

**PUBLIC HEARING
AND
SPECIAL PLANNING BOARD MEETING
Monday, November 2, 2015 - 7:00 P.M.
City Hall - 950 Locust St., Carter Lake, Iowa**

Roll Call

PUBLIC HEARING

Proposed change in the definition of the Unified Land Development Ordinances Section 309, sub-section “n. Warehousing (Enclosed-Limited)” and the Use Matrix to all “Warehousing (Enclosed-Limited)’ under C-2.

Close Public Hearing

PLANNING BOARD MEETING

1. Review and make recommendation to the Council on the proposed change in the definition of the Unified Land Development Ordinances Section 309, sub-section “n. Warehousing (Enclosed-Limited)” and the Use Matrix to all “Warehousing (Enclosed-Limited)” under C-2.

Comments

Adjourn

10-30-15
dm

NOTICE OF PUBLIC HEARING OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF CARTER LAKE

The Planning and Zoning Commission of the City of Carter Lake, Iowa, will hold a public hearing on Monday, November 2, 2015, commencing at 7:00 P.M. in the City Hall, 950 Locust Street, Carter Lake, Iowa, regarding a change in the definition of the Unified Land Development Ordinances at Section 309, sub-section "n. Warehousing (Enclosed-Limited)" as set out herein, in addition to the Use Matrix to be revised to allow "Warehousing (Enclosed-Limited)" under C-2, as redefined.

A. Section 309 is amended to add the following new sub-section n:

"n. Warehousing (Enclosed-Limited)

Uses including storage, distribution, and handling of goods and materials that are enclosed in contained packaging and/or dry goods, conducted within an enclosed structure, without noticeable odor effects across property lines, and without generating sound levels in excess of those specified in Table 2308 at the boundary of a residential district. In addition, uses of the property shall comply with the provisions of Section 2307 of the Carter Lake Unified Land Development Ordinances."

B. Table 4-1: Use Matrix: Industrial and Transportation Uses is amended to read as per the attached Figure.

For all particulars of the proposed changes to the Unified Land Development Ordinance and Use Matrix, such documents are now on file at the Carter Lake City Hall with the City Clerk of the City of Carter Lake.

At said time and place, individuals may appear and speak in favor of or against the proposals to the amendments. Written comments must be received by the Planning and Zoning Commission prior to the start of the public hearing. At the conclusion of the public hearing, the City Council will consider the proposed changes and take appropriate action thereon.

Published at the direction of the Planning and Zoning Commission of the City of Carter Lake, Iowa.

Doreen Mowery, City Clerk

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE UNIFIED LAND DEVELOPMENT ORDINANCES
OF THE CITY OF CARTER LAKE, IOWA**

BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF CARTER LAKE, IOWA

Section 1. That, pursuant to Section 2904 of the Code of Ordinances of the City of Carter Lake, Iowa, the Unified Land Development Ordinances of the City of Carter Lake, Iowa, are hereby amended as follows:

A. Section 309 is amended to add the following new sub-section n:

“n. Warehousing (Enclosed-Limited)

Uses including storage, distribution, and handling of goods and materials that are enclosed in contained packaging and/or dry goods, conducted within an enclosed structure, without noticeable odor effects across property lines, and without generating sound levels in excess of those specified in Table 2308 at the boundary of a residential district. In addition, uses of the property shall comply with the provisions of Section 2307 of the Carter Lake Unified Land Development Ordinances.”

B. Table 4-1: Use Matrix: Industrial and Transportation Uses is amended to read as per the attached Figure.

SECTION 2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of the ordinance are hereby repealed. .

SECTION 3. Severability Clause. If any of the provisions of this Ordinance are for any reason declared illegal or void, the lawful provisions of this Ordinance which are severable from said unlawful provisions shall remain in full force and effect.

SECTION 4 Effective Date. This Ordinance shall be in full force and effect from and after its final passage and publication.

Attest:

PASSED
AND _____, 2015
APPROVED

DOREEN MOWERY, City Clerk

GERALD WALTRIP, Mayor

The undersigned as City Clerk of Carter Lake, Iowa does hereby certify that on _____, 2015, I posted true and exact copies of the foregoing ordinance in four public places to-wit:

all within the limits of the City of Carter Lake, Iowa.

DOREEN MOWERY, City Clerk

FIRST CONSIDERATION: _____

SECOND CONSIDERATION: _____

THIRD CONSIDERATION: _____

Use Matrix: Industrial and Transportation Uses

Use Types	R-1	R-2	R-3	R/CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	Addl Reg
Industrial Uses														
Agricultural Industry*												C	C	
Auto rental/Sales*												C		
Construction Yards*												C	C	
Custom Manufacturing						C		C	C	C		P	P	
Equip rental/Sales												C	C	
Light Industry												P	P	
General Industry*												P	P	
Heavy Industry*													C	
Recycling Collection*													C	
Recycling Processing*													C	
Vehicle Storage (Long- term)*												C	C	
Warehousing (Enclosed)												P	P	
Warehousing (Enclosed-Limited)							C	C				P	P	
Warehousing (Open)*												C	C	
Aviation*											C	C	P	
Railroad Facilities													C	
Truck Terminal*												C	P	
Transportation Terminal*								P		P		P	P	
Alternative Energy Production Devices													C	
Amateur Radio Tower	C	C	C	C	C									
Communications Tower*												C	C	
WECS*													C	

P Permitted by right or by right subject to supplemental regulations.

C Permitted by Conditional Use Permit

***** Use Permitted after Site Plan Approval

Blank Use not permitted in zoning district, unless established as a lawful nonconforming use