any consultants, or attach a sign-in sheet to this form.





## Development Services Department

City of Cedar Rapids, Iowa  
 City Services Center, 500 Fifteenth Avenue SW, Cedar Rapids, IA 52404  
 Phone: (319) 286-5836 | Email: developmentsservices@cedar-rapids.org

### APPLICANT PRESENTATION

Attach all materials delivered by applicant at the meeting, including site plans, boards, handouts, & presentation slides.

### COMMENTS, QUESTIONS AND CONCERNS RECEIVED

Summarize feedback, including all comments, questions, concerns, etc. that were raised by attendees, and the response of the applicant. Attach additional sheets or provide a separate written summary if needed.

Feedback	Applicant Response

### APPLICANT RESPONSE TO NEIGHBORHOOD MEETING

Based on feedback received from the neighborhood meeting, indicate whether changes to the application are proposed or requested **by the applicant** and summarize any commitments made at the meeting. List any proposed changes or commitments below. All changes, modifications or conditions listed below are subject to review by the City.

**If there is insufficient room on this form for any question, please attach a separate document and note above.**



**Project Name:** Edgewood Pointe – Neighborhood Meeting Report (Supplemental Sheets)  
**Applicant:** EOP Development, LLC  
**Date:** March 20, 2024  
**HHE Project No.:** 10948

Questions/Concerns:

**Answers in bold**

- Where will all the parking for commercial lots be? (Asked vocally from crowd)  
**Each lot will be designed to meet the minimum parking stalls required by City standards. The parking will either be located on the lot, or in shared parking lots onsite.**
- Will there be a privacy fence on the west property line to shield existing residential from the proposed multi-family residential? (Asked vocally from crowd)  
**There is a 20' landscape buffer proposed at the west property line to help screen the proposed multi-family residential lots from the existing residential homes. This landscape buffer can be composed of various screening options, so it is undetermined what exactly will be located within that landscape buffer.**
- Can duplexes be located on the west side of the site rather than large multi-family residential apartment style buildings? (Asked vocally from crowd)  
**They could be, however there are minimum density requirements for this zoning class. It is unknown what type of multi-family residential buildings will be designed at this location.**
- Will there be enough parking for the existing office towers? (Asked vocally from crowd)  
**Parking will be designed to provide enough stalls to meet City required parking requirements.**
- Are there more opportunities for neighboring residents to have input in the development as the plans and user start to get clarity? Many questions that neighbors have now are unable to be answered. (Asked vocally from crowd)  
**There is a public meeting scheduled at City Hall on April 4<sup>th</sup>.**
- How many people will be living in the multi-family residential buildings? (Asked vocally from crowd)  
**The number of residents is unknown at this time since the type of residential buildings are undecided. The existing zoning requires a minimum of 8 units/acre and maximum of 40 units/acre.**
- Will housing be low-income housing? (Asked vocally from crowd)  
**It is unknown at this time what the residential users will be.**
- There is a lot of noise from Highway 100 already, this development will only add to the noise. (Stated vocally from crowd)  
**There are noise ordinances in the City code that will have to be followed for onsite development.**
- Concerned about residential turning into commercial. (Stated vocally from crowd)  
**The current concept shows commercial adjacent to Edgewood Road, with multi-family on the west side of the site. This concept is laid out due to best planning practices with transitional zoning. However, since the entire property is zoned S-MR, Commercial and Multi-Family residential could be positioned anywhere.**
- How will there be a trail crossing at the intersection of Edgewood Road and Orland Street? You can't have a trail crossing at roadways that don't have a light. Pedestrians will never be able to cross Orland Street due to a steady stream of traffic. (Asked vocally from crowd)  
**On trail/roadway crossings without traffic lights, there can be stop signs on the trail for pedestrians. There will be gaps in traffic to allow for pedestrian crossings.**
- Be aware of 2 high schools with young drivers. Will 42<sup>nd</sup> Street be improved? Widened? (Asked by Gail Barry)  
**There will be a traffic study completed to determine any required improvements. However, it is not anticipated that 42<sup>nd</sup> Street will require any improvements since it is already a neighborhood collector street intended to carry this level of traffic. Typically, peak commercial traffic does not align with peak school traffic. These traffic loads will be staggered throughout the day to avoid major congestion.**



- Could the multi-family area be zoned for single-family residential? (Asked by Jeff Clemen)  
**Current zoning does not allow for single-family residential, so this property would have to be rezoned to allow for this. However, the current zoning class is typical with best planning practices, with a higher density zoning adjacent to major roadways.**
- Worried about privacy when/if multi-family buildings are built. Also worried about amount of light projected from multi-family buildings. (Stated by a resident of Chestnut Ridge Ct)  
**There is a proposed 20' landscape buffer to help screen the proposed multi-family residential from the adjacent existing residential lots. Cut-off style luminaires and maximum allowable illuminance at property lines are City standards that will be followed with the lighting design.**
- Is multi-family housing glorified apartments? Low-income housing? Will there be privacy fencing between our property which is directly adjacent to the property and the multi-family building and the two story building on the map? (Written anonymously)  
**The type of multi-family housing is unknown at this time. There is a proposed 20' landscape buffer to help screen the multi-family residential from the adjacent existing residential lots.**
- Do you have studies of businesses interested? There are many empty spots at varied strip malls by Fountains. (Written Anonymously)  
**There are no known users at this time. Due to the location and access of these lots, these may be more desirable for different types of users.**
- Based on the preliminary plat, all of the commercial lots look similar in size. Does this rule out a larger commercial company from building on these lots or is everything still on the table? (Asked by Drew Pierson)  
**The current concept and lot configuration could change, however once the roadway infrastructure is constructed, it limits which users can use the lots. A commercial user could purchase several lots. However, the current site concept plan is not set up for a big box commercial user.**
- To your knowledge, has any lot been committed yet or any construction plan set in stone or is everything still preliminary? (Asked by Drew Pierson)  
**To our knowledge, no lot has been committed to or purchased yet. No construction plans have been started yet. Everything is preliminary at this point.**
- Will Holland Avenue be a one-way street heading north? 42<sup>nd</sup> Street is already too busy in the mornings and afternoons when Xavier & Kennedy schools open and close. (Asked by Bill Stone)  
**All public streets are intended to be two-way streets. However, Orland Street will likely not allow for left turns onto Edgewood Road for safety reasons. Typically, peak commercial traffic does not align with peak school traffic. These traffic loads will be staggered throughout the day to avoid major congestion.**
- Speeding is already an issue on 42<sup>nd</sup> Street, this Development will only add to speeding traffic. (Stated vocally from crowd)  
**No verbal response was given due to the way the comment was stated; however, it is noted more traffic doesn't lead to higher speeds. Typically, the inverse is true where more traffic equates to lower speeds.**
- Cedar Rapids has already lost most of its trees due to the derecho, removing the existing trees onsite would ruin the landscape and tree canopy for the community. (Stated vocally from crowd)  
**City standards and ordinances require tree mitigation either onsite or through the purchase of offsite credits for every tree that is removed during development.**

Comments, Questions or Concerns:

Do you have studies of businesses interested? There are many empty spots at various strip malls by Fountain.

Name, Address, Phone Number, Email: \_\_\_\_\_

Edgewood Pointe Development

Comments, Questions or Concerns:

Is multi-family housing glorified apartments? Low income housing?

Will there be privacy fencing between our property which is directly adjacent to the property and the multi-family building and the two story building on the map?

Name, Address, Phone Number, Email: \_\_\_\_\_

Edgewood Pointe Development

Comments, Questions or Concerns:

Could the Multi Family  
area be zoned for single  
family residential?

Name, Address, Phone Number, Email:

Jeff Clemen

Edgewood Pointe Development

Comments, Questions or Concerns:

- Worried about privacy when/if multi family buildings built.
- Amount of light projected from multi family buildings.

→ Resident of Chestnut Ridge Ct.

Name, Address, Phone Number, Email:

## Comments, Questions or Concerns:

Will Holland Avenue be a one way street heading north? 42nd Street is already too busy in the mornings & afternoons when Xavier & Kennedy schools open & close.

Bill Stone  
4247 Morelle Rd NE  
319.385.9101  
wstone@lynchdallas.com

Name, Address, Phone Number, Email:

Edgewood Pointe Development

## Comments, Questions or Concerns:

① based on the preliminary plot, all of the commercial lots look similar in size. Does this rule out a larger commercial company from ~~being~~ building on these lots or is everything still on the table.

② To your knowledge, has any lot been committed yet or any construction plan set in stone or is everything still preliminary?

Name, Address, Phone Number, Email:

Drew Person

Edgewood Pointe Development

Comments, Questions or Concerns:

Traffic - Be aware of 2 High schools with young drivers.  
Will road (4<sup>th</sup>) be improved? Widened?

Name, Address, Phone Number, Email:

Paul Barry 319 3957427

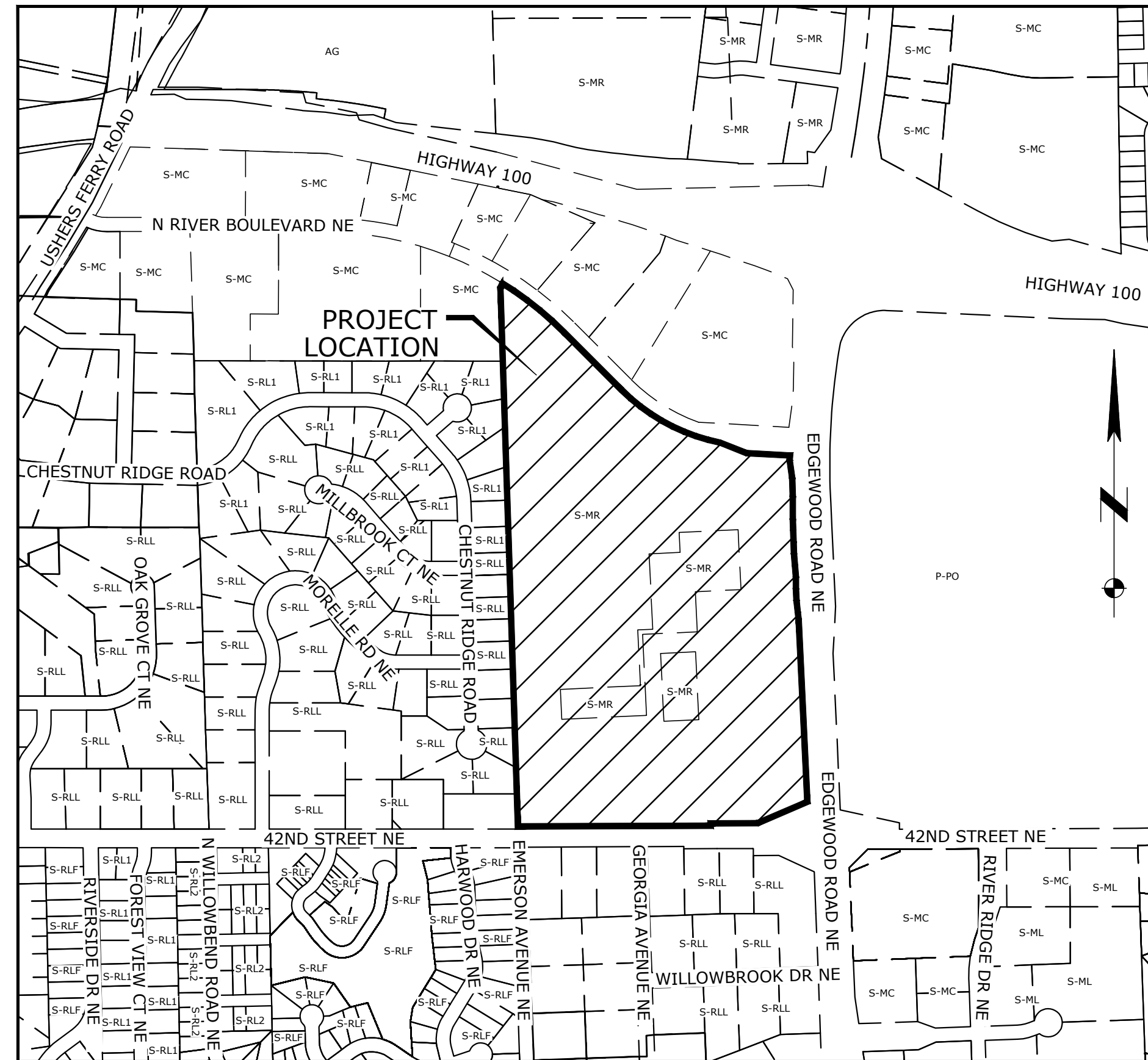
Paul-1820@yahoo.com



# PRELIMINARY PLAT FOR EDGEWOOD POINTE ADDITION IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA

## LOCATION MAP

(1"=500')



### UTILITY AND EMERGENCY TELEPHONE NUMBERS

PUBLIC WORKS DEPARTMENT	(319)-286-5802
POLICE DEPARTMENT	(319)-286-5491
EMERGENCY	911
FIRE DEPARTMENT	(319)-286-5200
EMERGENCY	911
WATER DEPARTMENT	(319)-286-5910
SEWER MAINTENANCE DEPARTMENT	(319)-286-5815
IOWA ONE CALL (UTILITIES)	(800)-292-8989
MID-AMERICAN ENERGY	(319)-298-5162
CENTURY LINK (TELEPHONE)	
ENGINEER, WEST SIDE	(319)-399-7600
ENGINEER, EAST SIDE	(319)-399-7487
ALLIANT/E.S. INDUSTRIES (ELECTRIC, STEAM)	
INFORMATION	(319)-786-1912
	(319)-786-1959
MEDIACOM (CABLE TV)	
BUSINESS	(319)-395-9699
LOCATIONS	(800)-292-8989
WINDSTREAM (TELEPHONE / CABLE TV)	
BUSINESS	(319)-790-7114
LOCATIONS	(800)-292-8989
IMON (TELEPHONE / CABLE TV)	(319)-261-4670
SOUTHSLOPE (TELEPHONE / CABLE TV)	(319)-665-5312
LINN COUNTY REC	(319)-377-1587
CEDAR RAPIDS AND IOWA CITY RAILWAY COMPANY	(800)-283-1540
IOWA DEPARTMENT OF TRANSPORTATION	
DISTRICT ENGINEER	(319)-364-0235
MAINTENANCE GARAGES	(319)-364-8189
LINN COUNTY ENGINEER	(319)-892-6400
LINN COUNTY MAINTENANCE	(319)-892-6420

### SHEET INDEX

- COVER
- PRELIMINARY PLAT

### DIMENSION STANDARDS

LOT REQUIREMENTS		BUILDING PLACEMENT	
LOT SIZE (SF, MIN)	-	SETBACKS (FT)	S-MR SUBURBAN MIXED-USE REGIONAL CENTER
FRONTAGE (FT, MIN)	-	FRONT	15'
WIDTH AT SETBACK (FT, MIN)	-	SIDE, INTERNAL	0'
COVERAGE (% MAX)	80	SIDE, STREET	10'
		REAR	0'
STRUCTURE SIZE		DENSITY REQUIREMENTS	
HEIGHT (FT MAX)	100'	MINIMUM DENSITY	8 UNITS / AC
FOOTPRINT SIZE (SF MAX)	COMMERCIAL/MIXED USE: 100,000 CIVIC/INSTITUTIONAL: 60,000 RESIDENTIAL: 60,000	MAXIMUM DENSITY	40 UNITS / AC

### SITE CHARACTERISTICS

SITE AREA: 51.73 AC

### APPLICANT:

EOP DEVELOPMENT, LLC  
% KERRY PANOZZO  
4415 N RIVER BOULEVARD NE  
CEDAR RAPIDS, IA 52402  
KERRY@EOPDEVELOPMENT.COM

### TITLEHOLDER:

1031 PROS TITLEHOLDER 1116, LLC  
5414 W DAYBREAK PARKWAY  
C-4 PMB 3246  
SOUTH JORDAN, UT 84009

### ZONING

EXISTING ZONING: S-MR (SUBURBAN MIXED-USE REGIONAL CENTER)  
PROPOSED ZONING: S-MR (SUBURBAN MIXED-USE REGIONAL CENTER) [NO CHANGE]

### PROPERTY ADDRESS

4515 N RIVER BLVD NE, 4333 EDGEWOOD RD NE, 4600 42ND ST NE

### STREET CLASSIFICATIONS

STREET	DESIGN DATA - URBAN				
	CLASS	STREET WIDTH	R.O.W. WIDTH	DESIGN SPEED	PAVEMENT THICKNESS
ORLAND STREET	LOCAL	31'	60' -70'	30 MPH	7" PCC
HOLLAND AVENUE	LOCAL	31'	60'	30 MPH	7" PCC

### UTILITY LEGEND-EXISTING

---(SSB)---	SANITARY SEWER W/SIZE
---(ST15)---	STORM SEWER W/SIZE
---	SUBDRAIN
---(FM6)---	FORCE MAIN W/SIZE
---(W6)---	WATER MAIN W/SIZE
---	GAS
---(G)---	STEAM
---(S)---	STORM MANHOLE
---(OHE)---	ELECTRIC-OVERHEAD
---(E)---	ELECTRIC-UNDERGROUND
---(C)---	CABLE TV-UNDERGROUND
---(OHC)---	CABLE TV-OVERHEAD
---(OHT)---	TELEPHONE-OVERHEAD
---(F)---	FIBER OPTIC-UNDERGROUND
---(OHF)---	FIBER OPTIC-OVERHEAD
---(T)---	TELEPHONE-UNDERGROUND
---	FENCE LINE
---	SILT FENCE
---	FLOODPLAIN LIMITS
---	FLOODWAY LIMITS
---	CITY CORPORATE LIMITS
---	CONTOUR LINE
---	LIGHT POLE W/O MAST
---	LIGHT POLE W/MAST
---	TELEPHONE POLE
---	POWER POLE
---	GUY ANCHOR
---	GUY POLE
---	TELEPHONE PEDESTAL
---	TELEPHONE MANHOLE
---	CABLE TV PEDESTAL
---	UTILITY/CONTROL CABINET
---	SANITARY MANHOLE
---	STORM MANHOLE
---	GRATE INTAKE
---	RA-3 INTAKE
---	RA-5 INTAKE
---	RA-6 INTAKE
---	RA-8 INTAKE
---	HORSESHOE CATCH BASIN W/O FLUME
---	HORSESHOE CATCH BASIN W/FLUME
---	GAS VALVE
---	FLARED END SECTION
---	CLEANOUT, STORM OR SANITARY
---	TRAFFIC SIGNAL W/MAST
---	BOLLARD
---	BENCHMARK
---	STREET SIGN
---	WELL
---	FIRE HYDRANT

### UTILITY LEGEND-PROPOSED

---	SS8	SANITARY SEWER W/SIZE
---	ST18	STORM SEWER W/SIZE
---	FM6	FORCE MAIN W/SIZE
---	W12	WATER MAIN W/SIZE
---	CORP	CITY CORPORATE LIMITS
---	---	SANITARY MANHOLE
---	---	STORM MANHOLE
---	---	GRATE INTAKE
---	---	RA-3 INTAKE
---	---	RA-5 INTAKE
---	---	RA-6 INTAKE
---	---	RA-8 INTAKE
---	---	HORSESHOE CATCH BASIN W/O FLUME
---	---	FLARED END SECTION
---	---	CLEANOUT, STORM OR SANITARY
---	---	FIRE HYDRANT
---	---	WATER VALVE
---	---	WATER SHUTOFF
---	---	WATER BLOWOFF

### SURVEY LEGEND

---	SET	REBAR W/CAP NO.
---	---	FOUND SURVEY MONUMENT AS NOTED
---	---	FOUND RIGHT OF WAY RAIL
---	---	SECTION CORNER SET AS NOTED
---	---	SECTION CORNER FOUND AS NOTED
---	---	CUT "X" IN CONCRETE
---	---	RECORDED AS
---	---	EASEMENT LINE
---	---	PLAT OR SURVEY BOUNDARY
---	---	PLAT LOT LINE
---	---	CENTERLINE
---	---	SECTION LINE
---	---	1/4 SECTION LINE
---	---	1/4-1/4 SECTION LINE
---	---	EXISTING LOT LINE
---	---	BUILDING SETBACK LINE

### PLANT LEGEND

---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	DECIDUOUS SHRUB
---	CONIFEROUS SHRUB
---	TREE STUMP
---	TREE LINE DRIP EDGE

NOTE: THIS IS A STANDARD LEGEND. SOME ITEMS MAY NOT APPEAR ON DRAWINGS.

### NOTE

THE PROPOSED IMPROVEMENTS INCLUDED IN THESE DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) MANUAL AS NOTED WITH CEDAR RAPIDS SUPPLEMENTAL SPECIFICATIONS, UNLESS OTHERWISE NOTED.

THIS PLAN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. ANY FINAL PLAT AND RELATED IMPROVEMENTS REQUIRED BY THIS DEVELOPMENT SHALL MEET THE REQUIREMENTS OF SUDAS DESIGN STANDARDS MANUAL OR AN ENGINEERING DESIGN EXCEPTION SHALL BE SUBMITTED AND APPROVED ON THE PLAN SET.

### LEGAL DESCRIPTION

LOT 1, RIVER RIDGE NORTH OFFICE PARK FIRST ADDITION TO CEDAR RAPIDS, IOWA, EXCEPT THAT PART CONVEYED TO THE STATE OF IOWA BY WARRANTY DEED FILED JANUARY 8, 2014 IN BOOK 8885, PAGE 228

AND

THE SOUTHWEST 1/4 SOUTHEAST 1/4 OF SECTION 6-81-7, LINN COUNTY, IOWA, EXCEPT PUBLIC HIGHWAY



### HALL & HALL ENGINEERS, INC.

Leaders in Land Development Since 1953

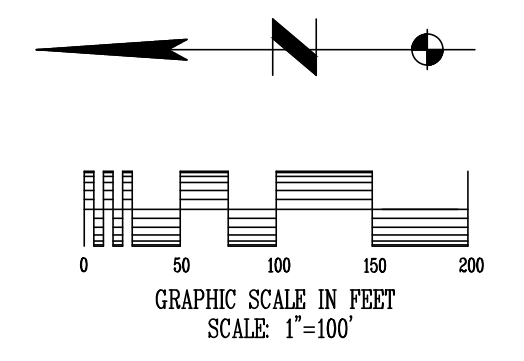
1860 BOYSON ROAD, HIAWATHA, IOWA 52233  
PHONE: (319) 362-9548 FAX: (319) 362-7595

CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE  
LAND SURVEYING • LAND DEVELOPMENT PLANNING



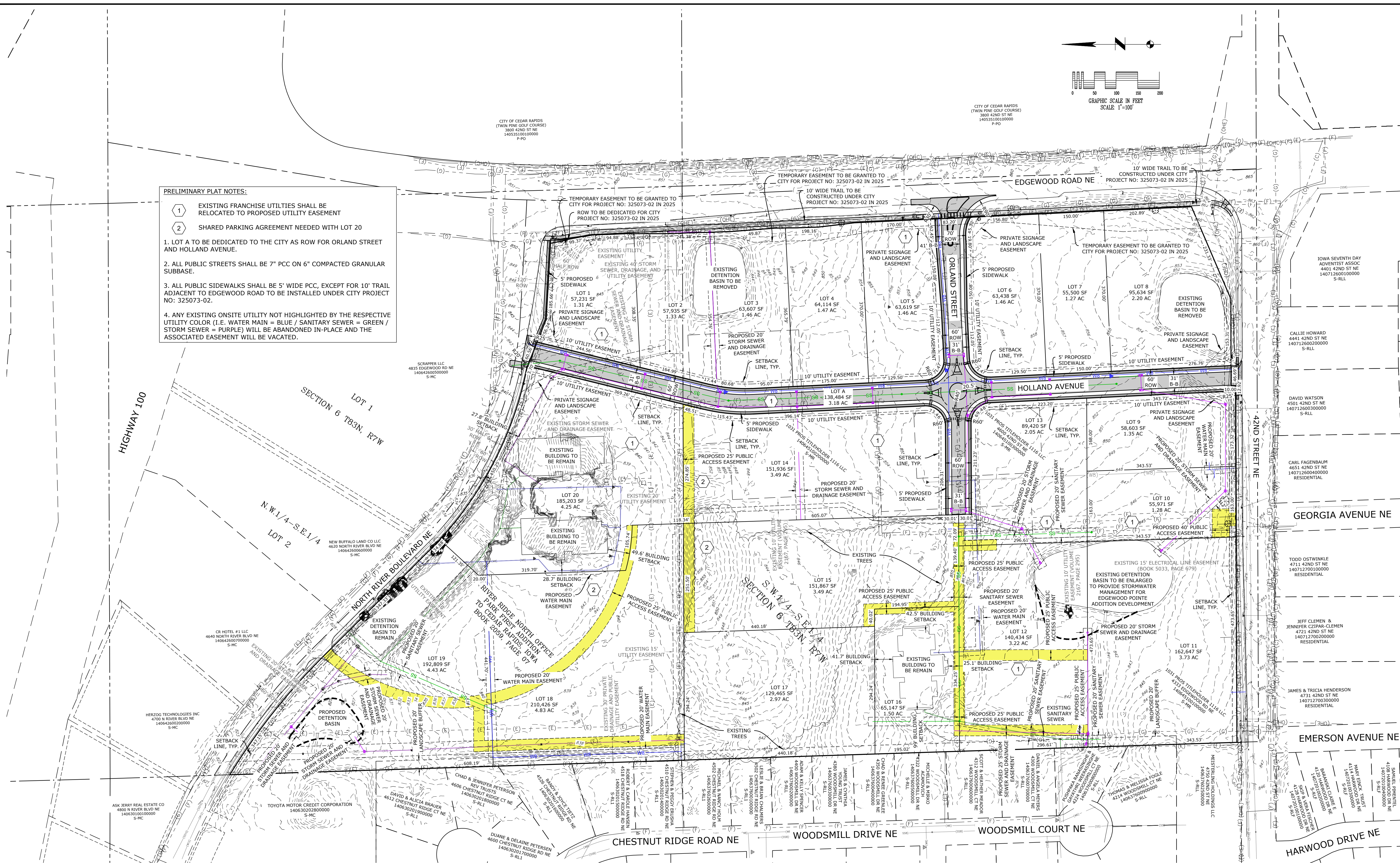
CITY FILE NUMBER:  
HALL AND HALL PROJECT NUMBER: 10948





CITY OF CEDAR RAPIDS  
(TWIN PINE GOLF COURSE)  
3800 42ND ST NE  
140535100100000  
P-90

- PRELIMINARY PLAT NOTES:**
- 1 EXISTING FRANCHISE UTILITIES SHALL BE RELOCATED TO PROPOSED UTILITY EASEMENT
  - 2 SHARED PARKING AGREEMENT NEEDED WITH LOT 20
1. LOT A TO BE DEDICATED TO THE CITY AS ROW FOR ORLAND STREET AND HOLLAND AVENUE.
  2. ALL PUBLIC STREETS SHALL BE 7" PCC ON 6" COMPACTED GRANULAR SUBBASE.
  3. ALL PUBLIC SIDEWALKS SHALL BE 5' WIDE PCC, EXCEPT FOR 10' TRAIL ADJACENT TO EDGEWOOD ROAD TO BE INSTALLED UNDER CITY PROJECT NO: 325073-02.
  4. ANY EXISTING ONSITE UTILITY NOT HIGHLIGHTED BY THE RESPECTIVE UTILITY COLOR (I.E. WATER MAIN = BLUE / SANITARY SEWER = GREEN / STORM SEWER = PURPLE) WILL BE ABANDONED IN-PLACE AND THE ASSOCIATED EASEMENT WILL BE VACATED.



DRAWN BY: DAL CHECKED BY: LMH APPROVED BY: DATE: 03-22-2024 FIELD BOOK: ---	NO.	REVISION DESCRIPTION	APPROVED	DATE		<b>HALL &amp; HALL ENGINEERS, INC.</b> <i>Leaders in Land Development Since 1953</i> 1880 BOYSSON ROAD, HIAWATHA, IOWA 52233 PHONE: (515) 362-9546 FAX: (515) 362-7899 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE LAND SURVEYING • LAND DEVELOPMENT PLANNING 	<b>EDGEWOOD POINTE ADDITION</b> IN THE CITY OF CEDAR RAPIDS, LINN COUNTY, IOWA	<b>PRELIMINARY PLAT</b>	SHEET <b>2</b>
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SCALE: 1"=100' PROJECT NO: 10948

CAD File: I:\projects\10900\10948 Edgewood Point\DWG\Plats\10948-EDGEWOOD POINT-PRELIMINARY PLAT.dwg Date Plotted: Friday, March 22, 2024 10:31:28 AM Plotted By: Devin Lawson





Community Development and Planning Department  
City Hall  
101 First Street SE  
Cedar Rapids, IA 52401  
Telephone: (319) 286-5041

**To:** City Planning Commission  
**From:** Haley Sevening, Planner, Community Development and Planning  
Betsy Borchardt, Planner, Community Development and Planning  
**Subject:** Chapter 32 – Zoning Amendments  
**Date:** March 28, 2024

---

Staff is proposing several amendments to Chapter 32 (Zoning) of the Municipal Code in response to state legislation and to proactively address staff-identified issues. Proposed zoning ordinance amendments will be presented to City Planning Commission for review on April 4, 2024, with a City Council Public Hearing anticipated on April 23, 2024. These proposed changes were discussed with the Zoning Advisory Group at their March 18, 2024, meeting.

The proposed amendments are summarized in the following table and cover topics related to:

- Home Occupations
- Alcohol and Tobacco Uses
- Landscaping Requirements
- Permanent, Off-Premise Signs
- Urban Street Frontage Requirements

A full draft of the proposed ordinance is attached and is also available on the City’s website at:  
[www.CityofCR.org/Zoning](http://www.CityofCR.org/Zoning)

**Proposed Review Schedule:**

**March 18** – Zoning Advisory Group – Reviewed

**April 4** – **City Planning Commission – Review and Recommendation**

**April 17** – City Council Development Committee – Review and Recommendation

**April 23** – City Council – Public Hearing and anticipated 1<sup>st</sup> Reading of Ordinance

**May 14** – City Council – 2<sup>nd</sup> and possible 3<sup>rd</sup> Reading of Ordinance

**Recommendation:**

Staff recommends approval of the Ordinance to amend Chapter 32 (Zoning) of the Municipal Code.

**SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS**

<b>Topic</b>	<b>Standard (Section #)</b>	<b>Current Requirement</b>	<b>Proposed Amendments</b>	<b>Issue/Rationale</b>
<b>Home Occupations and Related Amendments (Live/Work and Day Cares)</b>	Home Occupation (Section 32.03.04.C.8 and Table 32.03-4)	Permitted through a Special Use Permit in all residential districts, with major restrictions on space usage, equipment used, product sales, storage, and types of businesses.	Categorize home occupations by the impact they have on the neighborhood in residential districts with minimal restrictions on space usage, equipment used, product sales, storage and types of businesses.	State Code restrictions on the regulation of no-impact home occupations.
	Permitted Uses (Table 32.03-1)	Remove ‘Live/Work’ as a permitted use in residential zone districts.  Remove ‘Day Care Home, Group’ and ‘Day Care Home, Family’ as permitted uses.		Clean up to better align with updates related to home occupations.
	Permitted Uses in Special Districts (Table 32.03-2)	Remove ‘Day Care Home, Group’ and ‘Day Care Home, Family’ as permitted uses.		Clean up to better align with updates related to home occupations.
	Live/Work (Section 32.03.03.A.1.f)	Permitted in traditional residential, mixed-use, and urban form districts.	Repeal live/work requirements for traditional residential zone districts.	Clean up to better align with updates related to home occupations.
	Child/Adult Care (Section 32.03.03.C.3)	Repeal ‘Day Care Home, Group’ and ‘Day Care Home, Family’ use requirements.		Clean up to better align with updates related to home occupations.
	General Parking Context Requirements (Table 32.04.02-3)	Live/work: Residential requirement + 1 per 333 SF office space	Live/work: Residential requirement + commercial use requirement  Remove ‘Day care home, Group’ and ‘Day care home, Family’ requirements.	Clean up to better align with updates related to home occupations.
	Permanent Signs in Residential Districts (Table 32.04.08-1)	All ‘Single-Unit Residential Use, Bed and Breakfast, or Home Occupations’ are limited to one 4 sq ft sign.	Home occupations are allotted signage based on their category.	Clean up to better align with updates related to home occupations.
	Definitions (Section 32.08.03.D)	Repeal definitions for ‘Day Care Home, Group’ and ‘Day Care Home, Family’		Clean up to better align with updates related to home occupations.

**SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS**

<b>Topic</b>	<b>Standard (Section #)</b>	<b>Current Requirement</b>	<b>Proposed Amendments</b>	<b>Issue/Rationale</b>
<b>Alcohol and Tobacco Uses</b>	Levels of Alcohol Related Uses (Table 32.03-6)	Level II Alcohol and Tobacco Use includes uses where greater than 50% of gross receipts are from alcohol or tobacco sales.	New Level III Alcohol and Tobacco Use category. Level II includes uses where greater than 50% of gross receipts are from alcohol or tobacco sales for <u>on-site</u> consumption or wholesale. Level III includes uses where greater than 50% of gross receipts are from alcohol or tobacco sales for <u>off-site</u> consumption.	Urban form districts are becoming increasingly residential.
	Alcohol and Tobacco Related Uses (Section 32.03.06.C.4.a-b)	Inclusion of reference to Level III Alcohol and Tobacco Use.		Clean up to align with addition of Level III Alcohol and Tobacco Uses.
	Use-Table for Alcohol Related Uses (Table 32.03-7)	Level II Alcohol and Tobacco Uses as permitted use in urban form districts, if more than 300' from a residential zone district.	Level II remains the same. Level III Alcohol and Tobacco Uses as conditional use in urban form districts.	Urban form districts are becoming increasingly residential.

**SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS**

<b>Topic</b>	<b>Standard (Section #)</b>	<b>Current Requirement</b>	<b>Proposed Amendments</b>	<b>Issue/Rationale</b>
<b>Landscaping, Buffering, and Screening</b>	Applicability (Section 32.04.06.B)	The Public-Airport (P-AP) zone district is subject to all landscaping, buffering, and screening requirements.	For the Public-Airport (P-AP) zone district, provide discretion to the City to determine alternative landscaping requirements to meet the intent of the code where minimum standards cannot be met due to airport wildlife hazard mitigation. Require planting elsewhere or fee in lieu for any required trees not planted.	Airports are required by the Federal Aviation Administration to plan for Wildlife Hazard Mitigation. Landscaping can attract animal habitats that present life and safety issue in the presence of aircrafts.
<b>Permanent Off-Premise Signs</b>	Permanent Signs in Urban Form and Traditional Districts (Table 32.04.08-1)	Off-premise signs must be located within 500' of the advertised use.	New 'Integrated Center Sign' that permits single or multi-tenant off-premise signs within 500' of the advertised use for shopping centers, industrial parks, master planned developments, or other similar existing developments with common site facilities. Requires placement of sign adjacent to common site facility (i.e. shared driveway entrance).	Limitations on distance from advertised use in which off-premise signs can be located.

**SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS**

<b>Topic</b>	<b>Standard (Section #)</b>	<b>Current Requirement</b>	<b>Proposed Amendments</b>	<b>Issue/Rationale</b>
	Permanent Signs in Suburban Mixed Use and Industrial Districts (Table 32.04.08-1)	Off-premise signs must be located within 500’ of the use being advertised.	New ‘Integrated Center Sign’ that permits single or multi-tenant off-premise signs within 1,000’ of the advertised use for shopping centers, industrial parks, master planned developments, or other similar existing developments with common site facilities. Requires placement of sign adjacent to common site facility (i.e. shared driveway entrance).	Limitations on distance from advertised use in which off-premise signs can be located.
	Permanent Signs – Off-Premise (32.04.08.F.1.a-b)	Clarification that total sign area may be allocated between on-premises signs, off-premises signs containing commercial speech, and any signs containing non-commercial speech.		Clean up to clarify how sign area may be allocated.
	Definitions (Section 32.08.03.I and Section 32.08.03.AB)	Add definitions for ‘Integrated Center’ and ‘Sign, Intregrated Center’		New definition in alignment with proposed amendment.
<b>Urban Street Frontage Requirements</b>	Minor Design Adjustment – Authority to Adjust Urban Form Standards	Minor Design Adjustments within urban form districts have threshold limitations.	Increased flexibility for Minor Design Adjustments in urban form districts for parcels with unique configurations due to adjacent public infrastructure.	Unique circumstances created by public infrastructure projects can make strict enforcement of the code challenging.

ORDINANCE NO. LEG\_NUM\_TAG

AN ORDINANCE AMENDING CHAPTER 32 OF THE MUNICIPAL CODE (ZONING) TO  
UPDATE USE SPECIFIC STANDARDS, DEVELOPMENT STANDARDS, REVIEW AND  
APPROVAL PROCEDURES, AND DEFINITIONS

WHEREAS, the City adopted a new Chapter 32 to be the zoning code for the City of Cedar Rapids, with an effective date of January 1, 2019; and,

WHEREAS, as part of the implementation of Chapter 32, the City has identified several corrections and clarifications to be made to Ordinance to improve its use; and,

WHEREAS, the following proposed amendments to Chapter 32 of the City Code have been discussed with the City's Zoning Advisory Group;

WHEREAS, on April 4, 2024, the City Planning Commission reviewed the proposed ordinance and **unanimously recommended approval**;

WHEREAS, on **April 17, 2024**, the City Council Development Committee reviewed the proposed ordinance and **unanimously supported adoption by City Council**; and,

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CEDAR RAPIDS, IOWA, as follows:

**Section 1.** Table 32.03-1 of the Cedar Rapids Municipal Code is hereby repealed and in its place a new Table 32.03-1 is enacted as follows:

Table 32.03-1 Permitted Uses	Ag & Rural		Residential Districts						Mixed Use Districts					Urban Districts				Industrial Districts			Definition and Use Specific Standards
	A-AG	A-RR	S-RLL S-RL1 S-RM1	S-RL2	S-RLF S-RMF	T-R1	T-RF	T-RH	T-ML	T-MC	S-MC	S-MR	T-IM	U-DC U-DG U-NG U-VG	U-NR U-VR	U-NT U-VT	U-MF	I-LI	I-GI	I-SW	
Residential Uses																					
Household Living																					
Dwelling, single unit, detached	P	P	P	P	P	P	P	P						P, subject to 32.04.05, Site and Structure; not permitted on ground floor w/in 25' of RBL in Shopfront Overlay						<a href="#">32.03.03.A.1.a</a>	
Dwelling, single unit, attached				P	P		P	P	P	P											<a href="#">32.03.03.A.1.b</a>
Dwelling, two unit				P	P		P	P	P	P											<a href="#">32.03.03.A.1.c</a>
Dwelling, multiple unit					P		P	P	P	P	P	C									<a href="#">32.03.03.A.1.d</a>
Dwelling(s) in Mixed-Use Structure									P	P	P	P	P								<a href="#">32.03.03.A.1.e</a>
Live/Work unit							E*	E*	E*	P*	P*	P*	P*	P*	P*	P*				<a href="#">32.03.03.A.1.f</a>	
Mobile home																				<a href="#">32.03.03.A.1.g</a>	
Group Living																					
Assisted Living Facility				C	P		P	P	P	P	P	P	C	P	P	C				<a href="#">32.03.03.A.2.a</a>	



Table 32.03-1 Permitted Uses	Ag & Rural		Residential Districts					Mixed Use Districts					Urban Districts				Industrial Districts			Definition and Use Specific Standards	
	A-AG	A-RR	S-RLL S-RL1 S-RM1	S-RL2	S-RLF S-RMF	T-R1	T-RF	T-RH	T-ML	T-MC	S-MC	S-MR	T-IM	U-DC U-DG U-NG U-VG	U-NR U-VR	U-NT U-VT	U-MF	I-LI	I-GI		I-SW
Boarding or rooming house					C		C	P	P	P	P	P		P	C	C					<a href="#">32.03.03.A.2.b</a>
Emergency residential shelter			C	C	C	C	C	P	C	C	C	C		C	C	C					<a href="#">32.03.03.A.2.c</a>
Fraternity or sorority house								C	P	C	C			C	C						<a href="#">32.03.03.A.2.d</a>
Rehabilitation house					C			C	C	C	C	C		C	C	C					<a href="#">32.03.03.A.2.e</a>
Group home, large				C	P		P	P	P	P	P	P	C	P	P	C					<a href="#">32.03.03.A.2.f</a>
Group home, small	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					<a href="#">32.03.03.A.2.g</a>
Civic and Institutional Uses																					
Airport																					<a href="#">32.03.03.B.1</a>
Cemetery	C	C	C	C	C																<a href="#">32.03.03.B.2</a>
Correctional facility																		C	C		<a href="#">32.03.03.B.3</a>
Communications and Information Service Uses																					
Antenna	P/C	P/C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">32.03.03.B.4.d</a> & Chapter 32D
Communication tower	P/C	P/C	C	C	C	C	C	C	P/C	P/C	P/C	P/C	P	P/C	P/C	P	P/C	P	P		<a href="#">32.03.03.B.4.d</a> & Chapter 32D

Table 32.03-1 Permitted Uses	Ag & Rural		Residential Districts					Mixed Use Districts					Urban Districts				Industrial Districts			Definition and Use Specific Standards	
	A-AG	A-RR	S-RLL S-RL1 S-RM1	S-RL2	S-RLF S-RMF	T-R1	T-RF	T-RH	T-ML	T-MC	S-MC	S-MR	T-IM	U-DC U-DG U-NG U-VG	U-NR U-VR	U-NT U-VT	U-MF	I-LI	I-GI		I-SW
Educational																					
College or university								C	C	C	C	P	P		P						<a href="#">32.03.03.B.5.a</a>
School Pre-K-12		P	P	P	P	P	P	P	P	P	P	P	P	P	P						<a href="#">32.03.03.B.5.b</a>
Vocational or trade school									C*	P*	P*	P*	P*			P*		P	P		<a href="#">32.03.03.B.5.c</a>
Health Care																					
Hospital												P	P	P			P	P	P		<a href="#">32.03.03.B.6.a</a>
Treatment facility								P*	P*	P*	P	P	P	P*		P	P				<a href="#">32.03.03.B.6.b</a>
Institutional, Cultural and Assembly																					
Assembly, Civic and Religious																					
Large			C	C	C	C	C	C	C	P	P	P	P	P	C	P	P				<a href="#">32.03.03.B.7.ai</a>
Small	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		<a href="#">32.03.03.B.7.ajj</a>
Library, museum, or cultural institution	C	C	C	C	C	C	C	C	P	P	P	P	P	P	C	P	P	P			<a href="#">32.03.03.B.7.b</a>

Table 32.03-1 Permitted Uses	Ag & Rural		Residential Districts						Mixed Use Districts					Urban Districts				Industrial Districts			Definition and Use Specific Standards
	A-AG	A-RR	S-RLL S-RL1 S-RM1	S-RL2	S-RLF S-RMF	T-R1	T-RF	T-RH	T-ML	T-MC	S-MC	S-MR	T-IM	U-DC U-DG U-NG U-VG	U-NR U-VR	U-NT U-VT	U-MF	I-LI	I-GI	I-SW	
Human or Neighborhood Services	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P*	P	P	P		<a href="#">32.03.03.B.7.c</a>	
Parks and Open Space																					
Park and playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">32.03.03.B.8.a</a>	
Conservation Land	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">32.03.03.B.8.b</a>	
Government or Public Safety																					
Public Safety Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">32.03.03.B.9.a</a>	
Essential public services, not listed separately	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	<a href="#">32.03.03.B.9.b</a>	
Transportation and Parking																					
Parking Lot (sole primary use)			C*	C*	C*	C*	C*	C*	C*	C*	P	P	P	C	C*	C	C	P	P	<a href="#">32.03.03.B.10.a</a>	
Parking Structure (sole primary use)								C	C	C	P	P	P	P	P	P	P	P	P	<a href="#">32.03.03.B.10.b</a>	
Utilities and Public Services																					

Table 32.03-1 Permitted Uses	Ag & Rural		Residential Districts						Mixed Use Districts					Urban Districts				Industrial Districts			Definition and Use Specific Standards
	A-AG	A-RR	S-RLL S-RL1 S-RM1	S-RL2	S-RLF S-RMF	T-R1	T-RF	T-RH	T-ML	T-MC	S-MC	S-MR	T-IM	U-DC U-DG U-NG U-VG	U-NR U-VR	U-NT U-VT	U-MF	I-LI	I-GI	I-SW	
Utility, major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	<a href="#">32.03.03.B.11.a</a>
Utility, minor	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	<a href="#">32.03.03.B.11.b</a>
Commercial Uses																					
Animal and Pet Sales or Services																					
Animal Shelter	C	C								C	P	P	C	C	C	C	C	P	P		<a href="#">32.03.03.C.1.a</a>
Boarding	P	C							C	P	P	P	P		P			P			<a href="#">32.03.03.C.1.b</a>
Dog Breeding	P	C																			<a href="#">32.03.03.C.1.c</a>
Grooming and Pet Services	P	C							C	P	P	P	P		P			P	P		<a href="#">32.03.03.C.1.d</a>
Stable	P	C																			<a href="#">32.03.03.C.1.e</a>
Veterinary Hospital	P	C							C	C	P	P	P	P		P		P	P		<a href="#">32.03.03.C.1.f</a>
Assembly, Entertainment and Trade																					
Large										C	P	P	P	P		P	P	C			<a href="#">32.03.03.C.2.a</a>
Small									C	P	P	P	P		P	P	P				<a href="#">32.03.03.C.2.b</a>
Child/Adult Care																					

Table 32.03-1 Permitted Uses	Ag & Rural		Residential Districts						Mixed Use Districts					Urban Districts				Industrial Districts			Definition and Use Specific Standards
	A-AG	A-RR	S-RLL S-RL1 S-RM1	S-RL2	S-RLF S-RMF	T-R1	T-RF	T-RH	T-ML	T-MC	S-MC	S-MR	T-IM	U-DC U-DG U-NG U-VG	U-NR U-VR	U-NT U-VT	U-MF	I-LI	I-GI	I-SW	
Day care center	C	C	C	C	C	C	C	C	P	P	P	P		P	P	P					<a href="#">32.03.03.C.3.a</a>
Day care home																					
Group	C*	C*	C*	C*	C*	C*	C*	C*	P*	P*	P*	P*		P*	P*	P*					<a href="#">32.03.03.C.3.b</a>
Family	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P					<a href="#">32.03.03.C.3.e</a>
Commercial Services																					
Consumer maintenance and repair									P	P	P	P	P	P		P	P				<a href="#">32.03.03.C.4.a</a>
Personal service									P	P	P	P	P	P		P	P				<a href="#">32.03.03.C.4.b</a>
Studio or instruction service									P	P	P	P	P	P		P	P	P			<a href="#">32.03.03.C.4.c</a>
Funeral home									C	P	P	P	P	C		P		P	P		<a href="#">32.03.03.C.4.d</a>
Rental services										C*	P*	P*	P*	P*		P*		P*	P*		<a href="#">32.03.03.C.4.e</a>
Building Trades and Services									P*	P*	P*	P	P*	P*		P					<a href="#">32.03.03.D.2.d</a>
Financial Institutions																					
Financial institution									P	P	P	P	P	P		P					<a href="#">32.03.03.C.5.a</a>



Table 32.03-1 Permitted Uses	Ag & Rural		Residential Districts						Mixed Use Districts					Urban Districts				Industrial Districts			Definition and Use Specific Standards
	A-AG	A-RR	S-RLL S-RL1 S-RM1	S-RL2	S-RLF S-RMF	T-R1	T-RF	T-RH	T-ML	T-MC	S-MC	S-MR	T-IM	U-DC U-DG U-NG U-VG	U-NR U-VR	U-NT U-VT	U-MF	I-LI	I-GI	I-SW	
Alternative financial services										C*	C*	P*	C*	C*		C*					<a href="#">32.03.03.C.5.b</a>
Office																					
Business or professional									P	P	P	P	P	P		P	P	C			<a href="#">32.03.03.C.6.a</a>
Medical Clinic or Lab									P	P	P	P	P	P		P	P				<a href="#">32.03.03.C.6.b</a>
Retail Sales																					
General Retail									P	P	P	P	P	P		P	P				<a href="#">32.03.03.C.7.a</a>
Fireworks																		P*	P*		<a href="#">32.03.03.C.7.b</a>
Alcohol or Tobacco Store										C	P*	P		P		P					<a href="#">32.03.03.C.7.c</a> & <a href="#">32.03.06.C</a>
Eating and/or Drinking Establishment																					
Bar										C*	P*	P*	P*	P*		P*		C*			<a href="#">32.03.03.C.8.a</a> & <a href="#">32.03.06.C</a>
Restaurant									P	P	P	P	P	P		P	P				<a href="#">32.03.03.C.8.b</a>
Restaurant with Alcohol									C*	P*	P*	P*	P*	P*		P*	P*				<a href="#">32.03.03.C.8.c</a> & <a href="#">32.03.06.C</a>
Entertainment and Recreation Uses																					

Table 32.03-1 Permitted Uses	Ag & Rural		Residential Districts						Mixed Use Districts					Urban Districts				Industrial Districts			Definition and Use Specific Standards
	A-AG	A-RR	S-RLL S-RL1 S-RM1	S-RL2	S-RLF S-RMF	T-R1	T-RF	T-RH	T-ML	T-MC	S-MC	S-MR	T-IM	U-DC U-DG U-NG U-VG	U-NR U-VR	U-NT U-VT	U-MF	I-LI	I-GI	I-SW	
Amusement, indoor									P	P	P	P	P		P			C			<a href="#">32.03.03.C.9.a</a>
Amusement, outdoor									C	C	P	C	C			C		C			<a href="#">32.03.03.C.9.b</a>
Adult entertainment																		P*			<a href="#">32.03.03.C.9.c</a>
Golf Courses	C	C	C	C	C																<a href="#">32.03.03.C.9.d</a>
Visitor Accommodations																					
Bed and breakfast home	C*	C*	C*	C*	C*	C*	C*	P*	C*	P*	P*			P*	P*	P*					<a href="#">32.03.03.C.10.a</a>
Campground or recreational vehicle park	C	C																			<a href="#">32.03.03.C.10.b</a>
Hotel or motel									C	P	P			P		P	P				<a href="#">32.03.03.C.10.c</a>
Vehicle Sales or Service																					
Fueling station									C*	P*	P*	P*	C*		P*			P*	P*		<a href="#">32.03.03.C.11.a</a>
Car Wash									C*	P*	P*	C*	C*		C*			P*	C*		<a href="#">32.03.03.C.11.b</a>

Table 32.03-1 Permitted Uses	Ag & Rural		Residential Districts						Mixed Use Districts					Urban Districts				Industrial Districts			Definition and Use Specific Standards
	A-AG	A-RR	S-RLL S-RL1 S-RM1	S-RL2	S-RLF S-RMF	T-R1	T-RF	T-RH	T-ML	T-MC	S-MC	S-MR	T-IM	U-DC U-DG U-NG U-VG	U-NR U-VR	U-NT U-VT	U-MF	I-LI	I-GI	I-SW	
Vehicle maintenance and repair, major											P	P	P			C		P	P		<a href="#">32.03.03.C.11.c</a>
Vehicle maintenance and repair, minor									C	P	P	P	C			P		P	P		<a href="#">32.03.03.C.11.d</a>
Vehicle rental									C	P	P	P	P			P		P	P		<a href="#">32.03.03.C.11.e</a>
Vehicle sales									C	P	P	P	C			C		P	P		<a href="#">32.03.03.C.11.f</a>
Industrial, Wholesale, and Storage Uses																					
Energy Production and Natural Resource Extraction																					
Solar array	C	C	C	C	C						C	C						P	P	P	<a href="#">32.03.03.D.1.a</a>
Wind energy conversion system	C	C																P			<a href="#">32.03.03.D.1.b</a>
Resource Extraction and Preparation	C																		P		<a href="#">32.03.03.D.1.c</a>
Industrial Services																					
General Industrial Services									C	C	C	P	C			P		P	P		<a href="#">32.03.03.D.2.a</a>

Table 32.03-1 Permitted Uses	Ag & Rural		Residential Districts						Mixed Use Districts					Urban Districts				Industrial Districts			Definition and Use Specific Standards
	A-AG	A-RR	S-RLL S-RL1 S-RM1	S-RL2	S-RLF S-RMF	T-R1	T-RF	T-RH	T-ML	T-MC	S-MC	S-MR	T-IM	U-DC U-DG U-NG U-VG	U-NR U-VR	U-NT U-VT	U-MF	I-LI	I-GI	I-SW	
Truck and Heavy Equipment Sales and Service													C			C		C	P		<a href="#">32.03.03.D.2.b</a>
Truck stop/wash												C	C					P	P		<a href="#">32.03.03.D.2.c</a>
Manufacturing, Assembly, Processing, and Technology																					
Artisan/craft	P								C	P	P	P	P	P		P		P	P		<a href="#">32.03.03.D.3.a</a>
Limited										C	C	P	P	C		P		P	P		<a href="#">32.03.03.D.3.b</a>
General													C			C		P	P		<a href="#">32.03.03.D.3.c</a>
Intensive																			C	C	<a href="#">32.03.03.D.3.d</a>
Warehouse and Storage Services																					
Outdoor storage													C			C		P	P		<a href="#">32.03.03.D.4.a</a> & <a href="#">32.03.06.D</a>
Self-service storage facility									P*	P*	P*	P*	P*	P*		P*		P	P		<a href="#">32.03.03.D.4.b</a>
Warehouse									C	C	C	P	C		P		P	P			<a href="#">32.03.03.D.4.c</a>
Waste and Salvage																					
Hazardous waste facility																				C	<a href="#">32.03.03.D.5.a</a>



Table 32.03-1 Permitted Uses	Ag & Rural		Residential Districts						Mixed Use Districts					Urban Districts				Industrial Districts			Definition and Use Specific Standards
	A-AG	A-RR	S-RLL S-RL1 S-RM1	S-RL2	S-RLF S-RMF	T-R1	T-RF	T-RH	T-ML	T-MC	S-MC	S-MR	T-IM	U-DC U-DG U-NG U-VG	U-NR U-VR	U-NT U-VT	U-MF	I-LI	I-GI	I-SW	
Recycling collection facility											P	P	P					P	P	P	<a href="#">32.03.03.D.5.b</a>
Refuse hauling facility																		C	P	P	<a href="#">32.03.03.D.5.c</a>
Salvage yard																			C	P	<a href="#">32.03.03.D.5.d</a>
Solid waste facility																				P	<a href="#">32.03.03.D.5.e</a>
Agriculture																					
Agriculture	P	C																			<a href="#">32.03.03.E.1.a</a>
Urban Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	<a href="#">32.03.03.E.1.b</a>
Aquaculture	P												C*			C*	C*	P*	P*		<a href="#">32.03.03.E.1.c</a>
Greenhouse, nursery, orchard or truck farm	P	P									P	P	P	P		P		P	P		<a href="#">32.03.03.E.1.d</a>

**Section 2.** Table 32.03-2 of the Cedar Rapids Municipal Code is hereby repealed and in its place a new Table 32.03-2 is enacted as follows:

<b>Table 32.03-2: Permitted Uses in Special Districts</b>						
	P-IN	P-PO	P-AP	S-MH	X-FM	Use Specific Standards
<b>Residential Uses</b>						
<b>Household Living</b>						
Mobile home				P*		<a href="#">32.03.03.A.1.g</a>
<b>Group Living</b>						
Assisted Living Facility	P					<a href="#">32.03.03.A.2.a</a>
Emergency residential shelter	P			C		<a href="#">32.03.03.A.2.c</a>
Fraternity or Sorority House	P					<a href="#">32.03.03.A.2.d</a>
Rehabilitation House	C					<a href="#">32.03.03.A.2.e</a>
Group Home, large	P					<a href="#">32.03.03.A.2.f</a>
Group Home, small	P			P		<a href="#">32.03.03.A.2.g</a>
<b>Civic and Institutional Uses</b>						
Airport			P			<a href="#">32.03.03.B.1</a>
Cemetery	C	P		P		<a href="#">32.03.03.B.2</a>
Correctional facility	P					<a href="#">32.03.03.B.3</a>
<b>Communications and Information Service Uses</b>						
Antenna	P/C	P/C	P/C	P		<a href="#">32.03.03.B.4.d</a> & <a href="#">Chapter 32D</a>
Communication tower	P/C	P/C	P/C	C		<a href="#">32.03.03.B.4.d</a> & <a href="#">Chapter 32D</a>
<b>Educational</b>						
College or University	P					<a href="#">32.03.03.B.5.a</a>
School Pre-K-12	P			P		<a href="#">32.03.03.B.5.b</a>
Vocational or Trade School	P					<a href="#">32.03.03.B.5.c</a>
<b>Health Care</b>						
Hospital	P					<a href="#">32.03.03.B.6.a</a>
Treatment Facility	P					<a href="#">32.03.03.B.6.b</a>

**Table 32.03-2: Permitted Uses in Special Districts**

	P-IN	P-PO	P-AP	S-MH	X-FM	Use Specific Standards
<b>Institutional, Cultural, and Assembly</b>						
Assembly, Civic, and Religious						
Large	P			C		<a href="#">32.03.03.B.7.ai</a>
Small	P			P		<a href="#">32.03.03.B.7.aj</a>
Library, Museum, or Cultural Institution	P					<a href="#">32.03.03.B.7.b</a>
Human or Neighborhood Services	P			P		
<b>Parks and Open Space</b>						
Park and playground	P	P	P	P	P	<a href="#">32.03.03.B.8.a</a>
Conservation Land	P	P	P	P	P	<a href="#">32.03.03.B.8.b</a>
<b>Government or Public Safety</b>						
Public Safety Facility	P	P	P	P	P	<a href="#">32.03.03.B.9.a</a>
Essential public services, not listed separately	P	P	P	P	P	<a href="#">32.03.03.B.9.b</a>
<b>Transportation and Parking</b>						
Parking Lot (sole primary use)	C		P	C*		<a href="#">32.03.03.B.10.a</a>
Parking Structure (sole primary use)	C		P			<a href="#">32.03.03.B.10.b</a>
<b>Utilities and Public Services</b>						
Utility, major	C	C	C	C		<a href="#">32.03.03.B.11.a</a>
Utility, minor	P	P	P	P		<a href="#">32.03.03.B.11.b</a>
<b>Commercial Uses</b>						
<b>Animal and Pet Sales or Services</b>						
Animal Shelter	C					<a href="#">32.03.03.C.1.a</a>
Boarding	C					<a href="#">32.03.03.C.1.b</a>
Stable	C					<a href="#">32.03.03.C.1.e</a>
Veterinary Hospital	C					<a href="#">32.03.03.C.1.f</a>
<b>Assembly, Entertainment and Trade</b>						

**Table 32.03-2: Permitted Uses in Special Districts**

	P-IN	P-PO	P-AP	S-MH	X-FM	Use Specific Standards
Large	P		P			<a href="#">32.03.03.C.2.a</a>
Small	P					<a href="#">32.03.03.C.2.b</a>
Child/Adult Care						
Day care center	P			C		<a href="#">32.03.03.C.3.a</a>
<del>Day care home</del>						
Group				C		<a href="#">32.03.03.C.3.b</a>
Family				P		<a href="#">32.03.03.C.3.e</a>
Commercial Services						
Funeral Home	P					<a href="#">32.03.03.C.4.d</a>
Office						
Business or Professional	P					<a href="#">32.03.03.C.6.a</a>
Medical Clinic or Lab	P					<a href="#">32.03.03.C.6.b</a>
Entertainment and Recreation Uses						
Amusement, indoor	P					<a href="#">32.03.03.C.9.b</a>
Amusement, outdoor	P	P				<a href="#">32.03.03.C.9.a</a>
Golf Course	P	P				<a href="#">32.03.03.C.9.d</a>
Visitor Accommodations						
Bed and Breakfast Home	C			C*		<a href="#">32.03.03.C.10.a</a>
Hotel or Motel	P					<a href="#">32.03.03.C.10.c</a>
Industrial, Wholesale, and Storage Uses						
Energy Production and Natural Resource Extraction						
Solar array	C	C	P	C		<a href="#">32.03.03.D.1.a</a>
Wind Energy Conversion System	C					<a href="#">32.03.03.D.1.b</a>
Warehouse and Storage Services						
Outdoor storage			P			<a href="#">32.03.03.D.4.a</a> & <a href="#">32.03.06.D</a>
Waste and Salvage						



Table 32.03-2: Permitted Uses in Special Districts						
	P-IN	P-PO	P-AP	S-MH	X-FM	Use Specific Standards
Hazardous Waste Facility	P					<a href="#">32.03.03.D.5.a</a>
Recycling collection facility	P					<a href="#">32.03.03.D.5.d</a>
Refuse hauling facility	P					<a href="#">32.03.03.D.5.c</a>
Solid Waste Facility	P					<a href="#">32.03.03.D.5.e</a>
Agriculture						
Agriculture			P			<a href="#">32.03.03.E.1.a</a>
Urban Agriculture	P	P	P	P	P	<a href="#">32.03.03.E.1.b</a>

**Section 3.** Section 32.03.03.A.1.f of the Cedar Rapids Municipal Code is repealed and in its place new Section 32.03.03.A.1.f is enacted as follows:

f. Live/Work

A single unit consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant. A Live/Work Unit shall be subject to the following Use-Specific Standards:

- i. A Live/Work Unit shall comply with all applicable building and fire codes.
- ii. The commercial or office use shall be operated by the occupant of the dwelling and shall not be separately sold.
- ~~iii. The commercial or office use may be located in an accessory structure.~~
- ~~iv.~~ ~~iii.~~ In districts where a Live/Work Unit is a permitted use, the commercial or office use associated with the Live/Work unit shall be a use that may be permitted or permitted by conditional use in that district.
- ~~v. A Live/Work use may be considered by Conditional Use Permit in certain residential districts. The intent is to allow for consideration of small commercial uses that may exceed the limitations of a Home Occupation in limited circumstances within residential districts. The Conditional Use process is intended to allow for these uses without permanently changing the zone district. In districts where a Live/Work unit is subject to a Conditional Use, the following standards shall be met:~~
  - ~~(A) A Special Use Permit shall be obtained for Live/Work in a Residential District.~~
  - ~~(B) The proposed commercial or office use shall not be a use that is prohibited from being operated as a Home Occupation.~~
  - ~~(C) The total area dedicated to the commercial or office use shall not exceed the total area dedicated to the associated residential use.~~

~~(D) Development standards for a Live/Work unit shall be the same as those for the dwelling unit, except an approved Live/Work unit in a residential may provide up to 24 square feet of wall or monument signage that is not internally lit.~~

~~(E) The applicant shall provide a detailed plan of how the commercial or office use will be operated in a manner to limit impacts on the overall neighborhood, including but not limited to hours of operation, anticipated traffic, provision of parking, trash control, lighting, and signage. Development Services shall evaluate this plan and make recommendations on conditions as part of the approval process.~~

~~(F) Through the Conditional Use Process, additional development standards may be imposed as is necessary to accommodate the use with minimum impact to surrounding properties in a residential district.~~

~~(G) A Conditional Use shall not be approved when the Board of Adjustment finds that the proposed use cannot be accommodated without significant modifications or additions to existing structures, construction of new structures not of a similar size and scale to those of adjacent residential uses, significant off-street parking lots not in character with surrounding residential uses, or other impactful site modifications that are more commonly associated with mixed use districts.~~

**Section 4.** Section 32.03.03.C.3 of the Cedar Rapids Municipal Code is repealed and in its place new Section 32.03.03.C.3 is enacted as follows:

3. Child/Adult Care

A use category that includes a building or structure wherein an agency, person, or persons regularly provides care for a child or adult away from their own home for any part of the 24-hour day for compensation or otherwise.

a. Day Care Center

A Day Care Center is a facility that meets either one of the following definitions:

(i) A facility that receives ~~12 or more~~ children for part or all of a day for care and/or instruction ~~or a facility with 11 or fewer children~~ that is not operated by a resident occupant. The facility shall be approved and licensed by the state. The term “day care center” includes but is not limited to the following: nursery schools, child care centers, day nurseries, kindergartens, preschools and play groups, but does not include bona fide kindergartens or nursery schools operated by public or private elementary or secondary school systems. ~~Day care center does not include a group day care home or family day care home.~~

(ii) A facility that provides supervised activities as a principal use, on a daily basis, for adults who do not require specialized care and do not remain on the premises overnight.

~~b. Day Care Home, Group~~

~~A facility operated by a resident occupant providing nonresident child day care for 11 or fewer children. No more than six children, at one time, shall be less than six years of age, and there shall never be more than four children under two years of age, present at any one time. The provider's children, not regularly in~~

school full days, shall be included in the total. A Group Day Care Home shall be subject to the following Use-Specific Standards:

- ~~i. The applicant shall obtain a Special Use Permit per Section 32.05.15.~~
  - ~~ii. The resident occupant shall be the principal care provider, registered by the State, and shall be present during operating hours, except when there are six or fewer children being cared for then the resident occupant need not be present. However, the employee of the resident occupant must be present when there are six or fewer children being cared for and the resident occupant is not present. Both the resident occupant and the employee must be present when there are more than six children being cared for. Only one employee, over the age of 14, shall be permitted. Family members are not considered employees.~~
  - ~~iii. Any required outside play area shall be effectively screened from adjacent residential uses.~~
  - ~~iv. If located on a major street, an off-street drop-off/pickup area must be provided.~~
  - ~~v. Required Parking may be provided in a residential driveway.~~
- ~~e. Day Care Home, Family  
A facility operated by a resident occupant that provides nonresident child day care to 6 or fewer children.~~

**Section 5.** Section 32.03.04.C.8 of the Cedar Rapids Municipal Code is repealed and in its place new Section 32.03.04.C.8 is enacted as follows:

#### 8. Home Occupation

~~An activity conducted for gain entirely within a residential building, or an accessory building thereto, that is incidental and secondary to the use of such building for dwelling purposes and that does not change the essential residential character of such building. Home Occupation regulations specifically intended to discourage the conversion of residential structures to commercial uses in residentially zoned areas. The intent of the section is to allow such uses only in situations where the use will not be discernable, except for allowed signage, from neighboring properties and from adjoining streets. Occupations that do not meet the requirements of this section may qualify as a Live/Work use. Licenses for Home Occupations shall be subject to the following Use-Specific Standards: A business, profession, occupation, trade, or other activity conducted for economic gain by one or more occupants of a residential dwelling that is secondary and subordinate to the principal use of the dwelling as a residence and does not alter the residential character of the property. Home occupations do not include activities engaged in as a hobby or temporary uses such as garage, yard, or estate sales.~~

- ~~a. All Home Occupations shall obtain a Special Use Permit, except for home office, work-from-home, remote working or similar arrangements in which no goods are sold, manufactured, assembled, stored or shipped from the site, and no customers or clients are present on-site. Home occupations are divided into four categories and shall meet the criteria contained below and in Table 32.03-4:~~

(i) Category A: No-Impact Home Occupations. This type of home occupation does not require a permit. The home occupation shall meet the following criteria:

- (A) The total number of on-site employees and clients/customers does not exceed the city occupancy limit for the residential property. Occupancy limits must meet International Property Maintenance Code requirements.
- (B) The home occupation is for the sale of lawful goods and services.
- (C) The home occupation does not cause on-street parking or a substantial increase in traffic in the neighborhood.
- (D) The business activities are not visible from adjacent properties or the right of way.
- (E) Exceptions:
  - 1. Child Care Homes, defined and regulated under Chapter 237A of the State Code of Iowa, shall be considered a Category A: No-Impact Home Occupation and may exceed the client/customer limitations.

(ii) Category B: Low-Impact Home Occupation. This type of home occupation requires a Special Use Permit. This category includes, but is not limited to, one-on-one in-person professional services, craft production, or low volume sales of small goods, such as artwork, clothing, personal accessories, décor, or baked goods. Category B home occupations may have one non-resident employee and up to two non-employee clients/customers at any one time. Client/customer visits shall be by appointment only. Category B home occupations are permitted one unlighted sign up to four square feet in size.

(A) Exceptions:

- 1. Child Development Homes, defined and regulated under Chapter 237A of the State Code of Iowa, shall be considered a Category B: Low-Impact Home Occupation and may exceed the client/customer limitations upon issuance of a Special Use Permit.

(iii) Category C: Moderate-Impact Home Occupations. This type of home occupation requires a Conditional Use Permit. This category allows for activity greater in scale than a Category A or B, yet is still clearly subordinate to the residential use. These home occupations may have up to two non-resident employees and four non-employee clients/customers at any one time. Category C home occupations may generate up to two dedicated off-street parking spaces. Category C home occupations are permitted one unlighted sign up to 16 square feet in size.

(iv) Category D: High-Impact Home Occupations. A use of a residential property as a business, in which the business activities are the primary use of the residential property. High-Impact Home Occupations are not permitted in any residential dwelling.



- ~~a. The activity shall not involve any outside storage (including but not limited to material, equipment, and vehicles) nor in any way create, outside the building, any external evidence of the operation on both private and public property.~~
- ~~b. No alteration of a building shall be made that changes the character and appearance thereof as a residential building.~~
- ~~c. No more than 20% of floor area of the principal building, and no more than 500 square feet of floor area of an accessory building, shall be devoted to the activity. All home occupation activities shall be carried out wholly within the principal structure or in an accessory building.~~
- ~~d. Not more than one motor vehicle associated with the home occupation shall be permitted in conjunction with the activity. The motor vehicle shall be parked or stored in a manner that conforms with Section 32.03.02 of this code.~~
- ~~e. No mechanical, electrical, or other equipment shall be used except of a type normally used on a residential premise.~~
- ~~f. Home occupations shall be permitted one unlighted wall sign not over 4 square feet in area.~~
- ~~g. No activity shall be permitted that is noxious, offensive or hazardous by reason of pedestrian or vehicular traffic, or by creation of outdoor storage, noise, odor, refuse, heat, vibration, smoke, radiation or any other objectionable emissions, or by interference with televisions or radio reception.~~
- ~~h. No product sales of any kind shall occur on the premises, excluding online sales.~~
- ~~i. No more than one customer at any one time.~~
- ~~j. Improvements necessary to bring a residence into compliance with commercial building code requirements shall not be allowed. The practical consequence of this restriction is that businesses requiring commercial building code improvements are considered not allowed as Home Occupations.~~
- b. Home occupation regulations are intended to discourage the conversation of residential structures to commercial uses in residentially zoned areas.
  - (i) No more than 50% of the floor area of the principal structure shall be dedicated for the home occupation. The entire floor area of an accessory structure may be dedicated to a home occupation.
  - (ii) If a home occupation does not meet the criteria of Category A: No-Impact Home Occupation, it is considered to have an impact and must obtain a permit in accordance with the corresponding home occupation category.
- k.c. The following occupations and activities are prohibited from being operated as home occupations:
  - (i) Adult Entertainment establishments.

- ~~(ii) Firearms-related occupations. On-premises sale and consumption of alcohol.~~
- ~~(iii) Businesses which involve the outside storage, such as material, equipment, and vehicles, without screening repair, maintenance or cleaning of automobiles on the premises.~~
- ~~(iv) Personal Services occupations, such as barbers, hair and nail salons, massage therapists, spas, and other uses where the services are provided on the premises.~~
- ~~(v) Animal Related businesses that bring animals other than those otherwise legally possessed by the owner occupant onto the premises. The keeping of animals for commercial purposes by an owner occupant shall not be permitted under this definition.~~
- ~~(vi) Renting of rooms by a resident owner, which shall be considered a Bed and Breakfast.~~
- (iv) Activities which change the character and appearance thereof as a residential building or internal structural alterations that would create permanent modifications not typically found in a residential structure.
- (v) Any related activity that creates traffic hazards or nuisances in the public right of way or creates a substantial increase in traffic.
- (vi) Use or storage of toxic, explosive, flammable, combustible, corrosive, etiologic, radioactive, poisonous, or other hazardous materials on the premises, unless of a type or quantity used for normal household purposes.
- (vii) Activities that are noxious, offensive, or hazardous by reason of pedestrian or vehicular traffic, or by creation of outdoor storage, noise, odor, refuse, heat, vibration, smoke, radiation, or any other objectionable emissions, or by interference with televisions or radio reception.
- (viii) Employees, clients/customers, or activity that would be visible to adjacent neighbors between the hours of 10 p.m. and 6 a.m.
- ~~(vii) Any occupation that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses outside the dwelling unit.~~

**Section 6.** A new Table 32.03-4 of the Cedar Rapids Municipal Code is enacted, and subsequent tables of Section 32.03 are renumbered accordingly:

<b>Table 32.03-4 Home Occupation Category Requirements</b>				
	<b>Category A</b>	<b>Category B</b>	<b>Category C</b>	<b>Category D</b>
Permit Required	None	Special Use Permit	Conditional Use Permit	Not permitted in Residential Districts
Outdoor Storage of Goods	Must be screened from view of street or adjacent properties.  Up to 50% of outdoor buildable area	Must be screened from view of street or adjacent properties.  Up to 50% of outdoor buildable area	Must be screened from view of street or adjacent properties.  Up to 50% of outdoor buildable area	
Visible Signage	None	Up to 4 sq ft	Up to 16 sq ft	
Number of Non-Resident Employees	0	1	2	
Use of On-Street Parking	Incidental	Limited	Employee/overnight	
Use of Specialty Vehicles	Must be parked in accordance with Section 32.04.02.O	Must be parked in accordance with Section 32.04.02.O	Must be parked in accordance with Section 32.04.02.O	
Number of Clients/Customers	None [1]	Up to 2 at any one time [2]	Up to 4 at any one time	
Area Dedicated to Use	Up to 50% of primary home or up to 100% of an accessory structure	Up to 50% of primary home and/or up to 100% of an accessory structure	Up to 50% of primary home and/or up to 100% of an accessory structure	
<b>Notes:</b>				
<p>[1] Child Care Homes, defined and regulated under Chapter 237A of the State Code of Iowa, shall be considered a Category A: No-Impact Home Occupation and may exceed the client/customer limitations.</p> <p>[2] Child Development Homes, defined and regulated under Chapter 237A of the State Code of Iowa, shall be considered a Category B: Low-Impact Home Occupation and may exceed the client/customer limitations.</p>				

**Section 7.** Sections 32.03.06.C.4.a – b of the Cedar Rapids Municipal Code are repealed and in their place new Sections 32.03.06.C.4.a – b are enacted as follows:

- a. The use shall be considered to be operating as a Level II or Level III Alcohol and Tobacco use as defined in this section.
- b. Where a Level II or Level III Alcohol and Tobacco use is not permitted or requires a conditional use, it shall be considered to be operating in violation of this Zoning Ordinance and subject to penalties as may be prescribed by Section 32.07. This shall be in addition to any penalties, suspensions, or revocations that the use may be subject to under the terms of any licenses issued for the sale of alcoholic beverages and tobacco products.

**Section 8.** Table 32.03-06 of the Cedar Rapids Municipal Code is hereby repealed and in its place a new Table 32.03-06 is enacted as follows:

<b>Table 32.03-06: Levels of Alcohol-Related Uses</b>
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Category	Total Sales	Typical Uses [1]
Level I Alcohol and Tobacco Use	Less than or equal to 50% of gross receipts from Alcohol and Tobacco Sales <u>for on-site or off-site consumption</u>	<ul style="list-style-type: none"> <li>• General Retail</li> <li>• Restaurant, with alcohol</li> </ul>
Level II Alcohol and Tobacco Use	Greater than 50% of gross receipts from Alcohol and Tobacco Sales <u>for on-site consumption or from wholesale</u>	<ul style="list-style-type: none"> <li>• <del>Alcohol/Tobacco Store</del></li> <li>• Bar</li> <li>• Brewpub/Brewery</li> <li>• Cidery/Distillery</li> <li>• Cigar Lounge</li> </ul>
<u>Level III Alcohol and Tobacco Use</u>	<u>Greater than 50% of gross receipts from Alcohol and Tobacco Sales for off-site consumption</u>	<ul style="list-style-type: none"> <li>• Alcohol/Tobacco Store</li> <li>• Vape Shop</li> </ul>
Notes		
[1] Typical Uses are listed for illustrative purposes. Alcohol and Tobacco Sales may be conducted in association with other uses listed in Sec 32.03.03 where Development Services determines the activity is conducted in a manner that is consistent with the definition of the use.		

**Section 9.** Table 32.03-07 of the Cedar Rapids Municipal Code is hereby repealed and in its place a new Table 32.03-07 is enacted as follows:

Table 32.03-07: Use-Table for Alcohol-Related Uses	Zone Districts							
	U-DG U-DC	U-NG U-NT	U-VG U-VT	<u>U-MF</u>	T-IM T-MC P-xx	T-ML	S-MC	S-MR
<b>Level I Alcohol and Tobacco Use(s)</b>								
All Locations	P	P	P	<u>P</u>	P	C	P	P
<b>Level II Alcohol and Tobacco Use(s)</b>								
Within 300 feet of a Residential District	P	C	C		C		C	C
300 or more from a Residential District	P	P	P		C		P	P
Within 300 feet of a Pre-K-12 School	P	P	C		C		C	C
<b><u>Level III Alcohol and Tobacco Use(s)</u></b>								
<u>Within 300 feet of a Residential District</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>		<u>C</u>	<u>C</u>
<u>300 or more from a Residential District</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>		<u>P</u>	<u>P</u>



<u>Within 300 feet of a Pre-K-12 School</u>	<u>C</u>	<u>C</u>	<u>C</u>		<u>C</u>		<u>C</u>	<u>C</u>
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**Section 10.** Table 32.04.02-3 of the Cedar Rapids Municipal Code is hereby repealed and in its place a new Table 32.04.02-3 is enacted as follows:

<b>Table 32.04.02-3: General Parking Context Requirements</b>	
GFA - Gross Floor Area; GLA - Gross Land Area	
Land Use	Minimum Required
<b>Residential Uses</b>	
<b>Household Living</b>	
Dwelling, single unit, detached	2 per DU
Dwelling, single unit, attached	2 per DU
Dwelling, two unit	2 per DU
Dwelling, multiple unit	1 per studio; 1.5 per 1 bedroom DU; 2 per 2 bedroom DU; 2 + 0.5 for each bedroom over 2
Dwelling(s) in mixed-use structure	2 per DU
Live/work unit	Residential requirement + <del>1 per 333 SF office space</del> <u>commercial requirement</u>
Mobile home	2 per mobile home
Dwelling, Accessory (ADU)	1 per ADU
<b>Group Living</b>	
Assisted living facility	2 + 0.5 per dwelling unit over 2
Boarding or rooming house	1 per bedroom
Emergency residential shelter	2 + 1 per guest room
Fraternity or sorority house	3 per 5 occupants with a minimum of 10 spaces
Rehabilitation house	2 + 0.5 per DU
Group home	2 + 1 per 5 beds
<b>Civic and Institutional Uses</b>	
Airport	N/A
Cemetery	1 per 50 SF chapel area
Correctional facility	1 per 300 SF GFA of space used by the public + 1 per 600 SF GFA of space not used by the public
<b>Communications and Information Service Uses</b>	
Antenna	N/A
Communication tower	1
<b>Educational</b>	
College or university	1 per 400 SF GFA
School <u>Pre-K-12</u>	Elementary School: 2 per classroom Middle School: 2 per classroom High School: 6 per classroom and 1 per 300 SF GFA additional enclosed floor space
Vocational or trade school	1 per 300 SF indoor GFA
<b>Health Care</b>	
All uses, unless otherwise specified	1 per 2 beds based on maximum capacity + 1 per 350 SF GFA office and administrative area + spaces as required per accessory use
<b>Institutional, Cultural and Assembly</b>	

Assembly, Civic and Religious, large or small	1 per 4 seats in assembly area or 1 per 100 SF GFA in assembly area without seats
Library, museum, or cultural institution	1 per 1,000 SF GFA for museum and art gallery; 1 per 333 SF GFA for library
Human or Neighborhood Services	1 per 333 SF GFA
<b>Parks and Open Space</b>	
Park and playground	None
Conservation <u>Land</u>	None
<b>Public Safety</b>	
Public safety facility	1 per 300 SF GFA of space used by the public + 1 per 600 SF GFA of space not used by the public
Essential public and utility services, not listed separately	N/A
<b>Transportation and Parking</b>	
Parking lot (sole primary use)	N/A
Parking structure (sole primary use)	N/A
<b>Utilities and Public Services</b>	
Utility, major	Table 32.04.02-4
Utility, minor	Table 32.04.02-4
<b>Commercial Uses</b>	
<b>Animal and Pet Sales or Services</b>	
Animal Shelter	1 per 800 SF GFA
Boarding	1 per 400 SF GFA
Dog Breeding	2 spaces
Grooming	1 per 400 SF GFA
Stable	1 per 5 stalls
Veterinary Hospital	1 per 250 SF GFA
<b>Assembly, Entertainment, and Trade</b>	
Large	1 per 4 seats in assembly area or 1 per 100 SF GFA in assembly area
Small	without seats
<b>Child/Adult Care</b>	
Day care center	1 per 500 SF GFA
<del>Day care home, Group</del>	<del>2 plus 2 drop off spaces</del>
<del>Day care home, Family</del>	<del>N/A</del>
<b>Commercial Services</b>	
Consumer maintenance and repair	1 per 333 SF GFA
Personal service	1 per 333 SF GFA
Studio or instruction service	1 per 333 SF GFA
Funeral home	1 per 200 SF GFA used by general public + 1 per 600 SF GFA not used by general public
Rental Services	1 per 333 SF GFA
Building Trades and Services	1 per 333 SF GFA
<b>Financial Institutions</b>	
Financial institution	1 per 200 SF GFA used by general public + 1 per 600 SF GFA not used by general public
Alternative financial institution	1 per 200 SF GFA used by general public + 1 per 600 SF GFA not used by general public
<b>Office</b>	
Business or professional	1 per 333 SF GFA
Medical	Medical, dental or optical: 1 per 222 SF GFA; Therapy: 1 per 250 SF GFA

<b>Retail Sales</b>	
All uses, unless otherwise specified	1 per 333 SF GFA
<b>Eating and/or Drinking Establishment</b>	
All uses, unless otherwise specified	1 per 200 SF GFA
<b>Entertainment and Recreation Uses</b>	
Amusement, indoor	6 per 1,000 SF GFA
Amusement, outdoor	1 per 4 occupants
Adult entertainment establishment	1 per 200 SF GFA
Golf Course	As determined by Zoning Administrator <sup>1</sup>
<b>Visitor Accommodations</b>	
Bed and breakfast home	2 + 1 space for each guest room
Campground or recreational vehicle park	1 space per campsite/RV site
Hotel or motel	1 per room + 1 per 300 SF meeting or restaurant and bar area
<b>Vehicle Sales or Service</b>	
Fueling station	2 + 1 per 333 SF GFA for retail
Vehicle maintenance and repair, major and minor	1 per 250 SF GFA
Vehicle rental	1 per 250 SF GFA plus storage of cars for rent
Vehicle sales	1 per 1,000 SF GFA plus storage of cars for sale
<b>Industrial, Wholesale, and Storage Uses</b>	
<b>Energy Production and Natural Extraction</b>	
Solar array	1
Wind energy conversion system, large	1
Mining	Table 32.04.02-4
Quarrying or rock, sand, or gravel production or preparation	Table 32.04.02-4
<b>Industrial Services</b>	
Industrial Services	Table 32.04.02-4
<b>Manufacturing, Assembly, or Processing Uses</b>	
Artisan/craft	1 per 500 SF GFA
Limited	Table 32.04.02-4
General	Table 32.04.02-4
Intensive	Table 32.04.02-4
<b>Truck Sales and Service</b>	
Truck and heavy equipment maintenance and repair	1 per 1,000 SF GFA
Truck stop/wash	N/A
<b>Warehouse and Storage Services</b>	
Outdoor storage	Table 32.04.02-4
Self-service storage facility	Table 32.04.02-4
Warehouse, including wholesale and distribution facility	Table 32.04.02-4
Truck and equipment storage	Table 32.04.02-4
<b>Waste and Salvage</b>	
Hazardous waste facility	Section 32.04.02.D
Recycling collection facility	Table 32.04.02-4
Refuse hauling facility	Table 32.04.02-4
Salvage yard	Table 32.04.02-4

Solid waste facility	Table 32.04.02-4
<b>Agricultural and Resource Uses</b>	
Agriculture	Section 32.04.02.D.5
Urban agriculture	None
Aquaculture	Section 32.04.02.D.5
Greenhouse, nursery, orchard, or truck farm	1 per 1,000 SF GFA

**Section 11.** Section 32.04.06.B of the Cedar Rapids Municipal Code is repealed and in its place new Section 32.04.06.B is enacted as follows:

**B. Applicability**

The provisions of this section are applicable in ~~the following districts~~ accordance with Table 32.04.06-1 except ~~as modified by Section 32.04.01, General Applicability~~ as follows:-

1. Modifications set forth in Section 32.04.01, General Applicability, shall control.
2. For the Public – Airport (P-AP) district the City shall be authorized to determine alternative landscaping requirements to meet the intent of this code where minimum standards cannot be met due to airport wildlife hazard mitigation. If trees required per Section 32.04.06.I or 32.04.06.J are waived, then the following requirements shall also apply:
  - a. The applicant shall be required to plant the trees elsewhere in the city or may pay the City to plant the trees elsewhere in the city.
  - b. The total payment is calculated by taking the number of trees not planted on site and multiplying it by the average cost of a City planted tree.
  - c. Funds received are to be deposited into the reforestation CIP account.
- ~~4.3.~~ Public road rights-of-way and utility easements are exempt from the provisions of this section.

**Section 12.** A new section 32.04.08.D.1.d of the Cedar Rapids Municipal Code is enacted as follows:

**d. Integrated Center Sign**

A free-standing sign located within an integrated center advertising a single off-premises business or multiple on-premises or off-premises businesses.

**Section 13.** Sections 32.04.08.F.1.a - b of the Cedar Rapids Municipal Code are repealed and in their place new Sections 32.04.08.F.1.a – b are enacted as follows:

- a. On-premise~~s~~ signs
- b. Off-premise~~s~~ sign~~s~~ containing commercial speech as defined by 32.0~~84.038.AB.~~ and advertising for a premise located on a parcel within 500 feet of the sign. The total area of any individual sign advertising for an off-premise use shall not exceed 200 square feet.



**Section 14.** Table 32.04.08-1 of the Cedar Rapids Municipal Code is hereby repealed and in its place a new Table 32.04.08-1 is enacted as follows:

Table 32.04.08-1 Permanent Signs in Residential Districts					
Sign Type	Surface Area, Max	Location & Setbacks	Height, Max (ft.)	Number Permitted, Max.	Illumination
Single-Unit Residential Use, Bed and Breakfast, or Home Occupation [1]	4 sq. ft.	In required yard or flat against building	5	1 per each dwelling unit street frontage	Not Permitted
All Other Non-Residential Use					
Wall, Flat Against Building	24 sq. ft.	Flat against the building		1 per lot frontage establishment	Not Permitted
Free-standing	48 sq. ft.	In required yard; 5 ft. minimum from any lot line; if yard is less than 5 ft. in width or depth, sign shall be set back against building	8; above grade	1 per lot frontage	Permitted
Multiple Unit Dwelling Buildings	2 sq. ft. for each dwelling unit contained in the building; (32 sq. ft. maximum SA) (Note 2)	In required yard	15; above grade	1 sign for each building's street frontage	Not Permitted
	32 sq. ft.	Wall sign/Projecting Sign	Cannot extend above the wall to which it is attached by more than 5 ft.; subject to minimum clearance.	1 sign for each building's street frontage	Not Permitted

Parking Areas (entrances or exits)	2 sq. ft.	In required yard	12; above grade	1 sign per exit or entrance; one sign per parking area	Not Permitted
Roadside Stand	12 sq. ft.	Located on the same lot as the roadside stand; Not less than 15 ft. from any lot line	12	1 for each lot frontage	Not Permitted
Entryway for Subdivision, Mobile Home Park, or Estate Uses	64 sq. ft.	In required yard or outparcel	15	2 signs located at each entrance to the subdivision, park, or estate	Permitted
<b>Note:</b>					
<u>[1] Maximum surface area for Home Occupations shall be regulated by Table 32.03-4.</u>					

**Section 15.** Table 32.04.08-2 of the Cedar Rapids Municipal Code is hereby repealed and in its place a new Table 32.04.08-2 is enacted as follows:

Table 32.04.08-2 Permanent Signs in Urban Form and Traditional Districts					
<b>Class A Signage</b>					
<b>Primary Sign Allowance:</b> 2 SF per lineal foot of Lot Frontage. In U-xx Districts, this shall apply to all RBL street frontages and in T-xx districts all primary frontages.					
<b>Secondary Sign Allowance:</b> 1 SF per lineal foot of Lot Frontage not exceeding 50% of the area allowed for the primary lot frontage. In T-xx districts, this shall apply to all secondary frontages. In U-xx Districts, this shall apply to any lot frontage to which RBL standards shall not apply, such as rivers, trails, railroads and highways.					
Sign Type	Location and Setbacks	Height, Max.	Number of Signs, Max.	Illumination	Other Conditions

Freestanding Signs	Any location within the property boundaries; subject to required sight lines per Traffic Engineering Dept.	Up to 15 feet to top of sign structure	No maximum	Permitted	Pole Signs not permitted
Roof Sign	Above building roof line	Not higher than the maximum structure height allowed in the district.	1 per building face	Permitted	
Wall Sign, Upper floor	Located entirely above the finished elevation of third floor of any structure. To be located within the outline of the wall to which it is attached and flush mounted on the wall, projecting no more than 24 inches.	Cannot extend above the wall to which it is attached by more than 5 ft.	No maximum; subject to the total maximum area allowed per occupancy frontage	Permitted	
<u>Integrated Center Sign</u>	<u>Located adjacent to integrated center common site facilities within the property boundaries; subject to required sight lines per Traffic Engineering Dept.</u>	<u>Up to 15 feet to top of sign structure</u>	<u>No maximum; subject to the total maximum area allowed per occupancy frontage</u>	<u>Permitted</u>	<u>The sign shall be located within 500 feet of the parcel of the premises being advertised.</u>

### Class B Signage

**Primary Sign Allowance:** 2 SF per lineal foot of occupancy frontage. Applies to all RBL or Facade elevations.

**Secondary Sign Allowance:** 2 SF per lineal foot of occupancy frontage, not to exceed 50% of Primary Sign Allowance. Applies to all non-RBL or non-Facade elevations.

Sign Type	Location and Setbacks	Height, Max.	Number of Signs, Max.	Illumination	Other Conditions
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Wall Sign	To be located within the outline of the wall to which it is attached and flush mounted on the wall, projecting no more than 24 inches	Cannot extend above the wall to which it is attached by more than 5 ft.	No maximum; subject to the total maximum area allowed per occupancy frontage	Permitted	
Wall Sign, Mural	To be located within the outline of the wall to which it is attached and flush mounted on the wall, projecting no more than 24 inches	Within wall to which it is attached	1 per primary or secondary occupancy frontage	Internal illumination of mural is not permitted	
Projecting Sign	Projecting from wall of primary occupancy frontage	Cannot extend above the wall to which it is attached by more than 5 ft; subject to min. clearance.	1 per primary or secondary occupancy frontage	Permitted	Cannot project more than 10 ft.
Canopy or Awning Sign	Wall surface of the primary or secondary occupancy frontage.	Bottom of the 2nd story window; subject to min. clearance	No maximum; subject to location and height standards	Permitted	
Marquee Sign	To be located within the outline of the wall to which it is attached	Top edge of the wall to which it is attached; subject to min. clearance	1 per primary and/or secondary occupancy frontage	Permitted	

**Section 16.** Table 32.04.08-3 of the Cedar Rapids Municipal Code is hereby repealed and in its place a new Table 32.04.08-3 is enacted as follows:

Table 32.04.08-3 Permanent Signs in Suburban Mixed Use and Industrial Districts

**Class A Signage**

**Primary Sign Allowance:** 2 SF per lineal foot of primary Lot Frontage.

**Secondary Sign Allowance:** 1 SF per lineal foot of secondary Lot Frontage not exceeding 50% of the area allowed for the primary lot frontage. In T-xx districts, all secondary frontages.

Sign Type	Location and Setbacks	Height, Max.	Number of Signs, Max.	Illumination	Other
Freestanding Sign	Any location within the property boundaries; subject to required sight lines per Traffic Engineering Dept.	Up to 45 feet to top of sign structure	No maximum	Permitted	
Roof Sign	Above building roof line	Not higher than the maximum structure height allowed in the district.	1 per building face	Permitted	
Wall Sign, Upper floor	Located entirely above the finished elevation of third floor of any structure. To be located within the outline of the wall to which it is attached and flush mounted on the wall, projecting no more than 24 inches.	Cannot extend above the wall to which it is attached by more than 5 ft.	No maximum; subject to the total maximum area allowed per occupancy frontage	Permitted	
<u>Integrated Center Sign</u>	<u>Located adjacent to integrated center common site facilities within the property boundaries; subject to required sight lines per Traffic Engineering Dept.</u>	<u>Up to 45 feet to top of sign structure</u>	<u>No maximum; subject to the total maximum area allowed per occupancy frontage</u>	<u>Permitted</u>	<u>The sign shall be located within 1,000 feet of the parcel of the premises being advertised.</u>

**Class B Signage**

**Primary Sign Allowance:** 2 SF per lineal foot of occupancy frontage. Applies to all primary or Facade elevations.

**Secondary Sign Allowance:** 2 SF per lineal foot of occupancy frontage, not to exceed 50% of Primary Sign Allowance. Applies to all non-primary or non-Facade elevations.



Sign Type	Location and Setbacks	Height, Max.	Number of Signs, Max.	Illumination	Other
Wall Sign	To be located within the outline of the wall to which it is attached and flush mounted on the wall, projecting no more than 24 inches	Cannot extend above the wall to which it is attached by more than 5 ft.	No maximum; subject to the total maximum area allowed per occupancy frontage	Permitted	
Wall Sign, Mural	To be located within the outline of the wall to which it is attached and flush mounted on the wall, projecting no more than 24 inches	Within wall to which it is attached	1 per primary or secondary occupancy frontage	Internal illumination of mural not permitted	
Projecting Sign	Projecting from wall of primary occupancy frontage.	Cannot extend above the wall to which it is attached by more than 5 ft.; subject to min. clearance	1 per primary or secondary frontage	Permitted	Cannot project more than 10 ft.
Canopy or Awning Sign	Wall surface of the primary or secondary occupancy frontage	Bottom of the 2nd story window; subject to min. clearance	No maximum; subject to location and height standards	Permitted	
Marquee Sign	To be located within the outline of the wall to which it is attached	Top edge of the wall to which it is attached; subject to min. clearance	1 per primary and/or secondary occupancy frontage	Permitted	

**Section 17.** A new Section 32.05.11.E.4 of the Cedar Rapids Municipal Code is enacted as follows:

4. If the proposed adjustment is requested because of the unique configuration of the property due to adjacent public infrastructure, such as flood control, road alignment, utility easements, or railways, Development Services is authorized to approve the minimum adjustment necessary to meet the requirements of the Urban Form district. This adjustment shall not be permitted for self-created configurations resulting from public infrastructure required as part of the development.

**Section 18.** Section 32.08.03.D. Day Care Home, Group of the Cedar Rapids Municipal Code is repealed.

**Section 19.** Section 32.08.03.D. Day Care Home, Family of the Cedar Rapids Municipal Code is repealed.

**Section 20.** Section 32.08.03.I. of the Cedar Rapids Municipal Code is hereby amended to add the following definition:

**Integrated Center**

An area of development of more than one lot comprising multiple buildings/uses that utilize common site facilities, such as driveway entrances, public or private streets, parking areas, maintenance, or other common services. Includes developments such as shopping centers, industrial parks, master planned developments, or similar existing developments with common site facilities.

**Section 21.** Section 32.08.03.AB. of the Cedar Rapids Municipal Code is hereby amended to add the following definition:

**Sign, Integrated Center**

A free-standing sign located within an integrated center advertising a single off-premises business or multiple on-premises or off-premises businesses.

**Section 22.** It is the intention of the City Council that each section, paragraph, sentence, clause, and provision of the ordinance is separable, and, if any provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance nor any part thereof than that affected by such decision.

**Section 23.** All ordinances or parts of ordinances in conflict with any provision of this Ordinance are hereby repealed.

**Section 24.** The changes as provided in this Ordinance shall be made a part of the replacement pages of the Cedar Rapids Municipal Code and made a part of said Code as provided by law.

**Section 25.** This Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Introduced this 23<sup>rd</sup> day of April, 2024.

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MayorSignature

Attest:

ClerkSignature

DRAFT