

## ARTICLE 25

### “B-3” INTERSTATE COMMERCIAL DISTRICT

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#### **25.010 Purpose and Intent**

The Interstate Commercial District is established to provide retail commercial and service uses for the traveling consumer and specifically targeted for the tourist. Uses which tend to accumulate outside storage of product or which are more inclined to become attractive nuisances have been excluded. Multi-family residential development will be allowed in this district.

#### **25.020 Permitted Uses**

The following uses and structures, and no others, are permitted in the Interstate Commercial District:

1. Amusement Places
2. Antique shops, providing all merchandise be enclosed in a building
3. Apparel and accessory shops
4. Artist studios and art shops
5. Auditoriums
6. Bakery and pastry shops (retail only)

7. Banks and other savings and lending institutions
8. Barber shops and beauty shops
9. Bicycle shops (sales and repair), providing all merchandise be enclosed in a building
10. Books and stationary stores or shops
11. Candy and ice cream shops
12. Casino/gaming facilities, when authorized and permitted in accordance with the Iowa Racing and Gaming Commission
13. Cigar and tobacco stores
14. Clothing and costume rental shops
15. Commercial recreation uses
16. Convenient Stores selling gas, oil and food and drink items (not to include automobile repair)
17. Custom dressmaking, millinery, tailoring, and similar trades
18. Day Care Centers
19. Delicatessens and catering establishments
20. Department stores
21. Drug stores
22. Dry goods and notion shops
23. Florist or gift shops
24. Furniture and home furnishing shops and stores
25. Grocery, fruit, and vegetable stores
26. Hardware stores and shops
27. Hobby shops
28. Hotels and motels
29. Household appliance stores
30. Interior decorators shops
31. Jewelry and metal craft stores and shops
32. Leather goods and luggage stores
33. Lock and key shops
34. Mail order catalogue stores
35. Medical and orthopedic equipment stores
36. Meeting halls and auditoriums
37. Music and musical instrument stores and studios
38. Multiple family residential
39. Newspaper offices
40. New stands
41. Newsprint, job printing, and printing supplies stores
42. Offices and office buildings
43. Office supply and equipment stores
44. Pet shops
45. Photographic equipment and supply stores
46. Photographic studios
47. Picture frame stores
48. Package liquor stores

49. Prescription shops
50. Private clubs, fraternities, sororities and lodges
51. Public and private parking lots for temporary storage of automobiles
52. Radio and T.V. stores, and similar electronic equipment
53. Radio and television studios
54. Railway, taxi and bus passenger stations
55. Recreational Vehicle Parks
56. Restaurants and tea rooms
57. Shoe stores and repair shops
58. Sporting goods
59. Tailor shops
60. Taverns
61. Theaters
62. Toy Shops
63. Travel bureaus

#### **25.030 Conditional Uses**

The following uses and structures shall be permitted when authorized by the Board of Adjustment:

1. Public utility and service uses, including but not limited to water purification plants, sewage treatment plants, electric substations, gas regulator stations, radio, television and cellular transmitting towers.
2. Truck Stops (facilities designed to attract large numbers of tractor trailers and providing overnight parking for such vehicles).
3. All other uses of a similar character as may be determined by the Board of Adjustment.

#### **25.040 Excluded Uses**

The following uses and structures are specifically excluded from location in the Interstate Commercial District:

1. Auto body repair shops
2. Automobile, machinery and equipment repair shops
3. Junk yards
4. Manufacturing facilities
5. Mini storage facilities
6. Truck terminals
7. Warehouses

8. No use will be allowed to store product outside the confines of a building, including raw material, finished product or items on display for retail sale.

**25.050 Accessory Uses**

Accessory uses incidental to and on the same zoning lot as the principal use.

1. Home occupations – See Article 20

**25.060 Lot Size**

Except as otherwise provided in Article 21 of this Ordinance, no building shall be erected on a lot which makes provisions for less than the following:

1. Lot Area:
  - A. Multiple family dwelling - 6000 square feet for the first two units and an additional 1500 square feet for each dwelling unit thereafter.
  - B. Other permitted uses -5000 square feet
2. Lot Width:
  - A. Multiple family dwelling -100 feet
  - B. Row dwellings
    - 3 units -85feet
    - Each additional unit -Add 25feet
  - C. Other permitted uses -50 feet
3. Lot Depth – 100 feet

**25.070 Lot Coverage**

The maximum lot coverage by all buildings, principal and accessory, shall not exceed ninety percent (90%).

1. Minimum Open Space: the total land area devoted to open space shall not be less than ten percent (10%) of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped areas, interior and exterior malls, pedestrian walks and ornamental structures, when part of the landscaping theme. Open space shall not include structures or buildings, off-street parking areas, loading areas and access drives.

### **25.080 Yard Requirements**

Except as otherwise provided in Article 21 of this Ordinance, the following minimums shall apply:

1. Front Yard – 25 feet
2. Side Yard:
  - A. Multiple family dwellings:  
  
One and one and one-half stories  
Total side yard – 20 feet  
Minimum on one side – 8feet  
  
Two and two and one-half stories  
Total side yard – 22 feet  
Minimum on one side – 9 feet  
  
Three stories and more up to forty-five (45) feet  
Total side yard- 24 feet  
Minimum on one side- 10 feet
  - B. Other permitted uses- None except where adjoining an “R” District, then same as Multiple Family.

### **25.090 Height Requirements**

Except as otherwise provided in Article 21 of this Ordinance, no building shall exceed forty-five (45) feet in height.

### **25.100 Parking Requirements**

There is no minimum required number of off-street parking stalls required. Off-street parking provided shall conform to provisions of Article 18.

### **25.110 Sign Regulations** See Article 17

### **25.120 Site Plan Requirements** See Article 15

### **25.130 Supplemental Development Standards** See Article 19

### **25.140 Exceptions and Modifications** See Article 21