



NOTICE OF MEETING

Robins Planning & Zoning Commission

Wednesday, October 14th, 2026

5:30 p.m.

Robins City Hall

Agenda

1. Call the meeting to order
2. Roll Call of the Commission Members
3. Chairperson and Zoning Administrator Reports
4. Approval of the Agenda
5. Approval of the September 9th, 2026 Meeting Minutes
6. Resolution No. 2026-7 Approving Sandridge Estates Second Addition Final Plat
7. Resolution No. 2026-8 Recommending Approval of Ordinance 2616 – Amending Ch. 166 – Subdivision Regulations, Section 33 – Park and School Reservations of the Robins Municipal Code to the Robins City Council
8. Resolution No. 2026-9 Recommending Approval of Ordinance 2617 – Amending Ch. 166 – Subdivision Regulations, Section 34 – Landscaping of the Robins Municipal Code to the Robins City Council
9. Discussion of possible amendments to the Robins Landing Overlay District
10. Re-schedule November meeting
11. Motion to Adjourn

September Planning and Zoning Administrator report

Septembers P&Z Committee meeting was very productive, it consisted of a round table that to include local developers as well as a real estate agent familiar with the market in the corridor as well as Robins. The two developers were Bryce Ricklefs from Boomerang, Kent Backen from Integrity Homes, the real estate agent was Gary Doerrfeld. We had a list of questions for them to answer and give their input to, please see attached questions.

The first question dealt with the housing demand and anticipated future needs, Gary started by giving us the average price of homes between Robins \$413,000, Marion \$280,000, and Cedar Rapids \$211,000. With this said the amount of diversity within these three communities differs greatly, Cedar Rapids as well as Marion has more housing diversity due to the amount of “older homes” within their city limits. Committee member Jay Goodin asked Gary how we compare to more similar communities such as Tiffin and North Liberty, Gary stated that Robins is still higher priced than those two. I asked about the demand for townhomes, duplexes, condos, Gary Doerrfeld said that resale on those types of home are excellent especially in the \$200,000 range, I asked Gary if there is a demand for those types of homes in Robins, he said yes but only on 70–80-foot lots, the 90-foot lots are very limiting.

The second question was what city requirements have the biggest impact on development costs? Bryce Ricklefs stated impact and engineering costs, Robins passes a lot of cost on to the developer, these costs increase the cost per acre. Bryce also brought up the Zeiser property and the requirement for the developer to extend Kingsway, this is an impediment to this development because he cannot sell the curb footage on the street. Bryce suggests that Robins raise taxes in order for the city to be able to contribute to costs and make it more affordable for the developer. Gary Doerrfeld stated the Zeiser property is ideal for development but the city does not have the funds necessary to develop the regional detention basin, with that in place he feels the land would sell very quickly.

The next question was What types of residential projects are difficult to make financially feasible? Bryce stated that townhomes and duplexes are difficult due to the higher density in order to be feasible. Lots designed to maximize land use (smaller lots). Zoning needs to allow smaller lots; a PUD situation is preferred. Kent Backen stated that higher density areas require a walkable neighborhood. Within walking distance to amenities, shopping.

My next question was what are potential barriers to residential development? Bryce stated that setbacks are one reason. Marion has a 7-foot setback compared to our 10-foot setback, Cedar Rapids has a 5’&9’ setbacks for a total of 14 feet.

I then asked how Robins compares to other communities from a developer's perspective? Bryce replied that Mike Kortenkamp is wonderful, has great vision and suggestions, he also stated that staff is positive and great to work with.

I then asked if developers are choosing other communities over Robins? Gary Doerrfeld said that he has heard developers have avoided Robins due to the misconception of the Robins water supply, others times due to the 90-foot lot requirement. Kent Backen said that older folks as well as younger folks want smaller lots 1/3 of an acre, zero entry, low maintenance. Kelli Scott asked if Robins has an area where that market could be established? Kent Backen said the Juniper Dr. area. Gary Doerrfeld stated that crowd is looking for amenities nearby, such as shopping, trails, etc. Kelli Scoot then asked how the 90-foot lot requirement is affecting Robins? Bryce said it is riskier for the developer, Kent stated that the extra 10-foot lot width does not add value to the buyer. Smaller lot widths mean more homes per acre. Gary Doerrfeld went on to say that most home buyers do not care if a lot is 90' or 80' lot size doesn't greatly affect the value of homes that are built. There is greater competition in the market now then there was 20-30 years ago when Robins began to develop.

Next, I asked what could Robins do to be more competitive? Bryce brought up that parks and trails are in high demand, Gary agreed Marion residents are demanding trails and that is one reason for their increased development. Bryce stated that Robins has a crowd of people that like Robins the way it is but we need to look forward to the next 15 years and what changes need to take place to become a more vibrant community. I then asked what is one thing the city needs to understand? Bryce stated Robins does not understand that you have to build your community in order to grow. Just having the lowest taxes is no longer enough to attract growth, it takes money to grow. Kent stated that the market is constantly evolving, people will buy based on square footage cost, so they will go where the costs make most sense. Kelli asked is there a benefit to Robins to maintain the 90-foot lots with 10-foot setbacks? Kent stated you need to provide stages of home price points for buyers to move up and down, make options available.



CITY OF ROBINS
PLANNING & ZONING COMMISSION MEETING MINUTES
Wednesday, September 9, 2026 – 5:30 P.M.
Robins City Hall

1. CALL TO ORDER

Chairperson Tim O'Hara called the Planning & Zoning Commission meeting to order at 6:00 p.m. on Wednesday, September 9, 2026, at Robins City Hall.

2. ROLL CALL OF COMMISSION MEMBERS

Roll call was taken. Present were Tim O'Hara, Matt Mitzel, Gary Petersen, AJ Hester, Todd Roberts, Jay Goodin, and CJ McDonald.

Staff present were Vance McKinnon, Zoning Administrator; Kelli Scott, City Engineer; and Lisa Goodin, City Clerk. Others present included Bryce Ricklefs (Boomerang), Kent Backen (Integrity Homes), Gary Doerrfeld (Realtor/Broker), Ken Paxton (REDI), members of the public, and City Council Members Bruce Vander Sanden and Mike Foley.

3. CHAIRPERSON AND ZONING ADMINISTRATOR REPORTS

Zoning Administrator Vance McKinnon asked for volunteers to serve on the Comprehensive Plan Steering Committee and described the anticipated commitment.

4. APPROVAL OF THE AGENDA

Motion by Todd Roberts, seconded by AJ Hester, to approve the agenda as presented.

Motion carried on a roll-call vote of 7-0.

5. APPROVAL OF THE JULY 8, 2026 MEETING MINUTES

Motion by Gary Petersen, seconded by Matt Mitzel, to approve the July 8, 2026 Planning & Zoning Commission meeting minutes.

Motion carried on a roll-call vote of 7-0.

6. Roundtable Discussion: Future Housing Needs and Zoning Regulations

The Commission held a roundtable discussion with local residential developers and real estate professionals about current and anticipated residential housing needs in Robins. Participants discussed housing demand and price points, development costs, lot sizes and setbacks, infrastructure, barriers to residential development, and potential zoning changes. No formal action was recorded.

Housing Demand and Anticipated Future Needs

- Gary Doerrfeld shared average home-sale prices cited for the prior year: approximately \$413,000 in Robins, \$280,000 in Marion, and \$211,000 in Cedar Rapids. He said Robins has limited variety across price points, and that 90-foot lots contribute to higher costs. He clarified that the averages included all homes sold in each community during the past year, not only new homes.
- Commission members noted that residents have expressed interest in higher-priced homes and discussed how a comprehensive plan could accommodate a range of home sizes and price points. Kent Backen noted that condominium sales could affect community-wide average prices and that mid-range sales have recently lagged.
- Participants discussed the cost of building smaller homes and the demand for townhomes, twin homes, duplexes, and condominiums. Doerrfeld said resale demand for these housing types was strong, particularly around the \$200,000



price range, and that 70- to 80-foot lots could make new construction more feasible. Backen noted that an additional 10 feet of lot width can add approximately \$10,000 to \$15,000 to lot costs.

- Bryce Ricklefs discussed rising construction costs and estimated street costs at approximately \$1,000 to \$1,500 per foot. He noted that lot width and setbacks affect buildable area and that developers must consider the desired community demographic, including younger families, retirees, and established professionals.
- Commission members discussed preserving Robins' character while considering whether a broader range of housing choices could serve residents at different life stages and price points.

Development Costs and Feasibility

- Ricklefs identified impact and engineering costs passed on to developers as factors that increase development costs per acre. Backen said major expenses include streets and other infrastructure.
- Participants discussed the planned extension of King's Way in relation to the Zieser property and the challenge of infrastructure costs that may not add corresponding value to a development. Ricklefs observed that community growth requires investment and that the City will face future costs to upgrade and add infrastructure.
- Ricklefs said attached and higher-density housing types may be difficult to make financially feasible without smaller lots and zoning that permits greater density; he noted that a planned unit development (PUD) approach may be preferable. Backen added that higher-density neighborhoods benefit from walkability and access to amenities and shopping.
- Doerrfeld and Backen discussed the importance of a regional detention basin for development of the Zieser land and the northwest area, noting the volume of water moving through the area and the limitations of relying solely on underground infrastructure.

Lot Sizes, Setbacks, and Zoning Regulations

- Ricklefs said Robins' 10-foot setbacks are more restrictive than Marion's cited 7-foot setbacks and can limit the use of standard builder home plans. He said 7-foot setbacks could help make 80-foot lots feasible. Participants did not identify specific zoning provisions to simplify or eliminate.
- Participants discussed whether developers are choosing other communities because of Robins' 90-foot lot requirements or misconceptions about the City's water supply. Doerrfeld said he had heard of developers avoiding Robins for these reasons and observed that competition among communities has increased.
- Backen noted that 10-foot setbacks may be less of a barrier for higher-end homes but can make lower-priced homes more difficult to build. Participants discussed demand among younger and older households for smaller, lower-maintenance lots and zero-entry homes. Backen identified the Juniper Drive area as a possible location for this market, with nearby amenities also important.
- Ricklefs said 75- to 80-foot lots with 7-foot setbacks could be beneficial. He and Backen noted that narrower lots can allow more homes per acre, while the extra width of a 90-foot lot may not add equivalent value to buyers. Participants also discussed the relationship between the number of homes, future infrastructure maintenance, and City revenue.
- Participants noted that school district, parks, trails, and nearby amenities influence residential demand. Ricklefs and others emphasized that parks and trails are important investments, and City Engineer Kelli Scott noted that Robins has limited connectivity to the Cedar Valley Nature Trail.
- Ricklefs said Cedar Rapids has introduced a program to rebate 50% of infrastructure costs to developers. In closing discussion, he stated that low taxes alone may not be sufficient to attract development and that continued growth requires investment. Backen emphasized offering housing options at different price points; Doerrfeld stated that 80-foot lots would not necessarily reduce home values significantly. Examples of developments with narrower lots mentioned included Champion Estates and the Bridge Creek Addition area near Winslow Road and Tower Terrace.



9. ADJOURNMENT

Motion by Jay Goodin, seconded by CJ McDonald, to adjourn. The motion passed on a vote of 7-0. The meeting adjourned at 7:08 p.m.

Respectfully submitted,
Lisa Goodin
City Clerk/Treasurer

Timothy M. O'Hara, Chairperson

Vance McKinnon, III, Zoning Administrator

**PLANNING & ZONING RESOLUTION NO. 2026-7
APPROVING THE FINAL PLAT OF THE
SANDRIDGE ESTATES SECOND ADDITION**

WHEREAS, A FINAL PLAT OF SANDRIDGE ESTATES SECOND ADDITION TO THE CITY OF ROBINS, LINN COUNTY, IOWA, containing Lots 8,10 & 11, has been filed with the City Planning Commission, Robins, Iowa, on October 6, 2026, and

WHEREAS, SANDRIDGE ESTATES SECOND LOTS 8, 10 AND 11 (SUCCESSORS TO SANDRIDGE ESTATES FIRST ADDITION LOTS 8, 9, 10 AND 11) ARE/REMAIN JOINED TO SANDRIDGE ESTATES' RESTRICTIVE COVENANTS AND TO THE SANDRIDGE ESTATES HOA, and

WHEREAS, after consideration, the same is found to be correct and in accordance with the provisions of the laws of the State of Iowa and the ordinance of the City of Robins, Iowa, in relation to Plats and Additions to Cities,

NOW THEREFORE, BE IT RESOLVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ROBINS, IOWA, that said plat and dedications of said Sandridge Estates Second Addition to the City of Robins, Linn County, Iowa, be and the same is hereby acknowledged and approved on the part of the City Planning Commission, and this Commission hereby recommends to the City Council, the acceptance of the same, and the vice chairperson and secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat as by law provided.

PASSED this 14th day of October A.D., 2026.

Timothy J. O'Hara, Chairperson

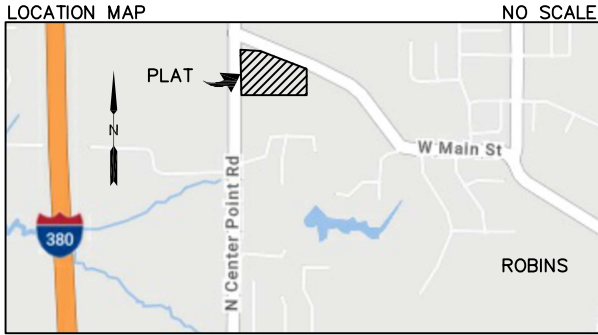
Vance McKinnon III, Planning and
Zoning Administrator

STATE OF IOWA)
) ss
LINN COUNTY)

We, Timothy J. O'Hara, Chairperson, and Vance McKinnon III, Planning and Zoning Administrator of the City of Robins, Iowa, do hereby certify that the above and foregoing resolution is a true and correct copy of the resolution passed by the City Planning Commission, Robins, Iowa, on this 14th day of October A.D., 2026.

Timothy J. O'Hara, Chairperson

Vance McKinnon III, Planning and
Zoning Administrator



PROPRIETOR:
SKD4, LLC

APPLICANT:
SKD4, LLC
C/O MIKE KINNEY
P.O. BOX 8475
CEDAR RAPIDS, IA 52408
319-981-2411

SURVEYOR:
STEPHEN M. SCOTT
P.O. BOX 315
CENTER POINT, IA 52213
319-540-5263

DATE OF SURVEY:
NOVEMBER, 2019

FINAL PLAT
SANDRIDGE ESTATES
SECOND ADDITION
IN THE CITY OF ROBINS
LINN COUNTY, IOWA
A REPLAT OF LOTS 8 THROUGH 11
SANDRIDGE ESTATES FIRST ADDITION

NOTES:

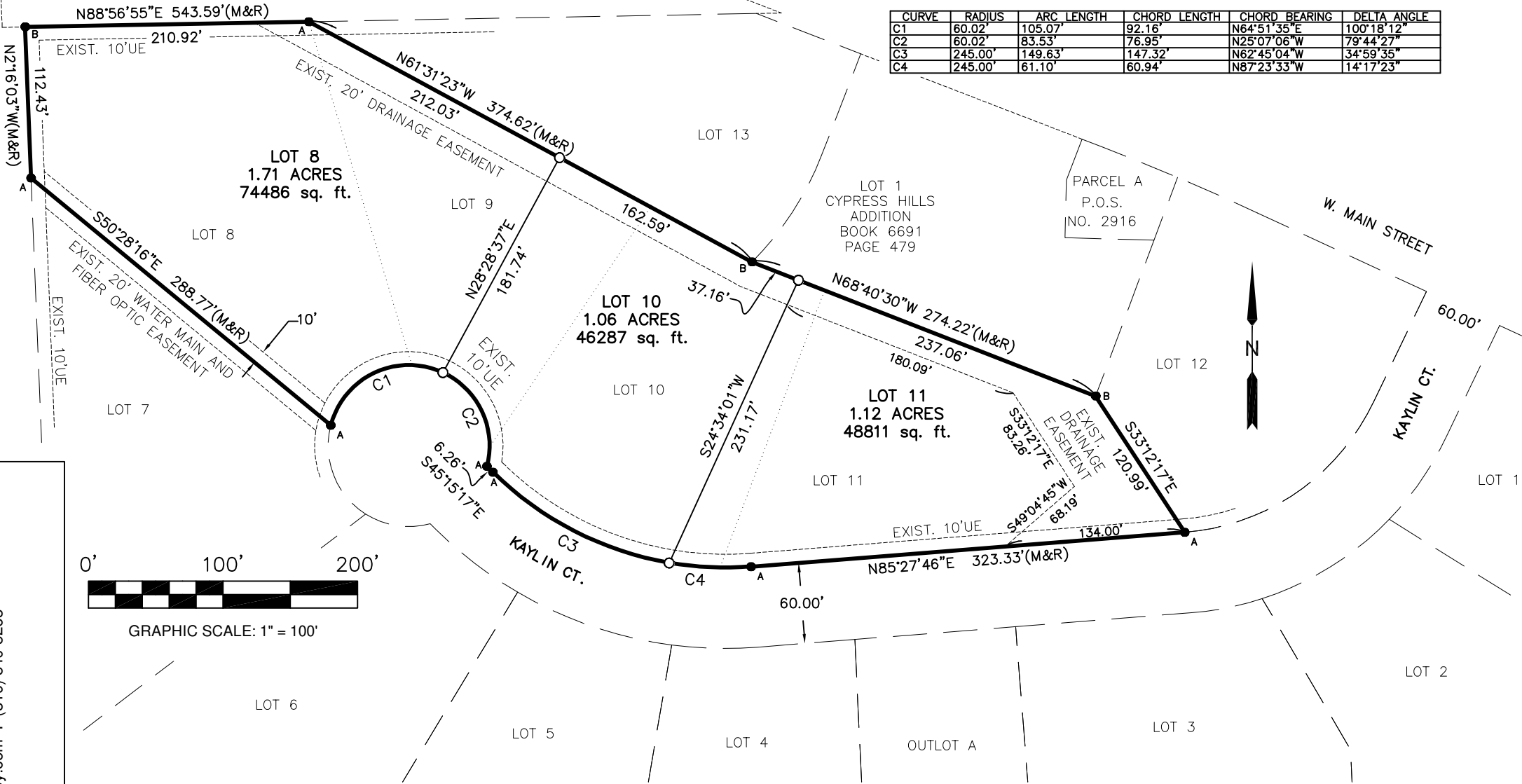
1) FOR MINIMUM LOW OPENING BUILDING ELEVATIONS FOR THIS DEVELOPMENT, CONTACT YTT DESIGN SOLUTIONS. OR THE CITY OF ROBINS TO OBTAIN THE REQUIREMENTS.

2) THE UNADJUSTED ERROR OF CLOSURE IS NOT GREATER THAN ONE IN TEN THOUSAND FOR THE SUBDIVISION BOUNDARY AND IS NOT GREATER THAN ONE IN FIVE THOUSAND FOR THE INDIVIDUAL LOTS.

3) PROPERTY IS ZONED R-1 CURRENTLY AND NO CHANGE IS PROPOSED.

SE 1/4 SW 1/4
SECTION 17, T84N, R7W

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.02'	105.07'	92.16'	N64°51'35"E	100°18'12"
C2	60.02'	83.53'	76.95'	N25°07'06"W	79°44'27"
C3	245.00'	149.63'	147.32'	N62°45'04"W	34°59'35"
C4	245.00'	61.10'	60.94'	N87°23'33"W	14°17'23"



LEGAL DESCRIPTION:
LOT 8, LOT 9, LOT 10
AND LOT 11,
SANDRIDGE ESTATES
FIRST ADDITION IN THE
CITY OF ROBINS, LINN
COUNTY, IOWA

CERTIFICATION OF APPROVAL

This Final Plat has been approved by the City of Robins

Date:

By:

signature/title

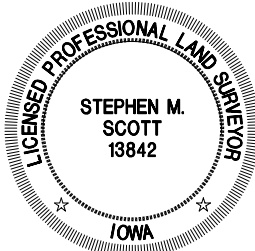
LEGEND AND NOTES

- A - PROPERTY CORNERS, FOUND (or as noted)
(1/2" rebar w/ red plastic cap embossed with "SCOTT 13842")
 - B - PROPERTY CORNERS, FOUND (or as noted)
(1/2" rebar w/ red plastic cap embossed with "7060")
 - - PROPERTY CORNERS SET*
(1/2" rebar w/ red plastic cap embossed with "SCOTT 13842")
 - UE - UTILITY EASEMENT
 - - PROPERTY &/or BOUNDARY LINES
 - - LOT LINES, PLATTED OR BY DEED
 - - EXISTING EASEMENT LINES, PURPOSE NOTED
 - (R) - RECORDED DIMENSIONS
 - (M) - MEASURED DIMENSIONS
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

NE 1/4 NW 1/4
SECTION 20, T84N, R7W

*All monuments shall be placed within one year from the date recorded.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.



STEPHEN M. SCOTT, P.L.S. Iowa Lic. No. 13842

My license renewal date is December 31, 2026

Pages or sheets covered by this seal: DATE SUBMITTED: 09/29/2026
THIS PAGE ONLY DATE REVISED: 09/30/2026
PROJECT NO. 2684602

Index Legend
Sandridge Estates First Addition
Lot 8, Lot 9 & Lot 10

Requestor: SKD 4, LLC

Proprietor: SKD 4, LLC

Surveyor: Stephen M. Scott, P.L.S.

Company: Scott Survey, Inc.

Return To: P.O. Box 315
Center Point, Iowa 52213
email@scottsurvey.com | (319) 540-5263



Stephen M. Scott, P.E. & L.S.
Civil Engineer & Land Surveyor

319-540-5263
email@scottsurvey.com
www.scottsurvey.com
P.O. Box 315, Center Point, IA 52213-0315

The City of Robins, Iowa
SUBMISSION REQUIREMENTS FOR FINAL PLATS

A. Final Plat Preparation/Composition/Layout

- 1) ☒ All boundary lines shall be indicated by a direct bearing reference
- 2) ☒ Distances to be shown in nearest .01 foot
- 3) ☒ Final plat to be clearly marked "Final Plat"
- 4) ☒ Final plat shall be prepared by a land surveyor
- 5) ☐ Final plat must be referenced to the respective horizontal control system points
- 6) ☒ Minimum unadjusted error of closure for subdivisions boundaries 1:10,000
- 7) ☒ Minimum unadjusted error of closure for individual lots 1:5,000
- 8) ☒ Multiple sheets with match lines permitted
- 9) ☐ 10 copies to be submitted to City Clerk a minimum of 4 weeks prior to regular meeting of the Planning and Zoning Commission
- 10) ☒ Plat scale 1" = 20', 30', 40', 50', 60', 100'
- 11) ☒ Size of plat at least 8½" X 11" but no larger than 18" X 24"
- 12) ☒ Use index sheet to show relationship between multiple sheets

B. Basic Final Plat Information

- | | |
|--|---|
| 1) ☒ Accuracy standards | 15) ☒ Preparers' address |
| 2) ☒ Area of subdivided property to nearest .01 acre | 16) ☒ Subdivider address |
| 3) ☒ Bar scale | 17) ☒ Subdivider telephone number |
| 4) ☒ Boundary lines tied to two section corners or two monuments of record | 18) ☒ Subdivider name |
| 5) ☒ Curve data | 19) ☒ Subdivision name |
| 6) ☒ Legal description | 20) ☒ Surveyor's seal and date |
| 7) ☒ Map scale for plat | 21) ☒ Surveyor's name and address |
| 8) ☒ North arrow | 22) ☒ Vicinity or location map (Min. scale of 1" = 2000') |
| 9) ☒ Owner's telephone | 23) ☒ Existing and proposed zoning classification |
| 10) ☒ Owner's name | 24) ☒ Date of survey |
| 11) ☒ Owner's address | 25) ☒ Legend for all symbols and line styles used on plat |
| 12) ☒ Plat boundaries; Indicated by heavy lines | |
| 13) ☒ Preparer's telephone | |
| 14) ☒ Preparer's name | |

C. Existing Easements and Adjoining Subdivisions

- | | |
|--|--|
| 1) ☒ Adjoining subdivision names and lot numbers | 3) ☒ Easement location/layout |
| 2) ☒ Easement purpose | 4) ☒ Easement dimensions |
| | 5) ☒ Easements to be traceable |

D. Planned Lot Layout

- | | |
|---|---|
| 1) <u>NA</u> Block no. (when applicable) | 9) <u>✓</u> Monuments of record identified |
| 2) <u>NA</u> Excepted parcels clearly identified | 10) <u>NA</u> Non-buildable lots to be lettered and use clearly designated |
| 3) <u>NA</u> Identification and use of reserved land | 11) <u>NA</u> Lot width at building setback when front lot line does not meet minimum width for zoning district |
| 4) <u>✓</u> Identification of re-subdivided areas | |
| 5) <u>✓</u> Lot location/layout | |
| 6) <u>✓</u> Lot number | |
| 7) <u>✓</u> Lot dimensions and bearings | |
| 8) <u>✓</u> Lot area in square feet.; acres (to nearest .01 acre) if more than 1 acre | |

E. Planned Streets/Alleys/Easements

- | | |
|--|---|
| 1) <u>NA</u> Alley location | 6) <u>✓</u> Street location/layout |
| 2) <u>NA</u> Block length/layout, when applicable | 7) <u>NA</u> Streets or additional right-of-way to be lettered |
| 3) <u>✓</u> Easements, planned -- location and purpose | 8) <u>NA</u> Private streets to be shown and clearly labeled as private streets |
| 4) <u>✓</u> Street R/O/W/ width | |
| 5) <u>✓</u> Street/road names | |

F. Additional Information

- | | |
|---|---|
| 1) <u>NA</u> Approximate flood hazard delineation (and source of information) | 3) <u>✓</u> Other items as required by State Code |
| 2) <u>✓</u> All lots containing or abutting drainageway, detention facility or other flood hazard shall have low opening elevation indicated. | |

G. Final Plat Supportive/Accompanying Materials

- 1) NA Agreement to annex and application for voluntary annexation, if applicable
- 2) ✓ All required agreements and certificates submitted on 8½" X 11" paper
- 3) NA Approved plans of improvements
- 4) ✓ Copy of approved preliminary plat with certification
- 5) ✓ Dedication of easements
- 6) NA Development Agreement/Memorandum of agreement, if required
- 7) ✓ Digital file of final plat
- 8) ✓ Easement approvals from the utility providers
- 9) ✓ Latitude and departure calculations documenting an unadjusted error of less than 1:10,000.
- 10) ✓ Legal description of land within subdivision
- 11) NA Maintenance bond and acceptance of improvements from City Engineer, if applicable
- 12) ✓ Mortgage holder's or lien holder's certificate, if applicable
- 13) ✓ Owner's certificate/ consent to plat/ dedications.
- 14) NA Petition regarding private streets, per City requirements
- 15) NA Petition and assessment agreements
- 16) NA Bonding or other approved performance security for required improvements not installed, including street lighting, as per City requirements
- 17) ✓ Resolution and certificate of approval by governing body
- 18) NA Resolution accepting improvements and maintenance bond, if applicable
- 19) ✓ Submittal or application fee
- 20) ✓ Surveyor's Certificate
- 21) NA Temporary easements for improvements
- 22) NA Transfer of title for land shown for rights-of-way, parks and other public places (per City policy)
- 23) ✓ Treasurer's certificate per Iowa Code
- 24) NA Street sign fee paid
- 25) NA Engineering service fee paid
- 26) ✓ Restrictive covenants, if applicable

**CITY OF ROBINS, IOWA
PLANNING & ZONING COMMISSION
RESOLUTION NO. 2026-8**

**A RESOLUTION RECOMMENDING APPROVAL OF ORDINANCE NO. 2616, AN ORDINANCE
AMENDING CHAPTER 166, SUBDIVISION REGULATIONS, SECTION 166.33 “PARK AND
SCHOOL RESERVATIONS,” OF THE ROBINS MUNICIPAL CODE**

WHEREAS, the City of Robins, Iowa, has established subdivision regulations to guide residential development and provide for the public health, safety, and welfare; and

WHEREAS, Ordinance No. 2616 proposes to repeal and replace Section 166.33, “Park and School Reservations,” of Chapter 166 of the Robins Municipal Code; and

WHEREAS, the proposed replacement section addresses the dedication of public parkland, the calculation and suitability of required parkland, fees in lieu of land dedication, construction plan improvements, and exemptions and credits; and

WHEREAS, the Planning & Zoning Commission has reviewed the proposed ordinance and finds that it is appropriate to recommend the proposed amendments to the City Council for consideration;

NOW, THEREFORE, BE IT RESOLVED by the Planning & Zoning Commission of the City of Robins, Iowa, as follows:

Section 1. Recommendation. The Planning & Zoning Commission hereby recommends that the City Council approve Ordinance No. 2616, amending Chapter 166, Subdivision Regulations, Section 166.33, “Park and School Reservations,” of the Robins Municipal Code.

Section 2. Submission to City Council. The Commission recommends that this resolution and the proposed ordinance be forwarded to the City Council for its consideration and action.

Section 3. Effective Date. This resolution shall take effect upon its adoption.

PASSED AND APPROVED this 14th day of October, 2026, by the Planning & Zoning Commission of the City of Robins, Iowa.

Tim O’Hara, Chairperson

Attest:

Lisa Goodin, City Clerk/Treasurer

ORDINANCE NO. 2616

AN ORDINANCE AMENDING CHAPTER 166, SUBDIVISION REGULATIONS, SECTION 166.33 “PARK AND SCHOOL RESERVATIONS”, OF THE ROBINS MUNICIPAL CODE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROBINS, IOWA: that Chapter 166, Section 166.33 “Park and School Reservations” of the Municipal Code of the City of Robins, Iowa, is hereby repealed in its’ entirety and replaced as follows:

SECTION 1: Replacement Ordinance 166.33 That Chapter 161 is amended by deleting the same and inserting in lieu thereof the following:

166.33 PARK AND SCHOOL RESERVATIONS. Schools, park lands, green ways, open space and other recreational amenities create a sense of community; protect valuable environmental resources; promote a high quality of life through both active and passive recreational opportunities; and promote the health, safety and welfare of the citizens. The development of land for new residential uses increases the demands on the existing parks and recreational facilities creating the need for new parks, green ways, open space and recreational facilities to be developed in order to maintain the current levels of service. Requiring developers to dedicate land for public parks or schools is a method of ensuring that new development provides for a portion of the park needs created by the new residents and their families moving into the new developments and such dedication promotes and protects the public health, safety, and welfare of the citizens that will be residing in, or occupying, the new developments.

- 1. Applicability.** As a condition of approval for preliminary plats containing residential uses, the applicant shall dedicate land, pay a fee in lieu of land, or a combination thereof, for park, greenway, recreational and open space purposes, as determined by the city and in accordance with the provisions of this article.
- 2. Requirement of Dedication of Public Parkland.** Public parkland dedication for neighborhood parks or neighborhood recreational trails shall be provided under the following requirements:
 - A. Any developer who, after the effective date of the ordinance codified herein, seeks to develop land for residential purposes within the City shall be required to dedicate public parkland.
 - B. No new plats or site plans for residential development shall be approved unless and until the provisions of this section are complied with.
- 3. Computation of the Amount of Public Parkland.** This subsection shall prescribe the amount of space to be provided in a proposed development for use as a public

park or recreational trail as prescribed in subsection 1. In determining the space required for public parkland in a proposed development, it shall be required that 6 acres of park and recreational space be provided for every 1,000 individuals. Since some developments will not house 1,000 individuals, the space requirement is to be applied on a per individual basis. Therefore, .006 acres of public parkland shall be provided for each individual proposed to be housed in the new development based on the assumptions contained in paragraph A-1, above. The amount of public parkland required in a proposed development shall be a minimum of 20,000 square feet and computed as follows:

- A. Residential Occupancy Per Living Units: In determining the anticipated occupancy for the proposed development it shall be assumed that the following dwellings will accommodate the following number of individuals:

Individuals Per Each Residential Dwelling Unit	
Single Family Dwelling	2.980 people per unit
Two-Family Dwelling	1.954 people per unit
More than Two-Family Dwelling	1.615 people per unit
Mobile Home	1.600 people per unit

- B. Calculation of Required Public Parkland for each Development. To calculate the necessary reserved parkland for each new development, individually multiply the total number of lots of each designation in the development, by the residency rates established above, multiplied by the rate of parkland reserved per individual (.006 acres). Add the product of the calculation for each dwelling unit type to yield the total required reserved parkland

(NUMBER OF LOTS OF A GIVEN DWELLING UNIT TYPE)*(INDIVIDUALS PER GIVEN DWELLING UNIT TYPE)* (.006)
= REQUIRED RESERVED PARKLAND IN ACRES FOR ONE DWELLING UNIT TYPE

(REQUIRED RESERVED PARKLAND FOR SINGLE FAMILY)+(REQUIRED RESERVED PARKLAND FOR TWO-FAMILY)+(REQUIRED RESERVED PARKLAND FOR MORE THAN TWO-FAMILY)+(REQUIRED RESERVED PARKLAND FOR MOBILE HOMES) = TOTAL RESERVED PARKLAND FOR A GIVEN DEVELOPMENT

- C. If a plat or development site plan is requested for mixed uses, then paragraph B of this section shall apply only to those areas of the plat or site plan devoted to residential uses.

- D. In the case of change of use, redevelopment, or expansion or modification of an existing use which requires the approval of an amended plat or site plan, the above space requirements for public parkland shall be based upon the new lots or new units being proposed for development.

- E. Should a new development desire to dedicate more parkland than is required, the dedicator may sell or transfer the parkland credit before dedication, to another

developer or reserve the land for a current or future parkland dedication requirement. Written notice and copies of a transfer agreement shall be provided to the City as record of all parkland transferred or sold to another party.

E. Should the required parkland for a subdivision calculate to less than that of the minimum required dedication of 20,000 square feet, the developer may either,

1. Create a park large enough to meet the minimum required dedication, the excess dedicated parkland qualifying as parkland credits eligible for sale or transfer, or,
2. Choose the parkland development fee option specified in 166.33.5, for the land that would otherwise have been required to be dedicated.

4. **Nature Of Land To Be Dedicated:** Except as otherwise required by the city, all dedications of land shall meet the following criteria:

A. Usability: All of the land required to be dedicated shall be located outside of floodways, lakes or other water bodies, areas with slopes greater than fifteen percent (15%), wetlands subject to federal or state regulatory jurisdiction and other areas the city reasonably deems unsuitable for neighborhood open space due to topography, flooding or other appropriate considerations.

Dry bottom storm water detention facilities and dry creek areas may be credited toward reaching a portion of the required land dedication when the city determines that such areas are **suitable for use as neighborhood open space**. Pedestrian/bicycle trails and private open space that is publicly accessible may be credited toward reaching the required land dedication when the city determines that such areas are suitable for use as neighborhood open space.

The city encourages the dedication of lakes, ponds, creeks, other water bodies, wetlands falling under the jurisdiction of state or federal agencies and other sensitive areas including woodland areas, both as ten percent (10%) of and in addition to the dedicated land required by this article, if sufficient abutting land is dedicated as a usable, public recreation area or park.

B. Unity: The dedicated land shall form a single parcel of land, except where the city determines that two (2) or more parcels or greenways/trails would best serve the public interest, given the type and distribution of neighborhood open space needed to adequately serve the proposed development. If the city determines that two (2) or more parcels would best serve the public interest, the city may require that such parcels be connected by a dedicated strip of land at least twenty feet (20') wide in order to provide access and continuity between said parcels.

C. Location: The dedicated land shall be located so as to reasonably serve the recreation and open space needs of the residents of the subdivision.

D. Shape: If a sufficient amount of land is dedicated to accommodate recreational facilities and activities, such as fields, courts or playground equipment, the shape of the dedicated land shall be suitable for such facilities and activities. Linear open space should be of sufficient width to accommodate trails and adjacent greenways.

E. Access.

1. Greenways/Trails: Public access to greenways/trails shall be provided by a public access easement at least twenty feet (20') in width. In addition, greenways/trails shall be connected to existing or proposed greenways/trails on adjacent property.

2. Parks: Public access to the dedicated land to be used for parks shall be provided either by adjoining public street frontage or by a dedicated public access easement at least fifty feet (50') in width, which connects the dedicated land to a public street or right of way. The grades adjacent to existing and proposed streets shall permit reasonable access to the dedicated land. The parcel shall be safely accessible to pedestrian traffic.

F. Responsibility For Site Preparation.

1. The City shall require the subdivider or developer to grade and seed all land to be dedicated, prior to both that dedication and the City's acceptance of the dedication.

2. Prior to dedication, the subdivider or developer shall be responsible for restoring satisfactory ground cover and controlling erosion on land to be dedicated that has been disrupted as a result of development activities by the subdivider or developer.

3. Where the dedicated land is located adjacent to a street, the subdivider or developer shall install utilities, sidewalks and other improvements required along that street frontage.

5. Payment of Fees in Lieu of Land Dedication

A. General: The payment of fees in lieu of dedication of land may occur at the request of the subdivider or developer with approval by the city, or may be required by the city. The payment of fees in lieu of land dedication shall be reviewed and approved as part of the preliminary subdivision plat. Additionally, the city may, at its discretion, require a subdivider to dedicate a portion of the

land required under the formula set forth in this article, and also to pay a fee in lieu of dedication for the remaining portion of the land by said formula. The fee for the remaining portion shall be determined by a qualified real estate appraiser or by other means acceptable to both the city and subdivider or developer. The city and subdivider/developer will equally share the appraisal costs.

B. Determination Of Fees In Lieu Of Dedication Criteria: The city may, at its discretion, require the payment of fees in lieu of the subdivider dedicating land, if the city finds that all or part of the land required for dedication is not suitable for public recreation and open space purposes, or upon a finding that the recreational needs of the proposed subdivision can be met by other park, greenway, or recreational facilities planned or constructed by the city within reasonable proximity to the subdivision. The city shall consider the following factors in making its determination:

1. Recreational and open space elements of the city comprehensive plan, as amended, and the relation of the subdivision to the proposed open space and recreational areas;
2. Topographic and geologic conditions of the land available for dedication;
3. Size, shape, location of and access to the land available for dedication;
4. The character and recreational needs of the neighborhood where the subdivision is located;
5. The costs of developing open space and recreational areas in the subdivision;
6. The actual or potential development of open space and recreational areas on land adjacent to the subdivision which will serve the needs of the subdivision;
7. Recommendations of staff, the planning and zoning commission; and
8. Any other relevant information.

C. Time Of Payment: Fees in lieu of dedication must be paid in full by the subdivider/developer prior to the issuance of the first building permit for a lot in the subdivision.

D. Amount Of Payment: The fee shall be equal to the fair market value of the land that otherwise would have been required for dedication, but valued in a final, as-built condition as proposed by the plat, subdivision, development, or rezoning application. The fair market value of the undeveloped land shall be determined by a qualified real estate appraiser or by other means acceptable to both the city and the subdivider or developer. The city and subdivider/developer will equally share the appraisal costs.

4. **Construction Plan Approval.** The approval of the Construction Plan as defined in Section 166.16(1) shall be conditioned upon the construction of (or providing sufficient surety for the construction of) the following improvements in accord with City design standards of:

- A. Streets abutting any dedicated land.
- B. Utility services (including hook ups) to any dedicated land including, storm and sanitary sewers, drainage structures, water lines, gas lines, electric lines, communications lines and such other utilities as are (or will be upon completion) available to adjacent tracts.
- C. Sidewalks (abutting any public street) and trail connections as appropriate.
- D. Site grading and seeding.
- E. Street lights

5. **Exemptions and Credits.** The following shall be exempted from the requirements of Section 166.33(2):

- A. Alterations or expansion of an existing building where no additional residential units are created and where the use is not changed.
- B. The construction of accessory buildings or structures.
- C. The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use.
- D. The installation of a replacement mobile home.
- E. The construction of any non-residential building or structure or the installation of a nonresidential mobile home.
- F. Subdivisions less than 40,000 sq. ft.
- G. Any subdivision completed under Section 166.08(3) of this chapter.

SECTION 2. Repealer. All Ordinances or parts thereof in conflict with the provisions of the Ordinance are repealed.

SECTION 3. Severability. If any section, provision, or part of the Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 4. This Ordinance shall be in full force and effect from and after its passage and publication as by law provided.

Passed and approved this ____ day of _____, 2026.

Chuck Hinz, Mayor

ATTEST:

Lisa Goodin, City Clerk/Treasurer

**CITY OF ROBINS, IOWA
PLANNING & ZONING COMMISSION**

RESOLUTION NO. 2026-9

**A RESOLUTION RECOMMENDING APPROVAL OF ORDINANCE NO. 2617, AN
ORDINANCE AMENDING CHAPTER 166, SUBDIVISION REQUIREMENTS, OF THE
ROBINS MUNICIPAL CODE**

WHEREAS, the City of Robins, Iowa, has proposed Ordinance No. 2617 to amend Chapter 166, Subdivision Requirements, of the Robins Municipal Code, including revisions to the landscaping and screening standards in Section 166.34; and

WHEREAS, the proposed ordinance also addresses the definition of “Outdoor storage” in Chapter 165 and adds the same definition to Chapter 166; and

WHEREAS, the Planning & Zoning Commission has reviewed the proposed ordinance and considered its provisions concerning landscaping, screening, tree and groundcover requirements, street-front and parking-lot landscaping, buffer yards, and related administrative requirements; and

WHEREAS, the Planning & Zoning Commission finds that recommending the proposed ordinance to the City Council for consideration is appropriate.

NOW, THEREFORE, BE IT RESOLVED by the Planning & Zoning Commission of the City of Robins, Iowa, that Ordinance No. 2617, “An Ordinance Editing Chapter 166, Subdivision Requirements, of the Robins Municipal Code,” is hereby recommended for approval by the Robins City Council.

BE IT FURTHER RESOLVED that the Commission recommends that the City Council consider and take such action on the proposed ordinance as it deems appropriate.

PASSED AND APPROVED this 14 day of October, 2026, by the Planning & Zoning Commission of the City of Robins, Iowa.

Tim O’Hara, Chairperson
Planning & Zoning Commission

ATTEST:

Lisa Goodin, City Clerk/Treasurer

ORDINANCE NO. 2617

AN ORDINANCE EDITING CHAPTER 166, SUBDIVISION REQUIREMENTS, OF THE ROBINS MUNICIPAL CODE.

BE IT ORDAINED BY 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 Chapter 166 section .34 is deleted and the following placed in lieu of:

166.34 LANDSCAPING AND SCREENING. Regulations relating to landscaping and screening are intended to improve the physical appearance of the community; to improve the environmental performance of new development by contributing to the abatement of heat, glare, and noise and by promoting natural percolation of storm water; reducing the visual impact of parking lots, unsightly equipment, or materials from the view of persons on the public streets or adjoining properties and buffering from uncomplimentary land uses and by improving the quality of air, and to conserve the value of property and neighborhoods within the City.

1. **Applicability.** These landscaping and screening standards shall be applicable to any/and all properties located within the City. Parking lot landscaping shall be required of any development with off-street parking areas except single and two family residential developments. Street front landscaping shall be required of any development within multi-family, mobile home, commercial and industrial districts and along arterial or collector streets within single and two family developments. The landscaping and buffer requirements standards shall apply to:
 - A. New development, including principle and accessory structures on property located within the districts listed in this section.
 - B. Expansion and reconstruction of parking lots with twenty (20) or more parking spaces.
 - C. Expansion and major renovation of an existing building that includes significant site modification as determined by the Planning and Zoning Commission based on site conditions and improvements. Major renovation will generally increase the assessed valuation of the subject property by at least fifty percent (50%). In the event that the property owner or developer does not agree with the Planning and Zoning Commission determination regarding the applicability of the standards, an appeal to that determination may be filed for review by City Council.
 - D. The landscaping and screening requirements shall not apply to golf course, park, cemetery and nursery developments.
2. **Applicability and Exceptions of Landscaping and Screening Elements.** The landscaping and screening requirements include a number of design elements as

identified in this subsection. These elements will have varying applicability depending on the Zoning District and adjoining land uses. For the purpose of this subsection, undeveloped properties shall be considered based on their expected use based on the Future Land Use Map of the Robins Comprehensive Plan.

Design Elements	Applicable Districts
Trees in Right-of-Way	Trees are not permitted in the right-of-way in any zoning district except as permitted by Chapter 151 of the Robins Code of Ordinances.
Shade Trees	R-1, R-2
Street Front Landscaping	R-1, R-2, R-3, R-3A, R-4, R-MH, C-1, C-1A, C-2, PLI, PMI, PHI
Parking Lot Landscaping	R-3, R-3A, R-4, R-MH, C-1, C-1A, C-2, PLI, PMI, PHI
Buffer Yards	As depicted in the matrix below. For the purpose of this subsection the term district shall also include property designated for such uses under the Future Land Use Map of the Robin Comprehensive Plan.

3. **General Requirements.** In order to provide adequate landscaping and screening within the community, a developer shall prepare and provided a landscaping plan to City in accordance with all landscaping and screening standards established by the City as part of the preliminary plat submitted process. The Commission shall study the landscaping plan based on development growth characteristics and expected uses identified within city and regional comprehensive plans and for conformance to any adopted landscaping and screening standards. The approval and implementation of the landscaping plan shall be a requirement for final plat approval. Landscaping and screening plans shall be subject to the following general requirements:

- A. **Plan Submission.** Landscaping plans are to be provided for each phase of the development review and building permit process - the extent of such plans shall be included in general concept plans at the initial submittal with detail landscape plans provided for site plan or building permit approval. At a minimum the landscaping plan shall require the following:

- (1) The applicants name and address and interest in the property.
- (2) The owners name and address, if different from the applicant, and the owners signed consent to the filing of the plan.
- (3) The street address and/or legal description of the property.
- (4) Title, scale, north marker, and date.
- (5) Zoning classification of site and all adjoining property(s).
- (6) All lot lines, easements and rights-of-way.
- (7) All surrounding roads including names.

- (8) The total square foot of the vehicle use areas and the street yard.
 - (9) Location, scientific name, common name, quantity and size of all existing plant materials and designation of all vegetation to remain and/or be removed.
 - (10) Proposed landscaped planting by location, scientific name and common name, planting size and planting method. A plant list should be provided listing this information and keyed to plant location on the plan.
 - (11) All existing and proposed drainage and detention areas.
 - (12) Designation of area(s) to be used for snow storage.
 - (13) Other information or documentation as the Zoning Administrator may deem necessary to allow a full and proper consideration and disposition of the particular plan.
- B. Street front landscaping shall be provided for development within the minimum setback area along street frontages.
 - C. Buffer yards shall be created as denoted in subsection 7 of this chapter.
 - D. Landscaping plans provided for construction shall identify the minimum size and number of required trees, shrubs, and provisions for living groundcover such as grass, which shall cover all required street frontage landscaped areas, including the right-of-way
 - E. Existing appropriate mature trees and vegetation should be incorporated into overall site design when not unreasonably restrictive, and shall be considered in meeting any requirements of this section. The extent that such existing vegetation meets the requirements of these standards shall be reviewed and approved by the Planning and Zoning Commission.
 - F. All areas prone to soil erosion shall be defined on the landscape plan and shall be controlled through landscaping. All disturbed areas on the site shall be re-vegetated or landscaped in a manner as approved by the Planning and Zoning Commission.

4. **Tree and Groundcover Requirements.**

- A. No trees are permitted to be located within the public street right-of-way without obtaining approval from the Robins Tree Commissioner as specified within Chapter 151 of this Code of Ordinances. The location, size, and number of trees within the right-of-way shall be determined by the Commissioner at time of appeal. Trees within street rights-of-way or any trees on private property which overhang the public right-of-way shall be maintained in accordance with Chapter 151 of this Code of Ordinances.
- B. Ground Cover. Living ground cover, such as grass, shall be provided within all required landscaped areas. Non-living ground cover such as rock and

walk on bark, that does not exceed twenty-five percent (25%) of the overall landscaped area may be used. Impervious materials, such as concrete or asphalt paving, shall not be used within landscaping areas with the exception of sidewalk areas or edging.

- C. All plantings within the landscaping plan are to conform to the Suggested Planting List approved by the City. Any planting in the landscaping plan which is not on the Suggested Planting List shall be approved by the Planning and Zoning Commission prior to being planted.

- 5. **Street Front Landscaping.** All areas adjoining public or private street frontage shall be landscaped to include trees, shrubs, and living ground cover as required by this subsection. Landscape areas between the public or private street and parking areas are strongly encouraged to include mounding to enhance the screening of vehicles from the street. General landscaping standards apply to all zoning designations, while non-residential standards apply to all zoning designations except residential ones.

- A. General Landscaping Standards

- (1) Street front landscaping shall include all areas along public or private street frontage, and setbacks along other property lines bordering a public or private street.
 - (2) Trees. Street frontage trees shall be provided at a rate of one tree per forty feet (40') of frontage excluding driveway openings. A minimum of fifty percent (50%) of the required trees shall be at least two inch (2") diameter shade trees. The remaining trees may be any combination, at least two inch (2") diameter shade trees, at least one and one-half inch (1½") flowering trees and/or six foot (6') high evergreen trees. Street frontage trees shall not be required for lots having a depth of less than one hundred fifty feet (150') and an area not exceeding twenty thousand (20,000) square feet.

- B. Non-residential Landscaping Standards

- (1) Shrubs. Shrubs shall be provided at a rate of two (2) per one hundred lineal feet (100 ft) of street frontage, except where a parking lot is adjacent to a street. Where parking lot adjacent a street, sufficient shrubs to provide sixty-six percent (66%) screening to a height of three feet (3') are to be provided. Up to twenty percent (20%) of the required shrubs may be replaced by ornamental grasses or perennial flowers at a rate of four (4) such plants per shrub replaced.
 - (2) Mounding, not exceeding one foot (1') in height for every three (3) of depth is strongly encouraged to screen vehicles for street frontages adjoining parking lots with a depth of ten feet (10') or greater.

- (3) The specific location of trees and landscaping within the required setback area shall be approved by the Planning and Development Department based on site characteristics.

6. **Parking Lot Landscaping.** All parking lots shall include landscaping and trees located within the parking area as required by this subsection. Trees required by this subsection shall be in addition to trees and landscaping required under other provisions of this section. It is the objective of this subsection to provide shade within parking areas and break up large expanses of parking lot pavement.

- A. Trees at a rate of one (1) tree per twelve (12) parking spaces shall be provided for all parking lot areas. Required parking area trees shall be large shade tree varieties and have a minimum two inch (2") diameter at breast height at the time of planting.
- B. For parking lot areas having twenty (20) or more spaces such trees shall be located in protected landscape areas within the parking lot with the provision that up to fifteen percent (15%) of the required trees may be located within ten feet (10') of the parking lot perimeter. The location, size, and design of the landscaped areas shall be approved by the Planning and Zoning Commission to ensure viability of the planting and protection from damage by vehicles while also meeting the objectives of this section.
- C. For parking lot areas with forty (40) or more spaces, a continuous planter, including trees, shall be provided for every fourth parking bay. Said continuous planter shall include large shade trees planted no closer than twenty (20) foot centers. The width and design of said continuous planter shall be approved by the Planning and Zoning Commission to ensure viability of the planting and protection from damage by vehicles.
- D. Planter areas shall be a minimum width of six feet (6') measured from the inside of the protective curbing. These areas may be widened to accommodate head in parking with a thirty inch (30") vehicle overhang into the planter area so long as the required six foot (6') minimum width for the tree planting is maintained.

7. **Buffer Yards.** Zoning district differences indicated in the chart below, and closer than one hundred feet (100'), from zoning districts where buffer yard is required by this subsection shall provide an effective buffer as indicated in this subsection. Front, and corner-side yards are excluded from this requirement. It is the objective of the buffer yard to lessen, rather than completely eliminate, land use conflicts between such uses. It is not expected that buffer yards will totally screen such uses. It is expected that the buffer yard design elements identified below will provide immediate lessening of land use conflicts and such buffering will be enhanced over time as landscaping matures. Buffer yards may include a combination of elements including setback distances as separation, tree and shrubs, solid fencing, and/or berming.

Buffer Yard Matrix (X Denotes Required Buffer Yard)					
Zoning District*	Adjoining District				
	R-1, R-2	R-3, R-3A, R-4	R-MH	C-1, C-1A, C-2**	PLI, PMI, PHI **
R-1, R-2					
R-3, R-3A, R-4	X				
R-MH	X	X			
C-1, C-1A, C-2	X	X	X		
PLI, PMI, PHI	X	X	X		
* District shall mean areas zoned, developed, or designated for such use under the Future Land Use Map of the Robins Comprehensive Plan.					
** May be required by Planning and Zoning Commission if uses are incompatible					

- A. Existing Vegetation. Existing vegetation within the developed area of a site may be credited towards the corresponding landscape requirement for trees, shrubs, and groundcover. Trees in good condition and of a desirable species that are greater than 8-inches in diameter may count at a 2 to 1 ratio and trees greater than 12-inches in diameter may be count at a 3 to 1 ratio. Retained trees must be protected during construction.
- B. Rear and side buffer yards must comply with one (1) of the following standards. **Front, and corner-side yards are excluded from this requirement.**
 - (1) Natural Buffers. Four (4) evergreen variety trees, two (2) flowering variety trees, and
 - a. Ten (10) shrubs per one hundred feet (100') of linear distance planted in a staggered double row or;
 - b. Twenty (20) Evergreen shrubs per one hundred feet (100') of linear distance planted in a staggered double row or;
 - c. Fifteen (15) **large** deciduous shrubs, per one hundred feet (100') of linear distance planted in a staggered double row.
 - (2) Structural Buffers. Solid, six foot (6') high, **Fully sight-obscuring** ~~F2~~ wall or fence with two (2) evergreen variety trees, two (2) flowering variety trees, and five (5) large shrubs, placed on the outward facing side of the fence, per one hundred feet (100') of linear distance.
 - (3) Earthen Berm Buffer. Minimum fifteen foot (15') rear buffer yard with berming not to exceed a 1:3 (vertical : horizontal) slope, three (3) large evergreen trees, two (2) flowering variety trees per one hundred (100) feet of linear distance, and sufficient shrubs with a

combined height (berm and mature shrub) of five feet (5') to form a continuous screen within three (3) years of planting.

- (4) In special instances where extensive screening of both visual and noise impacts is needed to protect abutting uses in areas where there is little space for separation, additional requirements may be required as requested by the Planning and Zoning administrator.

8. **Additional Landscaping/Screening Requirements.** Landscape and building elements shall be used to screen areas of low visual interest or visually intrusive site elements (such as trash collection, open storage, service areas, loading docks and blank walls) from off-site view. Such screening shall be established on all sides of such elements except where an opening is required for access. If access is possible only on a side that is visible from a public street, a removable or operable screen shall be required.

~~A. F1, Partially Sight-Obscuring Fences.~~

- ~~(1) Generally: The F1 fence standard provides a tall, but not totally blocked, visual separation. F1 Fences must be 6 feet high and at least 50% sight-obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials. Chain link fence is only allowed if installed alongside slats to obscure sight.~~

~~B. F2, Fully Sight Obscuring Fence.~~

- ~~C. Generally. The F2 fence standard provides a tall and complete visual separation. F2 Fences must be 6 feet high, but no more than 8 feet in height, and must 100% sight-obscure~~obscure sight as stipulated by its specific use as designated by this chapter.~~Fences shall be permanently installed, and may be made of wood, metal, bricks, masonry or other materials. Chain link fence is only allowed if installed alongside slats to obscure sight appropriately.~~

A.

- ~~A. Screening of Outside Storage Areas. For all uses, except any individual lot occupied by a single-family or two-family dwelling, all storage areas shall have visual and noise screening between adjacent lots or parcels and streets or thoroughfares.~~

B.

- ~~(1) For C-1, C-1A or C-2 zoning district uses, all storage except for any machinery, vehicles, or equipment in operable condition and having a net weight not more than three tons shall be within completely enclosed buildings or effectively screened by a solid wall or F2 fence, including solid entrance and exit gates. No outside storage of any machinery, vehicles, or equipment with a net weight exceeding three tons shall be permitted.~~

- (1) For C-2, PLI, PMI or PHI zoning district uses, no outdoor storage shall be permitted in required front setback areas. All outdoor

storage, except motor vehicles in operable condition, shall be within completely enclosed buildings or effectively screened by a solid wall or fully sight-obscuring~~F2~~ fence, including solid entrance and exit gates. In the event a solid wall is used to satisfy this requirement, the yard requirements of this district shall apply exterior to the wall. Screening requirements may be modified due to individual site conditions. The city engineer may allow exceptions to this requirement based on environmental conditions.

(4)

~~A.C.~~ Screening of Ground Mounted Mechanical Units. For all uses, except any individual lot occupied by a single-family or two-family dwelling, all mechanical units, including but not limited to: air-conditioning condensers, heat pumps, ventilation units, computer cooling equipment, etc., and any related utility structures and equipment, that are visible from any adjacent public thoroughfare shall be effectively screened by an ~~F1-fence~~sight-obscuring fence with at least 50% coverage. Any roof-mounted units shall be designed to blend with the building and roof materials. ~~Additional~~ Screening requirements may be ~~required~~modified due to topographic differences in the adjoining properties.

~~B.D.~~ Screening of Trash Receptacles. For all uses, except any individual lot occupied by a single-family or two-family dwelling, using a common trash receptacle and all nonresidential uses:

- (1) ~~F2~~Fully sight-obscuring fence or full screening landscaping on three sides.
- (2) Enclosure openings directly visible from a public right-of-way and/or adjoining residential area shall have solid entrance gates. For larger enclosure areas a separate gate access is encouraged.
- (3) Access drives shall be constructed of material and thickness to accommodate truck loading. Year-round accessibility to the enclosure area for service trucks shall be maintained by the property owner or tenant.

~~(4) Enclosures shall be of an adequate size to accommodate expected containers. It is encouraged to design the enclosure area to be expandable to accommodate future additional containers.~~

~~(5) Enclosure structures shall be designed to protect the walls from damage by containers. Such protection may be provided by use of barrier curbing, reinforced masonry walls, or other similar means.~~

~~(6)~~(4) Materials and elevations for enclosures that are attached to buildings shall be designed to be visually compatible with the main structure.

~~(7)~~(5) If enclosures are to be attached to buildings they shall comply with applicable fire and building codes.

(6) Trash enclosures shall not be located within a required street front or street side setback or occupy area used for required parking spaces.

~~(8)~~(7) All enclosures are to be maintained in the event of damages or deterioration.

9. Administrative Requirements.

~~C.A.~~ Previously Approved Plans and Building Permits. Any Site Plan or Landscaping Plan approved by the City prior to the effective date of the ordinance codified herein shall remain enforceable and in force.

~~D.B.~~ Installation. All landscaping required by this section shall be installed prior to occupancy or commencement of a use. If the landscaping cannot be installed prior to occupancy or commencement of a use because of climatic conditions, the building inspector may issue a temporary certificate of occupancy and grant a delay of landscaping installation until the calendar date of June 1 immediately following the date of said temporary certificate of occupancy.

~~E.C.~~ Maintenance of Required Landscaping. Trees and vegetation, irrigation systems, fences, walls and other landscaping elements shall be considered as elements of the project in the same manner as parking, building materials and other site details. The applicant, landowner or successors in interest shall be responsible for the regular maintenance of all landscaping elements in good condition. All landscaping shall be maintained free from disease; pests, weeds and litter, and all landscape structures such as fences and walls shall be repaired and replaced periodically to maintain a structurally sound condition in order to maintain the required landscaping of the site.

~~F.D.~~ Rights-of-Way, Easements, and Drainage. Required landscaping shall not disturb drainage systems or be placed upon easements of rights-of-way without approval of the City.

10. **Changes to Approved Landscape Plan.** The landscaping shall be installed and maintained according to the approved landscape plan except where authorized changes are permitted. The approved landscape plan and supporting data shall be binding on the applicants, their successors, and grantees.

SECTION 2. That Chapter 165 Section .02.118 be removed and replaced with the following;

118. “Outdoor storage” means an area set aside outside of a Building or Structure for the operation and storage of anything, except merchandise displayed for sale or lease.

SECTION 3. That Chapter 166 Section .06.43 be added and the following inserted

43. “Outdoor storage” means an area set aside outside of a Building or Structure for the operation and storage of anything, except merchandise displayed for sale or lease.

SECTION 4. That the changes as 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 5. 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 _____ day of _____, 2026.

Chuck Hinz, Mayor

ATTEST:

Lisa Goodin, City Clerk/Treasurer

165.30 C-1 – CENTRAL COMMERCIAL BUSINESS DISTRICT. This district is intended to provide convenience shopping for persons residing in adjacent residential areas. This district is designed to provide uses of a retail and personal service nature that are especially suited and attractive to nearby residential areas, while minimizing the undesirable impact on the neighborhood that they serve. This district should be well served by adequate public utilities and services and abutting collector streets or intersections.

1. Permitted Principal Uses and Structures.
 - A. Group Living
 - B. Short Term Lodging
 - C. Office Use
 - D. Entertainment, Restaurant and Recreational Trade, except indoor gun or archery clubs and firing or shooting
 - E. Retail Sales and Services – General, except kennels and sign making.
 - F. Community Facilities
 - G. Child Day Care Facilities
 - H. Funeral Facilities
 - I. Medical Centers
 - J. Schools
 - K. Basic Utilities
 - L. Parks and Open Areas
 - M. Essential Public Services
 - N. Commercial Outdoor Recreation
 - O. Sports Practice Facilities
2. Permitted Accessory Uses and Structures.
 - A. Accessory uses and buildings incidental to and on the same lot as the principal use.
 - B. Dwelling units above a store or shop on the second floor.
3. Special Uses. As approved by the Board of Adjustment.
4. Bulk Regulations. The following minimum requirements shall be observed in the C-1 District:

Minimum Lot Area	Minimum Lot Width ²	Minimum Front Yard	Minimum Side Yard	Corner Side Yard	Minimum Rear Yard	Maximum Height
------------------	--------------------------------	--------------------	-------------------	------------------	-------------------	----------------

3,000 square feet per unit	50 feet	25 feet	15 feet except at common wall ¹	25 feet	25 feet	Principal building 45 feet
1. Unless abutting a residential lot, then minimum side yard required is 25ft 2. Minimum lot width shall be met at the Minimum Front Yard Setback for Irregular Lots on cul-de-sacs, courts or street centerline curves of less than three hundred (300) feet radius. 3. All uses and buildings shall meet the yard requirements of the principal use.						

5. Development Standards. The following minimum requirements shall be observed in the C-1 District:

DEVELOPMENT STANDARDS	C-1 ZONE
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. depth with High Screen.
Maximum Impervious Surface Coverage	80%
Minimum Landscaped Area	20%
Drive-Through Facilities Permitted	Yes
Outdoor Display Permitted	Yes
Outdoor Storage Permitted	No

6. Site Development Plan Requirements.

A. In addition to Site Development Plan submittals, a Use Analysis Report shall be prepared by the applicant that shows the following:

- (1) Approximate number of employees;
- (2) Approximate utility needs and effect upon existing systems, e.g., projected water demand (Gallons Per Minute or Gallons Per Day), waste water generation (Gallons Per Day + Chemical oxygen Demand or Biochemical oxygen Demand), electricity demand (Kilowatts), storm water increase (Cubic Feet Per Second), solid waste generation (tons).
- (3) Possible nuisance factors and means for alleviating those factors, such as noise, odor, smoke, dust, fumes, vibration, or heat; and
- (4) Uses with a substantial inventory of hazardous materials, as regulated by the Robins Fire Department, shall be sited away from residential uses.

B. No Site Development Plan approval will be issued for any use in the C-1 District if the determination is made by the approving authority exercising independent judgment, that there is reason to believe that the proposed use or structure, as presented by the application, will create a nuisance in terms of diminished air quality, smoke, noise, toxic matter, odor, vibration, glare, sewage waste, water quality, street system capacity, heat or other condition detrimental to the public health and safety or reasonable use, enjoyment and value of other properties; or diminish the quality or quantity of any utility service presently provided by the City. Furthermore, no approval or permit shall

be issued unless there is compliance with all other applicable City, state, and federal regulations.

165.33 "PLI" PLANNED LIGHT INDUSTRIAL DISTRICT. This district is intended to accommodate industrial activities that do not create major nuisances from noise or odor with surrounding land uses. This district should be well served by adequate public utilities and services and abutting major collector street or highways and intersections.

1. Permitted Principal Uses and Structures.
 - A. Office Use
 - B. Agricultural and Farm Related Activities – limited to Landscaping Services
 - C. Industrial Service - limited to: printing, publishing, commercial art and reproduction services; and research and development laboratories
 - D. Basic Utilities
 - E. Parks and Open Areas
 - F. Essential Public Services
 - G. Sports Practice Facilities
2. Permitted Accessory Uses and Structures.
 - A. Accessory uses and buildings incidental to and on the same lot as the principal use.
3. Special Uses. As approved by the Board of Adjustment.
4. Bulk Regulations. The following minimum requirements shall be observed in the PLI District:

Minimum Lot Area	Minimum Lot Width ³	Minimum Front Yard	Minimum Side Yard	Corner Side Yard	Minimum Rear Yard	Maximum Height
1 Acre	100 feet	30 feet	15 feet ¹	30 feet	30 feet ²	Principal building 100 feet
1 Except when adjacent to an R District, in which case minimum side yard shall be 50 feet. 2 Except when adjacent to an R District, in which case the minimum rear yard shall be 50 feet. 3 Minimum lot width shall be met at the Minimum Front Yard Setback for Irregular Lots on cul-de-sacs, courts or street centerline curves of less than three hundred (300) feet radius. 4 All uses and buildings shall meet the yard requirements of the principal use.						

5. Development Standards. The following minimum requirements shall be observed in the PLI District:

DEVELOPMENT STANDARDS	PLI ZONE
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. width with High Screen
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%

Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage Permitted	Yes

6. Site Development Plan Requirements.

A. In addition to Minor or Major Site Development Plan submittals, a Use Analysis Report shall be prepared by the applicant that shows the following:

- (1) Approximate number of employees;
- (2) Approximate utility needs and effect upon existing systems, e.g., projected water demand (Gallons Per Minute or Gallons Per Day), waste water generation (Gallons Per Day + Chemical oxygen Demand or Biochemical oxygen Demand), electricity demand (Kilowatts), storm water increase (Cubic Feet Per Second), solid waste generation (tons); and
- (3) Possible nuisance factors and means for alleviating those factors, such as noise, odor, smoke, dust, or fumes, vibration, heat.
- (4) Uses with a substantial inventory of hazardous materials, as regulated by the Robins Fire Department, shall be sited away from residential uses.

A. No Site Development Plan approval will be issued for any use in the PLI District if the determination is made by the approving authority exercising independent judgment, that there is reason to believe that the proposed use or structure, as presented by the application, will create a nuisance in terms of diminished air quality, smoke, noise, toxic matter, odor, vibration, glare, sewage waste, water quality, street system capacity, heat or other condition detrimental to the public health and safety or reasonable use, enjoyment and value of other properties; or diminish the quality or quantity of any utility service presently provided by the City. Furthermore, no approval or permit shall be issued unless there is compliance with all other applicable City, state and federal regulations.

165.38 “RL” ROBINS LANDING OVERLAY DISTRICT. This district is intended to provide guidance for the architectural and design requirements of the development of Robins Landing beyond the minimum requirements elsewhere in Chapter 165. In each case, the most restrictive provision of the Overlay or the underlying Base Zone shall apply.

1. Permitted Principal Uses and Structures.
 - A. As allowed in the Primary Zoning District
2. Permitted Accessory Uses and Structures.
 - A. As allowed in the Primary Zoning District
3. Special Uses. As approved by the Board of Adjustment.
4. Bulk Regulations. The following minimum requirements shall be observed in the RL District:
 - A. As allowed in the Primary Zoning District
5. Development Standards. The following minimum requirements shall be observed in the RL District:

DEVELOPMENT STANDARDS	RL ZONE
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. width with High Screen
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage Permitted	No

6. Design Guidelines

The goal is to create a development that acknowledges its natural surroundings, develops a human scale, and provides innovative contemporary architectural designs which harmonize with the environment, express individuality and promote worker health, wellness and productivity. Site Plan approvals must be found to conform to site development standards and the design guidelines. The design shall be reviewed by Planning and Zoning to promote consistency with the intent of the District and to adapt to individual site needs. The final decision with respect to the design acceptance rests with the City Council.

 - A. Site Design Guidelines
 - (1) Use site design to locate buildings and site improvement in manner that is supportive of the pedestrian environment.
 - (2) Coordinate building and parking in manner that is supportive of a transition to trails and pedestrian areas.
 - (3) Extend walkways to both public streets and trail system.

- (4) Coordinate shared access points for lots to reduce driveway intersections along bike and pedestrian facilities.
- (5) Locate support areas such as mechanical areas and storage areas away from pedestrian areas and behind the principal building.

B. Landscape Design Guidelines

- (1) Use landscape design to support sustainable site features, such as stormwater treatment and parking lot shading.
- (2) Locate landscape areas in a manner which is complementary to adjacent open space areas in types of vegetation and planting.
- (3) Incorporate vegetation that provides for screening of storage and equipment areas from trails and streets.
- (4) Use landscape design to enhance pedestrian environments with shading sidewalks and creating visual interest with art, trellis, gathering spaces, and interesting vegetation.

C. Architectural Design Guidelines

- (1) Building Location. All buildings with any building face adjoining Tower Terrace Road shall be constructed with the primary or front face of the building toward Tower Terrace Road.
- (2) Architectural Requirements. The desired architectural style or appearance is a distinctive style using clean or simple lines and features. Decorative and ornate architectural features generally not allowed. Individual building must comply with the architectural guidance standards.
 - (a) A minimum of 50% of front wall surface shall be brick, stucco, stone and/or architectural masonry.
 - (b) All other exterior wall surfaces shall be either vinyl, steel or fiber cement siding. Other materials as approved by Planning and Zoning.
 - (c) Gutters and downspouts shall match or blend with exterior materials.
 - (d) Window styles and patterns shall be consistent utilizing vinyl\steel clad windows or aluminum framing systems.
- (3) No temporary structures, trailers or storage garages are allowed unless a permanent facility is under construction within three (3) months of installation of temporary structure.

D. Conceptual Plan

- (1) Conceptual Plan Approval. The standards set forth for building location, architectural requirements and access management and control in the Robins Landing Overlay District are inherently discretionary. The final decision with respect to

building location, architectural requirements and access management and control requirements in the RL District rests with the City Council. Any party considering a development with the RL District that would need to comply with any or all of these standards is required to submit a Conceptual Plan for review and consideration by the City Council.

(a) A Conceptual Plan must show the building layout including driveway and access. The Conceptual Plan must show an illustration of the architectural features of the building and identify proposed building materials. It is preferred, but not required, for the Conceptual Plan to illustrate the architectural style in color.

(b) The Conceptual Plan must be sufficiently complete to allow the City to review and consider the issues of building location, architectural requirements and access. The Conceptual Plan is not required to meet additional standards set forth for a site plan.

(c) The Conceptual Plan shall be submitted on drawings not larger than 11-inch by 17-inch.

(d) The Conceptual Plan shall be submitted to the Zoning Administrator. 15 copies shall be provided to the Zoning Administrator.

(e) The Zoning Administrator and Building Official shall review the Conceptual Plan within 30 days of receipt. Following completion of the review by the Zoning Administrator and Building Official, the Zoning Administrator may place the Conceptual Plan on the next agenda of the Planning and Zoning Commission, or return the Conceptual Plan to the Owner with comments.

(f) The Planning and Zoning Commission shall consider the Conceptual Plan within 45 days after referral from the Zoning Administrator. Following review by the Planning and Zoning Commission, or the passage of 45 days without consideration by the Planning and Zoning Commission, the Conceptual Plan will be placed on the next available agenda of the City Council for consideration.

(g) The City Council shall consider and take action on the Conceptual Plan within 45 days after referral from Planning and Zoning Commission. In the event the City Council takes no action within 45 days the Conceptual Plan shall be deemed to be denied, unless both parties mutually agree to an extension of the 45-day period.

(h) A Site Plan for the proposed buildings set forth in an approved or conditionally approved Conceptual Plan must be initiated within 12 months following final action by the City

Council to approve or conditionally approve the Conceptual Plan. The period of validity of a Conceptual Plan may be extended by the City Council.

E. Access Management and Control.

(1) No driveway access directly to Tower Terrace Road shall be permitted.

F. A Development Agreement is required in accordance with Chapter 166 of this Code of Ordinances.

Afternoon All,

As we continue evaluating the proposed development, we have identified several items that could impact the project's feasibility and long-term marketability. We respectfully request that the City consider additional flexibility in the following areas:

1. Drive-Through Facilities

Allowing drive-throughs would significantly broaden the range of businesses that could successfully locate within the development, including restaurants, coffee shops, pharmacies, banks, and other service-oriented users.

2. Loading Docks for Grocery Stores

If grocery stores are considered a permitted use, we would appreciate clarification on whether loading and delivery docks would also be permitted. A functional loading area is essential to grocery operations and should be accommodated within the development standards.

3. Minimum Green Space Requirement

We request consideration of reducing the minimum green space requirement to less than 20%. This would provide greater flexibility in site planning while still maintaining attractive landscaping and quality open space throughout the development.

4. Multi-Family Development and Building Height

We request consideration of expanding the areas where multi-family residential development is permitted and allowing additional building height beyond the current maximum where appropriate. Increased building height can make higher-density residential projects more economically feasible while preserving more open space, supporting mixed-use development, and creating a more efficient use of land.

We appreciate your consideration of these items and look forward to discussing them further. We believe these adjustments would provide greater flexibility while still achieving the City's vision for a high-quality development.

Thanks,

Jeff Driscoll

Director

PO Box 25 | Hiawatha, IA 52233

Cell: (319) 560.6408



The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

Afternoon All,

We appreciate the City's willingness to work with us on this project. As we continue evaluating the development, we have identified several items that present challenges to making the project financially and functionally feasible.

1. Building Materials and Architectural Standards

Our intent is to construct all of the buildings within this development as pre-engineered metal buildings. This construction method provides significant cost savings, shorter construction schedules, and long-term durability for the type of businesses we are targeting.

However, several of the current architectural requirements create challenges:

- **Masonry Construction** – Pre-engineered buildings naturally experience movement and expansion. Extensive masonry veneers are generally not an ideal exterior finish for these structures because differential movement can lead to maintenance concerns over time.
- **Stucco / EIFS** – While these systems can provide an attractive appearance, they have a well-documented history of moisture-related failures when not perfectly maintained. In addition, many insurance carriers view buildings with significant EIFS more cautiously, which can increase insurance costs and limit carrier options.

To accomplish the City's desired architectural appearance while maintaining practical construction methods, we would ask the city to consider allowing the following alternatives:

- **Tilt-up precast concrete panels** as an approved alternative to masonry.
- **High-quality architectural metal panel systems or decorative composite siding with concealed fasteners** in place of traditional masonry.

These products provide an attractive, modern appearance while offering excellent durability, lower maintenance costs, and compatibility with pre-engineered building systems. We have included several examples of attractive commercial and industrial buildings utilizing these materials. Below are a few photos of buildings that nice looking but don't have masonry.





2. Zoning and Permitted Uses

If the City's objective is to attract high-quality employers and successfully compete for RISE Grant funding, we believe the list of permitted uses should be expanded to include additional employment-generating businesses.

For example:

- **Crystal Group** combines research and development, corporate offices, engineering, and light manufacturing within a single facility.
- **Hawkeye Electric** employs highly skilled, well-paid workers and operates a combination of office, warehouse, and light fabrication space.

Under the current zoning regulations, businesses of this nature would likely not be permitted, despite providing exactly the type of quality employment opportunities many communities seek to attract. We respectfully request that the permitted uses be expanded to include:

- Limited wholesale operations.
- Light manufacturing.
- Light assembly and fabrication.
- Research and development facilities.

- Technology and engineering operations.
- Corporate offices integrated with warehouse or production space.

We are **not** requesting that heavy industrial users such as ADM, Penford, or Quaker Oats be permitted. Rather, we are seeking flexibility for clean, modern employers whose operations are compatible with a high-quality business park.

Ultimately, we believe the City's primary focus should be ensuring that the development presents an attractive, high-quality appearance through architectural standards, landscaping, signage, and site design. Businesses such as Crystal Group and Hawkeye Electric demonstrate that modern manufacturing and technology companies can operate within beautiful facilities that enhance the community while creating high-paying jobs and expanding the local tax base.

Table 165.07-4
INDUSTRIAL USE CATEGORIES

Industrial Service

Definition. Uses that involve the repair or serving of industrial, business or consumer machinery, equipment, products, or by-products, but not including consumer goods services or retail outlets.

Exception: Establishments providing office space for contractors and others who perform services off-site are considered office uses if major equipment or bulk quantify material storage is not conducted at the site, and fabrication or similar work is not carried on at the site.

Uses Included

Building, heating, plumbing or electrical contractors
Commercial Condos
Contractor Storage
Electric motor repair
Exterminators
Fuel oil distributors
Furniture stripping and refinishing
Heavy machinery sales, repair, and storage
Janitorial and building maintenance services
Laundry, dry-cleaning, and carpet cleaning facilities
Machine shops
Metal and building materials
Photo finishing laboratories
Printing, publishing, commercial art and reproduction services
Research and development laboratories

Thanks,

Jeff Driscoll

Director

PO Box 25 | Hiawatha, IA 52233

Cell: (319) 560.6408



The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.