

# SECTION 3

## EACH ZONING DISTRICT ITS INTENT AND DESCRIPTION USES AND STRUCTURES AND REGULATIONS

### Residential Districts

- R-1E: Estate-Family
- R-1A Single-Family, Low-Density
- R-1B Single-Family, Medium-Density
- R-1C Single-Family, High-Density
- R-M Single-Family, Manufactured
- R-2 Two-Family, Medium-Density
- R-4 Multi-Family, 4-Plex
- R-6 Multi-Family, 6-Plex
- R-8 Multi-Family, 8-Plex
- R-12 Multi-Family, 12-Plex

### Commercial District

- C-1B Neighborhood Business District
- C-2B Community Business District
- C-10 Restricted Office District
- C-20 Office and Research District
- C-1S Downtown Center District

### Industrial District

- M-1 Light Industrial
- M-2 Heavy Industrial

### Planned Area Development

- PAD Planned Area Developments

### Public Zoning

- P-1 Public Uses

# R-1E

## RESIDENTIAL DISTRICT ESTATE FAMILY

R-1E  
.01

### INTENT AND DESCRIPTION OF DISTRICT

The section intends to protect existing agricultural and other non-intensive uses to prevent premature development and non-orderly encroachment of higher intensity urban uses and to help guide urban growth into suitable areas. The district also intends to maintain and enhance agricultural operations and preserve agricultural lands used for crop production or for raising livestock, and to serve as a holding zone for lands where future urban expansion is possible, but not appropriate due to the lack of urban facilities and services. The preservation of agricultural land intends to prevent urban sprawl, control the public costs of providing urban services, and reduce urban-rural conflicts that arise because of premature development of rural areas. The district also intends to preserve open space and natural resource areas.

R-1E  
.02

### PRINCIPAL USES AND STRUCTURES PERMITTED

- A. Dwellings, Single-family.
- B. Agriculture, horticulture, dairy farming, poultry farming, livestock farming, general farming, truck gardening, and other agricultural activities.
- C. Those structures essential to farming operations not otherwise restricted within this Ordinance
- D. Parks, playgrounds, and recreation areas.

R-1E  
.03

### ACCESSORY USES AND STRUCTURES PERMITTED

The following uses and structures, accessory to a principal permitted use or a special exception use, are permitted subject to the provisions of Section 9.05.

- A. Private garages.
- B. Farm buildings incidental to agricultural uses.
- C. Private greenhouses or plant nurseries not operated for commercial purposes.
- D. Private swimming pools.
- E. Temporary uses or structures used *in conjunction with construction work*; provided, however, such buildings are in compliance with the provisions of Section 9.21

R-1E

**.04 SPECIAL EXCEPTION USES**

The following special exceptions are permitted in the Estate-Family District, subject to provisions of Section 11.07, which mandates the approval of all special exceptions by the Board of Adjustments.

- A. Public utilities
- B. Recreational development, seasonal use, or temporary use
- C. Roadside stand for sale of produce raised on the premises
- D. Dog kennels and dog runs
- E. Greenhouses and plant nurseries operated for commercial purposes
- F. Airports—meeting or exceeding the most current FAA Standards and Regulations
- G. Communication Towers – subject to the provisions of Section 9.17 .

R-1E

**.05 AREA REQUIREMENTS**

The minimum lot areas and widths, density, setbacks, and height restrictions, are prescribed in the following **Table R-1-E**; provided however, the following requirements must be applied when applicable:

- A. Any lot adjacent to U.S. Highway 6, in any way, must have a 20 foot setback in addition to the minimum yard requirements stated herein, except those properties that are located adjacent to Highway 6 beginning at the east line of Main Street to a point 233 feet, more or less, west of the intersection with Roberts Ferry Road and Highway Six, which must be required to have a 32 foot setback, in addition to the minimum yard requirements stated herein.
- B. Any lot adjacent to a railroad right-of-way, in any way, must have a 50-foot setback in addition to the minimum yard requirement stated herein.
- C. Day care facilities must provide a minimum of 150 square feet of outdoor play area for each child in its care.

R-1E

**.06 SIGN REGULATIONS**

Signs are permitted according to the provisions of Section 6.

R-1E

**.07 PARKING AND LOADING REGULATIONS**

Parking and loading regulations are according to the provisions of Section 7.

R-1E

**.08 LIGHTING REGULATIONS:**

Exterior lighting is regulated according to the provisions of Section 8.

R-1E

**.09 LANDSCAPING REGULATIONS**

At the time of new construction all zones must be required to supply a landscaping plan for review by the Planning and Zoning commission or the city designee. The plan must be appropriate to the zone and must be submitted at the time of the application for building permit and must be subject to review and approval by the city.

Residential zones must provide in their landscaping plans for the placement of no less than one (1) deciduous tree per building parcel. The city review board may also request additional landscaping such as shrubs and border vegetation if this should appear to be beneficial to the entirety of the building plan.

R-1E

**.10 SPECIAL REGULATIONS**

**A. Stockyard Operation Regulations**

No person may operate or maintain a stockyard, animal enclosure, animal feeding operation, open feedlot, or confinement feeding operation as any use in any R-1E district within the corporate limits of the City.

**B. Kennel Operation Regulations**

No person may operate or maintain a kennel in any R-1E district within the corporate limits of the City of Tiffin without having obtained a license from the City.

**TABLE R-1E**  
**RESIDENTIAL, SINGLE FAMILY-ESTATE**  
**Minimum Lot Requirements**

<b><i>R-1E</i></b>	Minimum Lot Requirements			Minimum Yard Requirements				
	Frontage Width (ft)	Depth (ft)	Area (sq ft)	Front Yard Depth (ft)	Each Side Yard Width (ft)	Street Side, Corner Lot (ft)	Rear Yard Depth (ft)	Maximum Height
Permitted Principal Uses and Structures	100	180	18,000	30	25	25	35	2 1/2 stories or 38 ft
Permitted Accessory Uses and Structures	80	100	18,000	40	20	20	40	2 1/2 stories or 38 ft

# R-1A, R-1B, R-1C RESIDENTIAL DISTRICT LOW-DENSITY SINGLE FAMILY

## R-1A, R-1B, R-1C

### .01 INTENT and DESCRIPTION OF DISTRICTS

This district intends to establish and preserve quiet single-family, residential neighborhoods free from other uses except those that are both compatible with and convenient to the residents of the district. The single-family, residential district will be comprised of larger lots than required within the other residential districts in order to maintain a low population density.

**R-1A** The R-1A Single-Family Residential District intends to provide and maintain low-density, single-family residential neighborhoods with a minimum lot size of 18,000 square feet. This district is protected from the encroachment of incompatible uses. Commercial uses are limited to allowable home occupations.

**R-1B:** The R-1B Single-Family Residential District intends to provide and maintain low-density, single-family residential neighborhoods with a minimum lot size of 14,000 square feet. This district is protected from the encroachment of incompatible uses. Commercial uses are limited to allowable home occupations.

**R-1C:** The R-1C Single-Family Residential District intends to provide and maintain low-density, single-family residential neighborhoods with a minimum lot size of 10,000 square feet. This district is protected from the encroachment of incompatible uses. Commercial uses are limited to allowable home occupations.

## R-1A, R-1B, R-1C

### .02 PRINCIPAL USES AND STRUCTURES PERMITTED

- A. Dwellings, single-family
- B. Churches and temples
- C. Public schools, elementary, junior high and high schools
- D. Parochial or private schools having no rooms used regularly for housing or sleeping purposes
- E. Public buildings, public and semi-public parks, playgrounds, community centers, libraries and museums

**R-1A, R-1B, R-1C**

**.03 ACCESSORY USES AND STRUCTURES PERMITTED**

The following uses and structures, accessory to a principal permitted use or a special exception use, are permitted subject to the provisions of Section 9.05:

1. Private garages
2. Private swimming pools
3. Private greenhouses not operated for commercial purposes
4. Garden sheds
5. Accessory uses or structures according to the provisions of Section 9.05
6. Temporary uses or structures used in conjunction with construction work; provided however, the buildings comply with the provisions of Section 9.21.

**R-1A, -R-1B, R-1C**

**.04 SPECIAL EXCEPTION USES**

The following special exceptions are permitted in the R-1A, R-1B, and R-1C Districts, subject to provisions of Section 11.07, which mandates the approval of all special exceptions by the Board of Adjustment.

- A. Cemetery or mausoleum
- B. Public utilities
- C. Swimming pools, golf courses and country clubs, except miniature courses or driving ranges operated for a profit
- D. Long-term care facilities
- E. Day care facilities

**R-1A, R-1B, R-1C**

**.05 AREA REQUIREMENTS**

The minimum lot areas and widths, density, setbacks, and height restrictions, are as prescribed in the following **Table R-1A, R-1B and R-1C**; provided however, the following requirements apply when applicable:

- A. Any lot adjacent to U.S. Highway 6, in any way, is required to have a 20-foot setback in addition to the minimum yard requirements stated herein, except those properties that are located adjacent to Highway 6 beginning at the east line of Main Street to a point 233 feet, more or less, west of the intersection with Roberts Ferry Road and Highway Six, which are required to have a 32-foot setback, in addition to the minimum yard requirements state herein.
- B. Any lot adjacent to a railroad right-of-way, in any way must be required to have a 50-foot setback in addition to the minimum yard requirement stated herein.

- C. Day care facilities must provide a minimum of one hundred fifty (150) square feet of outdoor play area for each child capable in its care.

**R-1A, R-1B, R-1C**

**.06 SIGNS REGULATIONS**

Signs are permitted according to the provisions of Section 6.

**R-1A, R-1B, R-1C**

**.07 PARKING AND LOADING REGULATIONS**

Parking and loading must be provided according to the provisions or Section 7.

**R-1A, R-1B, R-1C**

**.08 LIGHTING REGULATIONS**

Exterior lighting is regulated according to the provisions of Section 8.

**R-1A, R-1B, R-1C**

**.09 LANDSCAPING REGULATIONS**

At the time of new construction, all zones require a landscaping plan for review by the Planning and Zoning Commission or the city designee. The plan must be appropriate to the zone and must be submitted at the time of application for a building permit. The plan is subject to review and approval of the city.

Applicants in residential zones must provide in their landscaping plans no less than one deciduous tree per building parcel. The P&Z may also request additional landscaping, such as shrubs and border vegetation if this appears to be beneficial to the entirety of the building plan.

**. R-1A, R-1B, R-1C**

**.10 SPECIAL REGULATIONS:**

As of the effective date of this Ordinance, there are no special regulations; however, this provision is subject to amendment.



**TABLE R1A**

**R-1A Single-Family Residential District Minimum Lot Requirements**

<i>R-1A</i>	Minimum Lot Requirements			Minimum Yard Requirements				
	Frontage Width (ft)	Depth (ft)	Area (sq ft)	Front Yard Depth (ft)	Each Side Yard Width (ft)	Street Side, Corner Lot (ft)	Rear Yard Depth (ft)	Maximum Height
Permitted Principal Uses and Structures	100	180	18,000	30	10	15	30	2 1/2 stories or 38 ft
Permitted Accessory Uses and Structures	80	100	18,000	40	20	20	40	2 1/2 stories or 38 ft

**TABLE R1B**

**R-1B Single-Family Residential District Minimum Lot Requirements**

<i>R-1B</i>	Minimum Lot Requirements			Minimum Yard Requirements				
	Frontage Width (ft)	Depth (ft)	Area (sq ft)	Front Yard Depth (ft)	Each Side Yard Width (ft)	Street Side, Corner Lot (ft)	Rear Yard Depth (ft)	Maximum Height
Permitted Principal Uses and Structures	90	150	14,000	30	10	15	30	2 1/2 stories or 38 ft
Permitted Accessory Uses and Structures	80	100	14,000	40	20	20	40	2 1/2 stories or 38 ft

**TABLE R1C**

**R-1C Single-Family Residential District Minimum Lot Requirements**

<i>R-1C</i>	Minimum Lot Requirements			Minimum Yard Requirements				
	Frontage Width (ft)	Depth (ft)	Area (sq ft)	Front Yard Depth (ft)	Each Side Yard Width (ft)	Street Side, Corner Lot (ft)	Rear Yard Depth (ft)	Maximum Height
Permitted Principal Uses and Structures	80	100	10,000	30	10	15	30	2 1/2 stories or 38 ft
Permitted Accessory Uses and Structures	80	100	10,000	40	20	20	40	2 1/2 stories or 38 ft

# R-2

## RESIDENTIAL DISTRICT

### MEDIUM-DENSITY TWO-FAMILY

R-2  
.01

#### INTENT and DESCRIPTION OF DISTRICT

This district intends to establish and provide lower cost and higher density two-family, residential neighborhoods. R-2 intends to allow for attached single-family dwellings joined together on a common boundary line with a common wall between units. This district is protected from encroachment of incompatible uses. Commercial uses are limited to allowable home occupations.

R-2  
.02

#### PRINCIPAL USES AND STRUCTURES PERMITTED

- A. Dwellings, Single-family and Two-family
- B. Churches and temples
- C. Public schools, elementary, junior high and high schools
- D. Parochial or private schools having no rooms used regularly for housing or sleeping purposes
- E. Public buildings, public and semi-public parks, playgrounds, community centers, libraries and museums
- F. Family group care homes

R-2  
.03

#### ACCESSORY USES AND STRUCTURES PERMITTED

The following uses and structures accessory to a principal permitted use or a special exception use are permitted subject to the provisions of Section 9.05.

- A. Private garages
- B. Private swimming pools
- C. Private greenhouses not operated for commercial purposes
- D. Garden houses
- E. Accessory uses or structures according to the provisions of Section 9.05
- F. Temporary uses or structures used in conjunction with construction work; provided however, such buildings complies with the provisions of Section 9.21

R-2  
.04

**SPECIAL EXCEPTION USES**

The following special exceptions are permitted in the R-2 District, subject to provisions of Section 11.07, which mandates the approval of all special exceptions by the Board of Adjustment.

- A. Cemetery or mausoleum
- B. Public utilities
- C. Swimming pools, golf courses and country clubs, except miniature courses or driving ranges operated for a profit
- D. Long-term care facilities
- E. Day care facilities
- F. Bed and breakfast houses

R-2  
.05

**AREA REQUIREMENTS**

The minimum lot areas and widths, density, setbacks, and height restrictions, are as prescribed in the following Table R2; provided however, the following requirements must apply when applicable:

- A. Any lot adjacent to U.S. Highway 6, in any way, must be required to have a 20-foot setback in addition to the minimum yard requirements stated herein, except those properties that are located adjacent to Highway 6 beginning at the east line of Main Street to a point 233 feet, more or less, west of the intersection with Roberts Ferry Road and Highway Six, which must have a 32-foot setback, in addition to the minimum yard requirements stated herein.
- B. Any lot adjacent to a railroad right-of-way, in any way must have a 50-foot setback in addition to the minimum yard requirement stated herein.
- C. Day care facilities must provide a minimum of 150 square feet of outdoor play area for each child capable in its care.

R-2  
.06

**SIGNS REGULATIONS**

Signs are permitted according to the provisions of Section 6.

R-2  
.07

**PARKING AND LOADING REGULATIONS**

Parking and loading must be provided according to the provisions of Section 7

R-2  
.08

**LIGHTING REGULATIONS**

Exterior lighting is regulated according to the provisions of Section 8.

R-2  
.09

**LANDSCAPING REGULATIONS**

At the time of application for a building permit, all applicants must supply a landscaping plan for review by the Planning and Zoning Commission or the city designee. The plan must be appropriate to the zone and must be submitted at the time of application for the building permit. The plan is subject to review and approval of the city.

Applicants in R-2 zones must provide in their landscaping plans for no less than one deciduous tree per residential unit. The P&Z may also request additional landscaping, such as shrubs and border vegetation if this appears to be beneficial to the building plan.

R-2  
.10

**SPECIAL REGULATIONS**

Separate or divided ownership of each single-family unit of a two-family dwelling unit is permitted if the following requirements are met:

- A. The lot or parcel of real estate is divided into two parcels, allowing separate ownership of each. Each unit must meet all of the requirements for uses permitted in the R2 District.
- B. A two-family dwelling unit consists of two laterally-attached dwelling units with each unit having a separate access and separate utility services, including gas, water, sewer, and electricity.
- C. The division of the lot into two parcels must allow a one single-family dwelling unit on either side of a common boundary line with the common wall between the two laterally joined single-family dwelling units.
- D. Prior to division of the lot or parcel into two parcels, an applicant must submit to the City Clerk seven copies of proposed restrictive and protective covenants. The covenants must provide that the owners of each parcel divided are jointly and severally liable and responsible for the maintenance and repair of the common wall, as well as of all other common aspects. This requirement includes, but not limited to, utilities, water, sanitary sewer, storm sewer, easements, and driveways, all to the point of division. The Planning and Zoning Commission must determine within 60 days whether the proposed covenants meet the requirements of this paragraph. If approved, the P&Z must return one copy of the covenants to the owners. At that time, the owners must record the covenants at the Office of the Johnson County Recorder. If the Planning and Zoning Commission determines that the proposed Covenants are not satisfactory, the owner must be notified. The applicant may submit a new set of proposed covenants, which must embody the corrections or clarifications deemed necessary by the Planning and Zoning Commission.
- E. The two-family dwelling unit is, other than its divided ownership, considered as any other residential dwelling and must meet all requirements pertaining to residential dwellings.

- F. Zero lot-line dwellings may be created by filing an application at the time of submitting an application for a building permit. The application must state that the applicant intends to build a residential structure on two adjoining lots as a zero lot-line or multi-family structure that otherwise conforms with Sections R-2.09.A through R-2.09.E. All covenants and restrictions on the land and structures must be consistent with those restrictions and conditions found in Sections R-2.09A through R2.09.E. The zero lot-line dwelling structure must meet all of the minimum lot sizes and setback requirements applicable as described in **Table R-2** as follows.

**TABLE R-2**  
**TWO-FAMILY RESIDENTIAL**  
**Minimum Lot Requirements**

<i>R-2</i>	Minimum Lot Size Requirements			Minimum Yard Requirements					
	Frontage Width (ft)	Depth (ft)	Area (sq ft)	Front Yard Depth (ft)	Side Yard One Story (ft)	Side Yard Two Story (ft)	Street Side, Corner Lot (ft)	Rear Yard Depth (ft)	Maximum Height
Permitted Principal Uses and Structures	80	100	12,000	20	10	10	20	30	2 1/2 stories or 38 ft
Permitted Accessory Uses and Structures	80	100	18,000	30	10	10	20	40	2 1/2 stories or 38 ft

# R-4, R-6, R-8, R-12

## RESIDENTIAL DISTRICT MULTI-FAMILY

R-4, R-6, R-8, R-12

**.01 INTENT AND DESCRIPTION OF DISTRICT**

This district intends to establish and provide lower cost and higher density multi-family residential neighborhoods. Each sub-district described below seeks:

- R-4: To provide and maintain low-density, multiple family housing residential neighborhoods up to four units per dwelling, not including any type of dwelling that would be included in another subsequent zoning district.
- R-6: To provide and maintain low-density multiple family housing residential neighborhoods up to six units per dwelling not including any type of dwelling that would be included in another subsequent zoning district.
- R-8: To provide and maintain low- density multiple family housing residential neighborhoods up to eight units per dwelling not including any type of dwelling that would be included in another subsequent zoning district.
- R-12: To provide and maintain low-density, multiple family housing residential neighborhoods up to twelve units per dwelling not including any type of dwelling that would be included in another subsequent zoning district.

R-4, R- 6, R- 8, R-12

**.02 PRINCIPAL USES AND STRUCTURES PERMITTED**

- A. Multiple-family dwellings unit structures as particularly described by Section .01 above.
- B. Churches and temples
- C. Public schools, elementary, junior high and high schools
- D. Parochial or private schools having no rooms used regularly for housing or sleeping purposes
- E. Public buildings, public and semi-public parks, playgrounds, community centers, libraries and museums
- F. Family group care homes

**R-4, R-6, R-8, R-12**

**.03 ACCESSORY USES AND STRUCTURES PERMITTED**

The following uses and structures accessory to a principal permitted use or a special exception use is permitted subject to the provisions of Section 9.05.

- A. Private garages
- B. Private swimming pools
- C. Private greenhouses not operated for commercial purposes
- D. Garden houses
- E. Accessory uses or structures according to the provisions of Section 9.05.
- F. Temporary uses or structures used *in conjunction with construction work*; provided however, such buildings complies with the provisions of Section 9.21.

**R-4, R- 6, R- 8, R-12**

**.04 SPECIAL EXCEPTION USES**

The following special exception uses are permitted in the R-4, R-6, R-8, R-12 Districts, subject to provisions of Section 11.07, which mandates the approval of all special exceptions by the Board of Adjustment.

- A. Cemetery or mausoleum
- B. Public utilities
- C. Swimming pools, golf courses and country clubs, except miniature courses or driving ranges operated for a profit
- D. Long-term care facilities
- E. Day care facility
- F. Bed and breakfast houses

**R-4, R-6, R-8, R-12**

**.05 AREA REQUIREMENTS**

The minimum lot areas and widths, density, setbacks and height restrictions, are as prescribed in the following tables:

- R-4 See Table R-4
- R-6 See Table R-6
- R-8 See Table R-8
- R-12 See Table R-12

However, the following requirements applied when applicable:



- A. Any lot adjacent to U.S. Highway 6, in any way, must be required to have a 20-foot setback in addition to the minimum yard requirements stated herein, except those properties that are located adjacent to Highway 6 beginning at the east line of Main Street to a point 233 feet, more or less, west of the intersection with Roberts Ferry Road and Highway Six, which must be required to have a 32-foot setback, in addition to the minimum yard requirements state herein.
- B. Any lot adjacent to a railroad right-of-way, in any way must be required to have a 50-foot setback in addition to the minimum yard requirement stated herein.
- C. Day care facilities must provide a minimum of 150-square feet of outdoor play area for each child cared for.

**R-4, R-6, R-8, R-12**

**.06 SIGN REGULATIONS**

Signs are permitted according to the provisions of Section 6.

**R-4, R-6, R-8, R-12**

**.07 PARKING AND LOADING REGULATIONS**

Parking and loading must be provided according to the provisions of Section 7.

**R-4, R-6, R-8, R-12**

**.08 LIGHTING REGULATIONS**

Exterior lighting is regulated according to the provisions of Section 8.

**R-4, R-6, R-8, R-12**

**.09 LANDSCAPING REGULATIONS**

At the time of a building permit in any zone, an applicant must supply a landscaping plan for review by the Planning and Zoning Commission or the city designee. The plan must be appropriate to the zone and must be submitted at the time of application for the building permit. The application is subject to review and approval of the city.

Residential zones of R-4 and R-6 must provide in their landscaping plan for the placement of no less than three deciduous trees per building parcel.

Residential zones of R-8 must provide in their landscaping plan for the placement of no less than four deciduous trees per any building parcel.

Residential zones of R-12 must provide in their landscaping plan for the placement of no less than six deciduous trees per building parcel.

The city may also request additional landscaping, such as shrubs and border vegetation if this should appear to be beneficial to the building plan.

**R-4, R-6, R-8, R-12**

**.10 SPECIAL REGULATIONS**

Separate or divided ownership of each single-family unit of a multi-family dwelling is permitted under the multi-family residential district, if the requirements of Section R-2.09 are met.

**Table R-4**  
**R-4 Minimum Lot Requirements**

<b>R-4</b>	Minimum Lot Size Requirements			Minimum Yard Requirements					
	Frontage Width (ft)	Depth (ft)	Area (sq ft)	Front Yard Depth (ft)	Side Yard One Story (ft)	Side Yard Two Story (ft)	Side Yard Street Side, Corner Lot (ft)	Rear Yard Depth (ft)	Maximum Height
Permitted Principal Uses and Structures	80	100	16,000	20	10	12	15	30	2 1/2 stories or 38 ft
Permitted Accessory Uses and Structures	80	100	12,000	40	20	20	25	40	2 1/2 stories or 38 ft

**Table R-6**  
**R-6 Minimum Lot Requirements**

<b>R-6</b>	Minimum Lot Size Requirements			Minimum Yard Requirements					
	Frontage Width (ft)	Depth (ft)	Area (sq ft)	Front Yard Depth (ft)	Side Yard One Story (ft)	Side Yard Two Story (ft)	Side Yard Street Side, Corner Lot (ft)	Rear Yard Depth (ft)	Maximum Height
Permitted Principal Uses and Structures	80	100	20,000	20	10	12	15	30	2 1/2 stories or 38 ft
Permitted Accessory Uses and Structures	80	100	14,000	40	20	20	25	40	2 1/2 stories or 38 ft

**Table R-8**  
**R-8 Minimum Lot Requirements**

<b>R-8</b>	Minimum Lot Size Requirements			Minimum Yard Requirements					
	Frontage Width (ft)	Depth (ft)	Area (sq ft)	Front Yard Depth (ft)	Side Yard One Story (ft)	Side Yard Two Story (ft)	Side Yard Street Side, Corner Lot (ft)	Rear Yard Depth (ft)	Maximum Height
Permitted Principal Uses and Structures	80	100	24,000	20	10	12	15	30	2 1/2 stories or 38 ft
Permitted Accessory Uses and Structures	80	100	18,000	40	20	20	25	40	2 1/2 stories or 38 ft

**Table R-12**  
**R-12 Minimum Lot Requirements**

<b>R-12</b>	Minimum Lot Size Requirements			Minimum Yard Requirements					
	Frontage Width (ft)	Depth (ft)	Area (sq ft)	Front Yard Depth (ft)	Side Yard One Story (ft)	Side Yard Two Story (ft)	Side Yard Street Side, Corner Lot (ft)	Rear Yard Depth (ft)	Maximum Height
Permitted Principal Uses and Structures	80	100	30,000	20	10	12	15	30	2 1/2 stories or 38 ft
Permitted Accessory Uses and Structures	80	100	26,000	40	20	20	25	40	2 1/2 stories or 38 ft

# R-M

## RESIDENTIAL DISTRICT MANUFACTURED HOUSING

R-M

**.01 INTENT and DESCRIPTION OF DISTRICT**

This district intends to accommodate residential manufactured housing in areas of the community where their use will be compatible with existing and projected development. This district will usually be located in outlying areas of the City and should be well served by adequate sewers, water service, streets, police and fire protection, and similar public facilities and services

R-M

**.02 PRINCIPAL USES AND STRUCTURES PERMITTED**

Manufactured Housing Residential Family dwelling unit as particularly defined herein under "Manufactured Home". A "manufactured home" is not a "mobile home", which are addressed in Section R-M.01.

R-M

**.03 ACCESSORY USES AND STRUCTURES PERMITTED**

Uses and structures, accessory to a principal permitted use or a special exception use, are permitted subject to the provisions of Section 9.05.

R-M

**.04 SPECIAL EXCEPTION USES**

The following special exceptions are permitted in the Manufactured Home Residential District, subject to provisions of Section 11.07, which mandates the approval of all special exceptions by the Board of Adjustment.

- A. Cemetery or mausoleum
- B. Public utilities
- C. Swimming pools, golf courses and country clubs, except miniature courses or driving ranges operated for a profit
- D. Long-term care facilities.
- E. Day care facility
- F. Bed and breakfast houses

**R-M.05 AREA REQUIREMENTS**

The minimum areas and widths, density, setbacks, and height restrictions, are as prescribed in the following Table RM; provided however, the following requirements must be applied when applicable:

- A. Any lot adjacent to U.S. Highway 6, in any way, is required to have a 20-foot setback in addition to the minimum yard requirements stated herein, except those properties that are located adjacent to Highway 6 beginning at the east line of Main Street to a point 233 feet, more or less, west of the intersection with Roberts Ferry Road and Highway Six, which must be required to have a 32-foot setback, in addition to the minimum yard requirements state herein.
- B. Any lot adjacent to a railroad right-of-way, in any way must be required to have a 50-foot setback in addition to the minimum yard requirement stated herein.
- C. Day care facilities must provide a minimum of 150-square feet of outdoor play area for each child cared for.

**R-M.06 SIGN REGULATIONS**

Signs are permitted according to the provisions of Section 6.

**R-M.07 PARKING REGULATIONS**

Parking must be provided according to the provisions or Section 7.

**R-M.08 LIGHTING REGULATIONS**

Exterior lighting is regulated according to the provisions of Section 8.

**R-M.09 LANDSCAPING REGULATIONS**

At the time of a building permit in any zone, the applicant must supply a landscaping plan for review by the Planning and Zoning commission or the city designee. The plan must be appropriate to the zone and must be submitted at the time of application for the building permit. The plan is subject to review and approval of the city.

Residential zones must provide in their landscaping plans for the placement of no less than one deciduous tree per building parcel. The P&Z may also request additional landscaping, such as shrubs and border vegetation if it appears to be beneficial to the building plan.

**R-M.10 SPECIAL REGULATIONS**

Manufactured homes converted to real estate must be at least 22 feet wide and must comply with the same yard and area requirements as two-family dwellings in the R-2 district. In addition, the following requirements must be met:

The manufactured homes must be located on and permanently attached to a cement slab that is a minimum length of the trailer itself and of a width of a least four feet greater than the actual width of the trailer such that the slab extends four feet or more beyond the side of the manufactured home on the doorway side.

No manufactured home must be located, occupied, or used as a temporary place of residence except in accordance with the provisions of this Ordinance.

## Table R-M

### R-M MINIMUM LOT REQUIREMENTS

<i><b>R-M</b></i>	Minimum Lot Size Requirements			Minimum Yard Requirements					
	Frontage Width (ft)	Depth (ft)	Area (sq ft)	Front Yard Depth (ft)	Side Yard One Story (ft)	Side Yard Two Story (ft)	Side Yard Street Side, Corner Lot (ft)	Rear Yard Depth (ft)	Maximum Height
Permitted Principal Uses and Structures	60	100	6,000	15	10	15	15	15	1 1/2 stories or 15 ft
Permitted Accessory Uses and Structures	80	100	10,000	40	20	20	25	40	1 1/2 stories or 15 ft

# COMMERCIAL DISTRICTS BUSINESS, OFFICE, SPECIALIZED

## INTENT AND DESCRIPTION OF DISTRICT

Commercial district regulations are intended to govern the location, intensity, and method of development of the businesses, offices, and services needed to serve the residents and commercial patrons of the City of Tiffin. The regulations in each district provide for groupings of business, office, and service uses that are compatible in the type of commodity sold, the activity performed, and the services offered. Petitioners for commercial zoning are encouraged to apply for such zoning only in areas designated for "commercial or office research" uses on the Land Use Plan of the City of Tiffin, Iowa.

There are three (3) major classifications of commercial activity, each with sub classifications:

### **COMMERCIAL/BUSINESS DISTRICTS:**

C-1B = Neighborhood Business District

C-2B = Community Business District

### **COMMERCIAL/OFFICE DISTRICTS:**

C-1O = Restricted Office District

C-2O = Office and Research District

### **COMMERCIAL/SPECIALIZED DISTRICTS:**

C-1S = Downtown District

To determine the restrictiveness of the commercial zoning classifications, each of the districts must be deemed independent and equally restrictive, with no hierarchy, cumulateness, or progression applying among them.

# C-1B

## COMMERCIAL DISTRICT

### NEIGHBORHOOD BUSINESS

#### C-1B

##### **.01 INTENT AND DESCRIPTION OF DISTRICT**

This district intends to encourage the development of small neighborhood shopping areas with planned off-street parking and loading. It provides for the day-to-day shopping needs of persons residing within an adjacent neighborhood, and it permits uses and activities that are necessary to satisfy most basic shopping requirements. The district is usually located at the convergence of secondary arterial or collector thoroughfares and is relatively small.

#### C-1B

##### **.02 PRINCIPAL USES AND STRUCTURES PERMITTED**

Permitted uses of land or buildings, as hereinafter enumerated in the following Table C, are permitted in the C-1B District only in accordance with conditions specified. Only those uses specifically listed hereunder are considered permitted uses. No building or lot may be devoted to any use other than a use permitted hereunder, with the exception of:

- A. Permitted Principal Uses as listed in the following Table C (located at the end of the commercial sections).
- B. Second floor apartments subject to their compliance with Section 9.20.

#### C-1B

##### **.03 ACCESSORY AND TEMPORARY USES AND STRUCTURES**

Accessory and temporary uses or structures are permitted according to the provisions of Section 9.05 and Section 9.21.

#### C-1B

##### **.04 SPECIAL EXCEPTION USES**

Special exceptions, as hereinafter listed in the following Table C, may be allowed subject to the issuance of special exception permits in accordance with the provisions of Section 11.07.

Special exceptions may be required to meet more restrictive site and structure provisions if the City Council acting upon the recommendation of the Planning and Zoning Commission, determines that such requirements are necessary to the public, health, safety, and general welfare.

#### C-1B

##### **.05 AREA REQUIREMENTS**

The minimum area that may constitute a separate or detached part of the C-1B zoning district on the City of Tiffin Official Zoning Map or subsequent amendments to the map must be two acres. However, land zoned in the C-2B, or the C-1S zoning district, which immediately abuts or is directly across the street from land zoned in the C-1B classification, may be included in the calculations for meeting the minimum requirements.

The minimum area, setback, density and maximum height, must be as prescribed in the following Table C; provided however, the following requirements must be applied when applicable:

- A. Any lot adjacent to U.S. Highway 6, in any way, must be required to have a 20-foot setback in addition to the minimum yard requirements stated herein, except those properties that are located adjacent to Highway 6 beginning at the east line of Main Street to a point 233 feet, more or less, west of the intersection with Roberts Ferry Road and Highway Six, which must be required to have a 32-foot setback, in addition to the minimum yard requirements state herein.
- B. Any lot adjacent to a railroad right-of-way, in any way must be required to have a 50-foot setback in addition to the minimum yard requirement stated herein.
- C. Day care facilities must provide a minimum of 150-square feet of outdoor play area for each child cared for.

**C-1B  
.06**

**SIGN REGULATIONS**

Signs are permitted according to the provisions of Section 6.

**C-1B  
.07**

**PARKING AND LOADING REGULATIONS**

Parking and loading must be provided according to the provisions of Section 7.

**C-1B  
.08**

**LIGHTING REGULATIONS**

Exterior lighting is provided according to the provisions of Section 8.

**C-1B  
.09**

**LANDSCAPING REGULATIONS**

At the time of application for a building permit, all commercial zones must supply a landscaping plan for review by the Planning and Zoning Commission or the city designee. The landscaping plan must be appropriate to the zone and must be submitted at the time of application for the building permit. The plan is subject to review and approval of the city.

Commercial zones must provide in their landscaping plans for the placement of no less than one deciduous tree for each acre or less of zoned area. The city review may also request additional landscaping such as shrubs and border vegetation if this appears to be beneficial and conducive to a more esthetic, attractive, and orderly development of the area.

**C-1B  
.10**

**SPECIAL REGULATIONS:**

- A. All business establishments must be retail or service in use dealing directly with consumers. All goods produced on the premises must be sold at retail on the premises where produced.
- B. All business, service, storage, and display of goods must be conducted within a completely enclosed structure, except for:



1. Agricultural uses
  2. Parking and loading, as regulated by Section 7.
  3. Automobile service stations
  4. Outdoor sale of building and garden supply materials and goods
  5. Sales or display of merchandise sold or offered for sale through vending machines, provided such machines do not occupy a ground area of more than sixteen (16) square feet
  6. Temporary outdoor or sidewalk sales
  7. Outdoor tables or seating areas accessory to restaurants
- C. Except for automobile laundries, automobile service stations, drive-in restaurants, drive-in banks, and savings and loan associations facilities, when authorized as special uses no business establishment may offer goods or service directly to customers waiting in parked motor vehicles, or sell beverages or food for consumption on the premises in parked motor vehicles.

# C-2B

## COMMERCIAL DISTRICT

## COMMUNITY BUSINESS

### C-2B

#### .01 INTENT AND DESCRIPTION OF DISTRICT

To encourage the development of commingled retail, service, and office uses within the community. The C-2B District is an intensive commercial classification in which the commingling of many retail, service, and office uses are permitted. Structures located in this district may vary from freestanding building to larger community shopping centers. Shopping centers that minimize curb cuts and signage, while maximizing aesthetics, are the preferred type of development in this zone. As this classification presents compatibility problems with less intensive classification, great care must be taken in mapping the C-2B zone. Normally, this district is located only at the convergence of major arterial thoroughfares.

### C-2B

#### .02 PRINCIPAL USES AND STRUCTURES PERMITTED

Permitted uses of land or buildings, as hereinafter enumerated, may be permitted in the C-2B District only in accordance with conditions specified. Only those uses specifically listed hereunder may be considered permitted uses, and no building or lot may be devoted to any use other than a use permitted hereunder, with the exception of:

Principal Uses and Structures Permitted as listed in the following Table C.

### C-2B

#### .03 ACCESSORY AND TEMPORARY USES & STRUCTURES

Accessory and temporary uses or structures according to the provisions of Section 9.05 and Section 9.21.

### C-2B

#### .04 SPECIAL EXCEPTION USES

Special exceptions, as hereinafter listed in the following Table C, may be allowed subject to the issuance of special use permits in accordance with the provisions of Section 11.07.

Special exceptions may be required to meet more restrictive site and structure provisions if the City Council, acting upon the recommendation of the Planning and Zoning Commission, determines that such requirements are necessary to the public, health, safety and general welfare.

### C-2B

#### .05 AREA REQUIREMENTS

The minimum area that may constitute a separate or detached part of the C-2B zoning district on the City of Tiffin Official Zoning Map, or subsequent amendments to the Map, must be two (2) acres. However, land zoned in the C-1B, C-10, and/or C-1S zoning districts that immediately abuts or is directly across the street from land zoned in the C-2B classification, may be included in the calculations in meeting the minimum requirements.

The minimum area, setback, density and maximum height, may be as prescribed in the following Table C; provided however, the following requirements must be applied when applicable:

- A. Any lot adjacent to U.S. Highway 6, in any way, must be required to have a 20-foot setback in addition to the minimum yard requirements stated herein, except those properties that are located adjacent to Highway 6 beginning at the east line of Main Street to a point 233 feet, more or less, west of the intersection with Roberts Ferry Road and Highway Six, which must be required to have a 32-foot setback, in addition to the minimum yard requirements state herein.
- B. Any lot adjacent to a railroad right-of-way, in any way must be required to have a 50-foot setback in addition to the minimum yard requirement stated herein.
- C. Day care facilities must provide a minimum of 150-square feet of outdoor play area for each child cared for.

C-2B

.06

**SIGN REGULATIONS**

Signs are permitted according to the provisions of Section 6.

C-2B

.07

**PARKING REGULATIONS**

Parking must be provided according to the provisions of Section 7.

C-2B

.08

**LIGHTING REGULATIONS**

Exterior lighting must be as provided according to the provisions of Section 8.

C-2B

.09

**LANDSCAPING REGULATIONS**

At the time of application for a building permit, all applicants must supply a landscaping plan for review by the Planning and Zoning Commission or the city designee. The landscaping plan must be appropriate to the zone and must be submitted at the time of application for a building permit. The plan is subject to review and approval of the city.

Commercial zones must provide in their landscaping plans for the placement of no less than one deciduous tree for each acre or less of zoned area. The city review may also request additional landscaping such as shrubs and border vegetation if this should appear to be beneficial and conducive to a more esthetic, attractive and orderly development of the area.

C-2B

.10

**SPECIAL REGULATIONS**

- A. Residential uses are not permitted.
- B. All business establishments must be retail or service in use dealing directly with consumers. All goods produced on the premises must be sold at retail on the premises where produced.
- C. All business, service, storage, and display of goods must be conducted within a completely enclosed structure, except for:

1. Agricultural uses
  2. Parking and loading areas, as regulated by Section 7.
  3. Automobile service stations
  4. Outdoor sale of building and garden supply materials and goods
  5. Sales or display of merchandise sold or offered for sale through vending machines, provided such machines do not occupy a ground area of more than sixteen (16) square feet
  6. Temporary outdoor or sidewalk sales
  7. Outdoor tables or seating areas accessory to restaurants
- D. Except for automobile laundries, automobile service stations, drive-in restaurants, drive-in banks and savings and loan associations facilities, when authorized as special uses, no business establishment may offer goods or service directly to customers waiting in parked motor vehicles, or sell beverages or food for consumption on the premises in parked motor vehicles.

C-2B  
.11

**PERFORMANCE STANDARDS**

All business establishments and activities must conform to the performance standards established for the M1-M2 District, provided that performance standards must in every case be applied at the boundaries of the zoning lot in which such activities take place.

# C-10

## COMMERCIAL DISTRICT

### RESTRICTED OFFICE

C-10

**.01 INTENT AND DESCRIPTION OF DISTRICT**

This district intends to provide for the development of small office structures, which may be located proximate to residential areas. Buildings located in this district are generally small one, to two- and a half-story structure, and can accommodate most professional office functions that require modest physical space. Also permitted are structures originally constructed for residential purposes, which are suitable for small offices and which are—from land use and zoning perspectives—justify such a use. These structures may either remain in residential usage or be adapted for use as small offices. Retail uses are severely limited and consist only of uses that directly supplement an office use (i.e. pharmacy supplements, a medical clinic). The district is normally located on primary or secondary thoroughfares, is relatively small, and requires protective measures to make the uses permitted more compatible with adjacent land uses.

C-10

**.02 PRINCIPAL USES AND STRUCTURES PERMITTED**

Permitted uses of land or buildings, hereinafter enumerated, may be permitted in the C-10 District only in accordance with conditions specified. Only those uses specifically listed hereunder may be considered permitted uses, and no building or lot may be devoted to any use other than a use permitted hereunder, with the exception of:

- A. Principal Uses and Structures Permitted as listed in following Table C.
- B. Second floor apartments subject to their compliance with Section 9.20.

C-10

**.03 ACCESSORY AND TEMPORARY USES AND STRUCTURES**

Accessory and temporary uses or structures according to the provisions of Section 9.05.

C-10

**.04 SPECIAL EXCEPTION USES:**

Special exceptions, as hereinafter listed, may be allowed subject to the issuance of special exception permits in accordance with the provisions of Section 11.07. Refer to the following Table C for a listing of Special Exception Uses.

Special exceptions uses may be required to meet more restrictive site and structure provisions if the City Council, acting on the recommendation of the Planning and Zoning Commission, determines that those requirements are necessary to the public health, safety, and general welfare.

C-10

**.05 AREA REQUIREMENTS**

There is no minimum area as to what may constitute a separate or detached part of the C-10 zoning district on the City of Tiffin Official Zoning Map or subsequent amendments to the map.

The minimum area, setback, density and maximum height, must be as prescribed in the following Table C; provided however, the following requirements must be prescribed when applicable:

- A. Any lot adjacent to U.S. Highway 6, in any way, must be required to have a 20-foot setback in addition to the minimum yard requirements stated herein, except those properties that are located adjacent to Highway 6 beginning at the east line of Main Street to a point 233 feet, more or less, west of the intersection with Roberts Ferry Road and Highway Six, which must be required to have a 32-foot setback, in addition to the minimum yard requirements state herein.
- B. Any lot adjacent to a railroad right-of-way, in any way, must be required to have a 50-foot setback in addition to the minimum yard requirement stated herein.
- C. Day care facilities must provide a minimum of 150-square feet of outdoor play area for each child cared for.

**C-10**

**.06 SIGN REGULATIONS**

Signs are permitted according to the provisions of Section 6.

**C-10**

**.07 PARKING AND LOADING REGULATIONS**

Parking and loading must be provided according to the provisions of Section 7.

**C-10**

**.08 LIGHTING REGULATIONS**

Exterior lighting is provided according to the provisions of Section 8.

**C-10**

**.09 LANDSCAPING REGULATIONS**

At the time of application for a building permit in all commercial zones, the applicant must supply a landscaping plan for review by the Planning and Zoning Commission or the city designee. The landscaping plan must be appropriate to the zone and must be submitted at the time of application for the building permit. The plan is subject to review and approval of the city.

Commercial zones must provide in their landscaping plans for the placement of no less than one deciduous tree for each acre or less of zoned area. The city review may also request additional landscaping such as shrubs and border vegetation, if this appears beneficial and conducive to a more esthetic, attractive, and orderly development of the area.

**C-10**

**.10 SPECIAL REGULATIONS:**

- A. Residential uses are not permitted on the same floor of the same building being used as a business.

- B. All business establishments must be retail or service in use dealing directly with consumers. All goods produced on the premises must be sold at retail on the premises where produced.
- C. All business, service, storage, and display of goods must be conducted within a completely enclosed structure, except for:
  - 1. Agricultural Uses
  - 2. Parking and loading areas, as regulated by Section 7.
  - 3. Automobile service stations
  - 4. Outdoor sale of building and garden supply materials and goods
  - 5. Sales or display of merchandise sold or offered for sale through vending machines, provided such machines do not occupy a ground area of more than sixteen (16) square feet
  - 6. Temporary outdoor or sidewalk sales
  - 7. Outdoor tables or seating areas accessory to restaurants
- D. Except for automobile laundries, automobile service stations, drive-in restaurants, and drive-in bank and savings and loan associations facilities, when authorized as special uses, no business establishment may offer goods or service directly to customers waiting in parked motor vehicles, or sell beverages or food for consumption on the premises in parked motor vehicles.

C-10  
.11

**PERFORMANCE STANDARDS**

All business establishments and activities must conform to the performance standards established for the M1-M2 District, provided that performance standards must in every case be applied at the boundaries of the zoning lot in which such activities take place.

# C-20

## COMMERCIAL DISTRICT OFFICE AND RESEARCH

### C-20

#### **.01 INTENT AND DESCRIPTION OF DISTRICT**

This district intends to establish a specialized classification where the development of large office structures and clean and light industries is encouraged. This district sets aside large, accessible land parcels where architecturally coordinated office and industrial structures can be constructed in a park-like atmosphere. Examples of typical C-20 developments might include the headquarters of a corporation, large research and development facilities, or office parks of substantial size. Due to the specialized nature of this district, retail and service uses are generally prohibited. This district is generally located on primary thoroughfares and generally requires at least five acres for each development.

### C-20

#### **.02 PRINCIPAL USES AND STRUCTURES PERMITTED**

Permitted uses of land or buildings, as hereinafter enumerated, may be permitted in the C-20 District only in accordance with conditions specified. Only those uses specifically listed hereunder may be considered permitted uses. No building or lot may be devoted to any use other than a use permitted hereunder, with the exception of:

Principal Uses and Structures Permitted as listed in the following Table C.

### C-20

#### **.03 ACCESSORY AND TEMPORARY USES AND STRUCTURES**

Accessory and temporary uses or structures according to the provisions of Section 9.05.

### C-20

#### **.04 SPECIAL EXCEPTION USES**

Special exception uses, as hereinafter listed, may be allowed subject to the issuance of special exception permits in accordance with the provisions of Section 11.07. Refer to the following Table C for a listing of Special Use Exceptions.

Special exceptions may be required to meet more restrictive site and structure provisions if the City Council, acting upon the recommendation of the Planning and Zoning Commission, determines that such requirements are necessary to the public health, safety, and general welfare.



C-20

.05 **AREA REQUIREMENTS**

The minimum area that may constitute a separate detached part of the C-2B zoning district on the City of Tiffin Official Zoning Map or subsequent amendments to the map must be five acres. However, land zoned in the C-10 zoning district that immediately abuts or is directly across the street from land zoned in the C-20 classification, may be included in the calculations in meeting the minimum requirements.

The minimum area, setback, density and maximum height, must be as prescribed in the following Table C; provided however, the following requirements must be applied when applicable:

- A. Any lot adjacent to U.S. Highway 6, in any way, must be required to have a 20-foot setback in addition to the minimum yard requirements stated herein, except those properties that are located adjacent to Highway 6 beginning at the east line of Main Street to a point 233 feet, more or less, west of the intersection with Roberts Ferry Road and Highway Six, which must be required to have a 32-foot setback, in addition to the minimum yard requirements state herein.
- B. Any lot adjacent to a railroad right-of-way, in any way must be required to have a 50-foot setback in addition to the minimum yard requirement stated herein.
- C. Day care facilities must provide a minimum of 150-square feet of outdoor play area for each child cared for.

C-20

.06 **SIGN REGULATIONS**

Signs are permitted according to the provisions of Section 6.

C-20

.07 **PARKING AND LOADING REGULATIONS**

Parking and loading must be provided according to the provisions of Section 7.

C-20

.08 **LIGHTING REGULATIONS**

Exterior lighting is provided according to the provisions of Section 8.

C-20

.09 **LANDSCAPING REGULATIONS**

At the time of application for a building permit in all commercial zones, an applicant must supply a landscaping plan for review by the Planning and Zoning Commission or the city designee. The landscaping plan must be appropriate to the zone and must be submitted at the time of application for the building permit. The plan is subject to review and approval of the City.

Commercial zones must provide in their landscaping plans for the placement of no less than one deciduous tree for each acre or less of zoned area. The city review may also request additional landscaping such as shrubs and border vegetation if this appears to be beneficial and conducive to a more esthetic, attractive and orderly development of the area.

C-20  
.10

**SPECIAL REGULATIONS**

- A. All business establishments must be retail or service in use dealing directly with consumers. All goods produced on the premises must be sold at retail on the premises where produced.
- B. All business, service, storage, and display of goods must be conducted within a completely enclosed structure, except for:
  - 1. Agricultural use
  - 2. Parking and loading areas, as regulated by Section 7.
  - 3. Automobile service stations
  - 4. Outdoor sale of building and garden supply materials and goods
  - 5. Sales or display of merchandise sold or offered for sale through vending machines, provided such machines do not occupy a ground area of more than sixteen (16) square feet
  - 6. Temporary outdoor or sidewalk sales
  - 7. Outdoor tables or seating areas accessory to restaurants
- C. Except for automobile laundries, automobile service stations, drive-in restaurants, drive-in banks and savings and loan associations facilities, when authorized as special uses, no business establishment may offer goods or service directly to customers waiting in parked motor vehicles, or sell beverages or food for consumption on the premises in parked motor vehicles.

C-20  
.11

**PERFORMANCE STANDARDS**

All business establishments and activities must conform to the performance standards established for the M1-M2 District, provided that performance standards must in every case be applied at the boundaries of the zoning lot in which such activities take place.

# C-1S

## COMMERCIAL SPECIALIZED DISTRICT

### DOWNTOWN CENTER

C-1S

**.01 INTENT AND DESCRIPTION OF DISTRICT**

This district intends to facilitate opportunities for small-scale, pedestrian-oriented developments and the potential for mixed-use developments, including: retail, office, or second-story residential, in a manner that reinforces the character of existing uses in areas situated around the block to include U.S. Highway #6, Grant Street, 3<sup>rd</sup> Street, and Main Street. This district intends to encourage wide sidewalks, street trees, ornamental lighting, street furniture, and public meeting places to help create a community atmosphere. The types of uses encouraged in this District include retail trade, commercial services, offices, cultural events, recreational options governmental buildings, and possible second-story residential dwellings. The C-1S District intends to accomplish these goals through the regulation of uses, lot and bulk standards, development design guidelines, and environment standards conducive to select areas of the City.

C-1S

**.02 PRINCIPAL USES AND STRUCTURES PERMITTED**

Permitted uses of land or buildings, as hereinafter enumerated, may be permitted in the CS-1 only in accordance with conditions specified. Only those uses specifically listed hereunder may be considered permitted uses, and no building or lot may be devoted to any use other than a use permitted hereunder, with the exception of:

- A. Principal Uses and Structures Permitted as listed in the following Table C.
- B. Second floor apartments subject to their compliance with Section 9.20.

C-1S

**.03 ACCESSORY USES & STRUCTURES**

Accessory and temporary uses or structures according to the provisions of Section 9.05.

C-1S

**.04 SPECIAL EXCEPTION USES:**

- A. Special exception uses, as hereinafter listed, may be allowed subject to the issuance of special exception permits in accordance with the provisions of this section. Refer to **Table C** for a listing of the Special Exception Uses.
- B. In addition to the exceptions set forth above as special exception uses, a proposed special exception use that contains any of the following characteristics is required to apply for a special exception use permit:
  - 1. Any use containing more than 5,000 square feet of floor area.
  - 2. Commercial establishments open 24 hour per day.

3. Non-residential uses incorporating a drive-through operation for pick-up or delivery of any item.
4. Commercial establishments using any kind of external speaker system to communicate with customers.
5. Commercial establishments having only one employee on the premises of the establishment after 10:00 pm and before 6:00 am.
6. Commercial establishments with outdoor overnight storage.

**C-1S**

**.05 AREA REQUIREMENTS AND LOCATION**

The C-1S District must apply to select parcels of land situated as defined by bordering roadways, U.S. Highway #6, Grant Street, 3<sup>rd</sup> Street, and Main Street.

The minimum area, setback, density and maximum height, must be as prescribed in the following Table C, under C-1S; provided however, the following requirements must be applied when applicable:

- A. Any lot adjacent to U.S. Highway 6, in any way, must be required to have a 20-foot setback in addition to the minimum yard requirements stated herein, except those properties that are located adjacent to Highway 6 beginning at the east line of Main Street to a point 233 feet, more or less, west of the intersection with Roberts Ferry Road and Highway Six, which must be required to have a 32-foot setback, in addition to the minimum yard requirements state herein.
- B. Any lot adjacent to a railroad right-of-way, in any way must be required to have a 50-foot setback in addition to the minimum yard requirement stated herein.
- C. **Minimum Size of Dwellings:** Residences, other than single family units, within the C-1S, must provide the following minimum sizes of livable floor area:
  1. One-bedroom units: 600 square feet
  2. Two-bedroom units: 800 square feet
  3. Three-bedrooms units: at least 1,000 square feet

**C-1S**

**.06 SIGN REQUIREMENTS**

Signs are permitted according to the provisions of Section 6.

**C-1S**

**.07 PARKING REGULATIONS**

Parking must be provided according to the provisions of Section 7.

**C-1S**

**.08 LIGHTING REGULATIONS**

Exterior lighting is provided according to the provisions of Section 8.

**C-1S**    **LANDSCAPING REGULATIONS**

**.09**    At the time of application for a building permit all commercial zones, an applicant must supply a landscaping plan for review by the Planning and Zoning Commission or the city designee. The landscaping plan must be appropriate to the zone and must be submitted at the time of application for the building permit. It may be subject to review and approval of the city.

Applicants must provide in their landscaping plans for the placement of no less than one deciduous tree for each acre or less of zoned area. The City review may also request additional landscaping such as shrubs and border vegetation if it appears to be beneficial and conducive to a more esthetic, attractive and orderly development of the area.

**C-1S**  
**.10**    **SPECIAL REGULATIONS**

- A.**    Residential uses are not permitted on the same floor of the same building being used as a business.
  
- B.**    All business establishments must be retail or service in use dealing directly with consumers. All goods produced on the premises must be sold at retail on the premises where produced.
  
- C.**    All business, service, storage, and display of goods must be conducted within a completely enclosed structure, except for:
  - 1.**    Agricultural uses
  - 2.**    Parking and loading, as regulated by Section 7.
  - 3.**    Automobile service stations
  - 4.**    Outdoor sale of building and garden supply materials and goods
  - 5.**    Sales or display of merchandise sold or offered for sale through vending machines, provided such machines do not occupy a ground area of more than 16 square feet
  - 6.**    Temporary outdoor or sidewalk sales
  - 7.**    Outdoor Tables or Seating Areas Accessory to Restaurants
  
- D.**    Except for automobile laundries, automobile service stations, drive-in restaurants, and drive-in bank and savings and loan associations facilities, when authorized as special uses no business establishment must offer goods or service directly to customers waiting in parked motor vehicles, or sell beverages or food for consumption on the premises in parked motor vehicles.

**C-1S**  
**.11**    **PERFORMANCE STANDARDS**

All business establishments and activities must conform to the performance standards established for the M1-M2 District, provided that performance standards must in every case be applied at the boundaries of the zoning lot in which such activities take place.

**SITE AND PLAN REVIEW**

To insure compliance with the provisions of this Section, any construction, change in use, or increase in the intensity of an existing use, but excluding normal maintenance activity, in the C-1S district, a site plan must be required for review by the Planning and Zoning Commission and approval by the City of Tiffin City Council prior to the issuance of a building permit. This process intends to insure that all development proposals comply with applicable city codes, ordinances, standards, and policies. At the time of application for either a permitted use or special use, a Site Plan must be presented and must include the below listed requirements

**A. Existing Conditions**

1. Base Map: A base map of the subject site and all area within a minimum distance of 160 feet of the subject site must be prepared indicating either directly on the map or on accompanying tables:
2. Boundary lines and area in square feet of the subject site
3. Boundary lines and area, in square feet, of all other parcels of property within a minimum of 160 feet of the subject site
4. Street rights-of-way and improvements including pavement widths, parking areas, access drives; any obstructions to sight distance (topographic or other) and other related pertinent information.
5. Existing utilities and locations including sanitary and storm sewers, water mains, gas lines, and telephone or electric poles.
6. .Location of structural improvements and use designations.
7. Actual building setback lines in the area including front yards, rear yards, side yards, interior side yards or corner side yards.
8. Actual floor area ratios for the subject site and improvements and actual floor area ratios for each of the other parcels in the area and their related improvements.
9. Map data including scale, orientation, and date.
10. Environmental Statement: A statement must be prepared which identifies any pertinent natural conditions of the site and the area within a minimum distance of 160 feet of the subject site including, but not limited to, flood plains or floodways, drainage patterns, soils with server limitations for development or landscaping or natural vegetation amenities.

**B. Proposed Conditions**

1. Development Plan Map: Using the information from the Base Map of the Existing Conditions Survey, a Development Plan Map must be prepared at the same scale as the Survey Base Map. Some of

the information requested herein is applicable only to redevelopment of existing developed areas. The applicant must provide the following information:

2. Any changes to the outside dimensions of the structures of the subject site
3. Any changes to the setback lines
4. Any changes to the floor area ratio
5. Proposed access and parking system
6. Any changes to the service system for utilities including sanitary and storm sewer, water mains, gas lines, and above ground or below ground service for telephone or electric service
7. Any proposed landscaping, fencing, lighting, signage or other development detailing associated with the proposed plan.
8. Development Plan Statement
9. A statement must be prepared that addresses each of the elements of the Development Plan Map and explains the relationship of these proposed improvements to the conditions of the area to include:
10. Any conditions, covenants, or other guarantees that are proposed to assure the implementation of the proposed Development Plan should also be included as part of the Development Plan Statement.

**C. Major and Minor Changes**

1. Changes that alter the concept of the special use in regards to use, site and structure provisions and architectural character, may be approved by submission and reconsideration of all the requirements for the Special Use Plan and Standards.
2. Changes that do not alter the concept of the use and architectural character may be submitted to the City of Tiffin City Council. This submission must include a Base Map and Development Plan Map, as set forth herein, and the applicable items for the Development Plan Statement. If the City of Tiffin City Council finds that the changes to the special use do not alter the concept of the special use in the opinion of the City Council, then in accordance with procedures established in their rules, the City Council may approve or deny the changes. If the City of Tiffin City Council finds that the changes do alter the concept of the special use, then the applicant should follow the procedures for submitting a change in concept of the special use with all required submissions to the Planning and Zoning Commission.

C-1S  
.13

**DESIGN STANDARDS**

**A. FOR PERMITTED & SPECIAL EXCEPTIONS**

In considering development or redevelopment of property in the C-1S, the Planning and Zoning Commission will consider a range of issues, including the following general categories

1. Overall Site Planning
2. Building Design Elements
3. Parking
4. Landscaping
5. Signage

**B. FOR SPECIAL EXCEPTION USES**

No special use will be recommended in the C-1S unless the Planning and Zoning Commission finds:

1. That the special use is consistent with the general intentions of the District as indicated in the description of the District.
2. That any divergence from the site and structure provisions of the Existing Conditions Survey relate to benefits for the development of the area.
3. That the proposed Architectural Improvements are consistent with the architectural observations of the area as indicated in the Architectural Statement of the Existing Conditions Survey and that these improvements are consistent with the intent of the District in providing small-scale pedestrian-oriented development
4. That the proposed improvements associated with the special use including, but not limited to, parking areas and drives, landscaping, fencing, lighting, sign or other development detail, are consistent with the intent of the District in providing small scale pedestrian-oriented development.



**TABLE C – COMMERCIAL DISTRICTS**  
**(P=Permitted Uses; NP=Non Permitted Uses; SP (Special Uses))**

	C-1B	C-2B	C-10	C-20	C-1S
<b>RETAIL BUSINESS USES</b>					
Agricultural Implement Sales and Service	NP	P	NP	NP	NP
Antique Shops	NP	P	NP	NP	P
Apparel Stores	P	P	NP	NP	P
Appliance Sales and Service	NP	P	NP	NP	P
Art Galleries and Sales	NP	P	NP	NP	P
Art Supply Stores	NP	P	NP	NP	P
Automobile Accessory Stores	NP	P	NP	NP	NP
Automobile Sales and Service	NP	S	NP	NP	NP
Bait Shops	NP	P	NP	NP	NP
Bakeries; retail	P	P	NP	NP	P
Bicycle Sales and Repair Shops	NP	P	NP	NP	P
Boat Sales, Rentals, Storage, and Repairs	NP	S	NP	NP	NP
Book Stores	P	P	NP	NP	P
Building Material Sales, Supplies and Service	NP	P	NP	NP	NP
Business Machine Sales and Service	NP	P	NP	NP	NP
Camera and Photographic Supply Stores	P	P	NP	NP	P
Camper Sales and Service	NP	S	NP	NP	NP
Candy and Confectionery Stores	P	P	NP	NP	NP
Carpet and Rug Stores	NP	P	NP	NP	NP
Catalog Sales/Mail Order Stores	NP	S	NP	NP	NP
China and Glassware Stores	NP	P	NP	NP	P
Cigar, Cigarette and Tobacco Stores	P	P	NP	NP	NP
Coin, Philatelic, Stamp and Numismatic Stores	NP	P	NP	NP	P
Dairy Product Sales	P	P	NP	NP	NP
Delicatessens	P	P	NP	NP	P
Department Stores	NP	P	NP	NP	NP
Drapery Stores	NP	P	NP	NP	NP
Dressmaking Shops	P	P	NP	NP	P
Drug Stores and Pharmacies	P	P	S	S	P
Dry Goods Stores	NP	P	NP	NP	NP
Electrical Appliance and Equipment Stores	NP	P	NP	NP	NP
Farm Supply Stores	NP	P	NP	NP	NP
Fish Markets	S	P	NP	NP	NP
Flea Markets	NP	S	NP	NP	NP
Floor Covering Sales	NP	P	NP	NP	NP
Florists	P	P	NP	NP	P
Food and Grocery Stores	P	P	NP	NP	NP
Fruit and Vegetable Markets; retail	S	P	NP	NP	NP
Furnace Supplies and Service	NP	P	NP	NP	NP
Furniture Sales	NP	P	NP	NP	NP
Furriers	NP	P	NP	NP	NP
Garden Supply Stores	NP	P	NP	NP	NP
Gift Shops	P	P	NP	NP	P
Greenhouses; retail or wholesale sales	NP	P	NP	NP	NP
Haberdasheries	P	P	NP	NP	NP
Hardware Stores	P	P	NP	NP	NP
Hearing Aid Sales	NP	P	NP	NP	P
Hobby Shops	NP	P	NP	NP	NP

**TABLE C – COMMERCIAL DISTRICTS**  
**(P=Permitted Uses; NP=Non Permitted Uses; SP (Special Uses)**

	C-1B	C-2B	C-10	C-20	C-1S
<b>RETAIL BUSINESS USES (cont.)</b>					
Home Supply Centers	NP	P	NP	NP	NP
Ice of Ice Machine Sales	S	P	NP	NP	NP
Ice Cream Stores	P	P	NP	NP	P
Jewelry Stores	P	P	NP	NP	P
Lawnmower Sales and Service	NP	P	NP	NP	NP
Leather Goods and Luggage Stores	NP	P	NP	NP	NP
Linoleum and Tile Stores	NP	P	NP	NP	NP
Liquor Stores	NP	S	NP	NP	NP
Lumber Companies and/or Yards	NP	S	NP	NP	NP
Magazine and Newspaper Stores	P	P	NP	NP	NP
Meat Markets	S	P	NP	NP	NP
Medical Appliance Stores	NP	P	S	S	NP
Milk Machine Sales	S	P	NP	NP	NP
Millinery Shops	NP	P	NP	NP	NP
Monument and Tombstone Sales	NP	P	NP	NP	NP
Newsstands	P	P	NP	NP	P
Notions Stores	NP	P	NP	NP	P
Nurseries; retail or wholesale sales	NP	P	NP	NP	NP
Office Equipment and Supplies; retail	NP	P	NP	NP	NP
Optician's Sales; retail	NP	P	S	S	P
Paint and Wallpaper Stores	NP	P	NP	NP	NP
Pet Shops	NP	P	NP	NP	P
Pet Stores	S	P	NP	NP	P
Phonograph, Record, Tape, and Sheet Music Stores	NP	P	NP	NP	P
Picture Framing Shops	NP	P	NP	NP	P
Radio and Television Sales and Service	NP	P	NP	NP	NP
Recreational Vehicle Sales	NP	S	NP	NP	NP
Restaurants; drive-in or carry-out	NP	S	NP	NP	NP
Restaurants; entertainment, dancing and serving of alcoholic beverages	NP	NP	NP	NP	NP
Restaurants; the serving of alcoholic beverages permitted only when incidental to the serving of food and the principal activity	NP	P	S	S	P
Roadside Stands	NP	P	NP	NP	NP
School Supply Stores	P	P	NP	NP	NP
Sewing Machine Sales	NP	P	NP	NP	P
Shoe Stores	P	P	NP	NP	P
Souvenir and Curio Shops	NP	P	NP	NP	P
Sporting Good Stores	P	P	NP	NP	P
Stationery and Card Stores	P	P	NP	NP	P
Swimming Pool Sales and Service	NP	P	NP	NP	NP
Tailor Shops	P	P	NP	NP	P
Tire, Battery and Accessory Dealers	NP	P	NP	NP	NP
Trading Stamp Stores	NP	S	NP	NP	P
Truck Sales and Service	NP	S	NP	NP	NP
Typewriter Sales	NP	P	NP	NP	P
Water Softener Sales and Service	NP	P	NP	NP	NP

**TABLE C – COMMERCIAL DISTRICTS**  
(P=Permitted Uses; NP=Non Permitted uses; SP= Special Uses)

<b>SERVICE USES</b>	<b>C-1B</b>	<b>C-2B</b>	<b>C-10</b>	<b>C-20</b>	<b>C-1S</b>
Ambulance Service Garages	NP	S	NP	NP	NP
Artist's Studios	NP	P	S	S	P
Auction Rooms and Houses	NP	P	NP	NP	NP
Automobile Diagnostic Centers and Clinics	NP	S	NP	NP	NP
Automobile Driving Schools	NP	P	NP	NP	NP
Automobile Parking Lots or Garages, commercial	S	S	S	S	NP
Automobile Rentals	NP	S	NP	NP	NP
Automobile Repair Garages	NP	S	NP	NP	NP
Automobile Service Stations; for the retail sale and dispensing of fuel, lubricants, coolants, tires, batteries, minor accessories and supplies, including installation and services customarily incidental thereto	S	P	NP	NP	NP
Automobile (car) washes	NP	S	NP	NP	NP
Banks; drive-in facilities	S	P	S	S	NP
Banks; excluding drive-in facilities	P	P	S	S	P
Barber Shops	P	P	S	S	P
Beauty Parlors and Shops	P	P	S	S	P
Blueprinting and Photostating Establishments	NP	P	NP	NP	NP
Catering Establishments	NP	P	NP	NP	P
Cleaners; drive-in	S	P	NP	NP	P
Cleaning and Dyeing; retail	P	P	NP	NP	NP
Clothes Pressing Establishments	P	P	NP	NP	P
Clothes Rental Agencies	P	P	NP	NP	P
Clothes Repair Stores	P	P	NP	NP	P
Contractors Offices & Accessory Equipment yards not exceeding two (2) acres in total land Area	NP	S	NP	NP	NP
Credit Unions	NP	P	S	S	P
Currency Exchanges	P	P	NP	NP	P
Dancing Schools	NP	P	NP	NP	P
Dental and/or Medical Laboratories	NP	P	S	S	NP
Dry Cleaners and Laundries; but not a central plant serving more than one retail outlet	P	P	NP	NP	NP
Dry Cleaners, Laundries and Launderettes; self-service only	NP	P	NP	NP	P
Equipment Rental and Leasing Service	NP	P	NP	NP	NP
Financial Institutions	P	P	S	S	P
Funeral Parlors and Undertaking Establishments	S	P	S	NP	NP
Furniture Cleaning, Upholstering and Repair	NP	P	NP	NP	NP
Hotel and Motels	NP	P	NP	S	NP
Loan Companies	NP	P	S	S	P
Locksmiths	NP	P	NP	NP	P
Music Schools	NP	P	NP	NP	NP
Orthopedic Brace and Limb Fitting and Assembly	NP	P	S	S	NP
Parking Lots; open and other than accessory	NP	P	NP	NP	NP
Photographic Studios	NP	P	S	S	P
Savings and Loan Associations; drive-in facilities	S	P	S	S	NP
Savings and Loan Associations; excluding drive-in facilities	P	P	S	S	P

**TABLE C – COMMERCIAL DISTRICTS**  
**(P=Permitted Uses; NP=Non Permitted uses; SP= Special Uses)**

	C-1B	C-2B	C-10	C-20	C-1S
<b>SERVICE USES (cont.)</b>					
Shoe or Hat Repair Shops	P	P	NP	NP	P
Ticket Agency Offices	NP	P	S	S	P
Travel Agencies	P	P	S	S	P

<b>OFFICE USES</b>					
Accountant's Offices	NP	P	P	P	P
Advertising Agency Offices	NP	P	P	P	P
Animal Hospitals/Veterinary Clinics	NP	P	S	NP	NP
Architect's Offices	NP	P	P	P	P
Attorney's and Law Offices	NP	P	P	P	P
Auditor's Offices	NP	P	P	P	P
Bookkeeping Services	NP	P	P	P	P
Business and Professional Offices; miscellaneous	NP	P	P	P	NP
Chiropodist's Offices	NP	P	P	P	P
Chiropractor's Offices	NP	P	P	P	P
Dental and/or Medical Clinics	NP	P	P	P	NP
Dentist's Offices	NP	P	P	P	P
Detective Agency Offices	NP	P	P	P	NP
Doctors, Surgeons and Physician's Offices	NP	P	P	P	NP
Employment Agency Offices	NP	P	P	P	P
Engineer's Offices	NP	P	P	P	NP
Insurance Offices	NP	P	P	P	NP
Interior Decorator's Offices	NP	P	P	P	NP
Investment Companies	NP	P	P	P	P
Labor Union Offices	NP	P	P	P	P
Land Surveyor's Offices	NP	P	P	P	NP
Landscape Architect's Offices	NP	P	P	P	NP
Merchants' Association Offices	NP	P	P	P	NP
Newspaper Offices	NP	P	P	P	NP
Optician's Offices	NP	P	P	P	NP
Orthodontist's Offices	NP	P	P	P	NP
Osteopath's Offices	NP	P	P	P	NP
Political Organization Offices	NP	P	P	P	NP
Real Estate Offices	NP	P	P	P	NP
Secretarial and Stenographic Services	NP	P	P	P	P
Security and Commodity Brokers	NP	P	P	P	P
Title Company Offices	NP	P	P	P	P

<b>HEALTH, MEDICAL AND CARE FACILITIES</b>					
Child Care Centers, Children's Day Schools, Day Nurseries, Nursery Schools	P	P	P	NP	NP
Geriatric Centers and Institutions for the Care of the Aged	NP	NP	S	S	NP
Hospitals and Sanitariums	NP	NP	NP	S	NP
Institutions for the care or treatment of insane, feeble-minded, retarded, alcoholic or drug-addict patients	NP	NP	NP	S	NP
Mental Health Clinics	NP	NP	NP	S	NP
Nursing Homes and Convalescent Centers	NP	NP	P	S	NP

**TABLE C – COMMERCIAL DISTRICTS**  
**(P=Permitted Uses; NP=Non Permitted uses; SP= Special Uses)**

**C-1B    C-2B    C-10    C-20    C-1S**

**AGRICULTURAL USES**

Agricultural Buildings and Structures	P	NP	NP	P	NP
Cultivation of Field and Garden Crops	P	NP	NP	P	NP
Farms	P	NP	NP	P	NP

**RECREATION AND SOCIAL FACILITIES**

Amusement Establishments; including shooting galleries, pinball machines, and similar amusement facilities	NP	S	NP	NP	NP
Arboretums and Botanical Gardens	NP	NP	NP	P	NP
Billiard and Pool Halls	NP	S	NP	NP	NP
Bowling Alleys	NP	P	NP	NP	NP
Clubs; indoors	S	P	NP	NP	P
Clubs; outdoors	NP	S	NP	NP	NP
Community Center Building, Clubhouses, Recreation Buildings, Swim Clubs and Indoor Pools, Tennis Clubs for Indoor Tennis; non-commercial, not-for-profit, and owned by the residents or owners or a development	P	P	NP	NP	NP
Dance Halls	NP	P	NP	NP	NP
Fairgrounds and Exhibition Grounds	NP	S	NP	NP	NP
Golf Courses; driving ranges	NP	S	NP	NP	NP
Golf Courses; par-three and miniature	NP	S	NP	NP	NP
Gymnasias; commercial	NP	S	NP	NP	NP
Health Clubs	NP	S	NP	NP	P
Lodges and Fraternal Organizations	S	P	NP	NP	NP
Skating, Ice, and Roller Rinks; indoor and private	NP	S	NP	NP	NP
Swim Clubs Swimming Pools, Buildings for Indoor Pools, private	NP	S	NP	NP	NP
Swim Clubs, Racquetball Clubs, Handball Clubs; with outdoor and indoor facilities	NP	S	NP	NP	NP
Tennis Clubs, Racquetball Clubs, Handball Clubs; with outdoor and indoor facilities private	NP	S	NP	NP	
Theaters; indoor	NP	P	NP	NP	P

**PUBLIC, EDUCATION, AND UTILITY USES**

Airports and/or Heliports	NP	NP	NP	S	NP
Bus Passenger's Stations non-public	NP	P	NP	NP	NP
Bus Terminals Turnarounds and Lots non-public	NP	P	NP	NP	NP
Business Colleges/Commercial Schools	NP	P	S	S	NP
Colleges, Universities, and Junior Colleges	NP	NP	NP	S	NP
Dormitories and Housing accommodation and facilities	NP	NP	NP	S	NP
Fire Stations	S	P	P	P	P
Forest Preserves	P	P	P	P	NP
Garages and Parking Lots; public or non-public	NP	P	S	S	NP
Libraries	P	P	P	P	P
Office Buildings; public	P	P	P	P	NP

**TABLE C – COMMERCIAL DISTRICTS**  
(P=Permitted Uses; NP=Non Permitted uses; SP= Special Uses

	C-1B	C-2B	C-10	C-20	C-1S
<b>PUBLIC, EDUCATION, AND UTILITY USES (cont.)</b>					
Parks and Playgrounds	P	P	P	P	P
Police Stations	P	P	P	P	P
Post Offices	P	P	P	P	P
Pumping Station, Water Towers, Water Works, or Wells; public	P	P	P	P	P
Railroad Passenger's Stations	NP	P	NP	NP	NP

<b>MISCELLANEOUS USE</b>					
Exhibition Halls	NP	P	NP	P	NP
Meeting Halls	S	P	NP	NP	NP
Reading Rooms; religious	NP	P	NP	NP	NP

**COMMERCIAL SETBACKS**  
C-1S Specialized District Downtown Center

Major Category	Minimum Lot Area	Minimum Lot Width	Front Yard Setback	Interior Side Yard Setback	Corner Yard Setback	Rear Yard Setback	Floor Area Ratio	Maximum Height of Principal Use
Retail Business Uses	6,000 sf	60'	5'	5'	10'	5'	0.4	35'
Service Uses	6,000 sf	60'	5'	5'	10'	5'	0.4	35'
Office Uses	6,000 sf	60'	5'	5'	10'	5'	0.4	40'
Health Medical & Care Facilities	6,000 sf	60'	5'	5'	10'	5'	0.4	35'
Public, Education & Utility Uses	6,000 sf	60'	5'	5'	10'	5'	0.4	35'
Recreation & Social Facilities Uses	6,000 sf	60'	5'	5'	10'	5'	0.4	35'
Miscellaneous Uses	6,000 sf	60'	5'	5'	10'	5'	0.4	35'

**COMMERCIAL SETBACKS**  
**C-1B Neighborhood Business District**

Major Category	Minimum Lot Area	Minimum Lot Width	Front Yard Setback	Interior Side Yard Setback	Corner Yard Setback	Rear Yard Setback	Floor Area Ratio	Maximum Height of Principal Use
Retail Business Uses	NA	NA	30'	15'	30'	30'	0.4	35'
Service Uses	NA	NA	30'	15'	30'	30'	0.4	35'
Health Medical & Care Facilities	20,000 SQ FT	150'	50'	15'	30'	40'	0.25	35'
Agricultural Uses	5 Acres	300'	50'	15'	30'	40'	0.15	35'
Public, Education & Utility Uses	NA	NA	30'	15'	30'	30'	0.4	35'
Recreation & Social Facilities Uses	NA	NA	30'	15'	30'	30'	0.4	35'
Miscellaneous Uses	NA	NA	30'	15'	30'	40'	0.4	35'

**C-2B Community Business District**

Major Category	Minimum Lot Area	Minimum Lot Width	Front Yard Setback	Interior Side Yard Setback	Corner Yard Setback	Rear Yard Setback	Floor Area Ratio	Maximum Height of Principal Use
Retail Business Uses	NA	NA	30'	15'	30'	30'	0.8	45'
Service Uses	NA	NA	30'	15'	30'	30'	0.8	45'
Office Uses	NA	NA	30'	15'	30'	30'	0.8	45'
Health Medical & Care Facilities	20,000 sf	150'	50'	15'	30'	40'	0.25	45'
Agricultural Uses	5 Acres	300'	50'	15'	30'	40'	0.15	35'
Public, Education & Utility Uses	NA	NA	30'	15'	30'	30'	0.8	35'
Recreation & Social Facilities Uses	NA	NA	30'	15'	30'	30'	0.8	35'
Senior Housing	1,090 sf	150'	30'	10'	30'	30'	0.8	45'
Miscellaneous Uses	NA	NA	30'	15'	30'	30'	0.4	35'

**C-10 Restricted Office District**

Major Category	Minimum Lot Area	Minimum Lot Width	Front Yard Setback	Interior Side Yard Setback	Corner Yard Setback	Rear Yard Setback	Floor Area Ratio	Maximum Height of Principal Use
Retail Business Uses	40,000 sf	150'	30'	10'	30'	20'	0.5	35'
Service Uses	40,000 sf	150'	30'	10'	30'	20'	0.5	35'
Office Uses	10,000 sf	80'	30'	10'	25'	30'	0.5	40'
Health Medical & Care Facilities	20,000 sf	150'	50'	15'	30'	40'	0.25	35'
Public, Education & Utility Uses	NA	NA	30'	15'	30'	30'	0.4	35'
Recreation & Social Facilities Uses	NA	NA	30'	15'	30'	30'	0.8	35'

**C-20 Office and Research District**

Major Category	Minimum Lot Area	Minimum Lot Width	Front Yard Setback	Interior Side Yard Setback	Corner Yard Setback	Rear Yard Setback	Floor Area Ratio	Maximum Height of Principal Use
Retail Business Uses	40,000 sf	150'	30'	10'	30'	20'	0.5	35'
Service Uses	40,000 sf	150'	30'	10'	30'	20'	0.5	35'
Office Uses	10,000 sf	80'	30'	10'	25'	30'	0.5	40'
Health Medical & Care Facilities	20,000 sf	150'	50'	15'	30'	40'	0.25	35'
Public, Education & Utility Uses	NA	NA	30'	15'	30'	30'	0.4	35'
Recreation & Social Facilities Uses	NA	NA	30'	50'	75'	75'	0.5	35'
Miscellaneous Uses	5 acres	300'	75'	50'	75'	50'	0.5	35'

# INDUSTRIAL DISTRICTS RESTRICTED AND GENERAL

## INTENT AND DESCRIPTION OF DISTRICTS

This district intends to establish industrial districts and regulations that govern the location, intensity, and method of development of the industrial areas of the City. The regulations are designed to provide for the grouping together of industries that are compatible to one another and that are not objectionable to the community as a whole. The regulations are intended to preserve the lands for industrial and allied uses and prohibit the intrusion of residential and other non-compatible uses into the industrial area. The performance of the industrial uses is regulated by standards for the external effects of noise, smoke, vibration, and other potential nuisances.

Applicants for industrial zoning are encouraged to apply for such zoning only in areas designated for industrial usage on the official "Land Use Plan of the City of Tiffin." Industrial uses are grouped into two classifications:

**M-1 = Restricted Industrial District**

**M-2 = General Industrial District**

For purposes of determining the restrictiveness of the two industrial zoning classifications, M-1 must be considered the most restrictive (light) industrial district, and M-2 must be considered the least restrictive (heavy) industrial district.



# M-1

## RESTRICTED (LIGHT) INDUSTRIAL DISTRICT

M-1

**.01 INTENT and DESCRIPTION OF DISTRICT**

The M-1 District is intended to control the development of lands to be used by industrial firms that have high standards of performance and that can locate in close proximity to business uses, and in locations convenient to residential areas, without creating nuisances. The district regulations are designed to permit the operations of most manufacturing, wholesaling, and warehousing activities with adequate protection to adjacent district uses and sufficient control of external effects to protect one industry from another. Some retail uses are permitted that service the industrial uses within the industrial area or that do not depend upon intensive visits of retail customers. In this district, outdoor storage must be completely screened and all industrial operations must be in an enclosed building.

M-1

**.02 PRINCIPAL USES AND STRUCTURES PERMITTED**

Permitted uses of land or buildings, as hereinafter enumerated, must be permitted in the M-1 Restricted (Light) Industrial District only in accordance with conditions specified. Only those uses specifically listed must be considered permitted uses, and no building or lot may be devoted to any use other than a use permitted hereunder, with the exception of the Permitted Principal Uses and Structures as listed in the following Table M-1, (located at the end of this section).

M-1

**.03 ACCESSORY AND TEMPORARY BUILDINGS AND STRUCTURES**

Accessory and temporary buildings or structures are allowed according to the provisions of Section 9.05 and Section 9.21.

M-1

**.04 SPECIAL EXCEPTION USES**

Special exception uses listed below may be allowed subject to the issuance of special use permits in accordance with the provisions of Section 11.07. Refer to the following Table M-1 for a listing of Special Exception Uses.

Special exception uses may be required to meet more restrictive site and structure provisions if the City Council acting upon the recommendation of the Planning and Zoning Commission, determines that such requirements are necessary to the public health, safety, and general welfare.

M-1

**.05 AREA REQUIREMENTS**

The minimum area that may constitute a separate or detached part of the M-1 District on the City of Tiffin Official Zoning Map or subsequent amendments to the Zoning Map must be three (3) acres. However, land zoned in the M-2 zoning district that immediately abuts or is directly across the street from land zoned in the M-1 classification, may be included in the calculation of area meeting the minimum requirements.

The minimum area, setback, density and maximum height, must be as prescribed in the following Table M-1

- A. Any lot adjacent to U.S. Highway 6, in any way, must be required to have a 20-foot setback in addition to the minimum yard requirements stated herein, except those properties that are located adjacent to Highway 6 beginning at the east line of Main Street to a point 233 feet, more or less, west of the intersection with Roberts Ferry Road and Highway Six, which must be required to have a 32-foot setback, in addition to the minimum yard requirements state herein.
- B. Any lot adjacent to a railroad right-of-way, in any way must be required to have a 50-foot setback in addition to the minimum yard requirement stated herein.

M-1  
.06

**SIGN REGULATIONS**

Signs are permitted according to the provisions of Section 6.

M1  
.07

**PARKING AND OFF-STREET LOADING REGULATIONS**

Parking must be provided according to the provisions of Section 7.

M-1  
.08

**LIGHTING**

Exterior lighting is provided according to the provisions of Section 8.

M-1  
.09

**LANDSCAPING REGULATIONS**

At the time of a building permit application in all industrial zones, the applicant must supply a landscaping plan for review by the Planning and Zoning Commission or the city designee. The landscaping plan must be appropriate to the zone and must be submitted at the time of application for the building permit. The plan is be subject to review and approval of the city.

Industrial zones must provide in their landscaping plans for the placement of no less than one deciduous tree for each acre or less of zoned area. The city review may also request additional landscaping such as shrubs and border vegetation if this should appear to be beneficial and conducive to a more esthetic, attractive and orderly development of the area.

M-1  
.10

**SPECIAL REGULATIONS**

- A. Residential uses are not permitted within the M-1 District.
- B. Fencing and Screening as provided in M-1.13.

M-1  
.11

**PERFORMANCE STANDARDS**

- A. **Purpose**  
Performance standards regulating industrial development and activity within the City are intended to:
  - 1. Permit industrial land uses to be measured factually and objectively.

2. Ensure that all industries provide methods that protect the community from hazards that are preventable by legitimate processes of control and nuisance elimination.
3. Protect industries from arbitrary exclusion or persecution based solely on subjective determinations of industrial performances made in the past.

**B. Applicability**

Performance standard provisions of this Section must be applicable to any use established in this zoning district in either of the following instances:

1. If any use, building or other structure, established prior to the effective date of this ordinance is extended, enlarged, moved, structurally altered, or reconstructed, the change in building or land use or configuration must be in full compliance with this provision. Uses lawfully established prior to the effective date of this Ordinance, and not being extended, enlarged, moved, structurally altered or reconstructed, must fully comply with applicable industrial performance standards existing at the time of use establishment or at the time of most recent structural alteration.
2. Any use established, any building or structure constructed, or tract of land developed for any permitted, special, or accessory use in this zoning district must comply with all of the performance standards herein set forth.

**C. Procedure**

Showing of Probable Compliance - Uses, buildings, or structures required to comply with this provision must make a showing of probable compliance with these performance standards prior to undertaking any alteration. The showing must be in the form of a letter submitted with the zoning application (or building application if proper industrial zoning already exists) prepared by a professional engineer, licensed by the State of Iowa, certifying that the use, building, or structure complies with all industrial performance standard requirements. The letter must be based on the engineer's personal scrutiny of the site and proposed use or alteration, and must have analytical foundation in accepted engineering principles. In addition, the Planning and Zoning Commission may require the applicant to submit:

1. A plot plan showing the location of all present and proposed structures, drives, parking lots, waste disposal areas, bulk storage areas, streets, streams, or other significant features on or within two hundred (200) feet of the proposed site.
2. A description of the activity to be conducted regarding waste products, external effects, or other conditions that are regulated herein; provided, however, that the applicant must not be required to reveal any trade secrets or sufficient detail with regard to a process that would cause any

secret process or manufacturing procedure for a closely guarded proprietary compound or product to become public knowledge and be available to competitors.

3. The type and location of abatement devices to control, or recording instruments to measure conformance with required standards, not including devices and instruments that are inherent in the manufacturing process.
4. Such other data and certification as may reasonably be required by the Planning and Zoning Commission to reach a determination.
5. All information and evidence submitted in applications to indicate conformity to performance standards must constitute a certification and an agreement on the part of the applicant that the proposed use can and will conform to such standards at all times.

**D. Administrative Options**

The Planning and Zoning Commission may approve and authorize the establishment of the use, building, or structure if all pertinent provisions of this Ordinance and other applicable ordinances are complied with. If, however, the Planning and Zoning Commission determines that the proposed use, building, or structure may not comply with performance standards, they may inform the applicant that either more information is necessary or that an independent engineering analysis of the proposed use, building, or structure is required prior to final City Council approval.

**E. Need for Independent Engineering Analysis**

If the Planning and Zoning Commission determines that reason exists to doubt the compliance with any applicable performance standard provision, a state licensed professional engineer of the City's choosing—but acceptable to the petitioner—may be asked to analyze the prospects of compliance. Costs of such analysis must be paid by the applicant.

**F. Use of Independent Engineering Analysis**

Upon submission of an independent engineering analysis authorized by the City, the Planning and Zoning Commission must authorize establishment of the use, building, or structure if the independent analysis confirms probable compliance with this provision and if all other applicable provisions of this and other City ordinances are satisfied. If, however, the independent engineering analysis indicates that the proposed use, building, or structure is not likely to comply with this provision, then the application must be denied until such time that the proposal is able to comply fully.

**G. Appeal of Administrative Determination**

Action, or a lack of action by the Planning and Zoning Commission, with reference to these performance standards may be appealed to the City of Tiffin Board of Adjustment. In instances when no action has been taken by the Planning and Zoning Commission within 120 days after formal filing of the application, the lack of action may be appealed to the City of Tiffin Board of Adjustment.

**H. Continued Enforcement**

1. The Planning and Zoning Commission must investigate any purported violation of performance standards. Uses, buildings, or structures lawfully established prior to the effective date of this Ordinance and subject to performance standards existing at that time, may be found to be in violation with those previously applicable standards. Alleged violations may be brought to the City Council's attention by employees of that office, or by, County, or State law enforcement, health, or environmental employees or officials or citizens. If a violation is alleged, the Planning and Zoning Commission must inform the suspected perpetrator and must initiate an independent engineering analysis consistent with the analysis procedure outlined herein. Administrative determinations made in conjunction with the analysis may be appealed in the same manner heretofore outlined.

**2. Revocation of Permits**

If an alleged violation is determined to be valid by the independent engineering analysis, any permits previously issued in conjunction with the established use, building, or structure are void and the operator must cease operation until the violation is remedied. Failure to cease operation within two days of notice to do so by the City constitutes an aggravated violation of this Ordinance and the penalty provision cited in Section 13 may be imposed.

**I. TECHNICAL PROVISIONS**

**1. Noise**

a. To measure the intensity and frequency of sound, the sound level meter, the octave band analyzer, and the impact noise analyzer may be employed. The flat network and the fast meter response of the sound level meter may be used. Sounds of short duration that cannot be measured accurately with the sound level meter, may be measured with the impact noise analyzer. Octave band analyzers calibrated in the preferred frequencies (American Standards Association S1 6-1960, Preferred Frequencies for Acoustical Measurements) must be used with the following tables. The suspected perpetrator will be required to hire at the approval of the City, a consultant to measure, record, and report to the City Council results about compliance with the City Zoning Ordinance. The owner of the use of the suspected noise violation will incur all costs.

**b. Maximum Permitted Sound Level**

<u>Octave Bank Frequency</u>		Decibels
Cycles per Second		
0	through 74	58
75	through 149	54
150	through 299	50
300	through 599	46
600	through 1,199	40
1,200	through 2,399	33
2,400	through 4,799	26
4,800	and over	20

**c. Exceptions**

The following uses and activities must be exempt from the noise level regulations in the M-1 District:

- i. Noises not directly under control of the property user.
- ii. Noises emanating from construction and maintenance activities between 7:00 A.M. and 10:00 P.M. Such activities are those that are non-routine operations accessory to the primary activities, and that are temporary in nature, or conducted infrequently.
- iii. The noises of safety signals, warning devices, and emergency pressure relief valves.
- iv. Transient noises of moving sources such as automobiles, trucks, airplanes, and railroads.
- v. At no point along the boundary of a residential district or along an adjacent lot must the sound pressure level of any operation or plant exceed the decibel limits in the octave bands designated below

**2.. Vibration**

- a. Any industrial operation or activity that must cause at any time and at any point along the nearest adjacent lot line, earth borne vibrations in excess of the limits set forth in Column I of the following Tables (d) and (e) is prohibited.
- b. In addition, any industrial operation or activity that must cause at any time and at any point along a residential district boundary line, earth borne vibrations in excess of the limits set forth in Column II of the following Tables is prohibited.
- c. Exceptions: The following uses and activities must be exempt from the vibration level regulations:
  - i. Vibrations not directly under the control of the property user.
  - ii. Vibrations emanating from construction and maintenance activities between 7:00 A.M. and 9:00 P.M. Such activities are those that are non-routine operations accessory to the primary activities and that are temporary in nature, or conducted infrequently.
  - iii. Transient vibrations of moving sources such as automobiles, trucks, airplanes, and railroads.
  - iv. Vibrations must be expressed as displacement in inches and must be measured with a three-component measuring system approved by the Zoning Administrator.

d. Maximum Permitted Steady-State Vibration Displacement Level

Frequency (Cycles per Second)	I.*	II*
	Displacement (Inches)	Displacement (Inches)
0 through 9	0.0008	0.0004
10 through 19	0.0005	0.0002
20 through 29	0.0003	0.0001
30 through 39	0.0002	0.0001
40 and over	0.0001	0.0001

\*Steady-state vibrations, for purposes of this Ordinance, are vibrations that are continuous, or vibrations in discrete impulses more frequent than 100 per minute. Discrete impulses that do not exceed 100 per minute, must be considered impact vibrations, and must not cause in excess of twice the displacement stipulated.

e. Maximum Permitted Impact Vibration Displacement Level:

Frequency (Cycles per Second)	I*	II*
	Displacement (Inches)	Displacement (Inches)
0 through 9	0.0016	0.0006
10 through 19	0.0010	0.0003
20 through 29	0.0006	0.0002
30 through 39	0.0004	0.0001
40 and over	0.0002	0.0001

\*\*Impact vibrations, for purposes of this Ordinance, are vibrations that occur in discrete impulses separated by an interval of at least one (1) minute and numbering not more than eight in any 24-hour period.

3. **Smoke and Particulate Matter**

The emission, from all sources within any lot, or particulate matter containing more than 5% by weight of particles having a particle diameter larger than 44) microns is prohibited. Dust and other types of air pollution borne by the wind from such sources as storage areas, yards, and roads within the boundaries of any lot must be kept to a minimum by appropriate landscaping, paving, oiling, or other acceptable means. Emission of particulate matter from such sources in excess of the weight limitations specified herein is prohibited. The emission of smoke or particulate matter of a density or equivalent opacity equal to, or greater than, No. 2 on the Ringelmann Chart is prohibited at all times, except as otherwise provided herein. (The Ringelmann Chart is the chart published by the United States Bureau of Mines).

a. **Smoke Emission**

In the M-1 zone, the emission of more than 12 smoke units per stack in any one hour period is prohibited. However, once during any six hour period each stack must be permitted up to 12 additional units in a 15 minute period for soot blowing and

fire cleaning. Only during such 15 minute periods must smoke of a density or equivalent opacity equal to, but not exceeding, Ringelmann No. 3 be permitted, and then only for fire cleaning and for not more than four minutes per period.

- b. **Particulate Matter**  
The rate of emission of particulate matter from all sources within the boundaries of any lot must not exceed the rate established in the Table below:

c. **Maximum Permitted Particulate Mater Emission Rate**

Height of Emission (Feet)	Pounds Per Hour Per Acre
0 through 49	1.00
50 through 99	1.01
100 through 149	1.06
150 through 199	1.10
200 through 299	1.16
300 through 399	1.30
400 and over	1.50

d. **Method of Measurement**

- i. **Smoke** – To grade the density or equivalent opacity of emission of smoke, the Ringelmann Chart must be employed. To determine smoke units, the Ringelmann reading must be made at least every minute during the period of observation. Each reading (Ringelmann number) must be multiplied by the time in minutes for which it is observed, and the products added together to determine the total number of smoke units observed during the total period of observation.
- ii. **Particulate Matter** - The total net rate of emission of particulate matter within the boundaries of any lot must be determined as follows: Determine the maximum emission in pounds per hour from each source of emission and divide this figure by the number of acres of lot area, thereby obtaining the hourly rate of emission in pounds per acre. Add together the individual rate of emission as derived above to obtain the total rate of emission from all sources of emission within the boundaries of the lot. This total must not exceed the rate established in the preceding Table.

**4. Odors**

No continuous, frequent, or repetitive emission of odors or odor-causing substances that would be offensive beyond any property line of any industrial use will be permitted. An odor emitted no more than 15 minutes in any one day must not be deemed as continuous, frequent, or repetitive within the meaning of these regulations. The existence of an



odor must be presumed when analysis by a competent technician demonstrates that a discernible odor is being emitted. Any process that may involve the creation or emission of any odors must be provided with a primary and a secondary safeguard system so that control will be maintained if the primary safeguard system fails. The rules and regulations of the Iowa Environmental Protection Agency must be complied with.

**5. Radiation Hazards**

The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes must not be allowed in the M-1 District.

**6. Fire and Explosive Hazards**

a. The provisions of Iowa Code §§93.143-156 of the must be complied with, and no explosives may be stored, used, or manufactured without first petitioning the City, and the use must receive a certificate of compliance from both the State of Iowa and the Tiffin Fire Association.

b. No gasoline or other inflammables or explosives must be stored unless the location, plans, and construction conform to the laws and regulations of the State of Iowa and have the approval of both the State Division of Fire Prevention of the Department of Public Safety and the Tiffin Fire Association.

**7. Glare and Heat**

Every use and activity must be so operated that it does not emit heat or heated air beyond the boundary of the lot on which it is located. No direct or sky-reflected glare must emanate from any use or activity that is visible at any point on or beyond the boundary of the lot on which such activity is located. This restriction does not apply to signs otherwise permitted by the provisions of the Zoning Ordinance or other applicable ordinances, not to activities of a temporary or of an emergency nature, nor to night lighting necessary for safety and the protection of property.

**8. Electromagnetic Interference**

There must be no electromagnetic interference that adversely affects the operation of any equipment other than that belonging to the creator of such interference, or that does not conform to the regulations of the Federal Communications Commission.

M-1  
.12

**SITE AND PLAN REVIEW**

The same provisions under C-1S.12 must apply.

**OUTDOOR STORAGE AND SCREENING**

A. Recycling processing facility, provided:

1. The exterior storage area is no greater than 50% of the size of the ground floor area of the principal structure, or 1,500 square feet, whichever is less; and
2. All unloading and storage of materials, including processed materials, must be conducted within completely enclosed buildings; and
3. Incidental outdoor storage areas, including the storage of empty waste containers and collection vehicles, but not including the outdoor storage of discarded or recyclable materials, must be screened from view of adjacent property located in a residential or commercial zone and from public street, and must not be permitted in any front yard. The screening must meet the requirements of Section 5.07.J.9 of this Chapter; and
4. The exterior storage of full or partially full waste containers must be prohibited; however, collection containers for recyclable materials that are open to the public may be located outdoors, provided containers that are designed to control the spread of litter and debris and that they not be located within a front yard.

B. Truck Terminal Facilities, provided:

1. The exterior storage area is no greater than 50% of the size of the ground floor area of the principal structure, or 1,500 square feet, whichever is less; and
2. All vehicles on the property are in operational condition and are properly licensed as required by State of Federal Law.
3. No vehicle is stored for more than forty-five continuous days on the property.
4. The parking and trailer storage area is surfaced with asphalt or concrete designed and maintained to prevent the flow of water onto adjoining properties.
5. Screening is preserved, planted, constructed, and maintained according to Section M-1.13. Screening must also be provided along any lot lines, which abut any street in a manner sufficient to obscure the truck terminal facility from view, using the screening standards in Section M-1.13.

- C. Outdoor storage of discarded tires or appliances, excluding the processing or disassembly of those materials, as an accessory use to a recycling processing facility, provided:
1. The exterior storage area is no greater than 50% of the size of the ground floor area of the principal structure, or 1,500 square feet, whichever is less; and
  2. Outdoor storage must be conducted entirely within an enclosed fence, wall or other solid screen. Such solid screen must be constructed in such a manner that no outdoor storage must be visible from an adjacent property, street or highway. Materials must not be piled against the fence or higher than the height of the fence; and
  3. The outdoor storage of tires must not be closer than 100 feet to any property line; and
  4. Mosquito abatement measures must be incorporated into the design of the outdoor storage area.
- D. Outdoor storage of recyclable materials, not including tires or appliances, as an accessory use to a recycling processing facility, provided:
1. The exterior storage area is no greater than 50% of the size of the ground floor area of the principal structure, or 1,500 square feet, whichever is less; and
  2. Paper products, cardboard, plastic, and other similar materials must be processed by bailing, palletizing, or other means to control the spread of litter; and
  3. Outdoor storage of unprocessed materials must be limited to glass, metal, or other materials that are not easily dispersed by wind, provided they are located in a container or structure designed to control the spread of litter and debris; and
  4. Outdoor storage must be limited to those materials that are intended for reuse, remanufacture, or reconstitution, and not for final disposal in a landfill, by incineration, or by other means; and
  5. Plans for controlling the spread of litter and debris may be required prior to the approval of the outdoor storage area; and
  6. Screening of outdoor storage areas must be provided as required by Section 9 of this Chapter.

E. SCREENING

Where a lot occupied by an industrial use abuts or is across a street, roadway, alley or railroad right-of-way from an agricultural, residential, school or recreational area including a park, playground, or Clear Creek, screening must be preserved, planted or constructed and maintained by the owner of the industrial use in accordance with the provisions set forth below.

1. Location:

- A. Screening must be provided along lot lines or street right-of-way in a manner sufficient to obscure the industrial use from view at ground level within the lot lines of a residential or school abutting or located across the street from the industrial use.
- B. In an industrial zone where parking is located within 60 feet of a residential or other industrial zone boundary, screening must be provided in a location and manner sufficient to obscure all off-street parking and loading, storage or other such areas of activity from view within the lot lines of the residential zone or school.
- C. In all instances where street right-of-way, which acts to separate the lots on that the uses are located, is 100 feet or wider, screening must not be required.

2. Screening Materials:

- A. Outdoor storage must be conducted entirely within an enclosed fence, wall or other solid screen. Such solid screen must be constructed in such a manner that no outdoor storage must be visible from an adjacent property, street or highway. Materials must not be piled against the fence or higher than the height of the fence.
- B. A planting screen of pyramidal arbor vitae, the plantings being at least three feet high when planted and spaced four feet on center, may be used. Other evergreen varieties may be used if approved by and spaced according to the City of Tiffin. The planting bed must have a minimum

dimension of five feet, be separated from streets, drives and parking areas by an curb or barrier in such a manner that sand and saltwater runoff will not damage the screening.

- C. Where a planting screen cannot be expected to thrive because of intense shade, soil or other conditions, a solid fence of durable construction, and earthen berm covered with grass or low shrubs or other acceptable materials that provide maximum visual obscurity to a height of six feet at maturity may be used if approved by the City.

3. Time of Installation:

If a lot proposed for a industrial use is located adjacent to or opposite an existing residential use or subdivision in a residential zone or a school, screening, as required herein, must be installed prior to occupancy or commencement of a use. The City may grant a delay to the seasonal calendar dates of June 1 or November 1, whichever comes first. Similarly, if a lot or space intended for the placement of a manufactured housing is located adjacent to or across the street from and existing residential development, the owner of the manufactured housing use must provide screening as described herein.

4. Maintenance:

The owner must keep all screening properly maintained, free of trash and litter and all plant materials pruned in such a manner as to provide effective visual obscurity from the ground to a height of at least six feet.

**Table M-1**  
**Area Requirements**

**LIGHT INDUSTRIAL**

Major Category	Minimum Lot Area Sq ft	Minimum Lot Width ft	Front Yard Setback ft	Interior Side Yard Setback ft	Corner Yard Setback ft	Rear Yard Setback Ft	Floor Area Ratio	Maximum Height Of Principal
Industrial Uses	20,000	100	40	15	30	40	10	45
Warehouse & Wholesale Uses	20,000	100	40	15	30	40	1	45
Service Uses	10,000	80	40	10	30		0.8	45
Retail Business Uses	10,000	80	40	10	30	30	0.8	45
Office Uses	10,000	80	40		30		0.8	45
Agricultural Uses	5 Acres	300	50	30	30	40	0.015	35
Recreation and Social Facilities	20,000	100	40	15	30	40	1	45
Public, Education or Utility Uses	10,000	80	40	10	30	30	0.8	45
Land Excavation or Utility Uses	20 Acres	500	150	75	75	75	0.02	35
Radio & TV Station Towers	5 Acres	300	50	15	30	40	0.05	200
Miscellaneous Uses	20,000	100	40	15	30	40	1	45

**TABLE M-1**  
**Permitted Principal Uses and Structures**

1. **INDUSTRIAL USES**
  - a. Bakeries; manufacturing.
  - b. Blacksmith shops.
  - c. Cabinetmakers.
  - d. Contractor's Equipment Storage Yards.
  - e. Crematories.
  - f. Dry Cleaning Establishments; with central plant serving more than one retail outlet.
  - g. Exterminating and Fumigating Shops.
  - h. Glazing Shops.
  - i. Launderers; industrial.
  - j. Laundries; with central plant serving more than one retail outlet.
  - k. Medical Research Facilities.
  - l. Ornamental Ironworks Shops.
  - m. Print Shops.
  - n. Printing, Publishing and Lithography Industries.
  - o. Sheet Metal Shops.
  - p. Sign Contractors.
  
2. **WAREHOUSE AND WHOLESALE USES**
  - a. Automobile Storage Facilities.
  - b. Beverage Distributors.
  - c. Warehouses.
  - d. Wholesale Establishments-completely enclosed.
  
3. **SERVICE USES**
  - a. Ambulance Service Garages.
  - b. Animal Shelters/Kennels.
  - c. Automobile Diagnostic Centers and Clinics.
  - d. Automobile Driving Schools.
  - e. Automobile Rentals.
  - f. Automobile Repair Garages.
  - g. Blueprinting and Photostating Establishments.
  - h. Cartage and Express Facilities.
  - i. Credit Unions.
  - j. Dental or Medical Laboratories.
  - k. Electrical Shops.
  - l. Furniture Cleaning, Upholstering and Repair.
  - m. Linen, Towel, Diaper and Similar Supply Services.
  - n. Newspaper Distribution Agencies.
  - o. Packing and Crating Services.
  - p. Parcel Pick-Up and Delivery Services.
  - q. Refrigeration Shops.
  - r. Taxicab Garages.
  - s. Taxidermists.
  - t. Towing Services.
  - u. Window Cleaning Services.
  - v. Equipment Rental and Leasing Service without outside storage, display or maintenance of the equipment.

**4. RETAIL BUSINESS USES**

- a. Automobile Accessory Stores.
- b. Automobile Sales and Service.
- c. Bars and Cocktail Lounges; including dancing and/or live entertainment.
- d. Bicycle Sales and Repair Shops.
- e. Boat Sales, Rentals, Storage, and Repairs.
- f. Building Material Supplies, Sales and Service.
- g. Camper Sales.
- h. Catalog Sales and Mail Order Stores.
- i. Christmas Tree Sales.
- j. Farm Supply Stores.
- k. Feed and Grain Sales.
- l. Fuel Oil Sales.
- m. Furnace Supplies and Service.
- n. Greenhouses; retail or wholesale sales.
- o. Heating Supplies and Fixture Sales.
- p. Home Supply Centers.
- q. Lawnmower Sales and Repairs.
- r. Mobile Home Dealers.
- s. Motorcycle Sales, Repairs and Service.
- t. Nurseries; retail or wholesale sales.
- u. Plumbing Supplies and Fixture Sales.
- v. Recreational Vehicle Sales.
- w. Retail Outlet Stores; accessory to a manufacturing or wholesale establishment.
- x. Septic Tank Sales and Service.
- y. Snowmobile Sales and Service.
- z. Taverns.
- aa. Tire, Battery and Accessory Dealers.
- bb. Trading Stamp Stores.
- cc. Trailer Sales and Rentals.
- dd. Truck and Recreational Vehicle Sales and Service.
- ee. Water Softener Sales and Services.

**5. OFFICE USES**

- a. Architect's Office.
- b. Contractor's Construction Offices.
- c. Engineering Office.
- d. Labor Union Offices.
- e. Landscape Architect's Office.
- f. Manufacturer's Agent Office.
- g. Offices for Executive to Administrative Purposes.
- h. Taxicab Offices.
- i. Utility Offices.

**6. AGRICULTURAL USES**

- a. Agricultural Buildings and Structures.
- b. Cultivation of Field and Garden Crops.
- c. Farms.

**7. RECREATION AND SOCIAL FACILITIES**

- a. Bowling Alleys.
- b. Skating, Ice, or Roller Rinks; Indoor.



**8. PUBLIC, EDUCATION OR UTILITY USES**

- a. Bus Maintenance Shops.
- b. Bus Passenger's Stations.
- c. Bus Terminals, Turnarounds, and Lots.
- d. Electric Substations, Gas Regulator Stations, and Telephone Exchanges.
- e. Fire Stations.
- f. Police Stations.
- g. Pumping Stations, Water Towers, Water Works, or Wells; public.
- h. Railroad Passenger's Stations.
- i. Telephone Transmission Equipment Buildings and Micro-Wave Relay Towers.
- j. Public Wastewater Treatment Facilities

**9. MISCELLANEOUS USES**

- a. Model Home or Garage Displays.
- b. Personal Wireless Service Facilities including an antenna or equivalent apparatus mounted on an existing building or structure as a permitted use subject to the provisions of Section 9.17 of this Ordinance.

**TABLE M-1**  
**, "SPECIAL EXCEPTIONS USES PERMITTED"**

**1. INDUSTRIAL USES**

- a. Air Freight Terminals.
- b. Automobile Paint Shops.
- c. Automobile Undercoating Services.
- d. Bottling Works.
- e. Chemical Processing and Production.
- f. Dairy Products Manufacturing.
- g. Electroplating Industries.
- h. Food Processing and Packing.
- i. Machine Shops.
- j. Motor Freight Terminals.
- k. Personnel Training Centers.
- l. Pharmaceutical Industries and Research.
- m. Plastics Manufacturing.
- n. Rail Freight Terminals.
- o. Refuse Reduction Plants.
- p. Research and Development Laboratory Facilities.
- q. Scientific Research Laboratories; including research, product development, pilot plants, and research manufacturing facilities.
- r. Stone Companies.
- s. Storage of Bulk Materials; outdoor.
- t. Truck Freight Terminals.
- u. Welding Shops.
- v. Woodworking and Wood Products Manufacturing.
- w. All manufacturing and industrial activities, not mentioned heretofore, that can be conducted within wholly enclosed buildings and that conform to this District's performance standards. However, industrial uses involving the storage, utilization, or manufacture of materials that decompose by detonation are prohibited.

**2. WAREHOUSE AND WHOLESALE USES**

- a. Butane Distributors and Sales.
- b. Grain Elevators and Storage.
- c. Wholesale, Warehouse, or Industrial Establishments; with outdoor storage.

**3. SERVICE USES**

- a. Sewer and Septic Tank Cleaning and Rodding Service.
- b. Automobile Service Stations; for the retail sale and dispensing of fuel, lubricants, tires, batteries, accessories, and supplies, including installation and minor services customarily incidental thereto.
- c. Automobile (Car) Wash.
- d. Equipment Rental and Leasing Service with outside storage, display, or maintenance of the equipment.

**4. RETAIL BUSINESS USES**

- a. Bottled Gas Dealers.
- b. Flea Markets.
- c. Restaurants; drive-in or carry-out.

5. **RECREATION AND SOCIAL FACILITIES**
  - a. Go-Kart Race Tracks.
  - b. Theaters; drive-in.
  
6. **PUBLIC, EDUCATION, OR UTILITY USES**
  - a. Airports and Heliports.
  - b. Highway Maintenance Shops and Yards.
  - c. Radar Installations and Towers.
  - d. Railroad Shops and Roundhouses.
  - e. Railroad Switching Yards.
  - f. Trade Schools.
  - g. Utility Service Yards or Garages.
  - h. Vocational Schools.
  
7. **LAND EXCAVATION AND FILLING USES**
  - a. Borrow Pits; for commercial purposes.
  - b. Extraction of Earth Products; for commercial purposes.
  - c. Sanitary Landfills.
  - d. Top Soil Removal; for commercial purposes.
  
8. **RESIDENTIAL USES**
  - a. Residence of the proprietor, caretaker, or watchman of an industrial use.
  
9. **MISCELLANEOUS USES**
  - a. Radio Stations and Towers.
  - b. Television Stations and Towers.
  - c. Personal Wireless Service Facilities including an antenna or equivalent apparatus mounted on an existing building or structure as a special use subject to the provisions of Section 9.17 of the Ordinance
  - d. Personal Wireless Service Facilities including an antenna or equivalent apparatus mounted on a building or structure that is not an existing building or structure as a special use subject to the provisions of Section 9.17 of this Ordinance.

# M-2

## INDUSTRIAL (HEAVY) INDUSTRIAL DISTRICT

M-2

**.01 INTENT and DESCRIPTION OF DISTRICT**

The M-2 General (Heavy) Industrial District is intended to provide lands for development by most types of industrial firms. Industrial and ancillary operations are permitted only in a clean and quiet manner and only if in compliance with the district's industrial performance standards.

M-2

**.02 PRINCIPAL USES AND STRUCTURES PERMITTED**

Permitted uses of land or buildings, as hereinafter enumerated, must be permitted in the M-2 General (Heavy) Industrial District only in accordance with conditions specified. Only those uses specifically listed hereunder must be considered permitted uses, and no building or lot must be devoted to any use other than a use permitted hereunder, with the exception of: Permitted Principal Uses and Structures as listed in **Table M-2** (located at the end of this section).

M-2.

**.03 ACCESSORY AND TEMPORARY BUILDINGS AND STRUCTURES**

Accessory and temporary buildings or structures are permitted according to the provisions of Section 9.05 and Section 9.21.

M-2

**.04 SPECIAL EXCEPTION USES**

Special uses, as hereinafter listed, are allowed subject to the issuance of special exception use permits in accordance with the provisions of Section 11.07. Refer to the following Table M-2 for a listing of Special Exception Uses Permitted

Special exception uses must meet more restrictive site and structure provisions if the City Council, acting upon the recommendation of the Planning and Zoning Commission, determines that such requirements are necessary to the public health, safety, and general welfare.

M-2

**.05 AREA REQUIREMENTS**

The minimum area that may constitute a separate or detached part of the M-2 zoning district on the City of Tiffin Zoning Map or subsequent amendments to the Zoning Map must be three acres. However, land zoned in the M-1 zoning district that immediately abuts or is directly across the street from land zoned in the M-2 classification, may be included in the calculation of area in meeting the minimum requirements.

The minimum area, setback, density and maximum height, must be as prescribed in the following Table M-2.

- A. Any lot adjacent to U.S. Highway 6, in any way, must be required to have a 20-foot setback in addition to the minimum yard requirements stated herein, except those properties that are located adjacent to Highway 6 beginning at the east line of Main Street to a point 233 feet, more or less, west of the intersection with Roberts Ferry Road and Highway Six, which must be required to have a thirty-32-foot setback, in addition to the minimum yard requirements state herein.

- B. Any lot adjacent to a railroad right-of-way, in any way, must be required to have a 50-foot setback in addition to the minimum yard requirement stated herein.

M-2

**.06 SIGN REGULATIONS**

Signs are permitted according to the provisions of Section 6.

M-2

**.07 PARKING AND OFF-STREET LOADING REGULATIONS**

Parking and off-street loading must be provided according to the provisions of Section 7.

M-2

**.08 LIGHTING REGULATIONS**

Exterior lighting is provided according to the provisions of Section 8.

M-2

**.09 LANDSCAPING REGULATIONS**

At the time of application for a building permit in all industrial zones, an applicant must provide a landscaping plan for review by the Planning and Zoning Commission or the city designee. The landscaping plan must be appropriate to the zone and must be submitted at the time of application for construction and must be subject to review and approval of the City.

Industrial zones must provide in their landscaping plans for the placement of no less than one deciduous tree for each acre or less of zoned area. The city review may also request additional landscaping such as shrubs and border vegetation if this should appear to be beneficial and conducive to a more esthetic, attractive and orderly development of the area.

M-2

**.10 SPECIAL REGULATIONS**

- A. Residential uses are not permitted within the M-2 District.
- B. Fencing and Screening as provided in Section 5.

M-2

**.11 PERFORMANCE STANDARDS**

**A. Purpose**

Performance standards, regulating industrial development and activity within the City of Tiffin, are intended to:

1. Permit industrial land uses to be measured factually and objectively.
2. Ensure that all industries provide methods that protect the community from hazards that are preventable by legitimate processes of control and nuisance elimination.
3. Protect industries from arbitrary exclusion or persecution based solely on subjective determinations of industrial performances made in the past.

**B. Applicability**

Performance standard provisions of this Section must be applicable to any use established in this zoning district in either of the following instances:

1. If any use, building or other structure, established prior to the effective date of this Ordinance is extended, enlarged, moved, structurally altered, or reconstructed, the change in building or land use or configuration must be in full compliance with this provision. Uses lawfully established prior to the effective date of this Ordinance, and not being extended, enlarged, moved, structurally altered or reconstructed, must fully comply with applicable industrial performance standards existing at the time of use establishment or at the time of most recent structural alteration.
2. Any use established, any building or structure constructed, or tract of land developed for any permitted, special, or accessory use in this zoning district must comply with all of the performance standards herein set forth.

**C. Procedure**

Showing of Probable Compliance - Uses, buildings, or structures, required to comply with this provision must make a showing of probable compliance with these performance standards before undertaking the alteration. The showing must be in the form of a letter submitted with the zoning application (or building application if proper industrial zoning already exists), prepared by the City Engineer, certifying that the use, building, or structure complies with all industrial performance standard requirements. The letter must be based on the engineer's personal scrutiny of the site and proposed use or alteration, and must have analytical foundation in accepted engineering principles. In addition, the Planning and Zoning Commission or the City Council may require the applicant to submit:

1. A plot plan showing the location of all present and proposed structures, drives, parking lots, waste disposal areas, bulk storage areas, streets, streams, or other significant features on or within 200 feet of the proposed site.
2. A description of the activity to be conducted regarding waste products, external effects, or other conditions that are regulated herein; provided however, that the applicant may not be required to reveal any trade secrets or sufficient detail with regard to a process that would cause any secret process or manufacturing procedure for a closely guarded proprietary compound or product to become public knowledge and be available to competitors.
3. The type and location of abatement devices to control, or recording instruments to measure conformance with required standards, not including devices and instruments that are inherent in the manufacturing process.
4. Such other data and certification that may reasonably be required by the Planning and Zoning Commission or the City Council to reach a determination.

5. All information and evidence submitted in applications to indicate conformity to performance standards must constitute a certification and an agreement on the part of the applicant that the proposed use can and will conform to such standards at all times.

**D. Administrative Options**

The Planning and Zoning Commission may approve the establishment of the use, building, or structure, if all pertinent provisions of this Ordinance, and other applicable City ordinances are complied with. If the Planning and Zoning Commission determines that the proposed use, building or structure does not comply with performance standards, they may inform the applicant that either more information is necessary or that an independent engineering analysis of the proposed use, building, or structure is required prior to final City approval.

**E. Need for Independent Engineering Analysis**

If the Planning and Zoning Commission determines that reason exists to doubt compliance with any applicable performance standard provision, a professional engineer of the city's choosing and acceptable to the petitioner may be asked to analyze the prospects for compliance. The cost of the analysis must be paid by the applicant.

**F. Use of Independent Engineering Analysis**

Upon submission of an independent engineering analysis authorized by the City, the Planning and Zoning Commission may authorize establishment of the use, building, or structure if the independent analysis confirms probable compliance with this provision and if all other applicable provisions of this and other city ordinances are satisfied. If the independent engineering analysis indicates that the proposed use, building, or structure is not likely to comply with this provision, then the application must be denied until such time that the proposal is able to comply fully with the requirements.

**G. Appeal of Administrative Determination**

Action, or a lack of action by the Planning and Zoning Commission, with reference to these performance standards may be appealed to the Board of Adjustment. In instances when no action has been taken by the Planning and Zoning Commission within 120 days after formal filing of the application, the lack of action may be appealed to the Board of Adjustment.

**H. Continued Enforcement**

1. The Planning and Zoning Commission must investigate any purported violation of performance standards. Uses, buildings, or structures lawfully established prior to the effective date of this Ordinance and subject to performance standards existing at that time may be found to be in violation with those previously applicable standards. Alleged violations may be brought to the Planning and Zoning Commission's attention by anyone. If a violation is alleged and the Planning and Zoning Commission finds probable cause of a violation, the City must inform the suspected violator and the violator must initiate an independent engineering analysis within 14 days of notice by the City. Administrative determinations made in conjunction with the analysis may be appealed in the same manner as set forth in this Ordinance for appeals.

**2. Revocation of Permits**

If an alleged violation is determined to be valid by the independent engineering analysis, any permits previously issued in conjunction with the established use, building, or structure are void and the violator must cease operation until the violation is remedied. Failure to cease operation within two days of notice to do so by the City constitutes an aggravated violation of this Ordinance and the penalty provision cited in Section 13 may be imposed

**I. TECHNICAL PROVISIONS**

**1. Noise**

a. To measure the intensity and frequency of sound, the sound level meter, the octave band analyzer, and the impact noise analyzer may be employed. The flat network and the fast meter response of the sound level meter may be used. Sounds of short duration that cannot be measured accurately with the sound level meter may be measured with the impact noise analyzer. Octave band analyzer calibrated in the preferred frequencies (American Standards Association S1 6-1960, Preferred Frequencies for Acoustical Measurements) may be used with the following tables. Should a complaint be filed with the City regarding industrial use noise, the suspected violator must hire a consultant approved by the City to measure, record, and report to the City results of the analysis. The alleged violator will pay all costs of testing.

**b. Maximum Permitted Sound Level**

Octave Bank Frequency "Cycles per Second"	Decibels
0 through 74	67
75 through 149	59
150 through 299	52
300 through 599	46
600 through 1,199	40
1,200 through 2,399	34
2,400 through 4,799	32
4,800 and over	32

**c. Exceptions**

The following uses and activities must be exempt from the noise level regulations in the M-2 District:

- i. Noises not directly under control of the property user.
- ii. Noises emanating from construction and maintenance activities between 7:00 A.M. and 9:00 P.M. Such activities are those that are non-routine operations accessory to the primary activities and that are temporary in nature, or conducted infrequently.



- iii. The noises of safety signals, warning devices, and emergency pressure relief valves.
- iv. Transient noises of moving sources such as automobiles, trucks, airplanes and railroads.
- v. At no point along the boundary of a residential district or along an adjacent lot must the sound pressure level of any operation or plant exceed the decibel limits in the octave bands designated as follows.

2. **Vibration**

- a. Any industrial operation or activity that causes at any point along the nearest adjacent lot line earth borne vibrations in excess of the limits set forth in Column I of the following Tables is prohibited.
- b. In addition, any industrial operation or activity that may cause at any time and at any point along a residence district boundary line, earth borne vibrations in excess of the limits set forth in the following tables.
- c. **Exceptions:** The following uses and activities must be exempt from the vibration level regulations:
  - i. Vibrations not directly under the control of the property user.
  - ii. Vibrations emanating from construction and maintenance activities between 7:00 A.M. and 9:00 P.M. Such activities are those that are non-routine operations accessory to the primary activities and that are temporary in nature, or conducted infrequently.
  - iii. Transient vibrations of moving sources such as automobiles, trucks, airplanes and railroads.
  - iv. Vibrations must be expressed as displacement in inches and must be measured with a three-component measuring system approved by the Zoning Administrator.

d. **Maximum Permitted Steady-State Vibration Displacement Level**

Frequency (Cycles per Second)	I*	II*
	Displacement (Inches)	Displacement (Inches)
0 through 9	0.0008	0.0004
10 through 19	0.0005	0.0002
20 through 29	0.0003	0.0001
30 through 39	0.0002	0.0001
40 and over	0.0001	0.0001

\*Steady-state vibrations, for purposes of this Ordinance, are vibrations that are continuous, or vibrations in discrete impulses more frequent than one hundred (100) per minute. Discrete impulses that do not exceed one hundred (100) per minute, must be considered impact vibrations and must not cause in excess of twice the displacements stipulated.

e. **Maximum Permitted Impact Vibration Displacement Level**

Frequency (Cycles per Second)	I*	II**
	Displacement (Inches)	Displacement (Inches)
0 through 9	0.0016	0.0006
10 through 19	0.0010	0.0003
20 through 29	0.0006	0.0002
30 through 39	0.0004	0.0001
40 and over	0.0002	0.0001

\*\*Impact vibrations, for purposes of this Ordinance, are vibrations that occur in discrete impulses separated by an interval of at least one minute and numbering not more than eight in any twenty-four hour period.

3. **Smoke and Particulate Matter**

Any emission from a lot of particulate matter containing more than 5% by weight of particles having a particle diameter larger than 44 microns is prohibited. Dust and other types of air pollution borne by the wind from such sources as storage areas, yards, and roads within the boundaries of any lot must be kept to a minimum by appropriate landscaping, paving, oiling, or other acceptable means. Emission of particulate matter from such sources in excess of the weight limitations specified herein is prohibited. The emission of smoke or particulate matter of a density or equivalent opacity equal to, or greater than, No. 2 on the Ringelmann Chart is prohibited at all times, except as otherwise provided herein. (The Ringelmann Chart is the chart published by the United States Bureau of Mines).

a. **Smoke Emission**

In the I-2 zone, the emission of more than 12 smoke units per stack in any one hour period is prohibited. However, once during any six hour period each stack must be permitted up to 12 additional units in a 15 minute period for soot blowing and fire cleaning. Only during such 15 minute periods must smoke of a density or equivalent opacity equal to, but not exceeding, Ringelmann No. 3 be permitted, and then only for fire cleaning and for not more than four minutes per period.

**b. Particulate Matter**

The rate of emission of particulate matter from all sources within the boundaries of any lot must not exceed the rate established in the following Table:

**c. Maximum Permitted Particulate Matter Emission Rate**

Height of Emission (Feet)	Pounds Per Hour Per Acre
0 through 49	1.00
50 through 99	1.01
100 through 149	1.06
150 through 199	1.10
200 through 299	1.16
300 through 399	1.30
400 and over	1.50

**d. Method of Measurement-**

i. **Smoke** – To grade the density or equivalent opacity of emission of smoke, the Ringelmann Chart must be used. To determine smoke units, the Ringelmann reading must be made at least every minute during the period of observation. Each reading (Ringelmann number) must be multiplied by the time in minutes that it is observed, and the products added together to determine the total number of smoke units observed during the total period of observation.

ii. **Particulate Matter** - The total net rate of emission of particulate matter within the boundaries of any lot must be determined as follows: Determine the maximum emission in pounds per hour from each source of emission and divide this figure by the number of acres of lot area, thereby obtaining the hourly rate of emission in pounds per acre. Add together the individual rates of emission as derived above to obtain the total rate of emission from all sources of emission within the boundaries of the lot. This total must not exceed the rate established in the preceding Table.

**4. Odors**

Continuous, frequent, or repetitive emission of odors or odor-causing substances that would be offensive beyond any property line of any industrial use are prohibited. An odor emitted no more than 15 minutes in any one day must not be deemed as continuous, frequent, or repetitive within the meaning of these regulations. The existence of an odor is presumed when analysis by a competent technician demonstrates that a discernible odor has been emitted. Any process that may involve the creation or emission of any odors must be provided with a primary and a secondary safeguard system so that control will be maintained if the primary safeguard system fails.

**5. Radiation Hazards**

The handling of radioactive materials, the discharge of such materials into air and water, and the disposal of radioactive wastes must be in conformance with

- a. the applicable regulations of the Atomic Energy Commission and
- b. the applicable regulations of the State of Iowa.

**6. Fire and Explosive Hazards**

- a. No explosives may be stored, used, or manufactured without first submitting notice to the City and Tiffin Fire Association.
- b. No gasoline or other inflammables or explosives may be stored unless the location, plans, and construction conform to the laws and regulations of the State of Iowa and have the approval of both the State Division of Fire Prevention of the Department of Public Safety and the Tiffin Fire Association.

**7. Glare and Heat**

Every use and activity must be so operated that it does not emit heat or heated air beyond the boundary of the lot on which it is located. No direct or sky-reflected glare must emanate from any use or activity that is visible at any point on or beyond the boundary of the lot on which such use or activity is located. This restriction must not apply to signs otherwise permitted by the provisions of the Zoning Ordinance or other applicable ordinances. It does not apply to activities of a temporary or of an emergency nature, nor to night lighting necessary for safety and the protection of property.

**8. Electromagnetic Interference**

Electromagnetic interference that adversely affects the operation of any equipment other than that belonging to the creator of such interference, or that does not conform to the regulations of the federal Communications Commission, is prohibited.

M-2  
.12

**SITE AND PLAN REVIEW**

The same provisions under C-1S.12 apply.

M-2  
.13

**OUTDOOR STORAGE AND SCREENING**

A. Recycling processing facility, provided:

- 1. The exterior storage area is no greater than fifty percent (50%) of the size of the ground floor area of the principal structure, or one thousand five hundred (1,500) square feet, whichever is less; and

2. All unloading and storage of materials, including processed materials, must be conducted within completely enclosed buildings; and
3. Incidental outdoor storage areas, including the storage of empty waste containers and collection vehicles, but not including the outdoor storage of discarded or recyclable materials, must be screened from view of adjacent property located in a residential or commercial zone and from public street, and must not be permitted in any front yard. The screening must meet the requirements of Section 5.07.J.9 of this Chapter; and
4. The exterior storage of full or partially full waste containers must be prohibited, however, collection containers for recyclable materials that are open to the public may be located outdoors, provided containers that are designed to control the spread of litter and debris and that they are not located within a front yard.

**B. Truck Terminal Facilities, provided:**

1. The exterior storage area is no greater than 50% of the size of the ground floor area of the principal structure, or 1,500 square feet, whichever is less; and
2. All vehicles on the property are in operational condition and are properly licensed as required by state or federal Law.
3. No vehicle is stored for more than 45 continuous days on the property.
4. The parking and trailer storage area is surfaced with asphalt or concrete designed and maintained to prevent the flow of water onto adjoining properties.
5. Screening is preserved, planted, constructed, and maintained according to Section 5.07.J.9 of this Chapter. Screening must also be provided along any lot lines, which abut any street in a manner sufficient to obscure the truck terminal facility from view, using the screening standards in subsection 8 of this Chapter.

**C. Outdoor storage of discarded tires or appliances, excluding the processing or disassembly of the materials, as an accessory use to a recycling processing facility, provided:**

1. The exterior storage area is no greater than 50% of the size of the ground floor area of the principal structure, or 1,500 square feet, whichever is less; and

2. Outdoor storage must be conducted entirely within an enclosed fence, wall, or other solid screen. The solid screen must be constructed so that no outdoor storage is visible from an adjacent property or public right-of-way. Materials may not be piled against the fence or higher than the height of the fence; and
  3. The outdoor storage of tires must not be closer than 100 feet to any property line; and
  4. Mosquito abatement measures must be incorporated into the design of the outdoor storage area.
- D. Outdoor storage of recyclable materials, not including tires or appliances, as an accessory use to a recycling processing facility, provided;
1. The exterior storage area is no greater than 50% of the size of the ground floor area of the principal structure, or 1,500 square feet, whichever is less; and
  2. Paper products, cardboard, plastic, and other similar materials must be processed by bailing, palletizing, or other means to control the spread of litter; and
  3. Outdoor storage of unprocessed materials must be limited to glass, metal, or other materials that are not easily dispersed by wind, provided they are located in a container or structure designed to control the spread of litter and debris; and
  4. Outdoor storage must be limited to those materials that are intended for reuse, remanufacture, or reconstitution, and not for final disposal in a landfill, by incineration, or by other means; and
  5. Plans for controlling the spread of litter and debris may be required prior to the approval of the outdoor storage area; and
  6. Screening of outdoor storage areas must be provided as required by Section 9 of this Chapter.

#### Screening

Where a lot occupied by an industrial use abuts or is across a street, roadway, alley or railroad right-of-way from an agricultural, residential, school or recreational area including a park, playground, or Clear Creek, screening must be preserved, planted, or constructed and maintained by the owner of the industrial use in accordance with the provisions set forth below.

- A. Location:
1. Screening must be provided along lot lines or street right-of-way in a manner sufficient to obscure the industrial use from view at ground level within the lot lines of a residential or school abutting or located across the street from the industrial use.

2. In an industrial zone where parking is located within 60 feet of a residential or other industrial zone boundary, screening must be provided in a location and manner sufficient to effectively obscure all off-street parking and loading, storage or other such areas of activity from view within the lot lines of the residential zone or school.
3. In all instances where street right-of-way, which acts to separate the lots on which the uses are located, is 100 feet or wider, screening is not required.

**B. Screening Materials:**

1. Outdoor storage must be conducted entirely within an enclosed fence, wall, or other solid screen. The solid screen must be constructed in such a manner that no outdoor storage is visible from an adjacent property or public right-of-way. Materials must not be piled against the fence or higher than the height of the fence.
2. A planting screen of pyramidal arbor vitae, the plantings being at least three feet high when planted and spaced four feet on center, may be used. Other evergreen varieties may be used if approved by and spaced according to the City. The planting bed must have a minimum dimension of five feet be separated from streets, drives and parking areas by an curb or barrier in a manner so that sand and saltwater runoff will not damage the screening.
3. Where a planting screen cannot be expected to thrive because of intense shade, soil or other conditions, a solid fence of durable construction, and earthen berm covered with grass or low shrubs or other acceptable materials that provide maximum visual obscurity to a height of six feet at maturity may be used if approved by the City of Tiffin.

**C. Time of Installation**

If a lot proposed for a industrial use is located adjacent to or opposite an existing residential use or subdivision in a residential zone or a school, screening, as required herein, must be installed prior to occupancy or commencement of a use. The City of Tiffin may grant a delay to the seasonal calendar dates of June 1 or November 1, whichever comes first. Similarly, if a lot or space intended for the placement of a manufactured housing is located adjacent to or across the street from and existing residential development, the owner of the manufactured housing use must provide screening as described herein.

**D. Maintenance**

The owner must keep all screening properly maintained, free of trash and litter and all plant materials pruned in such a manner as to provide effective visual obscurity from the ground to a height of at least six feet (6').

**TABLE M-2**  
**Area Requirements**

**M-2 HEAVY INDUSTRIAL**

Major Category	Minimum Lot Area sf	Minimum Lot Width Ft	Front Yard Setback Ft	Interior Side Yard Setback ft	Corner Yard Setback ft	Rear Yard Setback Ft	Floor Area Ratio	Maximum Height Of Principal
Industrial Uses	30,000	100	40	15	30	40	1	45
Warehouse & Wholesale Uses	30,000	100	40	15	30	40	1	45
Service Uses	10,000	80	40	10	30	30	0.8	45
Retail Business Uses	10,000	80	40	10	30	30	0.8	45
Office Uses	10,000	80	40		30		0.8	45
Recreation and Social Facilities	20,000	100	40	15	30	40	0.5	45
Public, Education or Utility Uses	10,000	80	40	10	30	30	0.8	45
Land Excavation or Utility Uses	20 Acres	500	150	75	75	75	0.02	35
Miscellaneous Uses	20,000	100	40	15	30	40	1	45



**TABLE M-2**  
**Permitted Principal Uses and Structures**

1. **INDUSTRIAL USES**
  - a. Air Freight Terminals.
  - b. All manufacturing and industrial activities including the fabrication, processing, assembly, disassembly, repairing, cleaning, servicing, testing, packaging, and storage of materials, products and goods that can be conducted within enclosed buildings. All uses must conform to the Performance Standards of this Section.
  - c. Automobile Paint Shops.
  - d. Automobile Undercoating Services.
  - e. Bakeries, manufacturing.
  - f. Bottling Works.
  - g. Building Material Supplies.
  - h. Cabinetmakers.
  - i. Chemical Processing and Production.
  - j. Contractor's Equipment Storage Yard.
  - k. Dairy Products Manufacturing
  - l. Dry Cleaning Establishments; with central plant serving more than one (1) retail outlet.
  - m. Electroplating Industries.
  - n. Exterminating and Fumigating Shops.
  - o. Food Processing and Packing.
  - p. Glazing Shops.
  - q. Laundries; industrial.
  - q. Laundries; with central plant serving more than one (1) retail outlet.
  - r. Lumber Companies and/or Yards.
  - s. Machine Shops.
  - t. Motor Freight Terminals.
  - u. Ornamental Ironworks Shops.
  - v. Pharmaceutical Industries and Research.
  - w. Plastics Manufacturing.
  - x. Print Shops.
  - y. Printing, Publishing, and Lithography Establishments.
  - z. Rail Freight Terminals.
  - aa. Research and Development Laboratory Facilities.
  - bb. Scientific Research Laboratories; including research, product development, pilot plants, and research manufacturing facilities.
  - cc. Sheet Metal Shops.
  - dd. Sign Contractors.
  - ee. Truck Freight Terminals.
  - ff. Welding Shops.
  - gg. Woodworking and Wood Products Manufacturing.
  
2. **WAREHOUSE AND WHOLESALE USES**
  - a. Automobile Storage Facilities.
  - b. Beverage Distributors.
  - c. Warehouses.
  - d. Wholesale Establishments - completely enclosed.

3. **SERVICE USES**
  - a. Ambulance Service Garages.
  - b. Blueprinting and Photostatting.
  - c. Bottled Gas Dealers.
  - d. Cartage and Express Facilities.
  - e. Credit Unions.
  - f. Electrical Shops.
  - g. Furnace Supplies and Services.
  - h. Furniture Cleaning, Upholstering and Repair.
  - i. Linen Towel, Diaper, and Similar Supply Services.
  - j. Packing and Crating Services.
  - k. Parcel Delivery and Pick-Up Services.
  - l. Refrigeration Shops.
  - m. Towing Services.
  - n. Water Softener Services.
  - o. Window Cleaning Services.
  
4. **RETAIL BUSINESS USES**
  - a. Fuel Oil Sales.
  - b. Heating Supplies and Fixture Sales.
  - c. Plumbing Supplies and Fixture Sales.
  - d. Retail Outlet Stores; accessory to a manufacturing or wholesale establishment
  
5. **OFFICE USES**
  - a. Architect's Office.
  - b. Contractor's Construction Offices.
  - c. Engineering Office.
  - d. Labor Union and Organizations.
  - e. Landscape Architect's Office.
  - f. Land Surveyor's Office.
  - g. Manufacturer's Agent Office.
  - h. Offices for Executive and Administrative Purposes.
  - i. Utility Offices.
  
6. **PUBLIC, EDUCATION, AND UTILITY USES**
  - a. Bus Maintenance Shops.
  - b. Electric Substations, Gas Regulator Stations, and Telephone Exchanges.
  - c. Fire Stations.
  - d. Highway Maintenance Shops and Yards.
  - e. Police Stations.
  - f. Pumping Stations, Water Towers, Water Works, or Wells; public.
  - g. Railroad Shops and Roundhouses.
  - h. Railroad Switching Yards.
  - i. Telephone Transmission Equipment, Buildings and Micro-Wave Relay Towers.
  - j. Utility Service Yards or Garages.
  
7. **MISCELLANEOUS USES**

Personal Wireless Service Facilities including an antenna or equivalent apparatus mounted on an existing building or structure as a permitted use subject to the provisions of Section 9.17 of this Ordinance.

**TABLE M-2**  
**SPECIAL EXCEPTIONS USES PERMITTED**

1. **INDUSTRIAL USES**
  - a. Industrial uses involving the storage, utilization, or manufacture of materials or products that decompose by detonation.
  - b. Paper Products Manufacturers
  - c. Stone Companies.
  - d. All manufacturing and industrial activities, not mentioned heretofore, that can be conducted within wholly enclosed buildings and that conform to this District's performance standards.
  
2. **WAREHOUSE AND WHOLESALE USES**
  - a. Butane Distributors and Sales.
  - b. Grain Elevators and Storage.
  - c. Machinery Storage Yards.
  - d. Wholesale, Warehouse, or Industrial Establishments; with outdoor storage.
  
3. **SERVICE USES**

Sewer and Septic Tank Cleaning and Rodding Services.
  
4. **RECREATION AND SOCIAL FACILITIES**

Go-Kart Race Tracks.
  
5. **PUBLIC, EDUCATION, OR UTILITY USES**
  - a. Airports and Heliports.
  - a. Radar Installations and Towers.
  - b. Waste Water Treatment Plants.
  
6. **LAND EXCAVATION AND FILLING USES**
  - a. Borrow Pits; for commercial purposes.
  - b. Extrinsication of Earth Products; for commercial purposes.
  - c. Sanitary Landfills.
  - d. Top Soil Removal; for commercial purposes.
  
7. **RESIDENTIAL USES**

Residence of the proprietor, caretaker, or watchman of an industrial use.
  
8. **MISCELLANEOUS USES**
  - a. Office and Industrial Park; minimum of 100 acres required.
  - b. Personal Wireless Service Facilities including an antenna or equivalent apparatus mounted on an existing building or structure as a special use subject to the provisions of Section 9.17 of the Ordinance.
  - c. Personal Wireless Service Facilities including an antenna or equivalent apparatus mounted on a building or structure that is not an existing building or structure as a special use subject to the provisions of Section 9.17 of this Ordinance.
  - d. Sexually-Oriented Businesses –  
**See Ordinance No. 2002-255 Regulating Sexually-Oriented Businesses**

# PAD

## PLANNED AREA DEVELOPMENT DISTRICT

PAD

.01

**INTENT and DESCRIPTION OF DISTRICT** This district intends to encourage innovation and flexibility in planning the development of land so that development is compatible with the site's physical and environmental characteristics. This district allows for flexibility in zone district requirements. The PAD district provides an opportunity for the development of a mixture of uses and housing types in a coordinated manner. The underlying zone district will guide the development. It is incumbent upon the applicant proposing the PAD to justify the project. As such, any alteration from the standard zone regulations and or design standards must be listed and accompanied with explanation of the compensating benefit derived from permitting such alteration and or change shall be provided with the application.

PAD

.02

**PRINCIPAL USES AND STRUCTURES PERMITTED** Any residential use is a permitted use and is governed by density, design, and other requirements of the PAD permit. A PAD may be allowed by council approval in any zoning district; however, no PAD permit may be granted unless the development conforms with the use limitations of the zoning district in which it is located. The density and other limitations of the underlying district must be followed except that those limitations may be lawfully modified as provided by this Ordinance.

PAD

.03

**ACCESSORY AND TEMPORARY USES & STRUCTURES.** Accessory and temporary uses or structures are allowed according to the provisions of Section 9.05 and Section 9.21.

PAD

.04

**SPECIAL EXCEPTION USES** A PAD that will contain uses not permitted in the zoning district in which it is to be located will require a change of zoning and must be accompanied by an application for a zoning amendment. A re-zoning request may be made concurrently with a PAD application as long as the request was notated with application.

PAD

.05

**AREA REQUIREMENTS**

A. A PAD must have no less than five acres. Any land counted toward subdivision green space requirements may not be counted as a part of the PAD. The following exception are made: 1) any PAD application on file with the City at or prior to the date that this ordinance is passed; or 2) any PAD application that has received final plat acceptance by the City prior to or at the time of the passage of this ordinance .

B. The P&Z and City Council must require any arrangements of structures and open spaces within the site development plan necessary to ensure that adjacent properties will not be harmed.

1. **Density.** Density of land use intensity must in no case be more than 25% higher than allowed in the zoning district, except not more than 10% higher in residential districts.
2. **Arrangement.** Where feasible, the least height and density of buildings and uses must be arranged around the boundaries of the development.
3. **Specific regulations.** Lot area, width, yard, height, density and coverage regulations will be determined by approval of the site plan.
4. **Open spaces.** Preservation, maintenance, and ownership of required open spaces within the development must be accomplished by either:
  - a. Dedication of land as a public park or parkway system; or

- b. The grant of a permanent, open space easement on and over the private open space to guarantee that the open space remains perpetually in recreational use, with ownership and maintenance being the responsibility of an owners' association established with articles of association and bylaws that are satisfactory to the governing body.
- 5. **Construction:** Construction must commence within two (2) years from the date the city grants its approval of the application or the approval shall become null and void, without any action by the council. In such a case, the applicant may resubmit the voided PAD but it will be subject to the entire processing procedure.

PAD

**.06 SIGN REGULATIONS** Signs are permitted according to the provisions of Section 6.

PAD

**.07 PARKING & OFF-STREET LOADING REGULATIONS**  
Parking must be provided according to the provisions of Section 7.

PAD

**.08 LIGHTING REGULATIONS**  
Exterior lighting is provided according to the provisions of Section 8.

PAD

**.09 LANDSCAPING REGULATIONS**  
At the time of any building permit in all PAD zones, the applicant must supply a landscaping plan for review by the Planning and Zoning Commission or the city designee. The landscaping plan must be appropriate to the special zone plan and must be submitted at the time of application for the building permit. The plan is subject to review of the Planning and Zoning Commission and approval of the City Council.

PAD zones must provide in their landscaping plans for the placement of no less than one deciduous tree per building and additionally one deciduous tree per residential unit. The city review may also request additional landscaping such as shrubs and border vegetation if this appears to be beneficial and conducive to a more esthetic, attractive, and orderly development of the area.

PAD

**.10 SPECIAL REGULATIONS**

- A. **Ownership.** The development must identify the legal owners of the property. All applications must indicate the authority of the owner for the act of execution.
- B. **Desirability.** The proposed use of the particular location must prove necessary or desirable and must provide a service or facility that will contribute to the general well-being of the surrounding area. It must show that under the circumstances of the particular case, the proposed use will not be detrimental to the health, safety, or general welfare of persons residing near the PAD.
- C. **Approval and Compliance.** In order to approve a PAD, the City Council may require that the following conditions (among others it deems appropriate) be met by the applicant:
  - 1. The proposed PAD application will be processed in the same manner as all other rezoning requests, including the requirement that the application fee must be paid at the time of filing the application. Upon receipt of a fully completed application and payment of fees, the City Clerk will begin processing the application in the same manner as any other rezoning application.
  - 2. The City Council may approve or disapprove an application for a planned area development. If approved, the City Council may attach

any conditions as it deems necessary to secure compliance with the purposes set forth in this chapter.

3. PAD applicants must demonstrate to the satisfaction of the Tiffin City Council that they are financially able to complete the proposed project.
4. The applicants must show that they intend to start construction within one year of either approval of the project or of any necessary zoning district change and that they intend to complete the construction within four years from the date construction begins.
5. Upon approval of a PAD, construction may proceed only in accordance with the plans and specifications approved by the Council and in conformity with any conditions set the City as conditions for its approval. Amendments to approved plans and specifications for a PAD may be obtained only by following procedures here outlined for first approval.
6. The building official will not issue any permit for any proposed building, structure, or use within the project unless proposal accords with the approved development plan.
7. Compliance with the regulations of this chapter does not excuse the developer from the applicable requirements of the subdivision ordinance, except any modifications authorized in the approval of the application for the PAD.

#### **PAD**

**.11**

#### **SITE AND BUILDING PLAN REVIEW**

It is the intent of this section that site and building plans for a PAD are prepared by a designer having professional competence in urban planning. The City Council may require the applicant to engage a qualified designer.

Landscaping, fencing, and screening for the uses within the site and as means of integrating the proposed development into its surroundings must be planned and presented to the P&Z and Council for approval together with other required plans for the development. A planting plan showing proposed tree and shrubbery plantings must be submitted for the entire area to be developed. A grading and drainage plan must also be submitted to the P&Z and Council with the application.

#### **PAD**

**.12**

#### **PAD APPLICATIONS:**

- A. PAD Request shall follow the same requirements of any other re-zoning request.
- B. A PAD Application must follow all time requirements of a Rezoning request and in addition to any PAD Application must be submitted before two meetings prior to the meeting of the Planning and Zoning Commission when the request will be considered for action on the agenda of the Planning and Zoning Commission. Any applicant is encouraged to bring any preliminary proposal to the P&Z for comment and review prior to formal application.
- C. An application must be in writing and include the following:
  1. Payment of fees as set by resolution of the Council
  2. List of all items in conflict with zone regulations and design standards and including reasons for the conflicts.
  3. Twenty copies of platting plans, construction plans, building and drainage plans, all drawn to scale
  4. Name and contact information for the engineer or planner
  5. Twenty copies of covenant documents or any other relevant information requested by the P&Z or City Council.
  6. A list of all title holders and their current addresses of all property owners located within 200' of the proposed PAD area.
  7. The owner's and developers names and contact information.
  8. The legal description of the area being addressed in the application
  9. A Landscaping Plan.

# P-1

## PUBLIC USE

P-1

**.01 INTENT AND DESCRIPTION OF DISTRICT**

The Public Use (P-1) district intends to provide a reference on the zoning map to public uses of land. This includes land owned by the City of Tiffin, United States Federal government, the State of Iowa, Johnson County, or the Clear Creek - Amana Community School District.

P-1

**.02 PRINCIPAL USES AND STRUCTURES PERMITTED**

- A. Use of land, buildings, or structures by governments.
- B. Agriculture.

P-1

**.03 ACCESSORY USES AND STRUCTURES PERMITTED**

The uses are subject to the provisions of Section 9.05.

P-1.

**04 SPECIAL EXCEPTIONS USES**

Any use enumerated as a special exception in any other section of this Ordinance may be permitted as a special exception under this provision.

P-1

**.05 AREAS REQUIREMENTS**

There are no minimum area requirements except for the following:

- A. Any lot adjacent to U.S. Highway 6, in any way, must have a 20-foot setback in addition to the minimum yard requirements stated herein, except those properties that are located adjacent to Highway 6 beginning at the east line of Main Street to a point 233 feet, more or less, west of the intersection with Roberts Ferry Road and Highway Six, must have a 32-foot setback, in addition to the minimum yard requirements state herein.
- B. Any lot adjacent to a railroad right-of-way, in any way, must have a 50-foot setback in addition to the minimum yard requirement stated herein.

P-1

**.06 SIGN REGULATIONS Signs are permitted according to the provisions of Section 6.**

P-1

**.07 PARKING AND OFF-STREET LOADING REGULATIONS**

Parking must be provided according to the provisions of Section 7.

P-1

**.08 LIGHTING Exterior lighting is provided according to the provisions of Section 8.**

P-1  
.09 LANDSCAPING. Does not apply.

P-1  
.10 SPECIAL REGULATIONS As of the effective date of this Ordinance, there are no special regulations.  
..