PLANNING BOARD MEETING

City Hall - 950 Locust St., Carter Lake, Iowa

Monday, December 9, 2024, 7:00 P.M.

AGENDA

Roll Call

Approval of the Agenda

1. Consent Agenda
    a. Building Permits listing
    b. City Council Minutes
    c. Planning Board Minutes
2. New Business
    a. The Landing Reserve LLC
3. Old Business
    a. ZUM SERVICES
4. Comments
5. Adjourn

CARTER LAKE CITY COUNCIL MEETING
Monday, November 18, 2024

Mayor Ronald Cumberledge called the regular meeting to order at 7:00 p.m. Roll call of the council, present: Jacob Hanika, Jackie Wahl, Aaron Grell, Victor Skinner and Jason Gundersen; City Attorney David Levy and Clerk Jackie Carl were also present.

Upon motion, made by Gundersen, and seconded by Hanika, the agenda unanimously approved, adding in Snyder Engineering update and PeopleService, removing Lakeside Auto Recyclers. Gundersen moved to approve the consent agenda which included the following items: Department head reports from Parks, Library, Community Center, Senior Services, Maintenance, Police, Fire/EMS; City council minutes from October; Overtime and comp time reports for October; abstract of claims, receipts and financial reports for are tabled until next month and approval of Casey's General Store liquor license. Hanika moved to second the motion. Unanimously approved.

Zum Bus Services was present to discuss their Conditional Use Permit. Request to extend the permit for 5 years instead of 2 years. Skinner, moved to accept the conditional use permit, seconded by Grell; No-Gundersen. Yes- Grell, Skinner, Wahl and Hanika

Elizabeth Hunter from Snyder and Associates reviewed the water project and the final cost. Backlund compiled a list of added work that could be done with the remaining funds. Council agreed to move forward with the additional work.

Gundesen moved to approve appointment of Jack Vandenbussche to the Fire Department, seconded by Hanika. Gundersen moved to approve Pam Christensen to the library board, seconded by Hanika; Gundersen moved to approve appointment of Jodie Sams to the library board, seconded by Hanika; Gundersen moved to approve Katie Smith to the Parks and Rec board, seconded by Grell; all motions unanimously approved.

Grell moved to hire Small City Solutions for $7,500 to manage an overhaul of the Zoning Code, seconded by Hanika; unanimously approved.

Grell moved to hire Hinson Consultants for consulting to hire a City Administrator; seconded by Skinner, unanimously approved.

Gundersen requested the council's support to have a conversation with PeopleService concerning the numerous issues that he has heard about in recent weeks. Council agreed to invite representatives from PeopleService to the next workshop.

Attorney Levy provided an update that a letter has been mailed to the owners of 122 Carter Lake Club, dangerous building notification. Owner has 30 days to respond after receipt of letter. Will provide another update at next meeting.

Attorney Levy also reviewed conflict of interest; Some discussion at various meetings about conflicts of interest I'm not going to go into any specific things but I just want to remind you all the conflicts of interest are a very important thing that you as elected officials and your appointed officials deal with. Typically to be a conflict of interest needs to involve a direct financial interest to the official or his or her immediate relatives. But the one thing I'll say about a conflict of interest is even if it's not actually legally a conflict of interest, the appearance of a conflict of interest is almost worse because you really can't disprove it. You could show somebody corporate records or financial records and show that I don't have a financial interest in this particular business but if it's something where everybody says, wait a minute he's related to her or he was involved in that business or something like that, that appears to the public to be a conflict of interest and that's a hard bell to un-ring so think about that. The last thing I'll say about conflicts of interests and I think this is important. You as elect officials and appointed officials ultimately the determination to recuse yourself or not, is yours, it's personal whether you think honestly as you look in the mirror that you can be objective about that thing, you don't want to vote on something or take action on something where you there's an obvious clear legal conflict of interest. You can get in trouble for that but with appearances of conflict of interest it's up to you and so you know give that some thought. Last thing if you're not sure, you can ask me, we can get opinions from the state of Iowa and you know again it's your decision but I'm always happy to discuss it with you and if it's something you can avoid you should. Truly, last thing I'll say about it, it doesn't just mean recusing yourself from the vote, if you're going to recuse yourself from the vote, don't participate in the discussion; don't be part of it. Many city attorneys tell their clients, you should leave the room, I do not know, maybe I’m wrong but I don't know that you have a big influence sitting there so I don't typically advise clients that they have to leave the room. Some do but to that end, do not take part in the discussion, and then go, oh I recuse myself from voting, because then you have influenced the decision.

Mr. Levy also introduced his associate attorney, Spencer Housch who has been assisting with work on behalf of the city.

Planning Board member Ray Pauly provided update about the Zum Services proposal for Conditional Use permit to park buses at the lot on the south side of Locust Street.

Wahl moved to approve first reading of amendment to golf cart ordinance, seconded by Grell; Gundersen moved to approve first reading of amendment to city code 20.05 Publications; seconded by Hanika; Wahl moved to approve first reading of amendment to city code 5.06 Meetings, seconded by Grell; Grell moved to waive second reading of amendment to UTV ordinance and proceed with the third and final reading, seconded by Hanika; Ordinance adopted. Gundersen moved to approve resolution to publish notice of hearing on adoption of proposed “Code of Ordinances”, hearing will take place at the meeting December 16, 2024, at 7 p.m. seconded by Hanika; All ordinances unanimously approved by the council.

Skinner moved to approve application for exemption of Urban Revitalization Area for 1302 Cedar St. with no requirement for the sidewalk, seconded by Grell Roll Call: NO-Grell, Hanika,

Gundersen, Wahl, YES-Skinner. Motion failed. Gundersen moved to approve contingent on meeting the sidewalk requirement around the property, seconded by Hanika; Yes-Wahl, Gundersen, Grell, Hanika. No: Skinner. Application approves with contingency.

Gundersen moved to approve resolution to complete transfers for 2023-2024 budget, seconded by Hanika; Gundersen moved to approve Annual Financial Report for 2023-2024, seconded by Hanika, Hanika moved to approve update to employee handbook for meal reimbursements for traveling employees, seconded by Skinner; all resolutions unanimously approved.

Grell moved to approve wage resolution for Kaitlyn Watson, seconded by Hanika; Grell moved to approve wage resolution for Lauri Wilhite seconded by Skinner; Grell moved to approve wage resolution for Nicholas Dargy, seconded by Gundersen; all resolutions unanimously approved.

At 8:23 p.m. Gundersen moved to go into closed session to discuss personnel issues, seconded by Grell; Grell moved to come out of closed session at 9:12 p.m., seconded by Gundersen.

Jackie Carl, City Clerk Ronald Cumberledge, Mayor

FOR OFFICE USE: CASE # _____ Receipt # _____
Z.B.A. Public Hearing: _____ Amount _____

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CITY OF CARTER LAKE

APPLICATION FOR PLANNING BOARD AGENDA

1. APPLICANT: The Landing Reserve LLC Phone: 402-578-9076
   Address: _____ *Status: _____
2. REPRESENTED BY: Laura Tarpinian Phone: 402-578-9076
   Address: _____
3. STREET ADDRESS/LOCATION: Lagoon Drive and Avenue Q, Carter Lake, IA 51510
4. LEGAL DESCRIPTION: See attached "Legal Descriptions" page
5. OWNERS NAME: The Landing Reserve LLC
6. OWNERS ADDRESS: 2389 Avenue M Way, Council Bluffs, IA 51501-0800
7. REASONS FOR REQUEST AND INTENDED USES: We would like to request of a change of zoning to R3 and that a new use type be added to R3 (resort lodging) along with additional allowed conditional uses to the R3 zoning. The intent is to allow for a nature resort.
8. ZONING DISTRICT: R1 / R2
9. PRESENT USE: Vacant Land
10. COPY OF BLUEPRINTS OF INTENDED STRUCTURE. N.A.
11. ADMINISTRATIVE DECISION ISSUED: _____

FOR OFFICE USE

12. ATTACHED TO THE APPLICATION ARE:
    a. Denied "Building Permit Application" Form……..… _____
    b. Approves……...……..…… _____
    c. Restrictions……..…… _____

THE FACTS PRESENTED ABOVE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE:

13. SIGNATURE: Laura N. Tarpinian Date: 12/3/2024

TYPED OR PRINTED NAME: Laura N Tarpinian *Status: P.O. / C.P.

***NOTE:** *P.O. = Property Owner* *C.P. = Contract Purchaser*
O.H. = Legal Optionholder *A. = Owner's authorized agent*

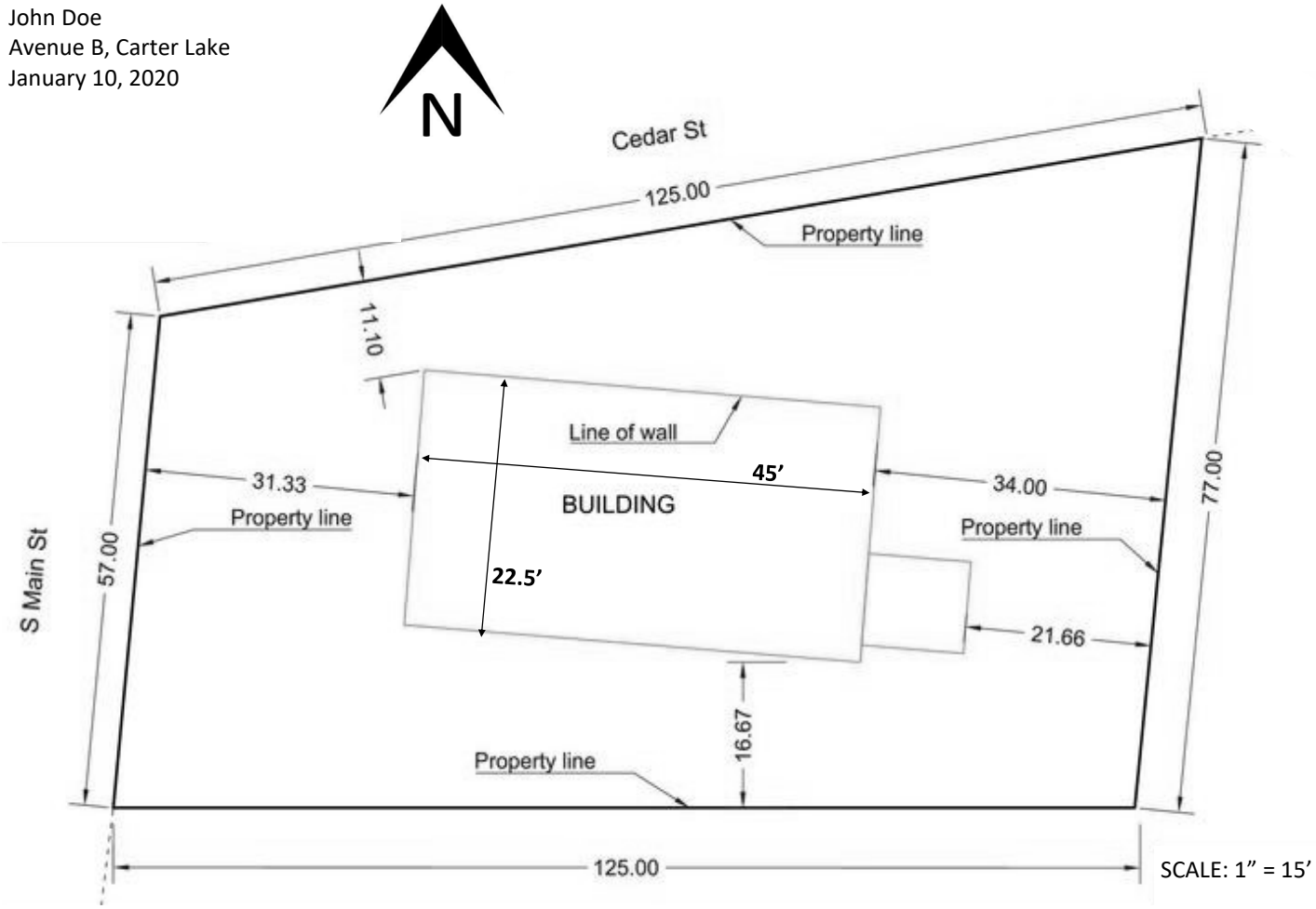
MINIMUM REQUIRED INFORMATION (TO BE SHOWN ON THE SITE PLAN)

The site plan shall be legibly and accurately drawn on paper suitable for reproduction. The plan shall be drawn to a scale of 1 inch to 50 feet or less and should have an overall size of 8 1/2" x 11" or if not possible then a maximum size of 11" x 17" The plan shall contain the following information:

1. The name and address of the person filing the application
2. The date, scale and north arrow
3. Property lines
4. Street, sidewalks and alleys
5. Blueprint proposed structures (copy to be left with the planning board and building inspector)
6. Existing structures within 20 fee of the property
7. Accurate dimensions of the property and all structures involved.

SAMPLE SITE PLAN

John Doe
Avenue B, Carter Lake
January 10, 2020



SCALE: 1" = 15'

LEGAL DESCRIPTIONS

Property Owned:

Parcel 1: Block 25, Wavecrest Addition, Carter Lake, Pottawattamie County, Iowa. EXCEPT the Northerly 271.24

feet thereof, being that part of Block 25, lying between Blocks 24 and 29, West of the lake area and East of South

bound Harbor Drive as shown on Warranty Deed, recorded April 3, 1979 in Book 79 at Page 18048, records of

Pottawattamie County, Iowa.

Parcel 2: The South 40 feet of Lot 1 and all of Lots 2, 3, 14, 15 and 16, Block 29 and Redick Boulevard adjacent to

Block 29, Wavecrest Addition, Carter Lake, Pottawattamie County, Iowa.

Parcel 3: Lots 4, 5, 17 and 18, Block 29 and all that portion of Block 41 known as O.C. Redick Boulevard and

Harbor Drive adjacent to said lots, Wavecrest Addition, Carter Lake, Pottawattamie County, Iowa.

Property Under Contract:

Carter Lake Wavecrest Addition Lots 6, 7, 19, & 20, Block 29 & O.C. Redick Blvd & Harbor Dr Adjacent

CITY OF CARTER LAKE, IOWA
Building & Zoning Department
950 Locust Street
Carter Lake, IA 51510
Telephone: (712) 847-0535
Fax: (712) 347-5454
Inspection Request: (712) 847-0535

MEMO

December 4, 2024

City of Carter Lake, IA – Planning Board

RE: Possible rezoning of R-1 / R-2 to R-3 for The Landing Reserve, LLC

Our department has met with Laura Tarpinian and others with The Landing Reserve LLC on numerous occasions to discuss their plans and vision. We directed them to get a consultant that specializes in re-zoning and to do their research on how other Iowa Towns/Cities have allowed a similar use type. Within their letter provided, they explain their intent with this property and provide Iowa properties that use a similar use type. Additionally, they have provided proposals on how to move forward to have their vision of this property succeed.

The Landing Reserve LLC is asking to re-zone their property to R-3 (Urban Residential Multi-Family District), add an amendment with a definition and add current use types to be allowed within zoning district R-3.

Moving forward with this rezone is in the Planning Board's hands and when you plan to move forward with the action of a public hearing, at that point we will provide a staff report with zoning regulations based off the Land Development Ordinances.

Respectfully,

Darin Whatcott

City Building & Zoning Official

November 18th, 2024

To: City of Carter Lake, IA

From: The Landing Reserve, LLC
Laura Tarpinian
402-578-9076
lauratarpinian@mrealtypro.com

Emily Brink
402-578-9527
embrink@mrealtypro.com

Subject: Proposed Zoning Revision for '*The Landing Reserve at Carter Lake*'

Introduction:

This entitlement application includes a zoning change, an amendment to allow an additional use type, and a new commercial overlay for a 6.14 acre set of parcels in Carter Lake, IA.

Current Conditions:

The current proposal includes (4) parcels adjacent to Carter Lake between Lagoon Drive and Avenue Q. There are (3) parcels with R-1 zoning along the waterfront, and a larger parcel of R-2 zoning along Lagoon Drive, totaling approximately 6.14 acres.

1. 754416257001, 4.18 acres - R-2
2. 754416257002, .84 acres - R-1
3. 754416257003, .56 acres - R-1
4. 754416257008, .56 acres - R-1

Historically, this area has had a mix of residential and commercial uses. A portion of the proposed project was previously zoned as commercial in the 2013 zoning map. The parcels immediately to the north were the old commercial marina, and visually still maintain much of that original character. There is another parcel to the southwest that is currently zoned for commercial use, a commercial parcel to the north east, and there are a variety of recreation uses within ¼ mile (rowing clubs, ball fields, etc). It is also worth noting that this area also has a unique zoning district, the Carter Lake Special Residential District.

See: Exhibit A and Exhibit B attached.

Intent:

This is a well established recreation area that attracts local residents as well as visitors. There are no lodging options within a mile of the project location, and there is rising demand for short term rentals, which negatively impacts neighborhoods. We also understand the need to avoid 'spot-zoning'. Our goal is to set an example for responsible infill development by providing resort style lodging. This proposal is intended to maintain the character of the community, provide

lodging accommodations within walking distance of the lake and the adjacent residential areas, and capture hotel/tourism taxes for the community that may be lost to short term rentals.

Proposed Project Description:

Build a sanctuary where the tranquility of nature meets innovative accommodations, creating a peaceful getaway that enhances both guest experiences and local ecosystems.

'The Landing Reserve at Carter Lake' will provide distributed/individual lodging accommodations across (4) parcels with experience-based amenities seamlessly integrated with the natural landscape. The units will be a mix of cabins, treehouses, and cottages. The proposed project would have (8-12) units, less than (2) units per acre. By utilizing small independent structures instead of a large single hotel structure dominating the site, we can disturb less of the natural landscape, stay within the intent of the multi-family zoning, and blend in with the residential scale of the adjacent parcels. Additional ponds, landscaping, and trees will both enhance the local scenery and improve the local environmental resiliency.

In addition to the lodging, we will also have lakefront activities, a dock, trails, and communal event/gathering spaces. The commercial offering will include food sales, alcohol sales, limited retail, personal improvement services (yoga/massage), and commercial recreation (watercraft/golf cart rentals).

Guests will not be camping in their own tents, there will be no RV spaces for rent or storage, and the project proposal includes an on-site manager to enforce quiet hours and all other rules/restrictions on guest activity. M Realty will function as both the property manager and the owner, ensuring a seamless and dedicated approach to management. Emily Brink, who will serve as the managing member, will have her primary residence on the site.

Emily's on-site presence will be complemented by a team of trusted vendors responsible for cleaning, grounds care, and maintenance. This strategy ensures that the cabins and surrounding areas are consistently well-maintained, providing an exceptional experience for guests. The combination of Emily's personal involvement and professional vendor support will create a high standard of property management and customer service, fostering a welcoming and well-kept retreat environment.

We are also open to discussing other amenities for public/local resident use. Those may include; access to rentable amenities, trail access, community garden, grab-and-go food, or a potential shared park/pond area.

See: Exhibit C attached.

Examples of Similar Projects in the area:

Examples of properties with both residential and commercial zoning uses within one property were found. Properties in very rural settings are frequently zoned Agricultural or Residential Agricultural with a recreational use type. Properties located in proximity to a major interstate, near a City, or within a City commonly have commercial zoning with a transient use type (hotel, motel, etc). The commercial zoning frequently allows for the residential zoning use types as well.

1. Amber Lee Acres Glamping, Tekamah, NE (Burt County) - This glamping business is in Rural/AG Single Family zoning which allows for recreation/campgrounds with a CUP.

2. Best Nest Farm, Glenwood, IA (Mills County) - This glamping/cabin/trailer business is on Residential/Agricultural which allows for multi-family and campgrounds with a CUP.

3. Beyonder Getaway at Sleepy Hollow, Oxford, IA - This is a mixture of R3 and HC Commercial, which allows for residential uses within it. There are a variety of RV/Camping uses spread across this site.

Entitlement Proposal:

1. Amend the base zoning of these (4) parcels from R-1/R-2 to R-3 (Urban Residential Multi-family)

2. Add an additional use to the R-3 zoning for Limited Resort Lodging:
    a. Current: *Section 7, R-3 Urban Residential Multi-Family, 701 Purpose - This district is intended to provide for low and medium density multi-family residential development, with gross densities generally between 12 and 24 units per acre. These developments often are characterized by low- rise buildings in multiple structure configurations, with an emphasis on open space, convenient parking, and, in many cases, common community facilities such as clubhouses and swimming pools. This district is also appropriate for larger townhouse complexes, while still accommodating lower density forms of development.*

    b. Addition: "*This district allows for resort development limited to 1-2 story, 'cabin style' detached units, with an emphasis on open space, not to exceed 12 units per acre. Limited commercial uses consistent and compatible with recreational and residential uses to be approved as an approved conditional use."*

    c. Amend the R-3 Zoning Use Matrix to allow for conditional uses. See: Exhibit D attached.

    d. Example Definition of "Limited Resort Lodging" - *Provides tourist accommodations including guest rooms or suites, which are intended or designed to be used, rented, or hired out to guests (transient visitors) intending to occupy the room for less than 32 consecutive days, with various recreational*

amenities. The guest rooms or suites are independently accessible from the outside, parking space located on the property, with a minimum unit size of 200 square feet, no more than 2 stories tall, no more than 12 units per acre, with accessory functions like offices, maintenance, retail, reception areas provided on the property in separate buildings from the units.

3. Optional: Add a limited commercial overlay (mixed-use) to allow for the small retail/F&B commercial offerings. In lieu of allowing limited commercial uses in R-3 zoning via a conditional use permit, we would like to apply a limited commercial overlay, which allows for:
    a. Food Sales (Limited) - Misc food sales (i.e. smores packages, candy, non-alcoholic beverages, misc household items such as tooth paste, bug spray, etc)
    b. Liquor Sales or Cocktail Lounge - misc alcohol sales for consumption at individual cabins or small "speakeasy "
    c. Restaurant General - small food and drink boutique
    d. Retail Services (Limited) - misc souvenirs such as clothing, art work, photography services, etc
    e. Personal Improvement Services / Personal Services - yoga class or massage services
    f. Commercial Recreation - jet ski, golf cart, kayak, and other outdoor rec rentals

Conclusion:

Our vision is to be a leading example of sustainable tourism by creating a harmonious retreat where modern luxury coexists with natural beauty. We aim to inspire guests to reconnect with nature, while our commitment to conservation and responsible development fosters a positive impact on the environment and the Carter Lake community.

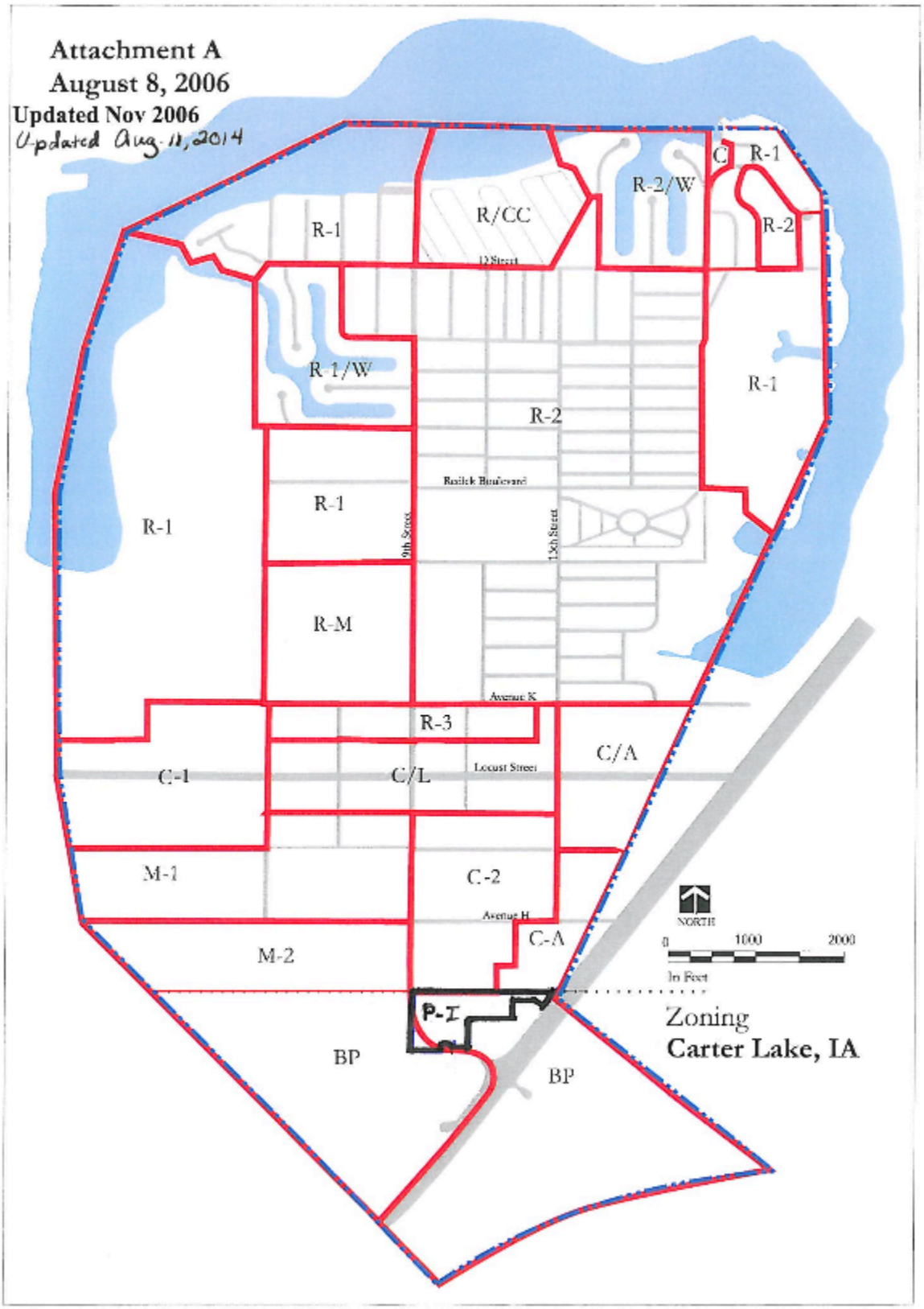
We believe that this proposal is in keeping with the overall development plan and character of the area, reinforces this area as a hub for recreation, and creates a well defined path for capturing additional tax revenue from short term rental lodging.

Thank you for your time and consideration,

Laura N. Tarpinian

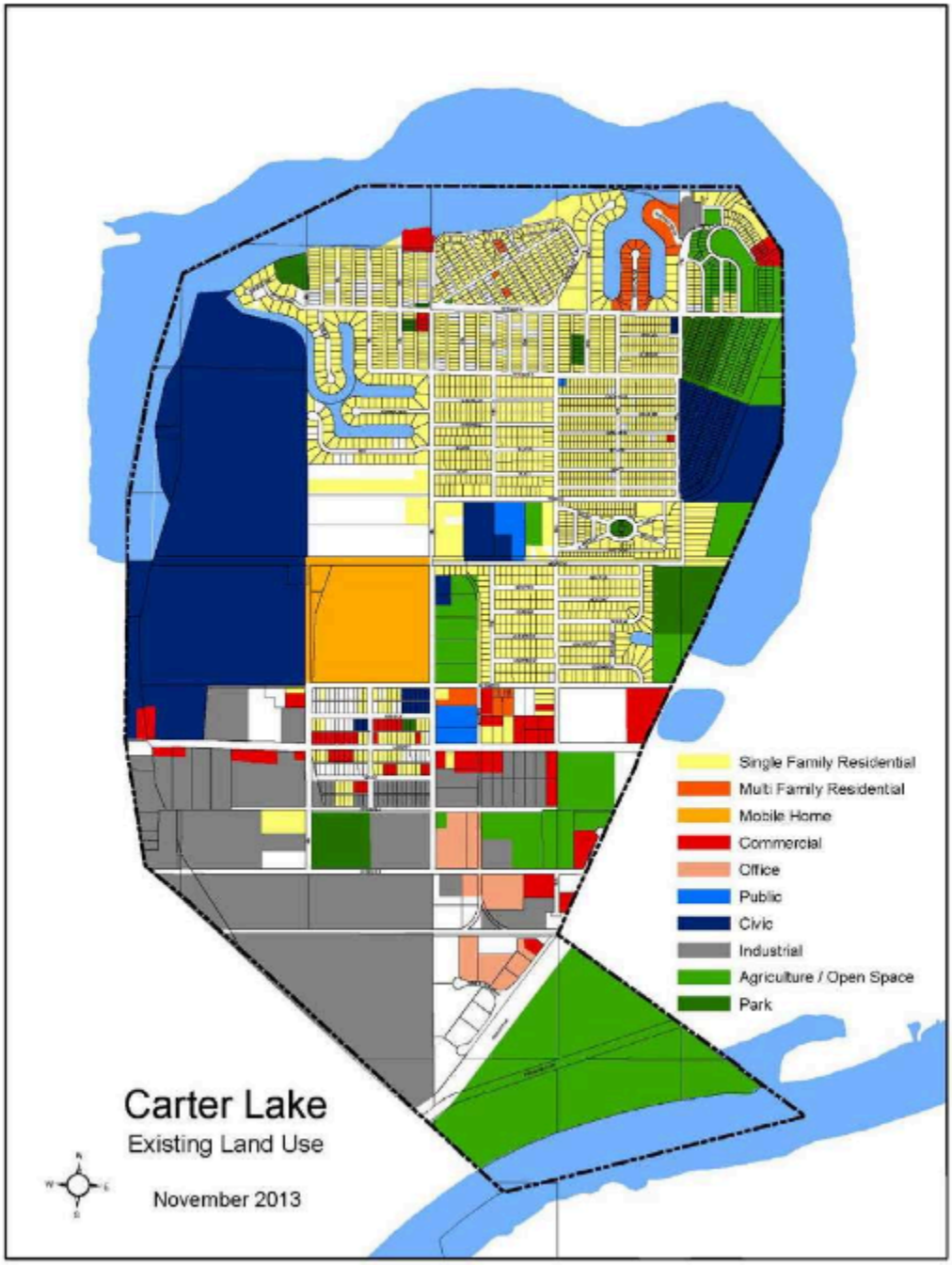
Laura Tarpinian & Emily Brink

Attachment A:



Attachment B:

Figure 2.3: Existing Land Use Map



Attachment C:

Carter Lake Underwriting_7.13.2024
Estimated Financial Impact for Others

HOTEL / MOTEL TAX			
Annual Sales - Lodging Rental Income	$	464,831	95%
Annual Misc Income - Other Rentable Items	$	22,360	5%
Total Annual Sales	$	487,191	100%
State Taxes (5%)	$	24,360	42%
City of Carter Lake Taxes (7%)	$	34,103	58%
Total Annual Tax	**$**	**58,463**	**100%**

PROPERTY TAXES (MIL RATE ALLOCATION):		
Annual Property Taxes		$ 38,500
Council Bluffs Schools	45.72%	$ 17,602
Carter Lake	27.80%	$ 10,703
County Levies	21.40%	$ 8,239
Area College	3.93%	$ 1,513
Assessor	0.91%	$ 350
AG Extension	0.24%	$ 92
Other / State of Iowa		$ -
Total Annual Tax	**100.00%**	**$ 38,500**

TOTAL ANNUAL TAX REVENUES CREATED:			
City of Carter Lake	$	44,806	46%
State of Iowa	$	24,360	25%
County of Pottawattamie	$	8,239	8%
Schools & Other	$	19,558	20%
TOTAL ANNUAL TAX REVENUES:	**$**	**96,963**	**100%**

Notes:

The above is a preliminary estimate based on assumptions that will need to be confirmed / experienced.

The above does not account for sales tax generated during construction which is estimated to be $100,000 total (7% of material costs).

Attachment D:

414 Pole Buildings

No pole buildings shall be erected on any lot in Carter Lake without regard to the zoning of said lot. "Pole Building" is defined as a structure with wooden or metal poles as main supports, without a continuing permanent foundation, with studs, which are greater than 16 inches off of center, and with siding made of metal and/or wood material.

Table 4-1: **Use Matrix: Agricultural and Residential Types**

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
Agricultural Uses														
Horticulture						P	P	P				P	P	
Crop Production														
Animal Production														
Commercial Feedlots														
Livestock Sales														
Residential Uses														
Single-Family Detached	P	P	P	P	P									
Single-Family Attached	P	P	P	P										
Duplex	P	P	P											
Townhouse		P	P						C					
Multiple-Family*			P						C					
Manufactured Housing Residential	P	P	P	P	P									
Mobile Home Park*					P									
Mobile Home Subdivision*					P									
Retirement Residential*	C	C	P				P	P	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

Use Matrix: Civic Use Types

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
Civic Uses														
Administration						P	P	P	P	P	P	P	P	
Clubs (Recreational)*	C	C	C	C	C	P	P	P	C	P	C	P	P	
Clubs (Social)*	C	C	C	C	C	P	P	P	P	P	P	P	P	
College/Univ*						P	P	P	P	P	P	P		
Convalescent Services		C	P		C	P	P	P	C					
Cultural Services	C	C	P	C	C	P	P	P	P	P	P	P		
Day Care (Limited)	P	P	P	P	P	P	P	P	P	C	C	C	C	
Day Care (General) *	C	C	P	C	C	P	P	P	P	P	P	C	C	
Elder Home	C	C	P	C	C	P								
Emergency Residential	C	C	P	C	C	P	P	P	P					
Family Home	C	C	P	C	C	P	P							
Group Care Facility*			P			P	P	P	P	P				
Group Home		C	P			P	P	P	P	P				
Guidance Services						P	P	P	P	P	P	C	C	
Health Care						P	P	P	P	P	P	C	C	
Hospitals*			C			C	C	C	P	P	P	C	C	
Maintenance Facility*						C		C		C		P	P	
Park and Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	
Postal Facilities						C	P	P	P	P	P	P	P	
Primary Education*	P	P	P		P	P	P	P	P	C				
Public Assembly*						C	C	C	P	P	C			
Religious Assembly*	P	P	P		P	P	P	P	P	P		C		
Safety Services	P	P	P	P	P	P	P	P	P	P	P	P	P	
Secondary Educ*	C	C	P		C	P	C	C	C	C				
Utilities*	C	C	C	C	C	C	C	C	C	P		P	P	

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

Use Matrix: Office and Commercial Use Types

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
Office Uses														
Corporate Offices*			C			P	P	P	P	P	P	P	P	
General Offices			C			P	P	P	P	P	P	P	P	
Financial Offices*			C			P	P	P	P	P	P	P	P	
Medical Offices*			C			P	P	P	P	P	P	P	C	
Commercial Uses														
Ag Sales/Service*								C				P	P	
Auto Services*						C	C	C				P	P	
Body Repair*								C				P	P	
Equipment Repair*								C				P	P	
Bed and Breakfast						P	P	P	P	P				* *
Business Support Services						P	P	P	P	P	P	P	P	
Business/Trade School						C	C	P	P	P	P	P	P	
Campground*														* *
Cocktail Lounge			C			C	C	C	C	C	C	C	C	
Commercial Rec* (Indoor)						C	C	P	P	P	P	P	P	
Commercial Rec* (Outdoor)			C							P		P	P	
Communication Service						P	P	P	P	P	P	P	P	
Construction Sale/Service*							C	C				P	P	
Consumer Service						P	P	P	P	P	P	P		
Convenience Storage*												P	P	
Food Sales (Convenience)*						C	C	C		C	C	P	P	
Food Sales (Limited)			C			P	P	P	P	P	P	P	P	

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
* * Missouri River corridor

Use Matrix: Commercial (continued) and Parking Use Types

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
Commercial Uses														
Food Sales (General)						P	P	P	C	P	P	P	P	
Food Sales (Super markets)*						C	C	C	C	C	C	P	P	
Funeral Service			C			P	P	P		P		P	P	
Kennels*												P	P	
Laundry Services												P	P	
Liquor Sales			C			C	C	C	C	C	C	C	C	
Lodging*			C			P	P	P	P	P	P	C	C	
Personal Improvement			C			P	P	P	P	P	P	P	P	
Personal Services			C			P	P	P	P	P	P	P	P	
Pet Services						P	P	P	P	P	P	P	P	
Research Services						P	P	P	P	P	P	P	P	
Restaurants (Drive-in)*						C	C	P		P	C	C	C	
Restaurants (General)*			C			P	P	P	P	P	P	C	C	
Restricted Business														
Retail Services (Limited)			C			P	P	P	P	P	C			
Retail Services (Large)*						C	C	C	C	C	C	P	P	
Retail Services (Mass)*						C	C	C		C		P	P	
Stables*														
Surplus Sales*												C	C	
Trade Services						C	C	C				P	P	
Veh. Storage (Short-term)*												C	C	
Veterinary Services						C	C	C	C	C	C	C	C	
Parking Uses														
Off-Street Parking*						C	C	C	C	C	C	P	P	
Parking Structure*						C	C	C	C	C	C	P	P	

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

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 (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	

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