

**ORDINANCE NO. 2501**

**AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF CHAPTER 165 OF THE ROBINS  
MUNICIPAL CODE, CITY OF ROBINS, IOWA**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROBINS, IOWA, that the Municipal Code of the City of Robins, Iowa, is amended as follows:

SECTION 1. That the Future Land Use Map adopted on 20<sup>th</sup> day of June 2022 be repealed and the attached new Future Land Use map with the plot date of October 20<sup>th</sup>, 2025 be enacted.

SECTION 2. That the changes provided in this Ordinance shall be made a part of the replacement pages of the Municipal Code, City of Robins, Iowa, and made a part of said Code as provided by law.

SECTION 3. Effective Date. That this Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

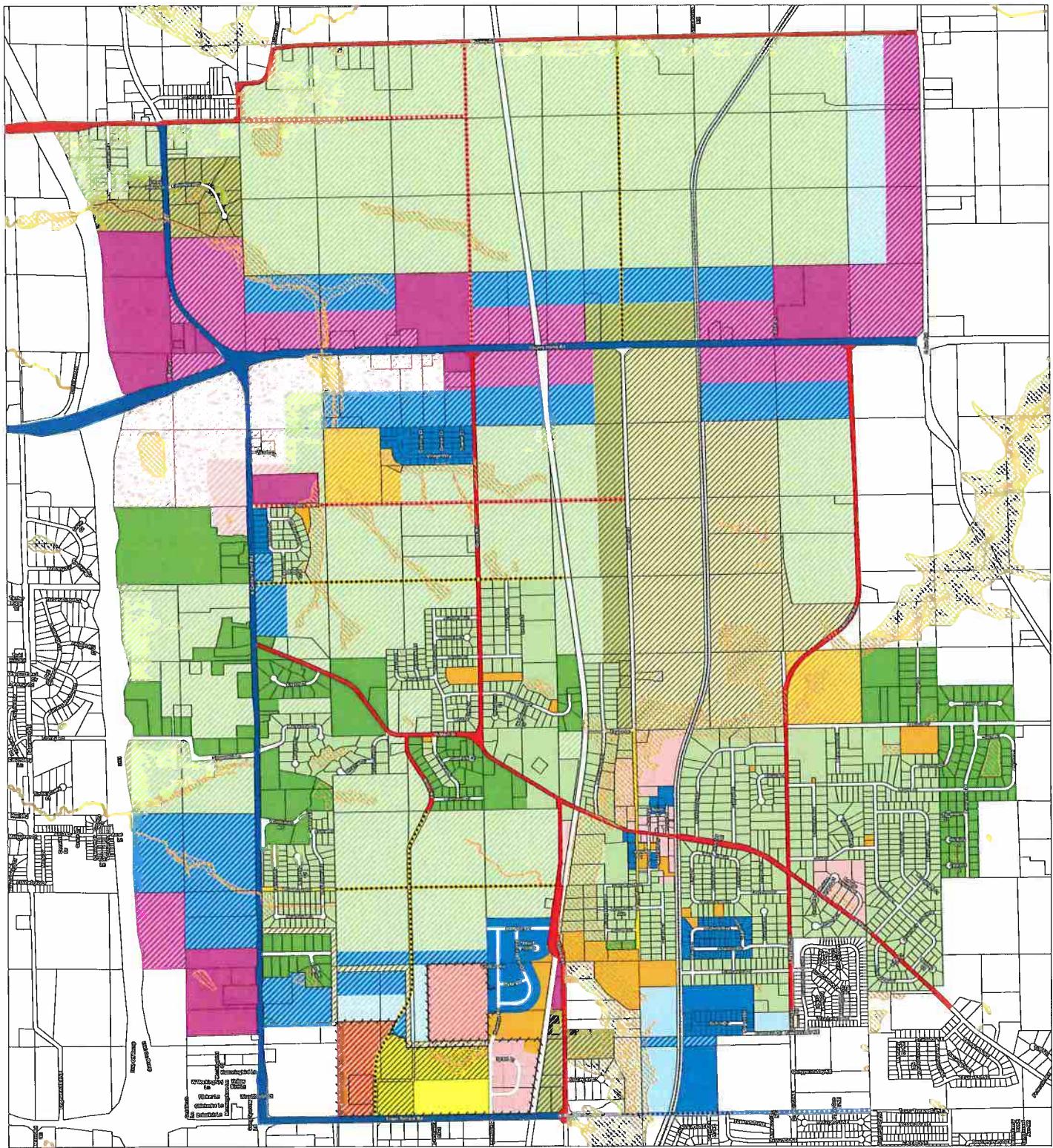
PASSED AND APPROVED, this 20<sup>th</sup> day of October, 2025.

  
\_\_\_\_\_  
Chuck Hinz, Mayor

ATTEST:

  
\_\_\_\_\_  
Lisa Goodin, City Clerk/Treasurer





## ROBINS FUTURE LANDUSE MAP

### CURRENT ZONING

#### Layer

A-1 AGRICULTURAL	A-1 AGRICULTURAL
R-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL	R-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL
R-2 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL	R-2 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL
R-3 MEDIUM DENSITY TWO-FAMILY RESIDENTIAL	R-3 MEDIUM DENSITY TWO-FAMILY RESIDENTIAL
R-3A MEDIUM DENSITY TWO-FAMILY RESIDENTIAL WITH ASSOCIATION	R-3A MEDIUM DENSITY TWO-FAMILY RESIDENTIAL WITH ASSOCIATION
R-4 HIGH DENSITY MULTI-FAMILY RESIDENTIAL WITH ASSOCIATION	R-4 HIGH DENSITY MULTI-FAMILY RESIDENTIAL WITH ASSOCIATION
RHH MOBILE HOME PARK RESIDENTIAL	RHH MOBILE HOME PARK RESIDENTIAL
C-1 CENTRAL COMMERCIAL BUSINESS	C-1 CENTRAL COMMERCIAL BUSINESS
C-1A NEIGHBORHOOD COMMERCIAL BUSINESS	C-1A NEIGHBORHOOD COMMERCIAL BUSINESS
C-2 HIGHWAY COMMERCIAL	C-2 HIGHWAY COMMERCIAL
P-1 PLANNED LIGHT INDUSTRIAL	P-1 PLANNED LIGHT INDUSTRIAL
P-2 PLANNED MEDIUM INDUSTRIAL	P-2 PLANNED MEDIUM INDUSTRIAL
P-3 PLANNED HEAVY INDUSTRIAL	P-3 PLANNED HEAVY INDUSTRIAL
P-4 PUBLIC USE	P-4 PUBLIC USE
PUD PLANNED USE DEVELOPMENT	PUD PLANNED USE DEVELOPMENT
RJ RESEARCH PARK INNOVATION	RJ RESEARCH PARK INNOVATION

### FUTURE ZONING

A-1 AGRICULTURAL	R-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL
R-2 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL	R-2 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL
R-3 MEDIUM DENSITY TWO-FAMILY RESIDENTIAL	R-3 MEDIUM DENSITY TWO-FAMILY RESIDENTIAL
R-3A MEDIUM DENSITY TWO-FAMILY RESIDENTIAL WITH ASSOCIATION	R-3A MEDIUM DENSITY TWO-FAMILY RESIDENTIAL WITH ASSOCIATION
R-4 HIGH DENSITY MULTI-FAMILY RESIDENTIAL WITH ASSOCIATION	R-4 HIGH DENSITY MULTI-FAMILY RESIDENTIAL WITH ASSOCIATION
RHH MOBILE HOME PARK RESIDENTIAL	RHH MOBILE HOME PARK RESIDENTIAL
C-1 CENTRAL COMMERCIAL BUSINESS	C-1 CENTRAL COMMERCIAL BUSINESS
C-1A NEIGHBORHOOD COMMERCIAL BUSINESS	C-1A NEIGHBORHOOD COMMERCIAL BUSINESS
C-2 HIGHWAY COMMERCIAL	C-2 HIGHWAY COMMERCIAL
P-1 PLANNED LIGHT INDUSTRIAL	P-1 PLANNED LIGHT INDUSTRIAL
P-2 PLANNED MEDIUM INDUSTRIAL	P-2 PLANNED MEDIUM INDUSTRIAL
P-3 PLANNED HEAVY INDUSTRIAL	P-3 PLANNED HEAVY INDUSTRIAL
P-4 PUBLIC USE	P-4 PUBLIC USE
PUD PLANNED USE DEVELOPMENT	PUD PLANNED USE DEVELOPMENT
RJ RESEARCH PARK INNOVATION	RJ RESEARCH PARK INNOVATION

### STREET LEGEND

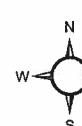
FUTURE CLASS	CURRENT CLASS
COLLECTOR	COLLECTOR
MAJOR ARTERIAL	MAJOR ARTERIAL
MINOR ARTERIAL	MINOR ARTERIAL

### GENERAL LEGEND

RAILROAD
CORPORATE LIMITS
FLOOD PLAIN OVERLAY DISTRICT
ROBINS LANDING OVERLAY DISTRICT

UPDATED: SEPTEMBER 8, 2025  
ADOPTED:  
ORDINANCE:

 SNYDER & ASSOCIATES



 Robins  
Community Family Friends