

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 amendments to be made to Ordinance to improve its use; and,

WHEREAS, the following 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; 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 Table 32.03-1 of the Cedar Rapids Municipal Code is hereby repealed and in its place a new Table 32.03-1 is enacted as follows: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						32.03.03.A.1.a	
Dwelling, single unit, attached				P	P		P	P	P	P											32.03.03.A.1.b
Dwelling, two unit				P	P		P	P	P	P											32.03.03.A.1.c
Dwelling, multiple unit					P		P	P	P	P	P	C									32.03.03.A.1.d
Dwelling(s) in Mixed-Use Structure									P	P	P	P	P								32.03.03.A.1.e
Live/Work unit									P*	P*	P*	P*	P*	P*	P*	P*				32.03.03.A.1.f	
Mobile home																				32.03.03.A.1.g	
Group Living																					
Assisted Living Facility				C	P		P	P	P	P	P	C	P	P	C					32.03.03.A.2.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					32.03.03.A.2.b
Emergency residential shelter			C	C	C	C	C	P	C	C	C	C		C	C	C					32.03.03.A.2.c
Fraternity or sorority house								C	P	C	C			C	C						32.03.03.A.2.d
Rehabilitation house					C			C	C	C	C	C	C	C	C	C					32.03.03.A.2.e
Group home, large				C	P		P	P	P	P	P	P	C	P	P	C					32.03.03.A.2.f
Group home, small	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					32.03.03.A.2.g
Civic and Institutional Uses																					
Airport																					32.03.03.B.1
Cemetery	C	C	C	C	C																32.03.03.B.2
Correctional facility																		C	C		32.03.03.B.3
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	32.03.03.B.4.d & 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		32.03.03.B.4.d & 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	
Educational																				
College or university							C	C	C	C	P	P		P						32.03.03.B.5.a
School Pre-K-12		P	P	P	P	P	P	P	P	P	P	P	P	P	P					32.03.03.B.5.b
Vocational or trade school									C*	P*	P*	P*	P*			P*		P	P	32.03.03.B.5.c
Health Care																				
Hospital											P	P	P				P	P	P	32.03.03.B.6.a
Treatment facility								P*	P*	P*	P	P	P	P*		P	P			32.03.03.B.6.b
Institutional, Cultural and Assembly																				
Assembly, Civic and Religious																				
Large			C	C	C	C	C	C	C	P	P	P	P	P	C	P	P			32.03.03.B.7.ai
Small	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	32.03.03.B.7.ajj
Library, museum, or cultural institution	C	C	C	C	C	C	C	C	P	P	P	P	P	P	C	P	P	P		32.03.03.B.7.b

Table 32.03-1 Permitted Uses	Ag & Rural		Residential Districts						Mixed Use Districts					Urban Districts				Industrial Districts			Definition and Use Specific Standards
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Human or Neighborhood Services	P*	P*	P*	P*	P*	P*	P*	P*	P	P	P	P	P	P	P*	P	P	P		32.03.03.B.7.c	
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	32.03.03.B.8.a	
Conservation Land	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	32.03.03.B.8.b	
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	32.03.03.B.9.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*	32.03.03.B.9.b	
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	32.03.03.B.10.a	
Parking Structure (sole primary use)								C	C	C	P	P	P	P	P	P	P	P	P	32.03.03.B.10.b	
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
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Utility, major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	32.03.03.B.11.a
Utility, minor	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	32.03.03.B.11.b
Commercial Uses																					
Animal and Pet Sales or Services																					
Animal Shelter	C	C								C	P	P	C	C	C	C	C	P	P		32.03.03.C.1.a
Boarding	P	C							C	P	P	P	P	P		P		P			32.03.03.C.1.b
Dog Breeding	P	C																			32.03.03.C.1.c
Grooming and Pet Services	P	C							C	P	P	P	P	P		P		P	P		32.03.03.C.1.d
Stable	P	C																			32.03.03.C.1.e
Veterinary Hospital	P	C							C	C	P	P	P	P		P		P	P		32.03.03.C.1.f
Assembly, Entertainment and Trade																					
Large										C	P	P	P	P		P	P	C			32.03.03.C.2.a
Small									C	P	P	P	P	P		P	P	P			32.03.03.C.2.b
Child/Adult Care																					

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Day care center	C	C	C	C	C	C	C	C	P	P	P	P		P	P	P					32.03.03.C.3.a
Commercial Services																					
Consumer maintenance and repair									P	P	P	P	P	P		P	P				32.03.03.C.4.a
Personal service									P	P	P	P	P	P		P	P				32.03.03.C.4.b
Studio or instruction service									P	P	P	P	P	P		P	P	P			32.03.03.C.4.c
Funeral home									C	P	P	P	P	C		P		P	P		32.03.03.C.4.d
Rental services										C*	P*	P*	P*	P*		P*		P*	P*		32.03.03.C.4.e
Building Trades and Services									P*	P*	P*	P	P*	P*		P					32.03.03.D.2.d
Financial Institutions																					
Financial institution									P	P	P	P	P	P		P					32.03.03.C.5.a
Alternative financial services										C*	C*	P*	C*	C*		C*					32.03.03.C.5.b
Office																					

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Business or professional									P	P	P	P	P	P		P	P	C			32.03.03.C.6.a
Medical Clinic or Lab									P	P	P	P	P	P		P	P				32.03.03.C.6.b
Retail Sales																					
General Retail									P	P	P	P	P	P		P	P				32.03.03.C.7.a
Fireworks																		P*	P*		32.03.03.C.7.b
Alcohol or Tobacco Store										C	P*	P		P		P					32.03.03.C.7.c & 32.03.06.C
Eating and/or Drinking Establishment																					
Bar										C*	P*	P*	P*	P*		P*		C*			32.03.03.C.8.a & 32.03.06.C
Restaurant									P	P	P	P	P	P		P	P				32.03.03.C.8.b
Restaurant with Alcohol									C*	P*	P*	P*	P*	P*		P*	P*				32.03.03.C.8.c & 32.03.06.C
Entertainment and Recreation Uses																					
Amusement, indoor										P	P	P	P	P		P		C			32.03.03.C.9.a

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Amusement, outdoor										C	C	P	C	C		C		C			32.03.03.C.9.b
Adult entertainment																		P*			32.03.03.C.9.c
Golf Courses	C	C	C	C	C																32.03.03.C.9.d
Visitor Accommodations																					
Bed and breakfast home	C*	C*	C*	C*	C*	C*	C*	P*	C*	P*	P*			P*	P*	P*					32.03.03.C.10.a
Campground or recreational vehicle park	C	C																			32.03.03.C.10.b
Hotel or motel										C	P	P		P		P	P				32.03.03.C.10.c
Vehicle Sales or Service																					
Fueling station										C*	P*	P*	P*	C*		P*		P*	P*		32.03.03.C.11.a
Car Wash										C*	P*	P*	C*	C*		C*		P*	C*		32.03.03.C.11.b
Vehicle maintenance and repair, major											P	P	P			C		P	P		32.03.03.C.11.c

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Vehicle maintenance and repair, minor										C	P	P	P	C		P		P	P		32.03.03.C.11.d
Vehicle rental										C	P	P	P	P		P		P	P		32.03.03.C.11.e
Vehicle sales										C	P	P	P	C		C		P	P		32.03.03.C.11.f
Industrial, Wholesale, and Storage Uses																					
Energy Production and Natural Resource Extraction																					
Solar array	C	C	C	C	C						C	C						P	P	P	32.03.03.D.1.a
Wind energy conversion system	C	C																P			32.03.03.D.1.b
Resource Extraction and Preparation	C																		P		32.03.03.D.1.c
Industrial Services																					
General Industrial Services										C	C	C	P	C		P		P	P		32.03.03.D.2.a
Truck and Heavy Equipment Sales and Service													C			C		C	P		32.03.03.D.2.b
Truck stop/wash												C	C					P	P		32.03.03.D.2.c

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Manufacturing, Assembly, Processing, and Technology																					
Artisan/craft	P								C	P	P	P	P	P		P		P	P		32.03.03.D.3.a
Limited										C	C	P	P	C		P		P	P		32.03.03.D.3.b
General													C			C		P	P		32.03.03.D.3.c
Intensive																			C	C	32.03.03.D.3.d
Warehouse and Storage Services																					
Outdoor storage													C			C		P	P		32.03.03.D.4.a & 32.03.06.D
Self-service storage facility									P*	P*	P*	P*	P*	P*		P*		P	P		32.03.03.D.4.b
Warehouse									<u>C</u>	C	C	P	C		P		P	P			32.03.03.D.4.c
Waste and Salvage																					
Hazardous waste facility																				C	32.03.03.D.5.a
Recycling collection facility											P	P	P					P	P	P	32.03.03.D.5.b
Refuse hauling facility																		C	P	P	32.03.03.D.5.c

Table 32.03-1 Permitted Uses	Ag & Rural		Residential Districts						Mixed Use Districts					Urban Districts				Industrial Districts			Definition and Use Specific Standards
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Salvage yard																			C	P	32.03.03.D.5.d
Solid waste facility																				P	32.03.03.D.5.e
Agriculture																					
Agriculture	P	C																			32.03.03.E.1.a
Urban Agriculture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		32.03.03.E.1.b
Aquaculture	P												C*			C*	C*	P*	P*		32.03.03.E.1.c
Greenhouse, nursery, orchard or truck farm	P	P									P	P	P	P		P		P	P		32.03.03.E.1.d

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:

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

Table 32.03-2: Permitted Uses in Special Districts

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

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			32.03.03.C.2.a
Small	P					32.03.03.C.2.b
Child/Adult Care						
Day care center	P			C		32.03.03.C.3.a
Commercial Services						
Funeral Home	P					32.03.03.C.4.d
Office						
Business or Professional	P					32.03.03.C.6.a
Medical Clinic or Lab	P					32.03.03.C.6.b
Entertainment and Recreation Uses						
Amusement, indoor	P					32.03.03.C.9.b
Amusement, outdoor	P	P				32.03.03.C.9.a
Golf Course	P	P				32.03.03.C.9.d
Visitor Accommodations						
Bed and Breakfast Home	C			C*		32.03.03.C.10.a
Hotel or Motel	P					32.03.03.C.10.c
Industrial, Wholesale, and Storage Uses						
Energy Production and Natural Resource Extraction						
Solar array	C	C	P	C		32.03.03.D.1.a
Wind Energy Conversion System	C					32.03.03.D.1.b
Warehouse and Storage Services						
Outdoor storage			P			32.03.03.D.4.a & 32.03.06.D
Waste and Salvage						
Hazardous Waste Facility	P					32.03.03.D.5.a
Recycling collection facility	P					32.03.03.D.5.d
Refuse hauling facility	P					32.03.03.D.5.c

Table 32.03-2: Permitted Uses in Special Districts						
	P-IN	P-PO	P-AP	S-MH	X-FM	Use Specific Standards
Solid Waste Facility	P					32.03.03.D.5.e
Agriculture						
Agriculture			P			32.03.03.E.1.a
Urban Agriculture	P	P	P	P	P	32.03.03.E.1.b

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 associated with the Live/Work unit shall be a use that may be permitted or permitted by conditional use in that district.

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 children for part or all of a day for care and/or instruction 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.
- (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.

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

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. 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.
- b. Home occupation regulations are intended to discourage the conversion 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.
- c. The following occupations and activities are prohibited from being operated as home occupations:
- (i) Adult Entertainment establishments.
 - (ii) On-premises sale and consumption of alcohol.
 - (iii) Businesses which involve outside storage, such as material, equipment, and vehicles, without screening.
 - (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.

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:

Table 32.03-4 Home Occupation Category Requirements				
	Category A	Category B	Category C	Category D
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	
Notes:				
[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. [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.				

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:

Table 32.03-06: Levels of Alcohol-Related Uses

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 for on-site or off-site consumption	<ul style="list-style-type: none"> • General Retail • Restaurant, with alcohol
Level II Alcohol and Tobacco Use	Greater than 50% of gross receipts from Alcohol and Tobacco Sales for on-site consumption or from wholesale	<ul style="list-style-type: none"> • Bar • Brewpub/Brewery • Cidery/Distillery • Cigar Lounge
Level III Alcohol and Tobacco Use	Greater than 50% of gross receipts from Alcohol and Tobacco Sales for off-site consumption	<ul style="list-style-type: none"> • <u>Alcohol/Tobacco Store</u> • <u>Vape Shop</u>

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-MF	T-IM T-MC P-xx	T-ML	S-MC	S-MR
Level I Alcohol and Tobacco Use(s)								
All Locations	P	P	P	P	P	C	P	P
Level II Alcohol and Tobacco Use(s)								
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
Level III Alcohol and Tobacco Use(s)								
Within 300 feet of a Residential District	C	C	C		C		C	C
300 or more from a Residential District	C	C	C		C		P	P

Within 300 feet of a Pre-K-12 School	C	C	C		C		C	C
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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:

Table 32.04.02-3: General Parking Context Requirements	
GFA - Gross Floor Area; GLA - Gross Land Area	
Land Use	Minimum Required
Residential Uses	
Household Living	
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 + commercial requirement
Mobile home	2 per mobile home
Dwelling, Accessory (ADU)	1 per ADU
Group Living	
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
Civic and Institutional Uses	
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
Communications and Information Service Uses	
Antenna	N/A
Communication tower	1
Educational	
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
Health Care	
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
Institutional, Cultural and Assembly	
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
Parks and Open Space	
Park and playground	None
Conservation <u>Land</u>	None
Public Safety	
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
Transportation and Parking	
Parking lot (sole primary use)	N/A
Parking structure (sole primary use)	N/A
Utilities and Public Services	
Utility, major	Table 32.04.02-4
Utility, minor	Table 32.04.02-4
Commercial Uses	
Animal and Pet Sales or Services	
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
Assembly, Entertainment, and Trade	
Large	1 per 4 seats in assembly area or 1 per 100 SF GFA in assembly area without seats
Small	
Child/Adult Care	
Day care center	1 per 500 SF GFA
Commercial Services	
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
Financial Institutions	
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
Office	
Business or professional	1 per 333 SF GFA
Medical	Medical, dental or optical: 1 per 222 SF GFA; Therapy: 1 per 250 SF GFA
Retail Sales	
All uses, unless otherwise specified	1 per 333 SF GFA
Eating and/or Drinking Establishment	
All uses, unless otherwise specified	1 per 200 SF GFA

Entertainment and Recreation Uses	
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 ¹
Visitor Accommodations	
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
Vehicle Sales or Service	
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
Industrial, Wholesale, and Storage Uses	
Energy Production and Natural Extraction	
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
Industrial Services	
Industrial Services	Table 32.04.02-4
Manufacturing, Assembly, or Processing Uses	
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
Truck Sales and Service	
Truck and heavy equipment maintenance and repair	1 per 1,000 SF GFA
Truck stop/wash	N/A
Warehouse and Storage Services	
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
Waste and Salvage	
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
Agricultural and Resource Uses	
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
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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 accordance with Table 32.04.06-1 except 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.
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-premises signs
- b. Off-premises signs containing commercial speech as defined by 32.08.03.AB.

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
Note:					
[1] Maximum surface area for Home Occupations shall be regulated by Table 32.03-4.					

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					
Class A Signage					
Primary Sign Allowance: 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.					
Secondary Sign Allowance: 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	
Integrated Center Sign	Located adjacent to integrated center common site facilities within the property boundaries; subject to required sight lines per Traffic Engineering Dept.	Up to 15 feet to top of sign structure	No maximum; subject to the total maximum area allowed per occupancy frontage	Permitted	The sign shall be located within 500 feet of the parcel of the premises being advertised.

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	
Integrated Center Sign	Located adjacent to integrated center common site facilities within the property boundaries; subject to required sight lines per Traffic Engineering Dept.	Up to 45 feet to top of sign structure	No maximum; subject to the total maximum area allowed per occupancy frontage	Permitted	The sign shall be located within 1,000 feet of the parcel of the premises being advertised.

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 23rd day of April, 2024.

PASSED_DAY_TAG

LEG_PASSED_FAILED_TAG

MayorSignature

Attest:

ClerkSignature