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*Community Plan*  
*Riverside, Iowa*

powers · willis and associates  
planners · engineers · architects · landscape architects  
1223 south riverside drive iowa city, iowa



COMPREHENSIVE COMMUNITY PLANNING PROGRAM

TOWN OF RIVERSIDE

WASHINGTON COUNTY, IOWA

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Planners . Engineers . Architects . Landscape Architects  
1223 South Riverside Drive Iowa City, Iowa





# POWERS • WILLIS AND ASSOCIATES

## PLANNING ENGINEERING ARCHITECTURE

June 21, 1972

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Mr. Don F. Kirchner, Chairman  
and Members of the Planning and Zoning Commission  
Riverside, Iowa

Ladies and Gentlemen:

We are pleased to submit to you this final report of Riverside's Comprehensive Community Plan. The report incorporates the plans and recommendations agreed upon during our work with you throughout the past year and will serve as a guide for the future growth and development of the community.

Members of our firm have enjoyed working with you, the Council and numerous residents of the community whose efforts are greatly appreciated. We appreciate having had the opportunity of working with you and hope that we may be of further service in the future.

Sincerely yours,

Ben R. Barnett, A. I. P.  
Chief of Planning Operations  
Powers-Willis & Associates

BRB/scp



ACKNOWLEDGEMENTS

The cooperation and assistance of the following persons and organizations during the preparation of Riverside's Comprehensive Plan is gratefully acknowledged by the Town Council, the Planning Commission and Powers-Willis and Associates.

JoAnne F. Waldschmidt . . . . .	Town Clerk
Wilfred Bouquot . . . . .	Sewer and Water Superintendent
Robert Huber, P.E. . . . .	Washington County Engineer
James R. Frier . . . . .	County Extension Director
Walter W. Schroeder . . . . .	Washington County Auditor
Dwight G. Bode, Supt. . . . .	Joint County School System

Washington County A. S. C. S. Office  
Iowa Natural Resources Council  
Iowa State Highway Commission  
Iowa Geological Survey

Citizen's Advisory Committee

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## PREFACE

The Comprehensive Planning Program for Riverside is being prepared for the community by Powers-Willis and Associates in cooperation with the Johnson County Regional Planning Commission. Although Riverside is located in Washington County, its past growth and development have been influenced largely by the employment opportunity and educational facilities located in the Iowa City area. Construction of the 518 freeway in the near future will provide an even closer tie between Riverside and the Iowa City urban area and is expected to have a profound influence on the community's future growth potential.

It is the purpose of this planning program to assist the community in identifying existing and potential deficiencies including environmental problems and to help create an awareness of existing and potential problems.

The program is comprised of four basic sections which are base mapping, background data, plans and implementation. Base maps are necessary to illustrate various plans and proposals while the background information provides an analysis of existing conditions affecting the community and sets the stage for preparing the actual planning elements.

The plans are intended to establish community goals and policies regarding land use, transportation, housing, community facilities and public utilities and will serve as a guide for decision making for the local community.

The final phase of the comprehensive plan is utilized to implement the plans which have been prepared and to carry out the goals and policies which have been established herein. Implementation measures consist primarily of a zoning ordinance, subdivision regulation and a capital improvement program. These implementation measures, or tools, are coordinated with the various plans, and properly administered, can do much to promote the orderly growth and development of the community.



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*Background*



## BACKGROUND

### BACKGROUND FOR PLANNING

#### Location

Riverside is located in Iowa Township in the Northeast corner of Washington County, 13 miles south of Iowa City. The community, which had a 1970 population of 758 is situated on Iowa Highway 22 which runs east-west through the town and is one and one-half miles west of U.S. Highway 218. The community is located along the English River which is a tributary to the Iowa River and is the principal watershed between the Iowa and Skunk Rivers.

#### History

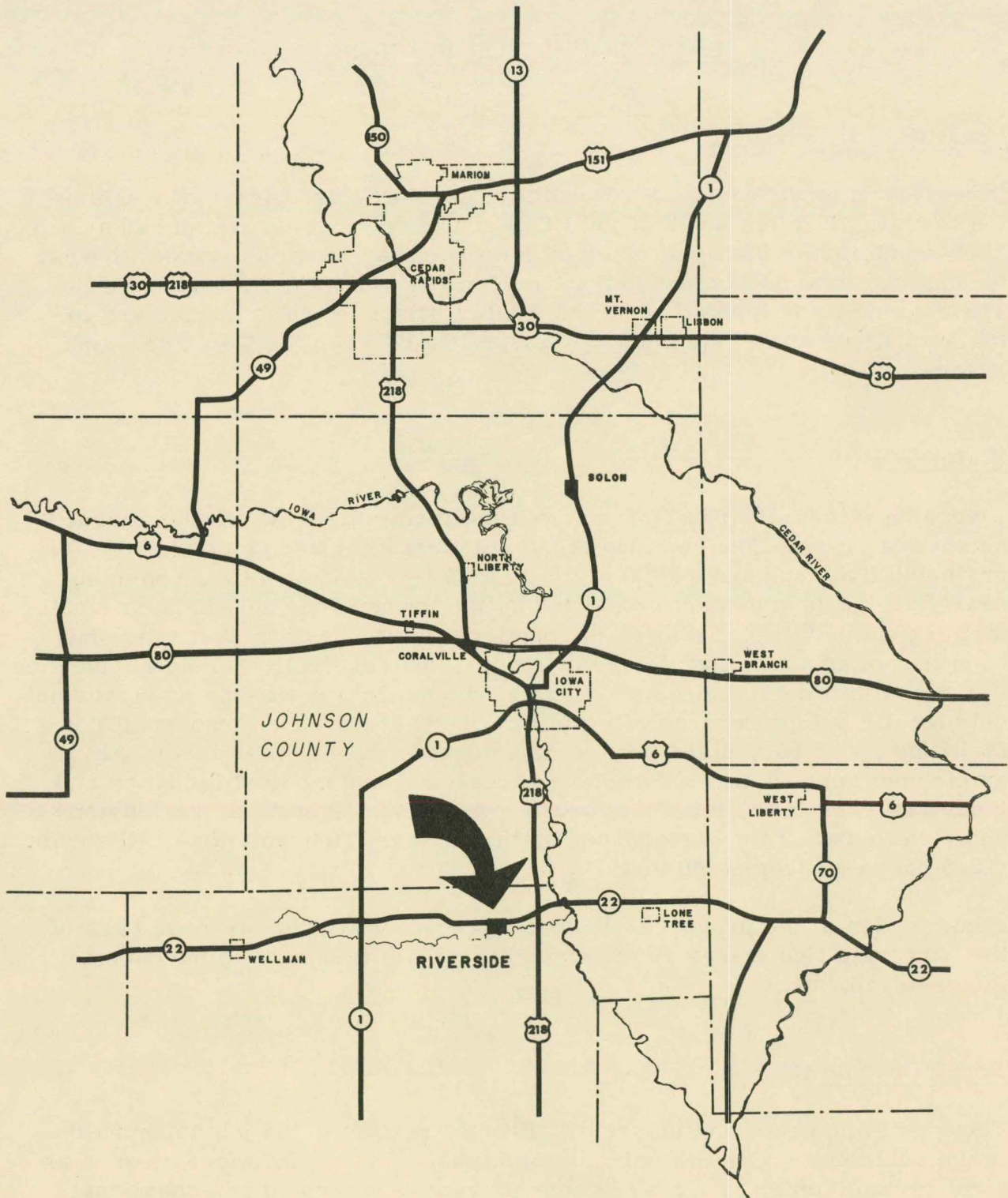
Riverside was laid out in 1872 and was the terminus of the railroad for a number of years. The community grew as a trading and shipping point for grain and livestock and was essentially a self-contained entity, providing nearly all goods and services needed by the townspeople and the surrounding farming community. Although the community's function in past years has been that of an agricultural service center, the community's role is changing to function more and more as a place of residence for persons employed not only locally but elsewhere. This is the result of improved transportation facilities which have placed the community only minutes away from the employment opportunity afforded by educational and medical facilities and industrial uses in the Iowa City urban area, Mount Pleasant, Washington and elsewhere. This is evidenced by the increase in population of Riverside (15.5 per cent) from 1960 to 1970.

Construction of the proposed 518 freeway which will pass one mile east of the corporate line places the community in a position very amenable to future development.

#### Population and Economics

The growth or decline of an area is directly related to the job opportunity in the community or within commuting distance or to other factors such as a retirement center or a low-income housing development or educational facilities. Riverside is within the influence of the Iowa City urban area and the employment and educational opportunity provided at other locations in the region within commuting distance.

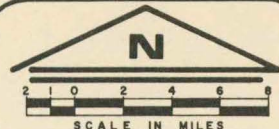




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LOCATION  
 RIVERSIDE,

MAP  
 IOWA





Although the population of Riverside declined slightly from 1900 to 1950 as shown in Table 1-1, it rose sharply since 1950 with a 15.5 percent increase (102 persons) during the last decade. This increase is largely a result of people employed within the region who do not wish to live in a larger city but who are seeking a place of residence in a smaller community.

The economic base study prepared for Washington County in 1966 by Powers-Willis and Associates indicates a net decline in employment in Iowa Township from 1960 to 1985 which is expected to be the result of a substantial reduction in employment in agriculture. Decreases in employment in other categories are negligible while some categories, particularly service and retail trades show substantial increases. The population trend in Iowa Township has reversed during the past decade and shows an increase of 127 persons (including the 102 accounted for in Riverside). The increase of 25 persons in the township outside of Riverside is attributed to the development of the rural subdivision at the intersection of Highways 22 and 218, construction of some non-farm dwellings and more significantly, the occupancy of vacant farmhouses by commuters.

TABLE 1-1

Population Trends  
Riverside, Iowa

Year	Population	% of Change
1900	698	
1910	652	-6.6
1920	667	2.3
1930	638	-4.3
1940	633	-0.8
1950	631	-0.3
1960	656	4.0
1970	758	15.5
1972	808*	---

\* Unofficial census taken January 1, 1972.



It is difficult to forecast population increases in Riverside resulting from additional job opportunity within the region, however, it is anticipated that the proposed freeway linking Riverside to Mount Pleasant on the south and the Iowa City-Cedar Rapids area on the north will have a profound influence on Riverside's growth potential. Because it is only 13 miles from Iowa City, it can be assumed that the community will be even more attractive to persons employed outside the community and to students enrolled at the University of Iowa.

The results of an unofficial census conducted by representatives of the Planning Commission and Citizen's Advisory Committee revealed a total population of 808 persons residing in Riverside as of January 1, 1972. Since this represents an increase of 50 persons over the official 1970 census figure of 758, an estimated 1970 population of 783 is used for the purposes of forecasting the community's population. Assuming a 1970 population of 783, the average increase in population for the past two decades, which represents 11.7 percent per decade would result in a 1980 population of 874 and a 1990 population of 976. Based on the estimated 19.4 percent increase during the past 10 years, Riverside could expect a 1990 population of 1116 persons by 1990. The community's rate of growth during future years will depend largely upon local and area efforts to attract new industry, thus providing additional job opportunity and on the part of the local community in making Riverside an attractive place in which to live. For the purposes of subsequent reports a 1990 population of 1,116 persons will be used.

Past trends in population and forecasts to 1990 are shown in the figure on the following page.

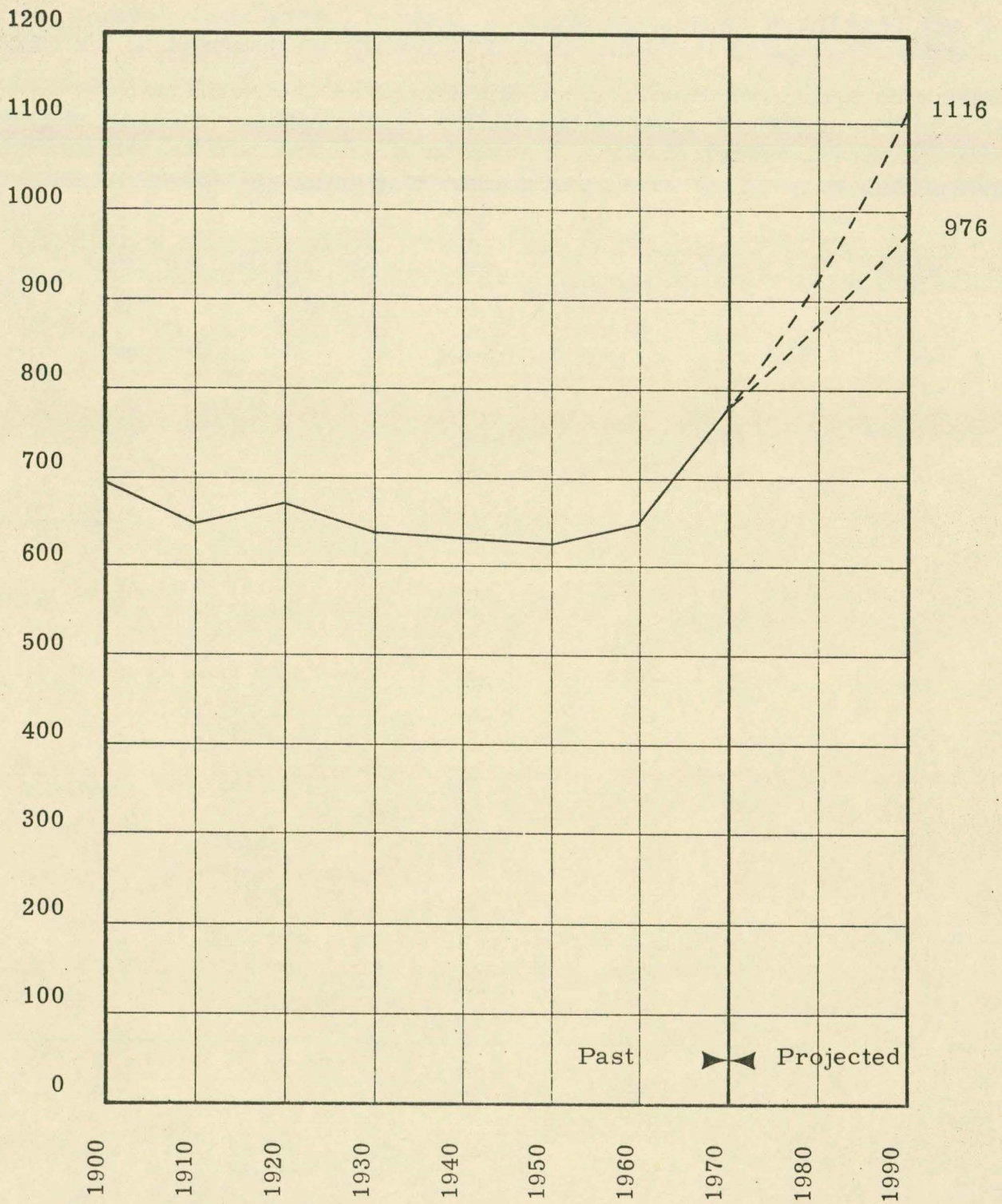
TABLE 1-2  
Population Forecasts\*

Year	(1960 to 1970) Increase of 19.4%/decade	Average (1950 to 1970) Increase of 11.7%/decade
1970	783	783
1980	935	874
1990	1116	976

\*1970 population based on an interpolation of 1960 Census and 1972 unofficial census.



P O P U L A T I O N



Y E A R  
POPULATION TRENDS & FORECASTS

RIVERSIDE, IOWA



## ECOLOGICAL AND ENVIRONMENTAL INVENTORY

### Introduction

The ecological and environmental factors affecting the community at present and in the future are many and varied although most relate to physical features such as topography, drainage courses, flood plains, tree cover, general land use and a variety of man-made features such as highways, railroads, power lines, fences and other developments. The general environment in which Riverside is located is typical of rural Iowa with the community surrounded largely by farm land interspersed with some wooded areas along the drainage courses.

### Geology and Water Resources

The geological formations in northeast Iowa Township belong to the Devonian and Mississippian systems and are comprised largely of the Yellow Spring Group and the Kinderhook Series. The subsurface, which consists of four basic types of materials are bedrock, glacial deposits, aluvium and loess. These formations together with the various soils derived from them affect permeability, material stability and water table characteristics as well as water resources.

Water resources consist of surface and ground water with ground water supplies being obtained from bedrock and deposits overlying the bedrock. The ground water supply depends upon the character and arrangement of subsurface deposits. Materials which are capable of storing and transmitting water such as sands, gravels, sandstones and conglomerates are often good potential aquifers. At Riverside the municipal wells utilize glacial deposits as the primary aquifers and more specifically, the gravel acquifer known as the Poweshiek-Udden channel which is a bedrock valley extending in a north-west-southeast direction across the northeastern part of Riverside. In this area as much as 320 feet of glacial material is found filling the channel and overlying the bedrock.

The Iowa Geological Survey indicates continued use of this aquifer as a water source and that the community could likely utilize Jordan Sandstone as a possible future source which should be available in sufficient quantity.



## Soils

Soils in the general area of Riverside along the English River and in the flood plain consist primarily of Bremer, Genesee and Wabash silt loam. Genesee and Wabash silt loam are first-bottom soils subject to frequent overflow and underlie much of the wooded area along the river. Bremer silt loam is the most extensively developed terrace soil occupying significant areas along the flood plain. All of these soils are generally subject to inundation which restricts them to open space uses. Along the southern edge of Riverside and extending eastward between Highway 22 and the railroad is a narrow band of Jackson silt loam which is also a terrace soil but is generally above the existing flood plain.

The upland areas, consisting of the northern two-thirds of Riverside and the area generally north of Highway 22 consist of Clinton silt loam, with the exception of the more predominant drainage courses which contain very narrow bands of Wabash and Lindley silt loam. Clinton silt loam is a lighter colored soil generally occurring in hilly sections near large streams (such as the English River). Drainage ranges from good to excessive, which accounts for the deep ravines and well defined water courses. Soils of this type were once covered with dense hardwood timber containing many varieties of oaks and hickory with white oaks being predominant.

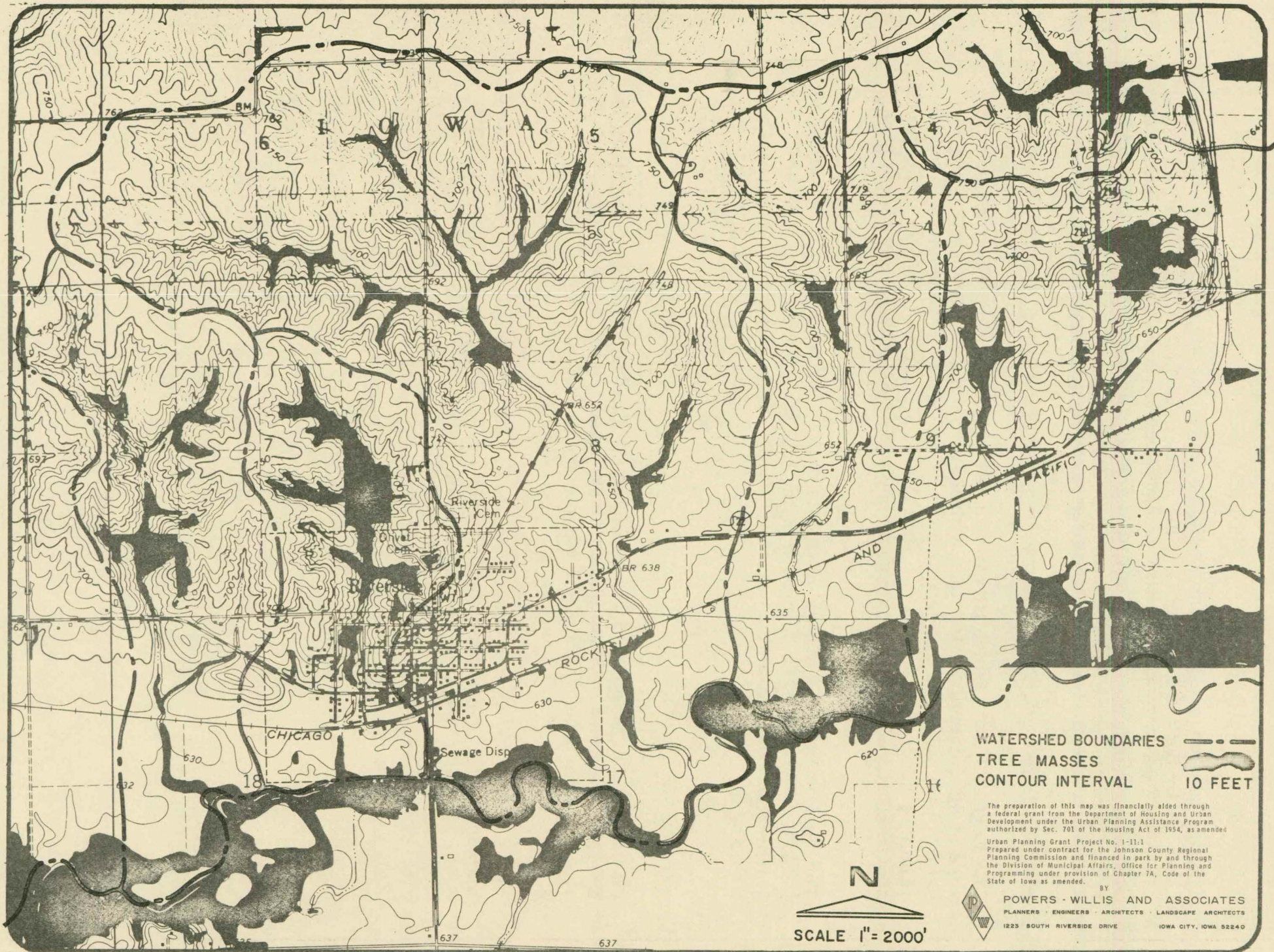
In general, the soils in the immediate area pose no particular difficulties for building construction, and are well suited for agriculture where good soil conservation practices are observed.




## Topography

The topography of Riverside and vicinity is rolling although much of the developed portion of the community is situated on the south slope of a gentle hill which recedes to the English River on the south. In the general vicinity of Riverside the topography, although rolling except for the flood plain of the English River, is suitable for farming. The topography and tree masses are shown on the accompanying map together with watershed boundaries. As indicated, the area along the English River is relatively flat and major areas are subject to inundation during periods of high water.

The water courses in the area are well defined and flow to the English River. In the immediate area of Riverside the most prominently defined water course (aside from the river) is in the west part of the community between Boies and Washington Streets. This drainage course is a major obstacle to the extension of streets and utilities. At the present time only First and Fourth Streets cross this barrier.





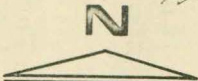
**WATERSHED BOUNDARIES**   
**TREE MASSES**   
**CONTOUR INTERVAL**  10 FEET

The preparation of this map was financially aided through a federal grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program authorized by Sec. 701 of the Housing Act of 1954, as amended.

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**SCALE 1" = 2000'**



The drainage course in the immediate area having the greatest watershed as shown by the preceding map is the creek near the eastern edge of Riverside. This water course as well as the one in the west part of town creates obstacles to the extension of utilities and will influence future development as will the steeper slopes shown on the following page.

Since these water courses serve to carry the runoff from sizeable areas, they should be protected from possible encroachment.

The English River, which flows in an easterly direction along the southern edge of the community, together with the bordering lowlands, create a natural barrier for urban development to the south. The English River and adjoining woodlands do however, provide an area of undeveloped space which should be protected from encroachment and reserved as a permanent green-belt.

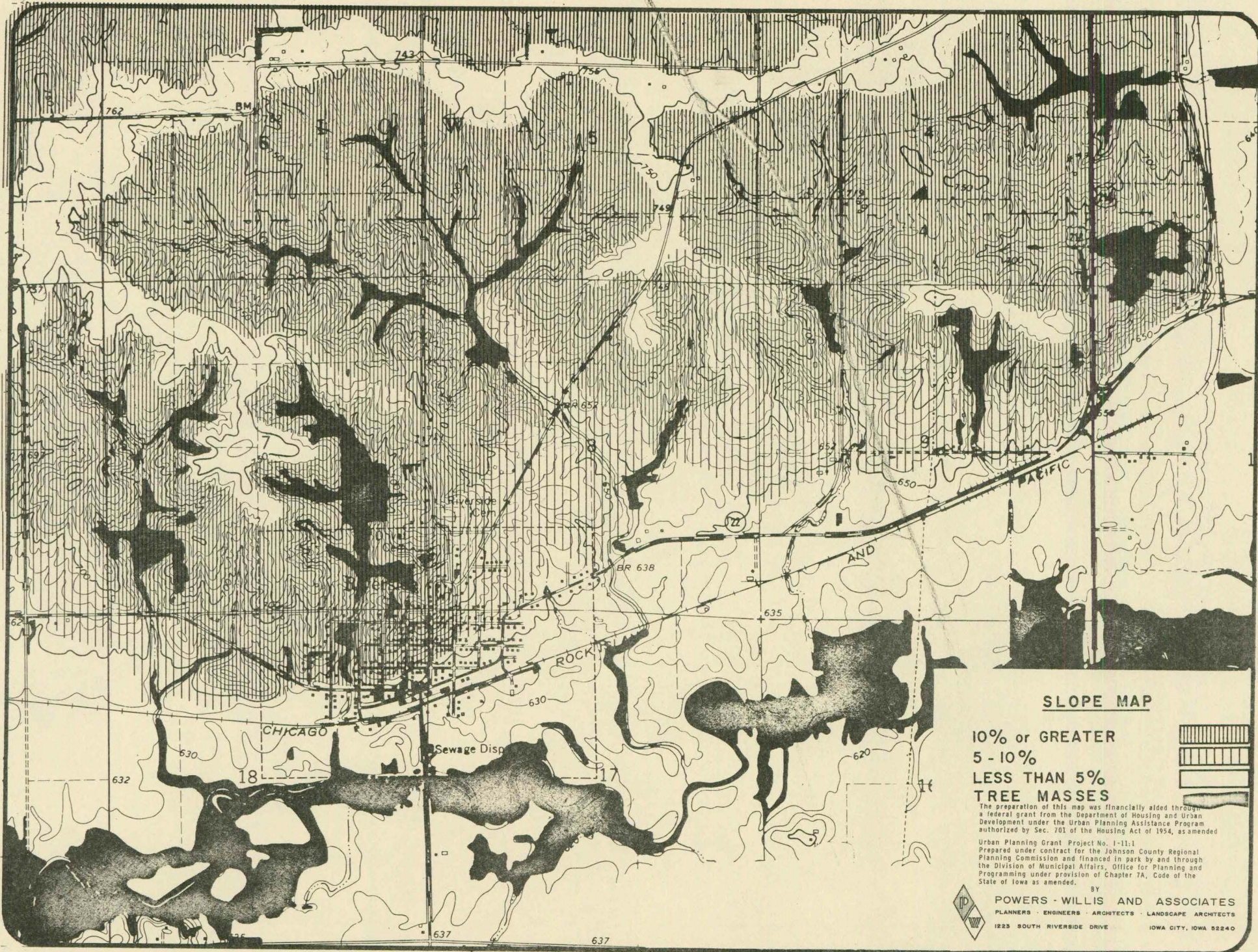
The English River at Riverside is only four miles from its junction with the Iowa River which forms a portion of the boundary between Johnson and Washington Counties and possesses some highly scenic areas south of Highway 22.

#### Tree Cover

Major areas of tree cover which consists of hardwood timber, are along the English River and its flood plain. Other areas with notable stands of timber are in the northwest part of the community in and near Iowa Township Park and along other water courses.

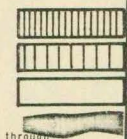
The species of trees varies somewhat but consists largely of oaks, hickory, maples, elms, willow, aspen and river birch. Predominant areas of tree cover are indicated on the accompanying map.





**SLOPE MAP**

10% or GREATER  
 5 - 10%  
 LESS THAN 5%  
**TREE MASSES**



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BY  
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## EXISTING LAND USE

### Introduction

An analysis of the existing land use provides an indication of how development of the community has occurred in the past. It reveals many of the factors which have influenced development including major land use problems which are affecting the community at the present or which may exert adverse influences in the future. An analysis of the land use and its composition serves as a basis for preparing future land use planning policies and zoning ordinances.

In August of 1971 an inventory of the existing land use in Riverside and the surrounding area was taken. The various types of uses were mapped and tabulated by category. The overall pattern formed by the various types of land uses can be seen on the Existing Land Use Map.

A tabulation of land use by major category reveals no peculiarities about the land use composition of the community, although a relatively high percentage of land is in public and semi-public uses. A tabulation of the land use composition is presented in Table 1-3 and discussed on the following pages, together with various factors influencing development.

### Platting Practices

Since the size and shape of a parcel of land often dictates the type of use and/or quality of development that occurs, past and present platting practices are of importance. A review of the base map shows that the Original Town of Riverside was laid out with 80 ft. streets in typical grid system in which streets run north-south and east-west at regular intervals with little or no regard given to the topography. The majority of lots are 50 x 130 feet and are oriented in a north-south direction with 12 lots per block, thus blocks are 380 feet in length and 340 feet in width (from center of street to center of street). Twenty-foot wide alleys running east and west were platted in nearly all blocks. Subsequent additions west of the Original Town plat were laid out with narrower streets and lots generally of the same size but oriented in an east-west direction. There are some double frontage lots between Fourth and St. Mary's Streets and between River and Railroad Streets. In industrial areas this can be a desirable feature, but is usually a detriment in residential areas.



TABLE 1-3

Existing Land Use, Riverside, Iowa

Category of Land Use	Area in Acres	Percentage of Developed Area
Single-Family Residential	68.8	34.5
Multi-Family Residential	0.9	.5
Mobile Homes	2.0	1.0
Total Residential	71.7	36.5
General Retail & Professional Office	2.2	1.0
Highway Commercial	4.4	2.0
Total Commercial	6.6	3.0
Light Industrial	1.8	1.0
Heavy Industrial	3.2	2.0
Railroad	12.3	6.0
Total Industrial	17.8	9.0
Public - Semi-Public	42.5	21.0
Total Public & Semi-Public	42.5	21.0
Streets	57.5	29.0
Alleys	3.6	2.0
Total Streets & Alleys	61.1	31.0
TOTAL DEVELOPED AREA*	199.7	100.0
TOTAL UNDEVELOPED	280.3	--
TOTAL AREA	480.0	--

\*Developed area is 41.5% of the total area.

Source: 1971 Field survey, Powers-Willis & Associates



Almost all lots in Riverside are 50 feet by 120 or 130 feet and in the majority of cases two lots have been used for each individual dwelling, indicating that at the time of development many years ago, a 50 foot lot was not considered adequate and residents wanted more open space.

Recently platted subdivisions in the north and east parts of the community have narrower streets (50 feet), however, lots generally have greater width (75-80 feet) reflecting the need to accommodate the modern ranch-type house built across the lot rather than lengthwise. Most of the newer residential lots are 120-150 feet in depth and are well suited to modern housing development.

### Residential

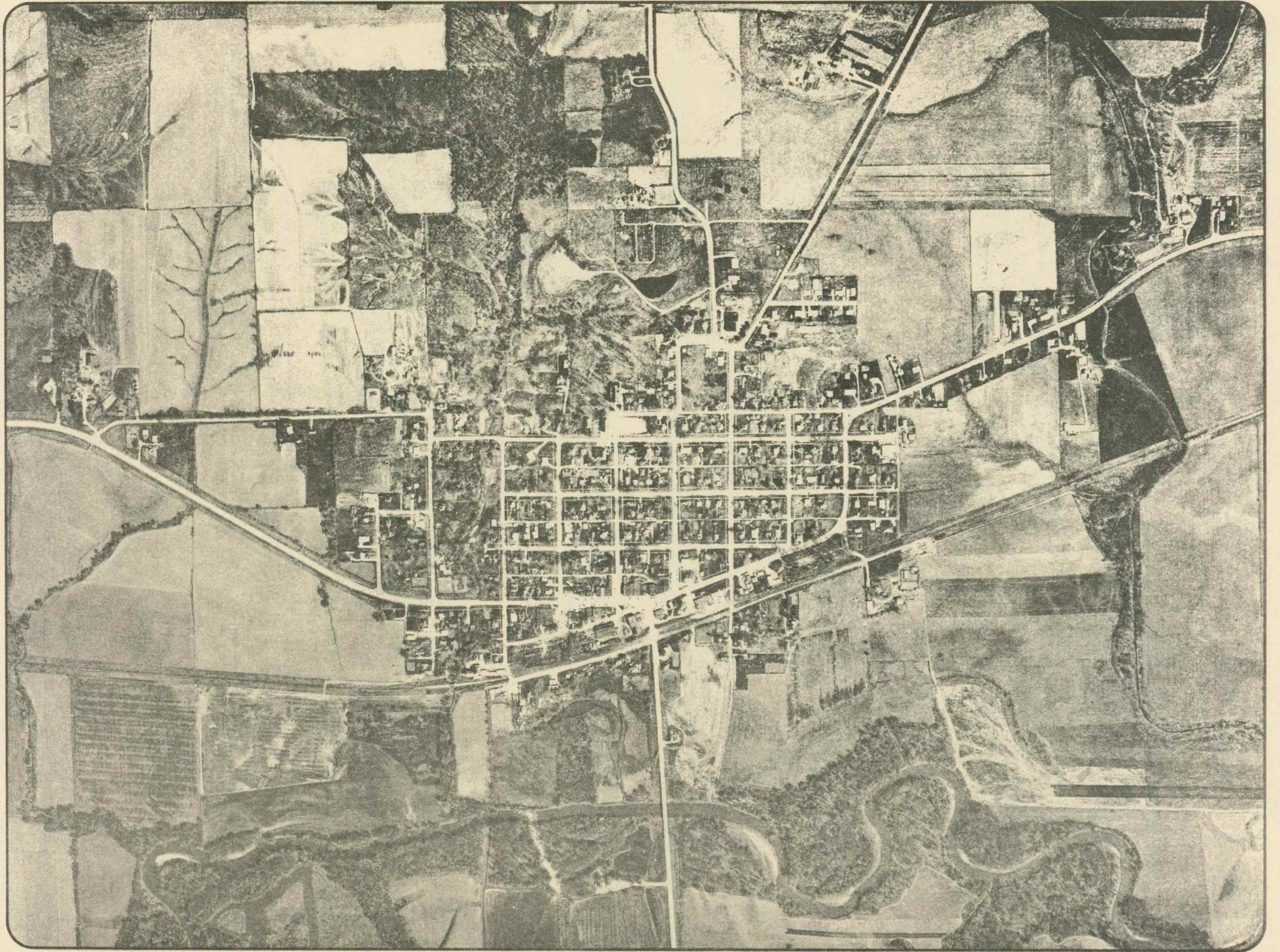
Residential uses occupy slightly over 70 acres of land and account for 36.5 percent of the developed area in the community. Many older dwellings, as previously indicated, are located on two lots which provide sufficient yard area and open space, although many of them have rather shallow front yards. A basic problem confronting the community is obtaining sufficient space properly located for future residential development without stringing out along the highway.

During the land use survey it was observed that housing conditions in Riverside have improved considerably during the past several years and it appears that a greater number of home owners have taken more interest and pride in maintaining their homes in sound condition. Although there are many outbuildings in residential areas such as garages, small barns, and sheds, a number of them have been removed in recent years. The general location of deteriorating dwellings indicates that age, the need for additional maintenance and specific site conditions are the major factors contributing to deteriorating conditions as opposed to incompatible land uses or environmental conditions. This is also reaffirmed by the fact that there are no concentrations of dwellings in need of attention but instead are more or less evenly distributed throughout the older sections of the community.

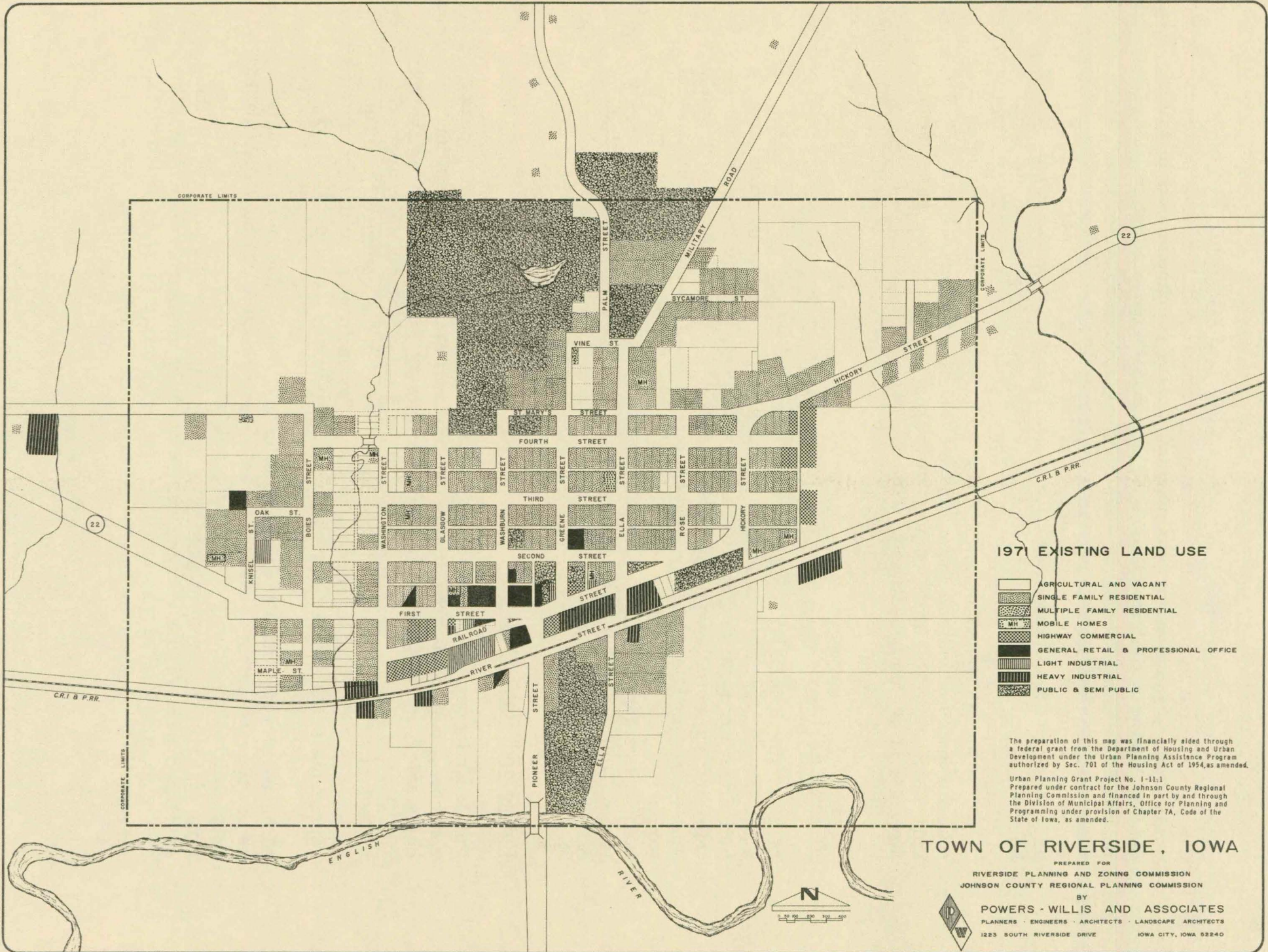
### Commercial

Commercial uses in Riverside can be grouped into two categories which are highway commercial and general retail and professional office. Highway commercial uses include such uses as gas stations, drive-ins and similar uses orientated toward highway travel, while









**1971 EXISTING LAND USE**

- AGRICULTURAL AND VACANT
- SINGLE FAMILY RESIDENTIAL
- MULTIPLE FAMILY RESIDENTIAL
- MOBILE HOMES
- HIGHWAY COMMERCIAL
- GENERAL RETAIL & PROFESSIONAL OFFICE
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC & SEMI PUBLIC

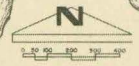
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**TOWN OF RIVERSIDE, IOWA**

PREPARED FOR  
 RIVERSIDE PLANNING AND ZONING COMMISSION  
 JOHNSON COUNTY REGIONAL PLANNING COMMISSION

BY  
**POWERS - WILLIS AND ASSOCIATES**  
 PLANNERS - ENGINEERS - ARCHITECTS - LANDSCAPE ARCHITECTS  
 1223 SOUTH RIVERSIDE DRIVE IOWA CITY, IOWA 52240





general retail and professional office uses are normally associated with uses more appropriately located in the central business district. In Riverside, most of the commercial uses are concentrated in the central business district which is a somewhat elongated strip along Highway 22.

There are some commercial uses considered as home occupations and some scattered commercial uses in residential areas which should be encouraged to locate to areas more appropriately suited for their particular needs and where they would not be a detriment to the residential neighborhood in which they are located. The same holds true for some industrial type uses located in commercial areas. Outside the corporate limits commercial uses consist of the gas station and cafe at the intersection of 218 and 22.

### Industrial

Most of the industrial uses which includes warehousing, feed mills, stock yards, fertilizer storage and distribution, and bulk storage of petroleum products are located in an area between the business district and railroad. Some of these industries are located on extremely small sites and in the event relocation becomes necessary, because of expansion, they should be encouraged to locate on sites where sufficient space for off-street parking, loading, expansion and landscaping is available. Current problems relating to industrial uses are lack of off-street parking and loading space because of site limitations.

### Public and Semi-Public

Public and semi-public uses in the community include schools, parks, churches, community building, post office, town hall, fire station, cemeteries, maintenance shop and the sewage treatment plant. These facilities occupy a substantial amount of land accounting for approximately one-fifth of the total developed area of the community. The major use in this category is the Iowa Township Park which occupies approximately 27 of the 42.5 acres of public and semi-public land.

Although streets and alleys are public land, they have been tabulated as a separate category shown in Table 1-3 because of the substantial area which they occupy. As indicated in the Table, streets and alleys of Riverside occupy over 60 acres of land, or 31 percent of the developed area of the community. Carefully designed residential subdivisions utilizing longer blocks can often limit the area used for streets to 25 percent or less--hence a better utilization of land.



## Agricultural and Vacant Lands

Agricultural and vacant lands in Riverside occupy nearly 300 acres or almost two-thirds of the total area within the corporate limits. Much of the area between the railroad and the English River is subject to flooding, however, the majority of it which is not wooded is being farmed. The water course in the west part of town between Washington and Boies Street is wooded and much of the area immediately adjacent to it is not suitable for building development. Other than those areas affected by extreme topography there are few areas within the community considered as vacant.

Major land use problems confronting the community have been brought about by a number of conditions and circumstances of which actual land use is only a part. For example, the topography has a detrimental influence on certain properties limiting development or resulting in aesthetically unpleasing conditions which affect the condition of individual uses. One of the existing and potential land use problems is that of encouraging and maintaining a compact method of growth and development which will permit the economical extension and maintenance of utilities.

## Land Use Outside the Corporate Limits

Outside the corporate limits in the two-mile area surrounding Riverside, predominant non-agricultural uses include areas of tree cover along the English River and other water courses in the vicinity. Non-agricultural uses within the two-mile area are shown on the land use map of the area surrounding Riverside. These uses include VFW lodge and English River Ballroom, both located a short distance south of the river, some non-farm dwellings, junk cars, and commercial and industrial uses.

At the intersection of Highways 218 and 22 is a gas station and cafe which also contains a dwelling unit in the same structure. This intersection is also the entrance to a rural subdivision which contains eight houses and some mobile homes.

East of the community are some industrial uses which have maintained suitable front yards, have sufficient parking and storage and adequate space for loading and maneuvering vehicles. Development of this type should be encouraged and with little additional effort an industrial park appropriately landscaped and aesthetically pleasing can be achieved. Since the land use inventory, a manufacturing plant has been located



a short distance northeast of the proposed intersection of Highways 518 and 22.

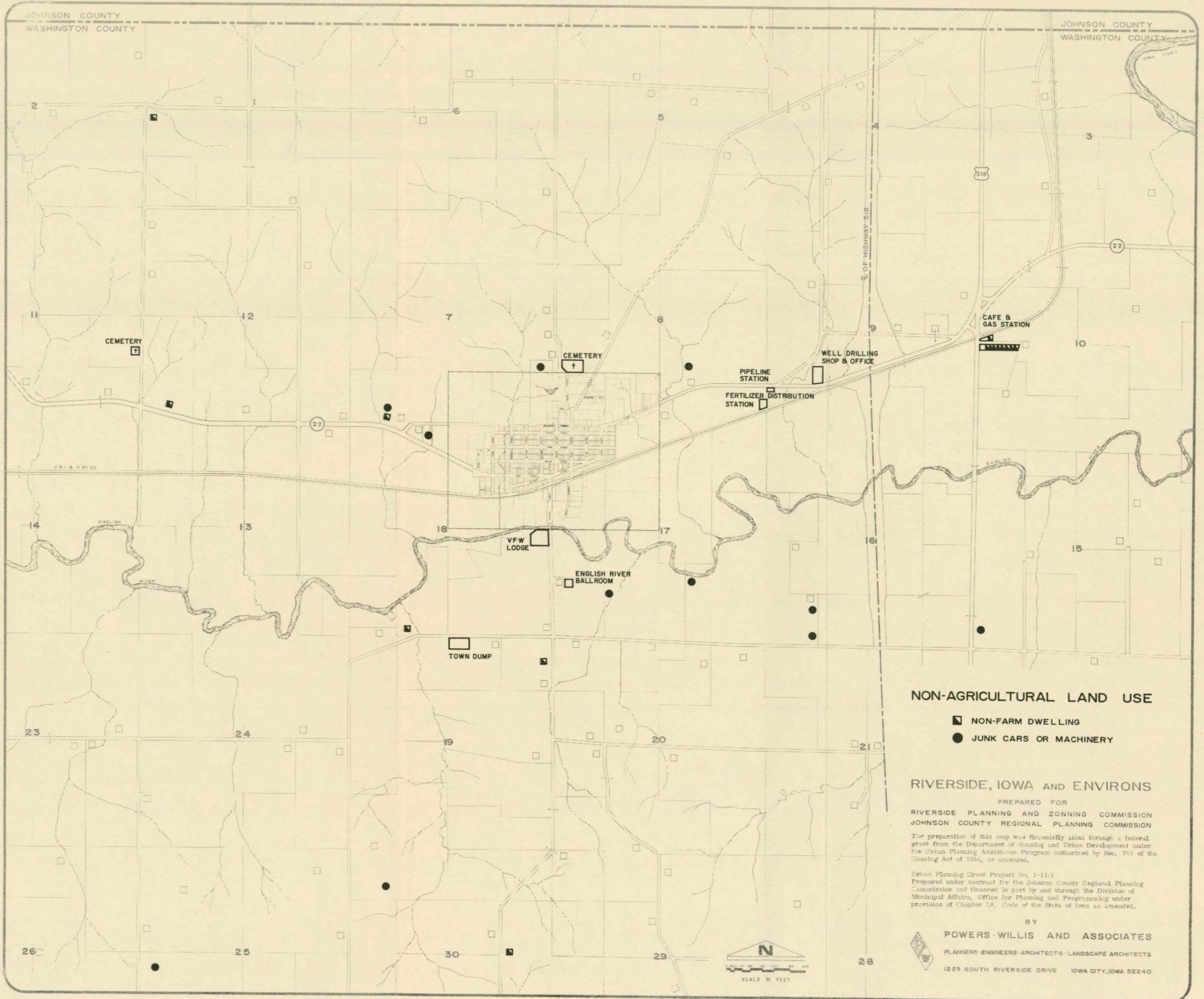
Immediately west of the corporate limits, between Highway 22 and St. Mary's Street extended, is a farmstead which has an accumulation of old farm machinery and a short distance further west is a single family dwelling.

On the north side of the community a portion of the Riverside Cemetery is not inside the corporate limits, and to the west is a farmstead which has an accumulation of used autos and machinery.

During the land use survey in the two-mile area, a number of junk cars were observed throughout the area. It did not appear that any of the areas were being operated as commercial salvage yards, however, it is perhaps one of the most serious land use problems confronting the area today. Although many car bodies are used for erosion control along stream banks, many more are not.

A review of the existing land use in the area does not reveal any other problems of particular concern although existing development indicates the need for adequate subdivision and zoning regulations, especially along the entrances to the community and the area between Riverside and Highway 218.





**NON-AGRICULTURAL LAND USE**

- NON-FARM DWELLING
- JUNK CARS OR MACHINERY

**RIVERSIDE, IOWA AND ENVIRONS**

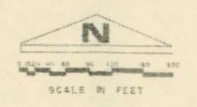
PREPARED FOR  
 RIVERSIDE PLANNING AND ZONING COMMISSION  
 JOHNSON COUNTY REGIONAL PLANNING COMMISSION

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BY  
**POWERS WILLIS AND ASSOCIATES**

PLANNERS ENGINEERS ARCHITECTS LANDSCAPE ARCHITECTS  
 1223 SOUTH RIVERSIDE DRIVE IOWA CITY, IOWA 52240





## TRANSPORTATION SYSTEM INVENTORY

### Introduction

Riverside is served by Iowa Highway 22 which runs east-west through the community linking it with U. S. 218 and Muscatine to the east and various communities to the west. The principal north-south highway serving Riverside at the present time is U. S. 218 located one and one-half miles east of the community. This highway will be replaced by the proposed U. S. 518 freeway which will provide improved access to the Iowa City urban area and points northward as well as Mt. Pleasant and other destinations to the south.

The nearest scheduled airline passenger and freight service is at Cedar Rapids. However, there are municipal airports at Iowa City, Washington and Muscatine where charter service is available.

Rail service has been provided by the Chicago, Rock Island and Pacific Railway, however service is scheduled to be discontinued this year.

Motor bus service is not available at Riverside. However, there is a private carrier who makes daily trips between Wellman and Iowa City via Kalona and Riverside.

### Street System

In August of 1971 the community oiled most of the streets which at present can be considered as being in only fair condition. Paved streets (although few) consist of Highway 22 through the community which widens to a 60 foot surface in the business district; the county road (Pioneer Street) running south from Highway 22; and Washburn Street which runs from Highway 22 to St. Mary's Church. The surface width of this street is 25 feet including curbs, however, it widens to 36 feet at the north end to accommodate parking at the church. The south half of the block between 1st and 2nd streets, has a surface of approximately 60 feet which permits angle parking on both sides of the street. Nearly all other streets in the community are surfaced with seal coat.

Few streets have been provided with curb and gutter. Those which have are generally those streets which are paved with portland cement concrete. The recently platted streets in the new subdivisions have curb and gutter (31 feet back to back) and a seal coat surface.



Many of the streets in the Original Town were platted with 80 foot rights-of-way, however, development has occurred near the property line in most instances giving the street a much narrower appearance. More recently platted streets are 60 feet in width.

### Circulation

Circulation through the community is hampered by the sharp curves on Highway 22 (which tend to slow traffic entering the Town from the east and by the angle parking in the business district). The Iowa Highway Commission is presently considering a revised location for Highway 22 between the community and proposed Highway 518. The new alignment as proposed by the Highway Commission could be expected to eliminate or reduce the severity of the curves on 22, and would involve the construction of a new bridge over the creek a short distance east of the corporate limits. The proposed improvement (which will be discussed in the planning phase of the program) is intended to provide improved access from Riverside and areas west to the proposed freeway in a safe and economical manner.

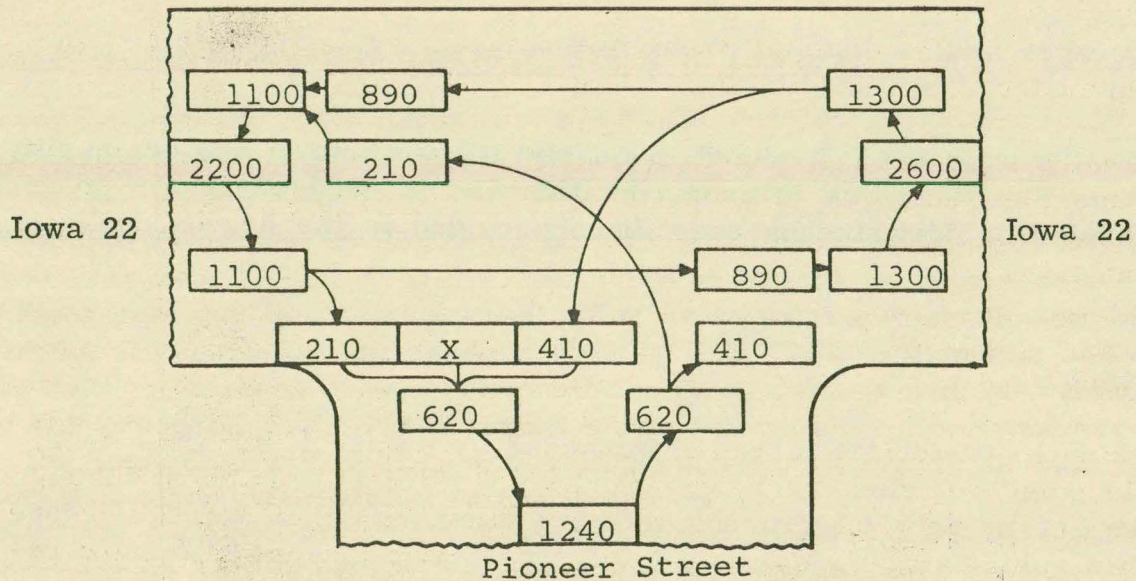
Access to the community from the south is direct, however, traffic entering or leaving the community from the north either by Palm or Ash Street is slowed because of the turns required on Vine Street. The average daily traffic volume\* (in 1968) on Highway 22 at Washburn Street in the business district was 1690 vehicles. East of Washburn Street traffic volumes were 2060 per day and east of the corporate limits to Highway 218, the average traffic volumes were 930 vehicles per day. Traffic volumes on Pioneer Street averaged 730 vehicles per day. These volumes are expected to increase in the future and estimates for 1973 and 1993 are shown on the following page.

Circulation within the community is generally good except for some confusion in the business district resulting from parking spaces in the triangle between Railroad and First Streets. This is one of the major problems in need of attention. The bridge on West 4th Street, although not heavily used, is only one lane wide and its replacement is likely later in the planning period. Stop or yield signs have been placed along the residential streets intercepting Washburn and Ella Streets which are considered as the two major north-south streets in the community.

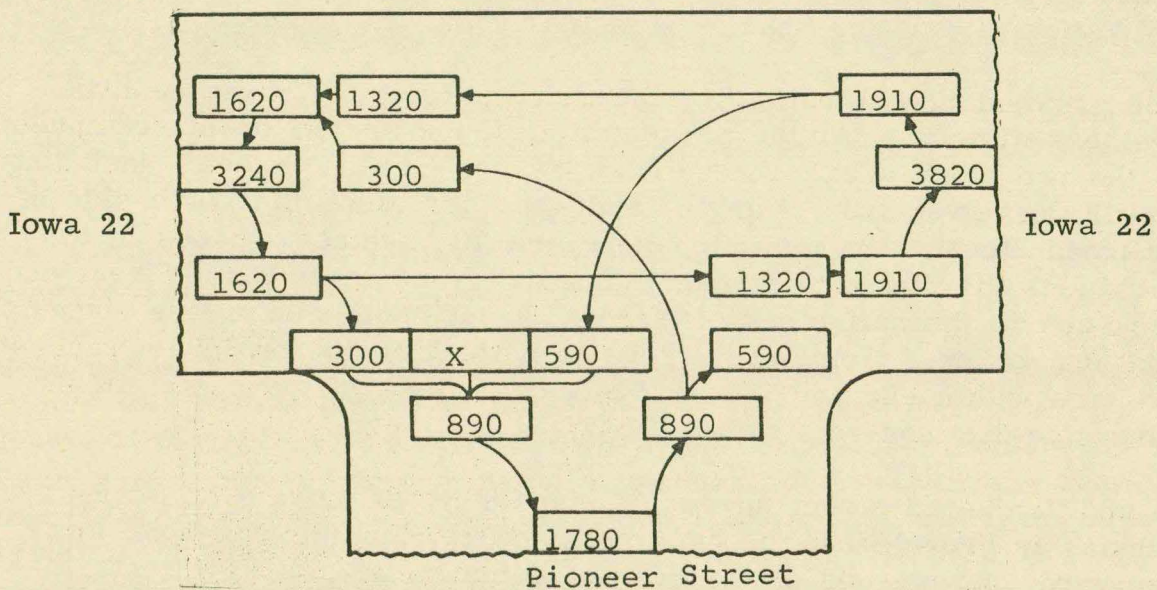
Alleys have been provided in most of the blocks in the community and are oriented for the most part in an east-west direction. Alleys are 20 feet in width and most are surfaced with rock and provide access

\*Source: Iowa State Highway Commission.





ESTIMATED 1973 AVERAGE DAILY TRAFFIC



ESTIMATED 1993 AVERAGE DAILY TRAFFIC

VEHICULAR TURNING MOVEMENTS

Based on:

1. Interstate and all programmed primary improvements completed.
2. Freeway and expressway system as proposed February 1968 completed.

Source: Iowa State Highway Commission.



to garages and residential areas and the rear of commercial structures in the business district.

Sidewalks have been provided in nearly all sections of the community and most of them are in poor condition and in need of repair or replacement. Sidewalks have not been provided in the newer subdivisions.

### Parking

Parking in residential areas is provided by some off-street spaces, while some vehicles must be parked on the street. In most instances, there are no particular problems associated with this practice where traffic volumes are low, except for street maintenance and snow removal.

Additional parking and bus loading space would be desirable at the school. This perhaps could be accomplished in part through better utilization of existing space, particularly on Vine Street.

The greatest concentration and need for parking is in the central business district. At the present time there are 76 on-street spaces in the two-block area between Glasgow and Greene Streets, including the 12 spaces in the "triangle" and 4 spaces along the south side of Railroad Street. In addition, there are 20 on-street spaces in the half block of Washburn Street, immediately north of First Street and 8 spaces in the half block of Greene Street south of the fire station and post office. Combined, there is a total of 104 on-street spaces that are within one and one-half blocks or less of the center of the Riverside business district.

In addition to on-street spaces, the majority of private off-street parking is provided at the bank, post office, implement shop, lumber yard, garage and at the rear of commercial establishments. (There are no public off-street parking lots in Riverside.) These uses provide approximately 30 additional parking spaces which are used for both customer and employee parking which brings the total number of parking spaces in the CBD to 134. This report does not include a detailed central business district study, however, it is estimated that present retail commercial floor space in use does not exceed 20,000 to 25,000 square feet, providing a ratio of 1 parking space for every 150 to 190 square feet of floor area.



Recent observations do not indicate a significant need for additional parking space, however, reconstruction of Highway 22 through the business district as proposed would result in the loss of approximately 30 parking spaces on the two blocks of First Street by converting existing angle parking to parallel. A reduction in parking of this proportion would have to be compensated for in appropriately located off-street parking which will be discussed in subsequent reports.



## COMMUNITY FACILITIES AND UTILITIES INVENTORY

### Introduction

The purpose of the community facilities inventory is to assess the adequacy of each facility and determine its ability to meet present requirements as well as future needs. During the land use survey and subsequent visits to the community, the various facilities and utilities were inventoried and subsequently analyzed, the results of which are presented on the following pages:

### Public Buildings and Lands

Town Hall and Fire Station. These facilities are located in the same structure on Greene Street a half block north of Highway 22. The building, which was erected in the mid 60's is of concrete block construction and is in good condition. The Town Hall has space for a council meeting room and a small room used for record storage. The fire station has three stalls and is well located with respect to major streets. There is no off-street parking on the site. The structure has sufficient set back to afford suitable egress and ingress for emergency vehicles. This facility appears to adequately meet the community's present needs and should meet future needs for some time to come.

The maintenance or repair shop is located on the first floor of an older 2-story brick structure. The shop is only large enough to accommodate one vehicle at a time and does not serve as a storage garage for city equipment. At the present time a new shop adequately equipped and of sufficient size is badly needed as well as a garage for storing city equipment. In addition, a materials and equipment storage yard is also needed.

Library. The upper floor of the maintenance garage is used by the Boy Scouts as a meeting room and also contains the books which belonged to the public library. The library, which is no longer functioning is within the Seven Rivers Library System with the central library located at Iowa City. At the present time Riverside is not a member of a library cooperative.



The Community Building in Riverside is located on First Street near the east end of the business district. The building is owned by Iowa Township and is maintained by the Town. It is used for elections, public meetings and is available for private gatherings. There is no off-street parking at the site. The useful life of this facility will be reached before the end of the planning period.

The Post Office is located on Greene Street directly across the street from the fire station. The post office is of concrete block construction and was opened in September of 1967. The building, which is in excellent condition, has room for expanded service within the present structure. There is a drive-up letter drop and space for off-street parking and loading. The parking and loading areas have rock surfaces. The postal department has a 10-year lease on the building with an option for renewal.

Parks. There are four parks in the community which are: Iowa Township Park, in the north part of the community; Railroad Park, in the southeast part of Town (between Highway 22 and the railroad); Legion Park, which is a small triangular tract on the north side of Highway 22 at Ella Street; and Hall Park, which was recently developed as a park in the south part of town between the railroad and sewage treatment plant.

Iowa Township Park, which is under the jurisdiction of the Washington County Conservation Board encompasses a 27-acre wooded area in the north part of Town and contains a small lake, picnic areas, shelter and restrooms. This facility could be developed more extensively.

Hall Park, which is currently under development, contains approximately 7 acres and has a new lighted ball diamond, bleachers, concessions stand, shelter, restrooms and a small playground and picnic area. A rock surface parking area has been provided along the east edge of the park.

Legion Park, although small, (approximately 1/3 acre) is well maintained and contains a shelter, picnic tables, play equipment and some trees. The park also serves as a playground for the immediate neighborhood.

Railroad Park, which was planted with rows of elm trees years ago, has since lost its attractiveness, and thus its usefulness as a recreation facility. Many of the trees have succumbed to



Dutch elm disease and the area is no longer maintained or equipped as are the other parks.

At present, there is a total of approximately 33 acres of parks in the community, not including school playgrounds. Properly developed, existing parks will provide sufficient area to meet the needs of the community throughout the planning period, providing approximately 30 acres per 1,000 population.

Cemeteries. There are three cemeteries in the community. The Riverside Cemetery and Olivet Cemetery are both located along the north edge of town, and both contain sufficient room for future expansion. The third cemetery, St. Vincent's, is located approximately one and one-half miles west of Riverside.

Schools. Riverside is in the Highland Community School District with schools located at Riverside, Ainsworth and in the country approximately equidistant between the two communities.

The estimated enrollment for each of the Riverside schools for the 1971-72 school year is listed below:

TABLE 1-4  
Estimated School Enrollment for Riverside  
1971-1972 School Year\*

Building	Grade						Total	
	K	1	2	3	4	5		6
Former Convent	43						43	
Former Parochial School		42	47	36			125	
Old Public School					39	48	55	142
Grand Total							310	

\*Source: Office of the Superintendent, Highland Community School District.



The school at Ainsworth has grades K through 6, the Junior-Senior High School located in the country has grades 7 through 12. In addition to the two structures mentioned above, there are three school buildings presently in use in Riverside. They are the old public school building which has grades 4 through 6; the parochial school which recently became a part of the public school system and houses grades 1 through 3 and the former convent which is presently used for kindergarten classes.

At the present time there is adequate space to accommodate the needs of the entire district. Although enrollment dropped from 855 to 844 in the past year, a mild "squeeze" is anticipated during the next few years at the Junior-Senior High level. It is expected to subside, however, as a result of a substantial reduction of kindergarten pupils anticipated in the fall of 1972 (44) compared with 67 at the beginning of the current school year. The greatest reduction in kindergarteners in the district is in Riverside, according to school officials. This would indicate a substantial drop in enrollment in the district and reflect the trend toward smaller families.

Since this study is limited to Riverside, a complete analysis of the needs of the entire school district is beyond the scope of this program, however, owing to the condition of existing facilities in Riverside, and assuming no further change in school district reorganization, it is anticipated that all school buildings will have to be replaced by the end of the planning period and that steps will have to be taken in the near future to rehouse the kindergarten pupils presently using the old convent.

Sanitary Landfill. Riverside does not have a sanitary landfill operation, however, it does have a town dump located approximately one mile southwest of the community for the disposal of materials other than garbage and combustibles. At the present time a private contractor collects and disposes of garbage on a voluntary fee basis for residents of the community. Washington County is currently in the process of studying appropriate methods of solid waste disposal on a county-wide basis.

## Utilities

Private utilities serving Riverside provide natural gas, electricity and telephone service to the community.



Gas is provided by the Iowa-Illinois Gas and Electric Company with offices in Iowa City. Extensions are made as development warrants and the supply is adequate to accommodate the needs of the community throughout the planning period, although service may be limited to residential use.

Telephone service is provided by the Iowa Telephone Company with offices in Mount Pleasant. There are no limitations and service is extended as required.

Electricity is made available to the community by the Iowa-Electric Light and Power Company with district offices in Muscatine. Overhead service is provided as development warrants. There are no limitations on extension of service to the community.

### Water and Sewer Systems

Water System. The original municipal water system in Riverside was installed in 1915 and since that time numerous extensions and additions have been made. Most the extensions have been of 4 inch pipe or larger and as a result the community has a reasonably good distribution system although some dead-ends exist. Dead-ends are not only a common cause of unpleasant tastes and odors in the water, but elimination of dead-ends also tends to strengthen the system.

The distribution system is shown on the Water System Map together with the location of hydrants and other features.

Water is supplied from one well drilled in 1961 which is 250 feet deep and has a pump capacity of 115 gallons per minute. The water is of such quality that only chlorination is needed. A mineral analysis of this well together with two previously used wells is presented in Table 1-5.

Water storage consists of the elevated tank erected at the same time the original system was installed. The tank has a reported capacity of 50,000 gallons and will not be adequate to meet the desired storage needs for both domestic use and fire flows.



TABLE 1-5

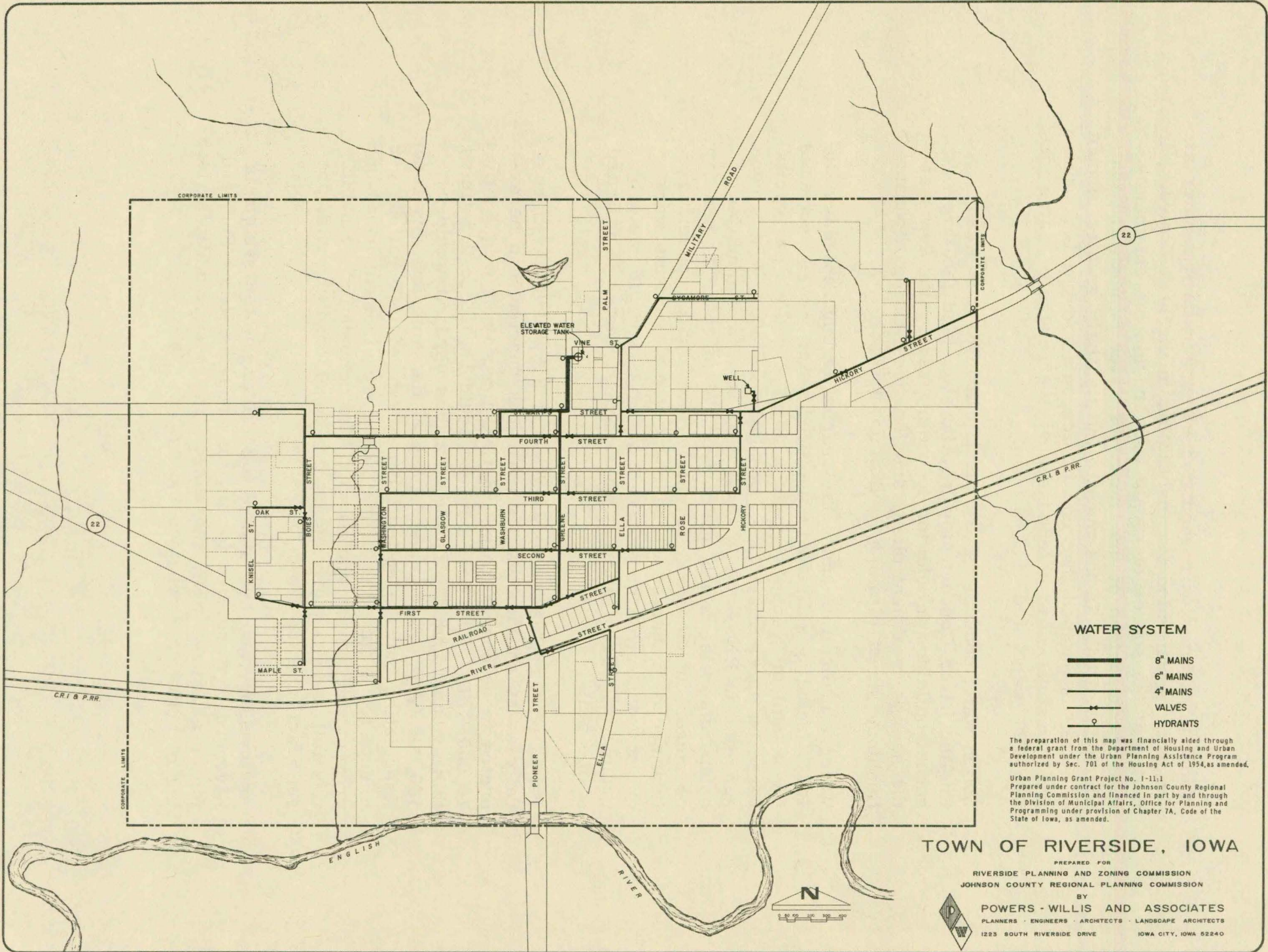
Chemical Characteristics of Water Supply  
(In Milligrams per Liter)

	Well No.		Recommended Max. Limits
	3 & 4	5	
Year Installed	1945	1961	---
Depth	80	260	---
Chief Aquifer	Sand and Gravel		---
Date of Collection	9/15/58	4/5/62	---
Total Dissolved Solids	355	417	500
Total Iron	4.5	0.86	0.30
Manganese	0.12	0.13	0.05
Nitrate	0.4	0.4	45.0
Flouride	0.25	0.15	2.6*
Chloride	4.0	3	250
Sulfate	8.0	37.7	250
Hardness or Ca CO <sub>3</sub>	316	224	---






\* 0.8 to 1.3 recommended optimum concentration of flouride.

Source: Iowa Public Water Supply Data, Division of Public Health Engineering, State Department of Health. 1964.





**WATER SYSTEM**

-  8" MAINS
-  6" MAINS
-  4" MAINS
-  VALVES
-  HYDRANTS

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**TOWN OF RIVERSIDE, IOWA**

PREPARED FOR  
 RIVERSIDE PLANNING AND ZONING COMMISSION  
 JOHNSON COUNTY REGIONAL PLANNING COMMISSION

BY  
**POWERS - WILLIS AND ASSOCIATES**  
 PLANNERS - ENGINEERS - ARCHITECTS - LANDSCAPE ARCHITECTS

1223 SOUTH RIVERSIDE DRIVE IOWA CITY, IOWA 52240





Water is metered throughout the community and a meter at the well is scheduled for installation in the near future. A meter at the source of supply will provide the community with a comparison of the amount of water pumped and that which is billed. In the event a substantially greater amount of water is pumped than can be accounted for, a leak survey and investigation to determine any other cause of water loss would be warranted.

Major water consumers are the laundromat, car wash, English River Concentrates Incorporated, and the three school buildings in addition to water used by the Town at the sewage treatment plant, and for fire fighting, hydrant flushing, street cleaning, and other uses.

Water consumption during the quarter ending September 30, 1971 (including estimated unmetered water usage) accounted for a total of 3,452,441 gallons or 43.2 gallons per capita based on an estimated 1971 population of 800. Water consumption in Riverside is lower than many communities of comparable size which utilize from 75 to 100 GPC per day or more, but compares favorably with small, non-industrialized communities where many of the residents work out of town. (A comparison of water usage with water pumped will be of interest when the new meter is installed at the well.)

Based on a population forecast of 1116 by 1990, average daily water consumption (for the peak quarter) can be expected to be approximately 63 GPC per day or slightly over 70,000 GPD. The peak day use could be 1.5 to 2.5 times this amount, and if a factor of 2.0 is used, it would be 140,000 GPD. Recommendations of the American Insurance Association indicate optimum fire flows of 1000 gallons per minute for a duration of four hours (requirement based on present and future population). The community's capabilities fall far short of meeting this ideal condition with present facilities as shown in Table 1-6.

An inventory and analysis of the existing water system in Riverside as provided for in this study indicates the need for an additional well, increased storage and additional looping of mains to strengthen the system.



TABLE 1-6

Storage for Fire Reserve

	1971 Summer Average Day	1990 Annual Peak Day
Total Demand, gpm (Domestic plus fire flow)	1,026	1,097
Available flow from wells, gpm*	115	115
Deficiency to be made up from storage, gpm	911	982
Storage required to meet deficiency during 4-hour fire flow, gallons	218,600	235,700
Equalizing storage re- quired, gallons	6,600	24,500
Total Storage Required	225,200	260,200

\* Includes only well #5 which is currently in use.



Sewers. Riverside is served by a system of gravity sewers flowing generally south to an interceptor which empties into a lift station where sewage is pumped to the treatment plant located a short distance north of the river. The main collection system, which was constructed in 1922, together with subsequent extensions to the north and east, serve virtually all of the developed area of the community. The collection system, being a half century old, is subject to considerable infiltration as evidenced by increased flows at the treatment plant after periods of heavy rainfall. This can be a result of some downspouts and foundation drains being connected to the sanitary sewer. It is also an indication, because of the time lapse that occurs between rainfall and increased flows at the treatment plant, that a considerable amount of ground water is entering the system through open joints, or cracked or broken pipe.

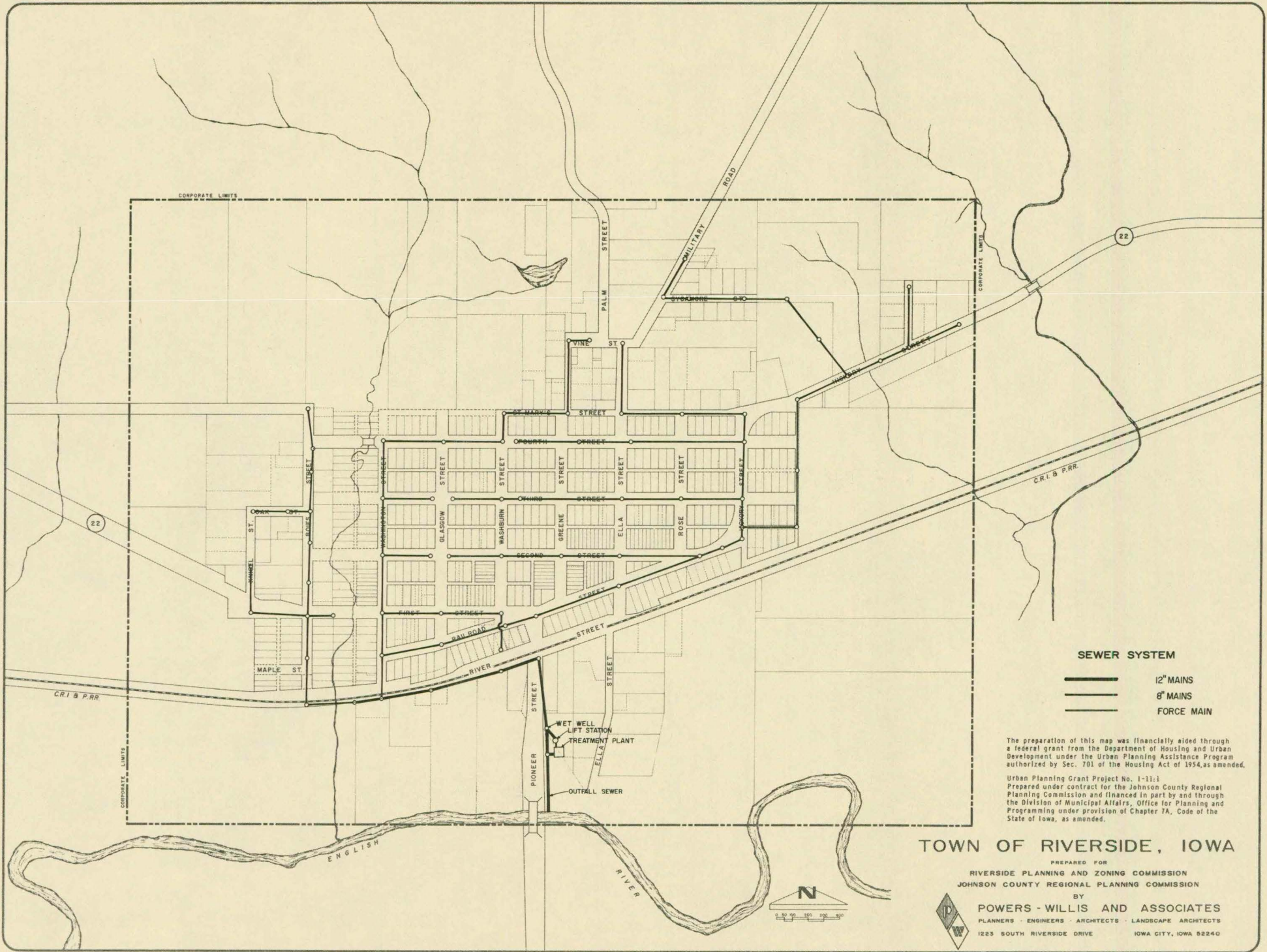
Treatment facilities consist of an extended aeration plant located in the south part of Town which was constructed in 1968, and has capacity for an average daily flow of 50,000 gallons and a maximum daily flow of 75,000 gallons.

There does not appear to be any major deficiencies in the system at the present time other than excessive infiltration, which causes sewers to back up in the southeast part of Town during periods of heavy rainfall. A bypass sewer has been designed to connect to the existing sewer at Hickory and Railroad Streets, extend south across the railroad, then west to the existing sewer at Pioneer Street. This sewer would not only relieve the bottleneck but would provide those dwellings south of the railroad and along Ella Street with sewer service.




If the accelerated rate of growth continues as it has in the past few years it may be necessary to provide additional treatment capacity. Depending upon the type and direction of development, it is possible that a second treatment facility to the east would be warranted, in which case the bottleneck could be relieved by reducing flows entering the sewer at Hickory and Railroad Streets.

A map of the system is shown on the following page.





**SEWER SYSTEM**

-  12" MAINS
-  8" MAINS
-  FORCE MAIN

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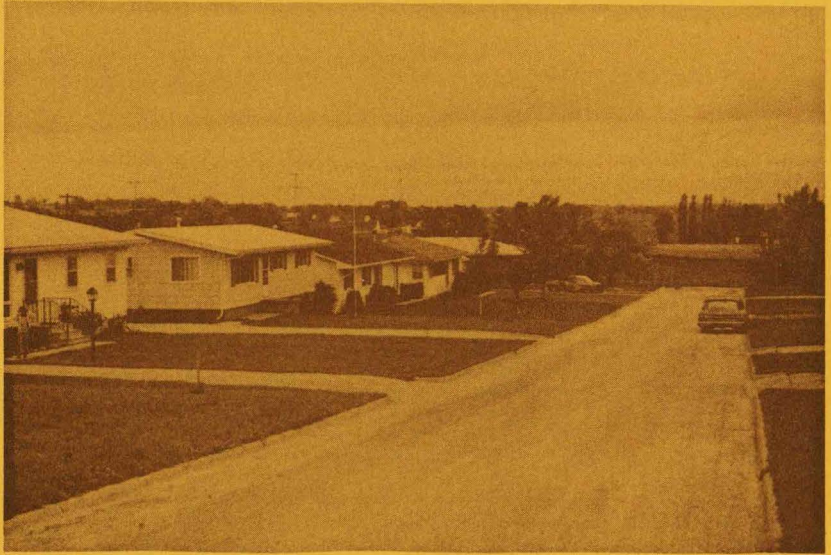
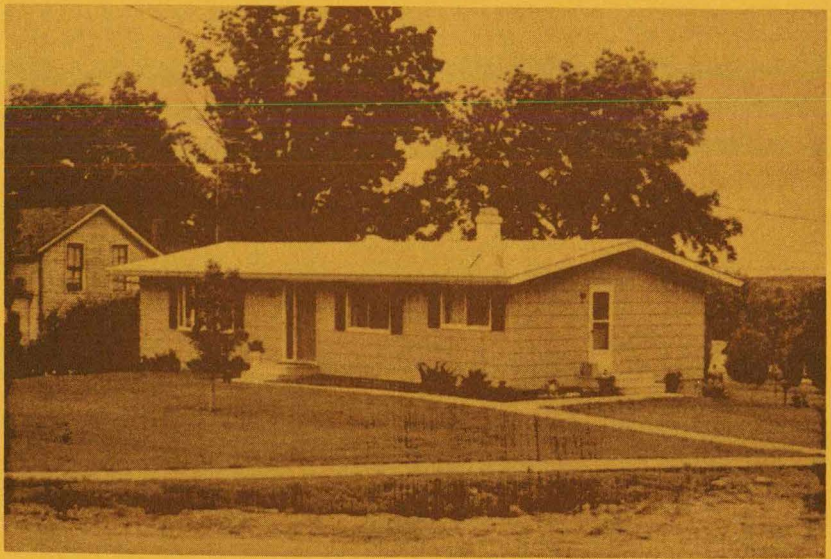
**TOWN OF RIVERSIDE, IOWA**

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 1225 SOUTH RIVERSIDE DRIVE IOWA CITY, IOWA 52240







*Plans*



# P L A N S

## FUTURE LAND USE PLAN

### Purpose

The purpose of the Future Land Use Plan is to provide a basis for making decisions regarding the extension of utilities, the provision of various public facilities, the coordination of private uses, and an aesthetically pleasing environment. In order for the community to properly assess its need for land, utilities and various public facilities during the next 20 to 25 years, the physical growth potential of the community must be evaluated and projected. This will permit the Town Council, Planning Commission, School Board and other public and private agencies to be aware of the various aspects of a particular improvement or development, and the effects it may have on a given area or facility.

The preparation of the Future Land Use Plan takes into account various factors which have affected community development in the past and which will continue to affect it in the future. Major determinants which must be considered are the growth potential of the community, its function as a business, residential and service center, and the region within which the community is located. These factors will influence the number of people that can be expected to locate in Riverside in the upcoming years and thus the amount of land that will be needed for the various types of land uses. It should be noted that the land use plan indicates how a particular area should develop if and when it is needed for future use.

### Community Goal

With the development of the Future Land Use Plan for Riverside, a basic community goal should be established. The community goal suggested for planning purposes is "to create an ideal environment in which to live, work and enjoy leisure time". This goal, although general in nature, can be achieved by accomplishing various objectives, both general and specific, together with the adoption of related policies.

### Objectives and Planning Criteria

A summary of suggested objectives and planning criteria which can be used to achieve the desired community goal regarding land use planning is listed below:



The community should make provision to accommodate its future growth needs by providing optimum locations for future residential, commercial, industrial and public and semi-public uses.

Encourage the harmonious development of the community with the various types of land uses located in such a manner as to minimize conflicts resulting from incompatible uses.

Land should be used efficiently. Valuable agricultural land should be protected from unnecessary encroachment or abuse from urban and other non-agricultural uses.

Respect topography, water courses, woodlands and other natural features and resources, thus minimizing the adverse effects development of all types will have on the environment.

Adequate public facilities and services must be provided to meet future needs, including sewers, water, schools, police and fire protection, parks, recreation and open space, and an efficient facility to accommodate the needs of modern local government.

An adequate transportation system must be provided for the movement of people and goods both within and through the community in a safe and efficient manner while providing convenient access to various areas proposed for development.

Good housing should be available for all residents of the community. Existing housing should be protected from incompatible uses and deteriorating units should be improved.

A compact, efficient and attractive business center should be provided that will meet the basic needs of the people of Riverside and the surrounding community. Obsolescent areas should be renewed or used for more appropriate uses.



## Policies Affecting Land Use Planning

Public policy decisions affecting the Future Land Use Plan, Transportation Plan and Community Facilities Plan must be made if the community is going to effectively guide future growth and development. It is the responsibility of local government to provide the leadership which will foster the economical and orderly development of the community. Therefore, the community should adopt a policy statement outlining the basic elements necessary to achieve the various objectives to be accomplished through the Future Land Use Plan. Recommended policies affecting future development include:

Determine which watersheds can be economically served with utilities, particularly sanitary sewers, and where additional treatment capacity might be provided.

Determine where future residential, commercial, industrial and public and semi-public uses should be encouraged to develop; this will depend largely upon the preceding policy.

Establish a policy regarding the location (or relocation) of major transportation facilities, particularly Highway 22.

Establish a policy regarding future commercial and/or industrial development near the proposed freeway interchange.

Determine the type of central business district the community should strive to attain.

Determine the type and location of park, recreation and open space desired.

## Future Residential Development

Based on an estimated 1971 population of 800 and an increase of 19.4 per cent per decade, as discussed in the preceding report, Riverside could expect an additional 316 persons by 1990. In terms of housing, this means approximately 100 additional units and if provided in single family detached dwellings (of which the majority is likely to be), it would require an additional 30-35 acres of land. There is ample



room available in the east-northeast part of the community, which would permit the logical extension of recently developed residential areas.

It is recognized that there must be a choice of areas available for development and in the event the community actively promotes industrial development, which it is expected to do, an even greater amount of land would be needed. Therefore, a somewhat larger area has been designated for residential use, indicating the appropriate type of use, when and if needed. The Future Land Use Plan indicates additional residential development in the southeast part of the community (south and east of present 22). Additional residential development is expected (and should be encouraged) to fill vacancies in existing neighborhoods where sewer, water, streets and other utilities have already been installed, thus helping to maintain a compact and efficient pattern of development.

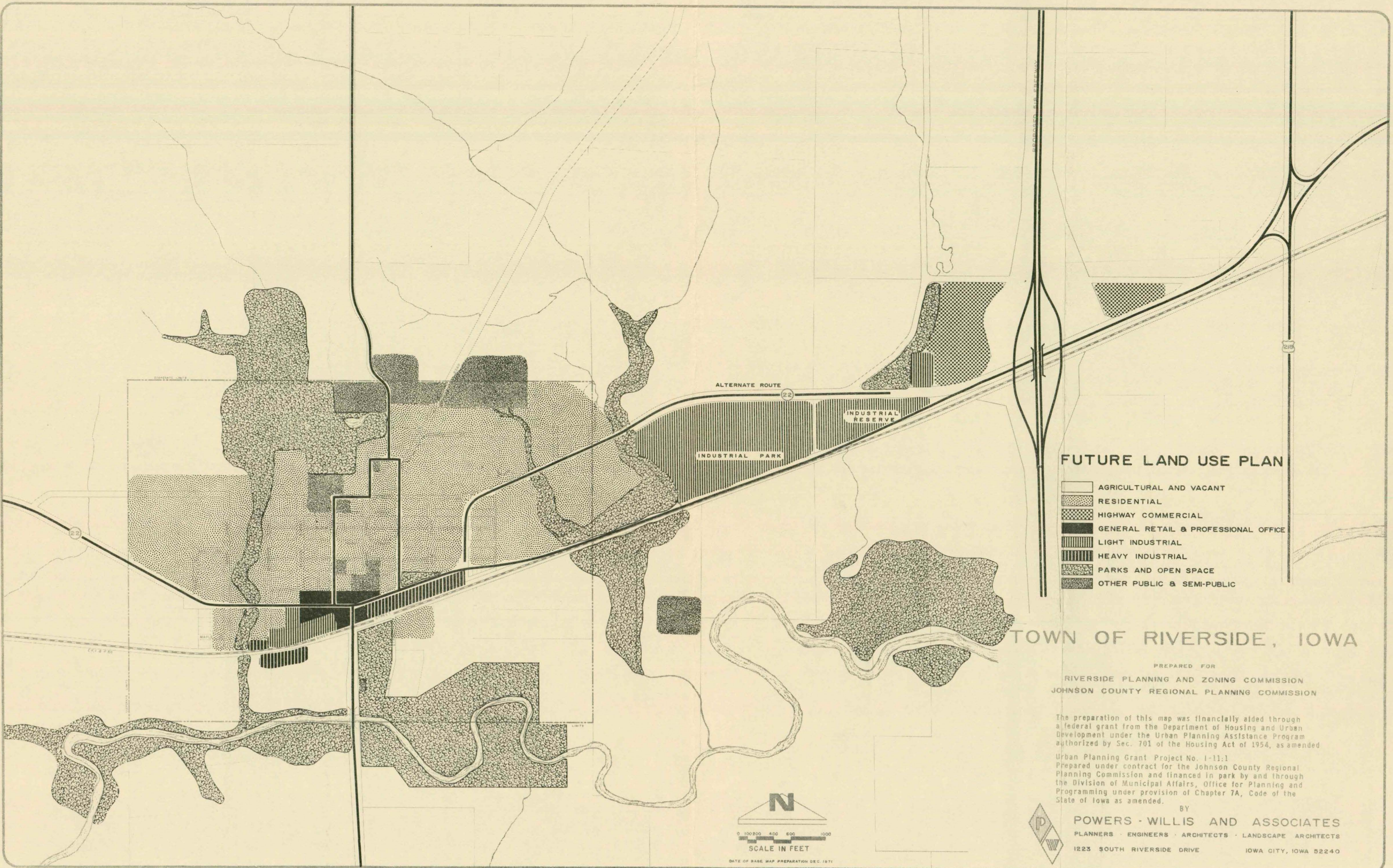
#### Commercial Development

Future commercial development should be divided into two categories: General Retail and Professional Office (CBD), and Highway Commercial. Although the community may experience an increase of 300 persons during the planning period, there is sufficient room within the confines of the present CBD to accommodate the necessary retail and office uses to serve the people of Riverside and the surrounding community.

It is especially important, if the community is to maintain a viable CBD and prevent further deterioration in both size and quality, that all general retail uses normally found in the CBD be restricted to that area, rather than being permitted to locate in outlying commercial areas which are intended only for highway commercial uses such as gas stations, motels, and truck stops. These uses are not dependent upon the CBD to serve as a traffic generator. The uses located in the CBD are dependent upon one another for traffic generation and their dispersal will only result in further decline of the central area. It is recommended that new or expanding general retail and office uses be encouraged to locate with the present CBD.

Areas for highway commercial uses are shown at the interchange of Highways 518 and 22. Although the areas indicated occupy a sizable acreage, many modern highway oriented uses require substantial amounts of land. These areas should remain in agricultural use until such time as the need arises for highway commercial uses.





**FUTURE LAND USE PLAN**

- AGRICULTURAL AND VACANT
- RESIDENTIAL
- HIGHWAY COMMERCIAL
- GENERAL RETAIL & PROFESSIONAL OFFICE
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PARKS AND OPEN SPACE
- OTHER PUBLIC & SEMI-PUBLIC

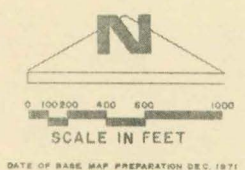
**TOWN OF RIVERSIDE, IOWA**

PREPARED FOR  
 RIVERSIDE PLANNING AND ZONING COMMISSION  
 JOHNSON COUNTY REGIONAL PLANNING COMMISSION

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BY  
**POWERS · WILLIS AND ASSOCIATES**  
 PLANNERS · ENGINEERS · ARCHITECTS · LANDSCAPE ARCHITECTS  
 1223 SOUTH RIVERSIDE DRIVE IOWA CITY, IOWA 52240



DATE OF BASE MAP PREPARATION DEC. 1971



## Industrial Development

Certain industrial uses presently located along the railroad are expected to remain in their present locations for some time and are therefore recognized on the Future Land Use Plan. Because this area is in close proximity to residential areas, its expansion is not encouraged.

It is recommended that an industrial park be created east of the present corporate limits where such uses would be located farther from residential areas, and would be located nearer the freeway.

Since the amount of industrial land needed by a community for new uses is extremely difficult to project, various considerations must be taken into account, such as the need for existing industrial uses to relocate to adequate sites which will afford sufficient space for operating as well as future expansion. The aggressiveness of the community in promoting industrial development and the availability of an attractive industrial park in which to locate is essential to attracting new industry.

The area immediately east of the present corporate limits lying between the railroad and Highway 22 is particularly well adapted for an industrial park because of the topography, access to transportation facilities and the potential of being served by public utilities. It is recommended that since Highway 22 is the "front door" to the community, that industrial uses as well as highway commercial, maintain a high standard of development and that the community give particular attention to aesthetics and the effects of such uses on the environment.

## Public and Semi Public Development

The need for additional land for parks and recreation should not be necessary unless the community grows at an unexpectedly rapid rate or unless the community wishes to acquire or develop an area for a specific purpose, such as the provision of greenbelts or preservation of a natural area along the English River.

The Future Land Use Map designates an area in the northeast part of the community for a school site. The site is in close proximity to existing and potential residential areas and would provide a suitable location for a school site if and when needed.



## Annexation

With 2-mile extra-territorial zoning jurisdiction, the need for annexation is somewhat reduced, however, in order for the community to provide and maintain sewer, water, streets and other facilities in developing areas, it would be necessary to include them as a part of the incorporated town. The initial area recommended for annexation is immediately east of the present corporate limits and would include the proposed industrial park, the area which would likely be the first to require municipal services. This area could be bounded on the south by the railroad and on the north by existing Highway 22. The area could extend east of the present corporate limits a distance of one half mile to the section line, which would include Custom Farm Service.

Along with annexation, the community will have to consider the need for additional water supply and sewage treatment capacity.

Later in the planning period, and depending upon what type of development takes place in the area previously mentioned, it may or may not be advisable to extend the corporate boundaries to include the interchange. Determining factors will be the utility requirements of such uses and whether or not the community can economically serve the area.



## TRANSPORTATION PLAN

### Purpose

The purpose of the Transportation Plan is to provide the community with the necessary information to permit a safe, efficient and economical transportation system to be provided. Since the Transportation Plan (as well as the Future Land Use Plan) for Riverside includes the reconstruction and possible relocation of a segment of Highway 22, it is essential that the proposed plan meet with the approval of the Iowa State Highway Commission as well as the approval of the Community.

### Primary Goal

The primary goal of the transportation plan should be to move traffic within and through the community as safely and efficiently as possible providing convenient access to the various uses in the community while minimizing any detrimental effects on the environment.

### Objectives and Planning Criteria

In the preparation of the Transportation Plan, various objectives, planning criteria and limiting factors must be taken into account. These include:

Reducing "internal frictions" caused by rough or poor surfacing, large trucks and other obstacles to the free flow of traffic.

Reducing "external frictions" resulting from narrow streets, utility poles, posts and parked vehicles that are too close to the roadway as well as an excessive number of driveways along the street.

Providing maximum safety and convenience for pedestrians as well as vehicles.

Careful consideration of potential sites for new development in addition to the location of existing development.



Coordinating the Transportation Plan with county and state plans and still achieve a desirable traffic pattern and adequate access to appropriate areas.

Observing the topography and the other natural features and reducing the undesirable impact on the environment whenever new streets are proposed.

### Policies Affecting Transportation Planning

In order to achieve a desirable Transportation Plan, a number of policy decisions will have to be agreed upon by the community. Many of the policy decisions will have a direct bearing on the Transportation Plan. Policies which should be considered include:

The classification of streets according to function.

Adopt appropriate development standards for each classification of street.

Adopt a policy regarding the type of street improvements to be installed in new subdivisions.

Adopt a policy regarding the upgrading of existing streets to a level comparable with those in new subdivisions.

Improve vehicular circulation and parking in the CBD.

Vacate platted streets and alleys that will not be needed and/or cannot be opened because of extreme topography.

Establish a policy regarding the installation of sidewalks in new areas and improving or extending walks in developed areas.

Establish a policy regarding street trees.



## Street Classification System

Streets and roads in towns and counties have been classified in accordance with legislation passed in 1970, however, the classification was for the then present function of the streets and roads and was not intended to reflect future changes. In the Riverside area it is anticipated that four urban-rural classifications will be utilized. These include:

Freeways which will consist only of Highway 518 and will be a 4-lane divided Highway with an interchange at Highway 22.

Arterial and Arterial Extensions, the latter being the urban counterpart include roads that will connect freeways with arterial connectors or which serve as collectors of long distance traffic from other systems. In the Riverside area, Highway 22 is designated as such on the map showing the Transportation Plan. In addition, it is anticipated that Highway 218 will be reduced to a classification not greater than arterial when the freeway is opened. In the urban area where on-street parking would not be permitted, a 31-foot surface (including curbs) is proposed. In the Central Business District a much wider surface would be necessary to permit on-street parking and the smooth flow of traffic.

Trunk and Trunk Extensions, the latter being the urban counterpart of trunk roads essentially include the "collectors" in the community, consisting of Pioneer, Washburn, Ella and segments of St. Mary's and Vine Streets. Palm Street, running north from the school is also considered as a trunk extension. A surface width of 41 feet including curbs is recommended for urban areas where parallel parking on both sides is to be permitted. This will leave two lanes for the free movement of traffic. Generally a 70 foot R. O. W. is desirable, however, this type of improvement can occasionally be accommodated in a 60-foot R. O. W.



Area and Municipal Service Streets are the rural and urban classification given to streets and roads not otherwise classified and essentially comprise all other streets in the community. The basic function of these streets is to provide access to adjoining properties. It is generally desirable to have a 60-foot right of way and a surface width of 31 feet including curbs. On short streets which will not be extended, a 25-foot surface in a 50-foot right of way is in some instances desirable, however, parking may have to be restricted to one side of the street.

In instances where Cul-de-Sacs (or turn arounds) are used, they should have a R. O. W. diameter of 110-feet and a surface diameter of 80-feet. An island of approximately 30-feet in diameter in the center of the Cul-de-Sac will help channel traffic, reduce the area to be surfaced, and create an area which can be landscaped.

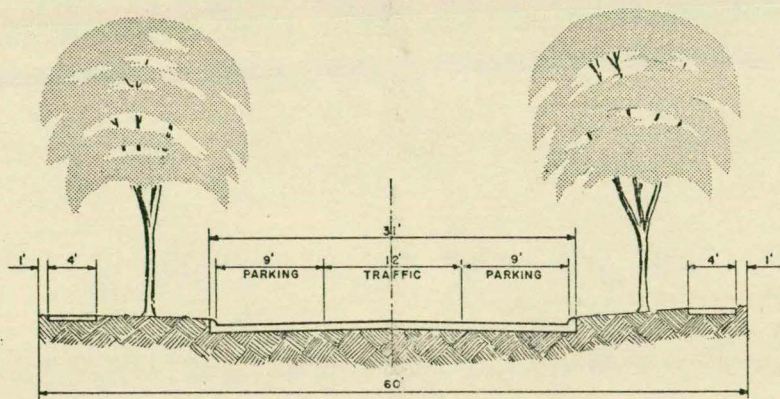
Typical cross sections of Trunk Extensions as well as Municipal Service (local) Streets are shown in the accompanying figure.

#### Development of New Streets

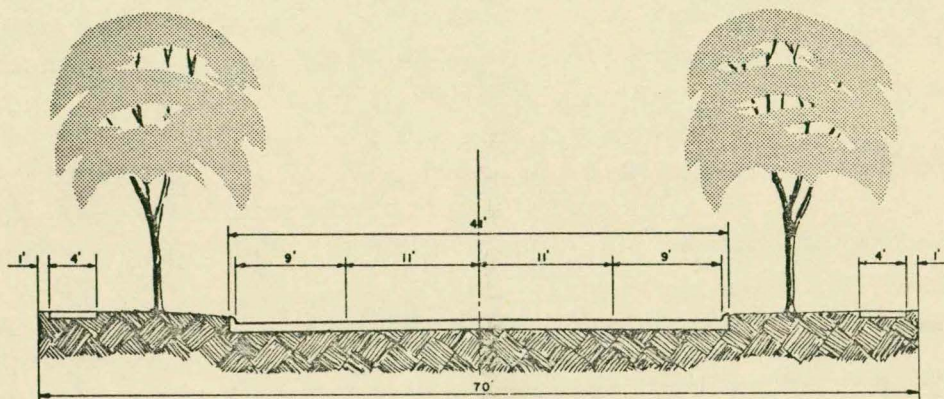
Adequate street policies, together with a sound subdivision ordinance are essential for the orderly development and extension of the street system. Once a subdivision is laid out, streets and other improvements constructed and lots sold, the subdivision becomes a very permanent fixture in the community. It is, therefore, of the utmost importance that careful consideration be given to the new areas when they are in the planning stage. Double frontage lots, excessive amounts of space devoted to street rights-of-way, deadend streets that do not extend to property lines to permit an adjacent owner to connect to them, and poor street alignments do not contribute to the well being of new areas and may actually result in expense to the community to make later modifications. Good alignment, adequate setbacks, proper lighting and a surface of adequate width can make a street a more useful and a more attractive facility, as well as providing greater convenience and safety to those who use it.

The planning report prepared by the Iowa State Highway Commission dated February 1971 regarding the route location of Highway 22 shows





MUNICIPAL SERVICE



TRUNK EXTENSION



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RECOMMENDED STREET  
 CROSS-SECTIONS



a low numerical sufficiency rating (which is considered as being extremely poor) for the segment of highway involved, including the bridge immediately east of the corporate limits.

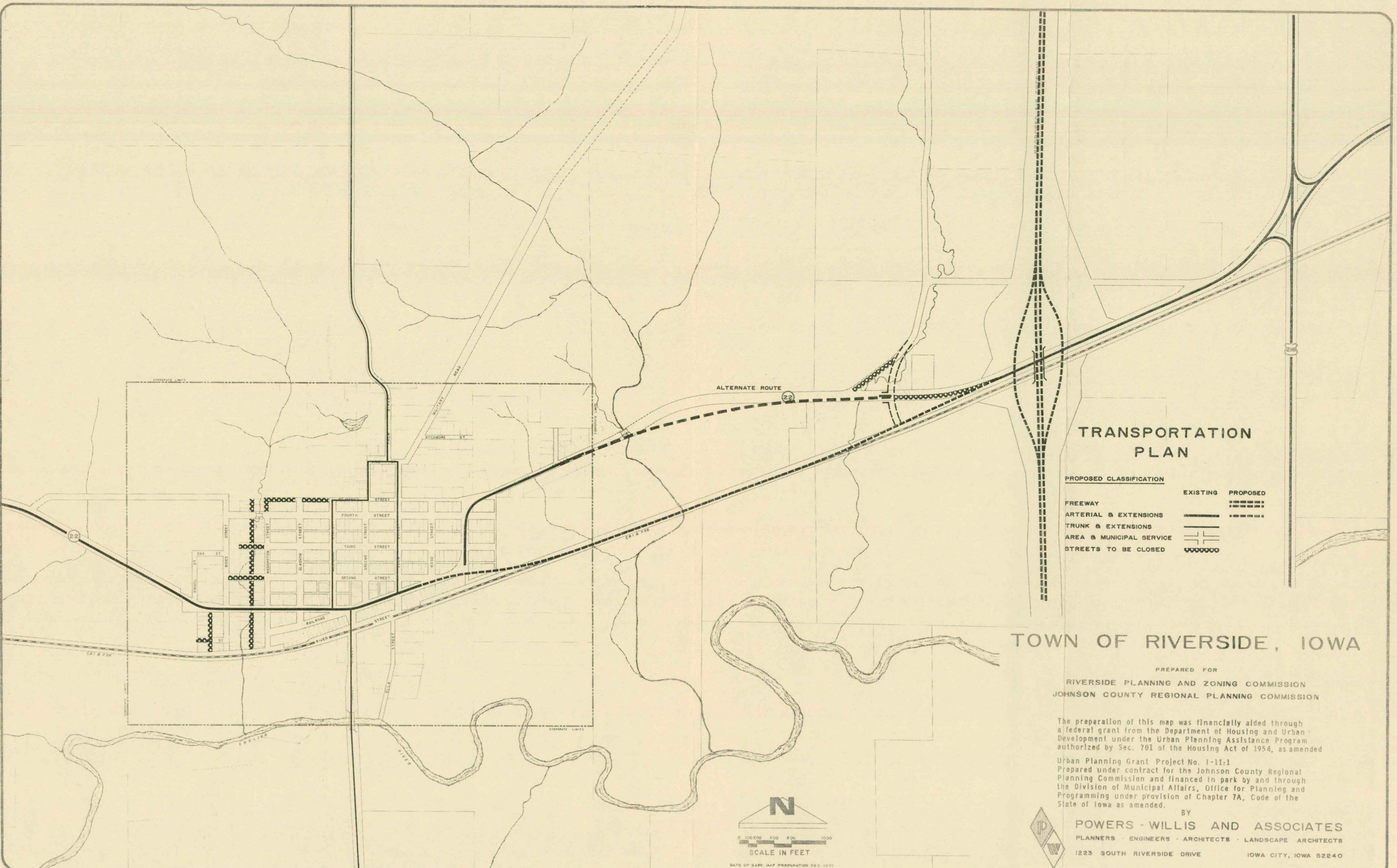
Two alternate routes were studied with the first route (being the one favored in the report) generally following the present alignment of 22. Major objections raised by the local community in utilizing this route were increased traffic through the residential area in the east part of the community.

The second alternate was based on the assumption that rail service between Iowa City and Montezuma would be discontinued and that the right of way could be used as the location for the highway. This route would connect with existing 22 near the proposed 518 interchange and follow the railroad R. O. W. to the vicinity of Railroad Park and Rose Street where it would connect with Highway 22 at its present location. Basic disagreement with this route was that the communities along the railroad were at the time attempting to retain rail service, in which case the railroad R. O. W. would not be available for use as a highway. Since that time authority has been granted the railroad to discontinue service from Hills to Montezuma, which would include Riverside. Therefore it is recommended that the Highway Commission give first consideration to this route (listed as the second alternate in the above mentioned report) since it would accomplish two basic desires of the community, which are: 1) the removal of truck traffic from existing and potential residential areas in the northeast and east parts of the community (as well as reducing the amount of additional traffic introduced into the area in the future), and 2) to permit present Highway 22 in the east part of the community to become a local or municipal service street, providing access to adjoining residential areas but discouraging through traffic.

Using the railroad right-of-way as a location for Highway 22 would relieve the highway of numerous accesses which now exist along the present route, as well as providing a secondary access to the community from the east.

In the event this routing cannot be accomplished, it is recommended that the alignment of present 22 be adjusted and the highway constructed as suggested in alternate #1 of the 1971 planning report prepared by the Iowa State Highway Commission. Regardless of which route is used, the tract designated for industrial development will be equally accessible by highway and could be subdivided as required. In any case, the existing bridge on Highway 22 immediately east of the corporate limits should be replaced and traffic laws within the community more stringently enforced.





# TRANSPORTATION PLAN

**PROPOSED CLASSIFICATION**

	EXISTING	PROPOSED
FREEWAY	---	---X---X---
ARTERIAL & EXTENSIONS	---	---X---
TRUNK & EXTENSIONS	---	---
AREA & MUNICIPAL SERVICE	---	⊥
STREETS TO BE CLOSED	---	~~~~~

## TOWN OF RIVERSIDE, IOWA

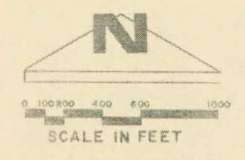
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DATE OF GARB MAP PREPARATION DEC. 1971



## Alleys

Alleys are not recommended in new residential subdivisions for several reasons:

1. They occupy a substantial amount of land that could be used to a better advantage.
2. The cost of providing an all weather surface on the alley is an additional expense to the subdivider and its future maintenance an expense to the taxpayer.
3. An alley at the rear of the property reduces the privacy of one's backyard.
4. Most garages being built are attached to the house and a rear access is unnecessary.
5. The necessary utilities can be located in an easement at the rear property line.

Alleys should be provided in commercial and industrial areas unless other means for off-street loading are provided.

## Vacation of Streets and Alleys

Where streets and alleys have been platted but are not being used and won't be needed in the future, their vacation should be considered. (See Transportation Plan Map.) This would permit vacant land to be removed from public ownership and placed on the tax rolls.

## Street Surfacing and Lighting

The community should adopt a policy for the development of streets in new subdivisions through the subdivision ordinance. Such policies should require curb and gutter and permanent surfacing.

In addition, the community should initiate a street improvement program in the already developed portions of the community, with the intention of bringing existing streets up to a standard comparable with what is being required in new subdivisions. Since much of the Town is on a slope, the need for storm drainage becomes very apparent.



Much of this can be accommodated by streets which are equipped with curb and gutter and a permanent surface which will be relatively maintenance free and will withstand erosion caused by runoff.

Street lighting should be provided at each intersection, with mid-block lights provided where blocks are longer than approximately 300 feet. After consultation with power officials, the Town should set lighting intensity standards which can be relatively low level along residential streets and increased at intersections along collector streets and the highway with the most intense lighting in the business district. The electric utility is completing a 3-year improvement program to eliminate incandescent fixtures and replace them with mercury vapor.

### Sidewalks and Street Signs

Most of the older sections of Riverside have sidewalks, however, recently developed areas generally do not. The decision as whether to require sidewalks in new subdivisions is a policy decision of the community. It is recommended that sidewalks be provided in all new residential subdivisions (as a requirement in the subdivision regulations) and that the community in turn implement a sidewalk improvement program to provide (or replace) walks in previously developed areas.

Sidewalks installed in residential areas should be a minimum of 4-feet wide and should be located 1-foot from the edge of the street right-of-way. They should be constructed at the expense of the adjacent property owners at grades and to specifications approved by the Town.

In recent months street name signs have been placed along streets intersecting Highway 22. It is desirable to have street name signs and house numbers to facilitate the location of an address. It is recommended that street name signs be provided at all intersections in the community.

### Street Trees

Riverside, like all other southeastern Iowa communities, has lost a substantial number of mature elm trees. This is particularly evident in Railroad Park in the southeast part of Town where numerous trees have been lost. Few elements affect the appearance of a street or a community more than its trees. Therefore, it is recommended that the community initiate a street tree planting program to replace dead or diseased trees or where trees have been removed. Trees



TABLE 2-1

Some Recommended Street Trees

Type of Tree	Spacing	Height	Spread
<u>Small Trees - up to 35 feet</u>			
Globe Norway Maple	25	20	18
Globe Red Maple	25	20	18
Amur Maple	25	20	20
Tatarian Maple	25	25	15
Modesto Ash	25	20	15
Dr. Pirone Ash	25	35	20
Katsura Tree	25	30	20
<u>Medium Trees - up to 65 feet</u>			
Norway Maple	40	60	30
Columnar Norway Maple	40	50	20
Columnar Sugar Maple	40	35	10
Columnar Red Maple	40	50	25
Tilford Red Maple	40	35	35
Ginkgo	40	60	40
Little Leaf Linden	40	50	35
Majestic Locust	40	60	40
Marshall's Seedless Green Ash	40	60	30
Amur Cork Tree	25	40	20
Japanese Pagoda Tree	25	40	20
<u>Large Trees - up to 110 feet</u>			
Sugar Maple	60	75	50
Green Ash	60	80	50
White Ash	60	80	50
White Oak	60	75	50
Northern Red Oak	60	75	50
Scarlet Oak	60	60	50
Hackberry	60	65	50
Sycamore	60	110	60
Tulip Tree	60	90	40
Japanese Zelkova	60	80	60
American Beech	60	90	50
European Beech	60	90	50



should not be planted directly over utilities or under electric lines (unless their ultimate height will not interfere with such lines). Trees should not be planted near intersections where they will interfere with sight distance or near fire hydrants. A list of suitable trees for street planting is presented in Table 2-1.

### Recommended Street Improvement Program

To assist the community in achieving the goals and objectives set out in the Transportation Plan, a list of improvements and policies are presented. It must be recognized that all improvements relating to the transportation system cannot be made immediately, but because of their cost or coordination with other facilities, may have to be staged over a period of several years. Actions or improvements recommended are:

Consider the various policies presented earlier in this report regarding transportation planning.

Initiate a street improvement program to provide curb and gutter and permanent surfacing on all streets in the community.

Adopt a street tree policy and implement a street tree planting program.

Vacate unopened streets and alleys where practical.

Continue with the street signing program and combine signs and signposts whenever practical.

Locate telephone and electric lines underground in all new developments.

In addition to the above, the Proposed Five-Year Primary Road Construction Program prepared by the Iowa State Highway Commission lists several projects which are of interest to the community. These are:

Grade and drain Highway 518 from Highway 22 north to Johnson County line. (Scheduled for completion in 1972.)



Pave 518 from 22 north to the Johnson County line. (Scheduled for fiscal year 1973.)

The right of way acquisition for Highway 22 from in Riverside to the junction of Highway 518. (Scheduled for fiscal year 1973.)

Grade, drain and pave 22 from in Riverside to the junction of 518. (Scheduled for fiscal year 1977.)



## COMMUNITY FACILITIES PLAN

### Purpose

The existing condition and general adequacy of the various community facilities was determined in a previous section of this program. It is the purpose of the Community Facilities Plan to indicate the needs of each of the various facilities in order to meet any deficiencies which might exist at the present time and what improvements, extensions, or additions will be needed to adequately serve the community for the next 20 to 25 years.

As indicated earlier, Riverside is in a position which, if industry is actively pursued by the community, could realize substantial growth--hence a significant increase in the community facilities that will be required to meet future demands.

### Central Business District

Although this report does not include a plan for the central business district or a study of the aesthetics of the community as originally proposed, it is important that some basic decisions be made regarding the future of the central business area.

Consideration should be given to the future of the central business district and what local merchants and residents wish to do about it--if anything. A visitor to the community or a motorist passing through Riverside is not likely to be favorably impressed with the general condition of the central business district as it now exists.

At the present time many of the buildings and lots are vacant. A number of buildings are old and will require substantial expenditures to bring them up to a condition suitable for modern merchandising and shopping methods. Much of the sidewalk, particularly on the north side of the street, which is 2-2½ feet higher than the present roadway, is in extremely poor condition and will require replacement within the next couple of years. With the reconstruction of Highway 22 through the business district, the community could scarcely find a better time to coordinate central business district improvements with those of the highway.

Renewal of the central business district could:



Create an attractive efficient shopping center for area residents.

Replace many of the vacant and deteriorating buildings which are not only physically obsolete but are functionally obsolete as well.

Eliminate the high curb on the north side of the street, making access to stores and business places more convenient as well as accommodating parallel parking.

Eliminate dangerous and deteriorating sidewalks which will soon need replacing.

Provide adequate, convenient space for off-street loading and employee parking.

Provide an opportunity to re-design the central parking lot to eliminate the awkward and dangerous intersection at First, Railroad and Pioneer Streets.

Create areas for landscape plantings to enhance the appearance of the business district.

Undertaking a central business district renovation project in Riverside provides an unique opportunity and should be done before any new structures are erected, thus making acquisition more difficult and reducing the possibility of creating an aesthetically pleasing, unified development.

### Public Buildings and Lands

#### Civic Center:

A civic center should be provided to replace the town hall, the community building and to provide a space for a public library as well as offices for the clerk, mayor, storage space for records, public restrooms and council chambers. The existing community building and town hall are presently used for some of these purposes, however, they cannot be expected to remain in serviceable condition throughout the planning period. Combining these various functions into a single facility would permit greater efficiency and economy in their operation as well as a facility the community could be proud of.

Since ample space is available in the central business district, such facility could be located in the area, however, sufficient available



off-street parking should be provided. A suggested site is shown immediately south of the post office. Off-street parking could be provided on the site and used jointly with existing parking at the post office. A final location for this facility could be determined when and if the central business district is revitalized or in future years when the need becomes increasingly evident.

#### Fire-Station:

The present fire station should adequately serve the community throughout the planning period. In the event expansion would become necessary to accommodate additional equipment, the old town hall immediately to the south could be removed and the fire station expanded onto that location. For this reason the community should retain the site presently occupied by the old town hall.

#### Post Office:

Improvement to this facility should include a permanent, dust-free surface on the parking lot and loading area and additional landscape plantings--particularly street trees on the west side of the building. Additional landscaping could include plantings around the parking lot to provide shade and serve to screen the parking area from adjoining properties.

#### Schools:

Based on background data presented previously, and because of the physical condition of existing school facilities and the size of school sites in Riverside, the community should be aware of the possible need for a new elementary school during the latter part of the planning period. As indicated previously there are many variables including rate and amount of growth in Riverside and in the entire school district; possible further district reorganization; and a greater or lesser emphasis on bussing students to distant attendance centers.

The National Council on Schoolhouse Construction recommends that elementary school sites contain a minimum of 10 acres plus one acre per 100 pupils. Based on these standards plus the fact that a school site could also serve as a local park-playground, an area of approximately 15 acres should be considered. This will allow space to properly locate the struc-



ture on the site; provide adequate off-street parking space; off-street bus loading and unloading areas; space for athletic fields and playground equipment; and space for future expansion and landscaping.

Because the majority of future residential development is expected to be in the northeast part of the community, it is logical to locate the school in that area, where it will be convenient to as many residents as possible. It is not recommended that such a facility be located away from existing and future residential areas where all students must be bussed and where it is beyond reach of public facilities provided by the community.

#### Cemeteries:

The cemeteries in the community contain ample space for future needs and will adequately serve the community throughout the planning period.

#### Municipal Garage and Maintenance Yard:

A municipality, like any other business, must have adequate facilities and equipment in order to carry out the wide variety of functions required. One such facility is an adequate equipment garage and repair shop where city maintenance personnel can work efficiently and perform the many tasks associated with keeping the community's streets, sewers, water system, parks, public buildings, and other facilities in order. Such a facility should appropriately be located in an industrial area where similar type uses are situated. Inasmuch as the area in the vicinity of the lumberyard contains uses of a like nature, and is designated as industrial on the future land use map, consideration should be given to locating a municipal garage and storage yard in this vicinity.

#### Solid Waste Disposal:

In the interests of minimizing detrimental effects on the environment, it is recommended that Riverside participate in an approved county-wide sanitary landfill system. Washington County is presently undertaking a study.



### Public Housing:

Since low rent housing can be considered as a "community facility", recommended locations are shown on the Community Facilities Map for such use. A discussion of public housing is contained in the report on housing.

### Park and Recreation Facilities:

The basic goal of a community park and recreation plan is to provide opportunity for a wide variety of recreational pursuits that will meet the needs of the community's population now and in future years. Primary objectives which can help achieve such a goal are:

To provide a variety of facilities for both passive and active recreation that are conveniently located with respect to the population of the community.

To coordinate future proposals for development and/or acquisition with county, state and regional facilities which exist or are proposed.

To provide sufficient open space to accommodate the increasing variety of recreational functions that are anticipated during the next 20-25 years.

To encourage the conservation of natural resources and utilize existing facilities and resources to their best advantage.

These objectives do not include all specific facets or policies which might be used to achieve the previously stated goal, however, they do represent some of the fundamental objectives which should be considered whenever additional or revised recreational facilities are proposed.

As indicated in the previous section of this report dealing with background data and existing recreation facilities, Riverside has sufficient park area in the community to meet future needs (based on an area of 30 acres per 1000 population), however additional development of existing parks is recommended, as well as the provision of a conservation and access area along the English River.



Justification for additional development of existing parks can readily be demonstrated by reviewing the number and type of existing facilities discussed previously.

Before proposing further park and recreational development, a master development plan should be prepared for the parks in order that future development could be carried out step-by-step according to a preconceived plan, rather than haphazard development which may or may not result in the successful use of the area. A master development plan is a basic requirement in the event the community should choose to utilize BOR matching funds for additional park development. It appears that if properly developed, Iowa Township Park would be far more attractive and useful to residents of Riverside and the surrounding countryside.

Additional development at Hall Park should include a dust-free parking area, screen plantings around the sewage treatment plant and other adjoining properties (for their benefit as well as users of the park) and additional landscape plantings within the park to enhance its appearance. Improved pedestrian access would also be desirable. It is anticipated that in the distant future this park could be expanded slightly to provide some additional area to the north as well as improving access.

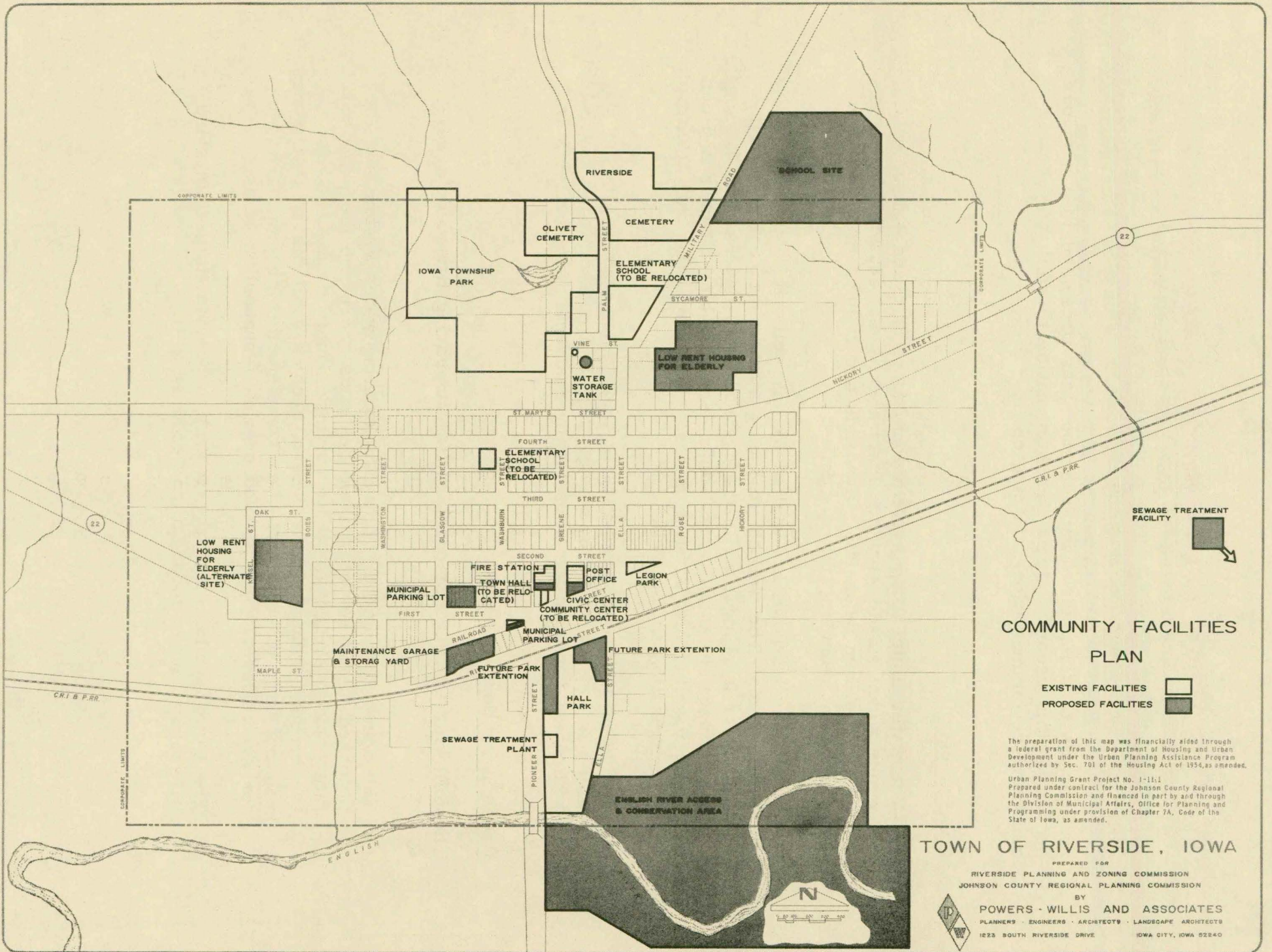
Legion Park is sufficiently developed and care must be exercised not to place too many facilities into the area, thus impairing its attractiveness as an ornamental park.

Consideration should be given to additional public access to the English River by means of purchase, easement or other arrangement. This would be particularly desirable in the wooded area south of Hall Park which could perhaps be used as a point of access. In addition to providing public access to the English River, control of the area should be exercised to protect the woodlands and maintain some of the area along the river in a natural state.

In any proposed development, the community should give consideration to the provision of quality facilities. Better design of buildings, proper location on the site, as well as their location with respect to other facilities and functions is necessary to obtain maximum convenience, aesthetics and enjoyment from parks and recreation facilities and to insure their usefulness for years to come.

The location of parks and various community facilities are shown on the accompanying map of the Community Facilities Plan.





**COMMUNITY FACILITIES PLAN**

EXISTING FACILITIES   
 PROPOSED FACILITIES

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PREPARED FOR  
 RIVERSIDE PLANNING AND ZONING COMMISSION  
 JOHNSON COUNTY REGIONAL PLANNING COMMISSION

BY  
**POWERS - WILLIS AND ASSOCIATES**  
 PLANNERS - ENGINEERS - ARCHITECTS - LANDSCAPE ARCHITECTS

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## WATER SYSTEM

### Recommendations and Conclusions

An analysis of Riverside's water system was presented in a previous section of this report. From this information the following conclusions and recommendations are presented.

### Conclusions

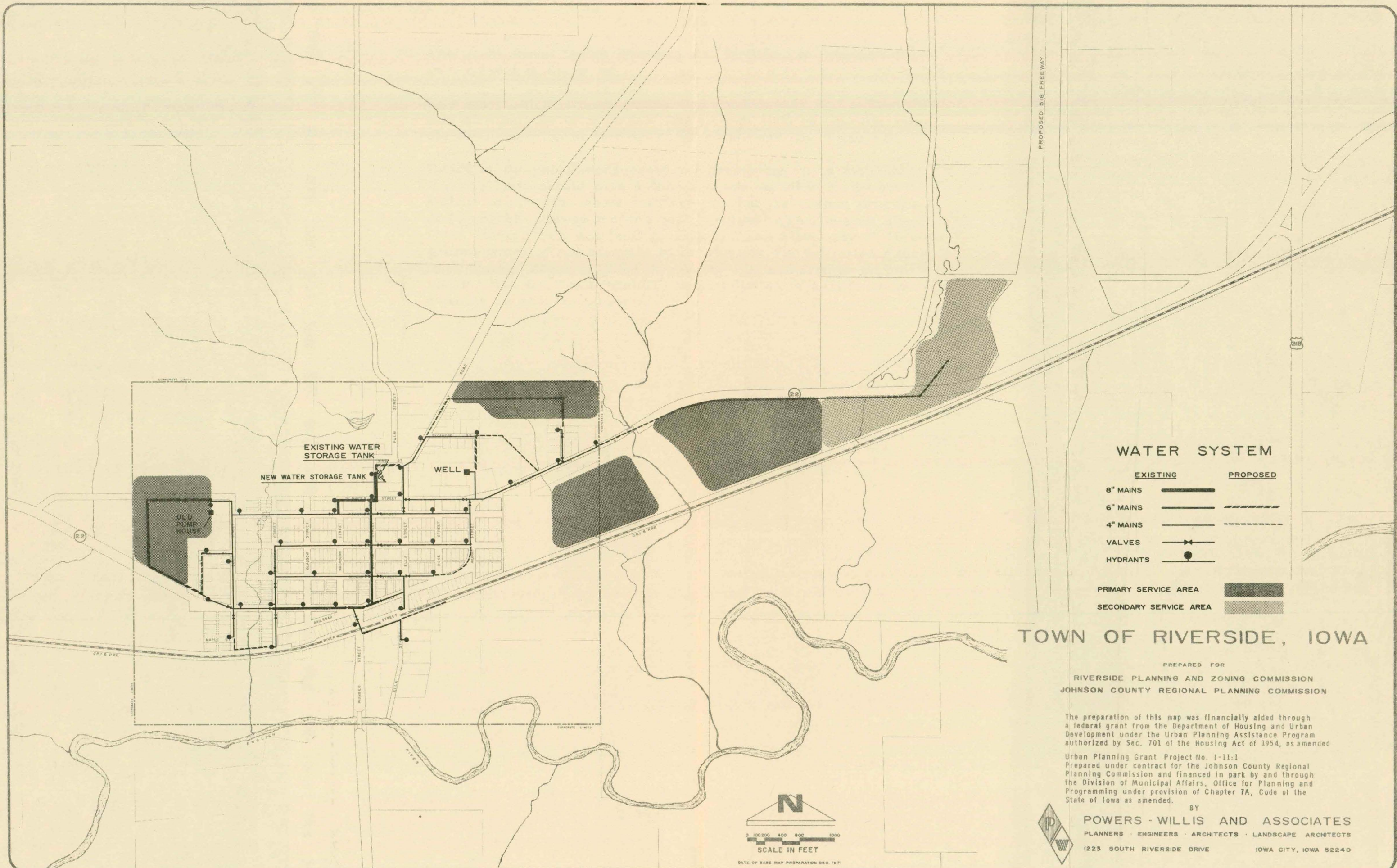
1. The water distribution system consists of 8, 6 and 4-inch water mains which should give the Town a good distribution system except for eleven deadends. Deadends can cause tastes and odor and do not reinforce the system.
2. Water for the Town is supplied by one well with a pump capacity of 115 gpm. The well is producing a water which has an iron content of 0.86 mg/l while the desired level is less than 0.3 mg/l. Iron causes the staining of laundry and plumbing fixtures and can cause the plugging of water mains. At present the only treatment is chlorination at the well.
3. The present annual usage rate is 43.2 gallons per capita per day, which is low for a community of this size but compares favorably with other communities where many residents work out of town.

### Recommendations

The following are recommendations for improving Riverside's water system.

1. The accompanying map shows the existing water system and the proposed mains needed to loop deadends and serve the proposed future land use areas. Water mains should be scheduled for looping as surplus water revenues become available so that money will not have to be borrowed to complete this project. The water system should be operated on a self-supporting basis.
2. The Town should install a new well to provide immediate standby service and to meet future needs as well.





**WATER SYSTEM**

	EXISTING	PROPOSED
8" MAINS		
6" MAINS		
4" MAINS		
VALVES		
HYDRANTS		
PRIMARY SERVICE AREA		
SECONDARY SERVICE AREA		

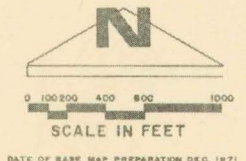
**TOWN OF RIVERSIDE, IOWA**

PREPARED FOR  
 RIVERSIDE PLANNING AND ZONING COMMISSION  
 JOHNSON COUNTY REGIONAL PLANNING COMMISSION

The preparation of this map was financially aided through a federal grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program authorized by Sec. 701 of the Housing Act of 1954, as amended

Urban Planning Grant Project No. I-11:1  
 Prepared under contract for the Johnson County Regional Planning Commission and financed in part by and through the Division of Municipal Affairs, Office for Planning and Programming under provision of Chapter 7A, Code of the State of Iowa as amended.

BY  
**POWERS - WILLIS AND ASSOCIATES**  
 PLANNERS - ENGINEERS - ARCHITECTS - LANDSCAPE ARCHITECTS  
 1223 SOUTH RIVERSIDE DRIVE IOWA CITY, IOWA 52240



DATE OF BASE MAP PREPARATION DEC. 1971



## SANITARY SEWER SYSTEM

### Recommendations and Conclusions

Based on the background information presented in a previous section of the planning program, the following conclusions and recommendations are presented.

### Conclusions

1. The present sewer system was installed in 1922 and has been extended to serve most of the developed portion of the Town.
2. The collection system is subject to high infiltration rates immediately following and for some time after a heavy rainfall. This would indicate that roof and foundation drains are connected to the sewer system and that a considerable amount of water is entering the system through open joints or cracks in the pipe.
3. The sewage treatment plant is an extended aeration plant which was constructed in 1968. The plant was designed for a 1985 population of 700 and an average flow of 50,000 gallons per day. Due to the rapid increase in population the projected 1985 population of 700 people has been exceeded but the average daily flow to the plant has not reached 50,000 gallons per day.

### Recommendations

Based on the preceding conclusions and future growth predictions, the following recommendations are made for improvements to the system and to accommodate future growth.

1. An aggressive program should be adopted and initiated to solve the problem of excessive infiltration into the sewer system. The problem has been present for a long time and can only be expected to become more severe without correction. As time goes on, the number of sewer customers continues to increase, and the system continues to deteriorate.
2. The problem of excessive infiltration can be resolved by increasing the size of the treatment facilities to handle normal sewage flows plus infiltration, or by reducing the amount of excess infil-



tration into the system to reasonable levels that can be handled by the present treatment plant. The latter method is by far the most practiced and economical, and is the one recommended.

The Town can do a great deal toward resolving the problem of excessive infiltration by enforcing the municipal sewer ordinance which prohibits the connection of roof and foundation drains into the sanitary sewer system. Such an ordinance should be in effect in Riverside and if one does not exist it should be prepared and adopted by the Town.

The home owners should be required to disconnect all existing roof and foundation drains that are now connected to the sanitary sewer system. Such connections can be found by inspection and survey, as well as by testing methods such as the use of smoke bombs and dyes.

It is possible that infiltration can be sufficiently reduced by implementation of the program described for disconnection of roof and foundation drains to the sanitary sewers, and this is the first thing that should be accomplished. If excessive infiltration flows still persist, it is likely that it will be necessary to adopt a program of rehabilitation of the existing sewer system. Rehabilitation is a costly process which includes a preliminary survey of the system, sewer cleaning followed by television inspection and sewer repair, including the replacement of broken sewers and the sealing of leaks revealed by the inspection.

Rehabilitation of the system may be necessary and justified, and would certainly be less costly than enlargement of the plant to handle excessive infiltration flows, but should not be undertaken until the roof and foundation drain program has been completed, and then only if excessive infiltration problems still persist.

2. Immediate relief of the backup problem at Hickory and Railroad Streets can be solved by one or a combination of several methods. The first step is to reduce infiltration as discussed above. The second method is to construct a bypass line along the south side of the railroad from Hickory Street to Pioneer Street as has been previously proposed. This would also permit the Town to extend service to several properties in the vicinity of Ella Street. Another solution is the eventual construction of an east-side treatment facility as discussed below.

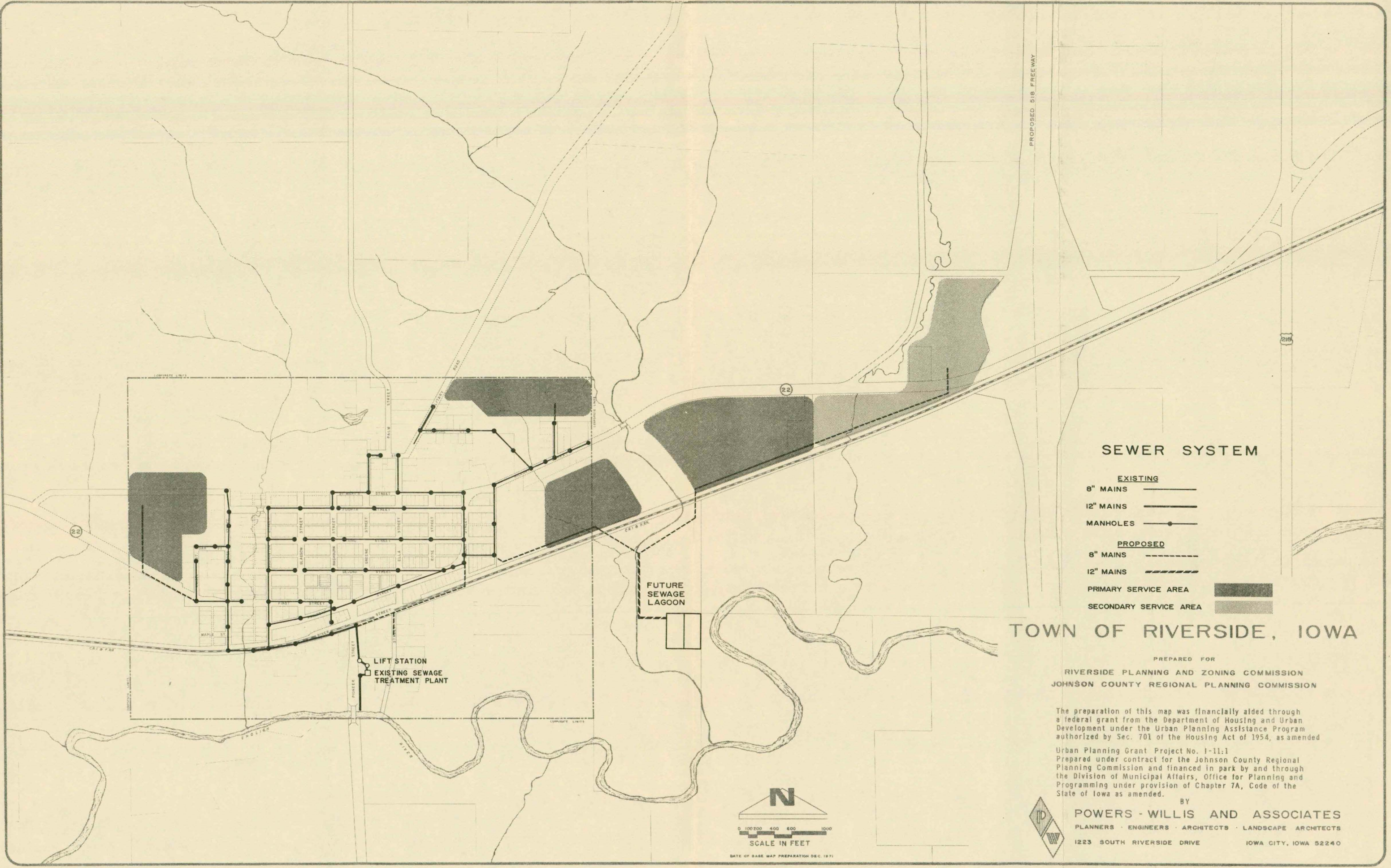


3. The accompanying map shows the existing sanitary sewer system and the proposed sewers that will be needed to serve areas of future development. If the Town expands within the future land use areas to the east as expected, additional sewage treatment facilities will be needed. At present the most economical means would be to provide a lagoon in the area shown on the map. The size of the lagoon would be determined by the type of industries that would locate in the industrial park and the anticipated population to be served. The exact location of the lagoon would be determined at the time the need arises, which in turn will be dependent upon how rapidly development occurs. This lagoon should also serve the area north and east of Hickory Street. This would relieve the backup problem at Hickory Street and remove some of the load from the existing treatment plant so that it will be able to serve growth to the west and within the present developed portion of the Town.
  
4. Extension of sanitary sewer service (as well as water) to future commercial and industrial uses that might locate near the interchange will be dependent upon their specific requirements and whether or not the community (or use) can justify the expense of extending sanitary sewers.

Ultimately it would be desirable if sufficient contiguous development occurred to justify a sewage lagoon as indicated above, thus all adjoining uses, both large and small, could be served by a public sanitary sewer.

As to when Riverside should construct the sewage lagoon as recommended in this report is dependent upon a number of variables, including the community's rate of growth, how successful the community is in reducing infiltration into the existing system and if and when additional industrial and commercial uses are attracted to the community and their specific requirements.





**SEWER SYSTEM**

- EXISTING**
- 8" MAINS ————
  - 12" MAINS ————
  - MANHOLES —●—
- PROPOSED**
- 8" MAINS - - - - -
  - 12" MAINS - - - - -
- PRIMARY SERVICE AREA [Dark Shaded Box]
- SECONDARY SERVICE AREA [Light Shaded Box]

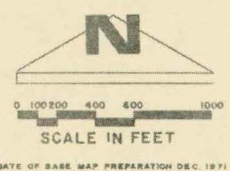
**TOWN OF RIVERSIDE, IOWA**

PREPARED FOR  
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BY  
**POWERS - WILLIS AND ASSOCIATES**  
 PLANNERS - ENGINEERS - ARCHITECTS - LANDSCAPE ARCHITECTS  
 1223 SOUTH RIVERSIDE DRIVE IOWA CITY, IOWA 52240



DATE OF BASE MAP PREPARATION DEC. 1971



## HOUSING PLAN

### Purpose

The purpose of the housing plan for Riverside is to provide a basis for public and private decision making regarding the ways and means of improving and maintaining the quality of housing in the community as well as meeting the demand for low cost and low rent housing for elderly and low income groups.

### Goal

The basic goal of the housing plan is to "provide decent housing within the financial reach of all residents of the community", or as stated by Federal Agencies "a decent home and suitable living environment for every American household".

### Objectives and Planning Criteria

The summary of objectives and planning criteria which can be used to achieve the community's goal with regard to housing are many and varied. Some can be implemented by individual property owners, others will require policy decisions on the part of the Town Council while still other objectives will require total community effort and cooperation along with financial assistance.

The following list of objectives relating to the housing plan lists some of the major points which should be considered.

Prevent further deterioration of existing dwelling units.

Remove or replace dilapidated dwellings.

Exercise care in the design and layout of future subdivisions.

Provide at least the basic minimum requirements such as curb and gutter and street surfacing (in addition to sewer and water in the new subdivisions).

Insure that new construction and remodeling meets minimum housing, building, and related codes.

Do not build housing units where they will be adversely affected by drainage courses or incompatible land uses.



Insure that new building lots are of adequate size and shape so as to provide suitable building sites.

Conduct annual cleanup, fixup campaigns with local service organizations or other groups providing assistance for those who cannot help themselves.

### Policies Affecting Housing

In order to achieve the various objectives listed above, a number of policy decisions will be necessary to effectuate certain objectives. Some of these include:

Adoption and enforcement of a subdivision regulation ordinance.

Adoption and enforcement of a zoning ordinance.

Adoption and enforcement of housing, building, plumbing, electrical and fire prevention codes.

Initiate low and moderate rent housing programs for elderly.

Initiate low and moderate rent housing programs for families (besides the elderly).

Initiate a street improvement program to include curb and gutter and street surfacing where necessary.

Require the removal of dilapidated out buildings that are no longer useful and detract from the appearance and general well-being of the neighborhood.

### Housing Problems

The housing study for the Town of Riverside has been coordinated with the goals, policies, standards, recommendations and conclusions contained in the preliminary report on housing prepared by a citizens advisory committee of the Johnson County Regional Planning Commission.

It is recognized that Riverside is experiencing many of the same problems that presently exist in Johnson County. Needless to say, the types of housing in demand are not nearly as complex as those in the Iowa City urban area, therefore, a somewhat narrower and more specific approach can be used when solving problems involving a total of some 260 dwelling units as compared with nearly 24,000 housing units in Johnson County.



Once identified, appropriate measures can be considered to improve environmental deficiencies and upgrade housing conditions.

### Existing Housing Conditions

During the existing land use survey in Riverside, the general condition of housing was noted as viewed from the exterior. Dwellings were classified into three categories which are: 1) Sound, 2) Deteriorating, and 3) Dilapidated. Sound dwellings include not only new units, but many older dwellings which have been well maintained over the years and are in good condition.

Deteriorating units were considered as those in need of minor repair and maintenance in order to bring them up to a condition comparable with sound surrounding structures. The field survey taken in 1971 revealed a total of 43 dwellings that were considered as deteriorating. This represents approximately 17 per cent of the total 258 dwellings in the community. (1970 census lists 257 units indicating that 1 unit could have been built during the interval between surveys.) Dwellings considered as dilapidated are in need of substantial repair or in some instances should be removed entirely. Six dwellings were considered as dilapidated. When combined with those units considered as deteriorating, the total represents 19 per cent or nearly one fifth of the housing units in the community.

Dwellings in need of attention are shown on the accompanying map. The land use inventory indicated a total of 258 dwelling units including approximately 21 in the central business area. Of the total, eight units were considered as vacant or uninhabitable resulting in a total of 250 occupied dwelling units. Based on a 1970 population of 758 the community would have an average of 3.03 persons per dwelling unit compared with 3.50 for Iowa Township. In Washington County, Washington Township (in which the City of Washington is located) was low with 2.75 persons per dwelling unit while Jackson Township (all rural) was high with 3.85 persons per dwelling unit. The average number of persons per dwelling unit in the State according to the 1970 census is 3.50 persons.

### General Housing Data

The 1970 census indicates a total of 257 dwelling units in Riverside of which 238 are occupied, 186 by their owners and 52 occupied by renters. The census also indicates 11 vacant units, 5 of which were for sale. The field survey taken by Powers-Willis and Associates, in 1971, revealed a total of only 8 vacant units, with 250 occupied. Of the 8 vacant units 3 were considered as dilapidated and renewal questionable. As a result, there were 5 available vacant units which represents only 2 per cent of



all the dwellings in the community. The lack of vacancies and continued community growth has maintained a steady demand for housing.

Of the 238 units occupied (as indicated by the 1970 census) only 14 are lacking 1 or more plumbing facilities. Of the 177 units occupied by their owners, 9 units are lacking 1 or more plumbing facilities as are 5 of the 52 rental units. Although the census indicates some deficiencies, it is important to recognize that the total number of units involved is small and the task of alleviating such deficiencies should also be small.

A summary of the median value of dwelling units by category is listed in Table 2-2.

TABLE 2-2  
Value of Dwelling Units  
Riverside, Iowa-1970\*

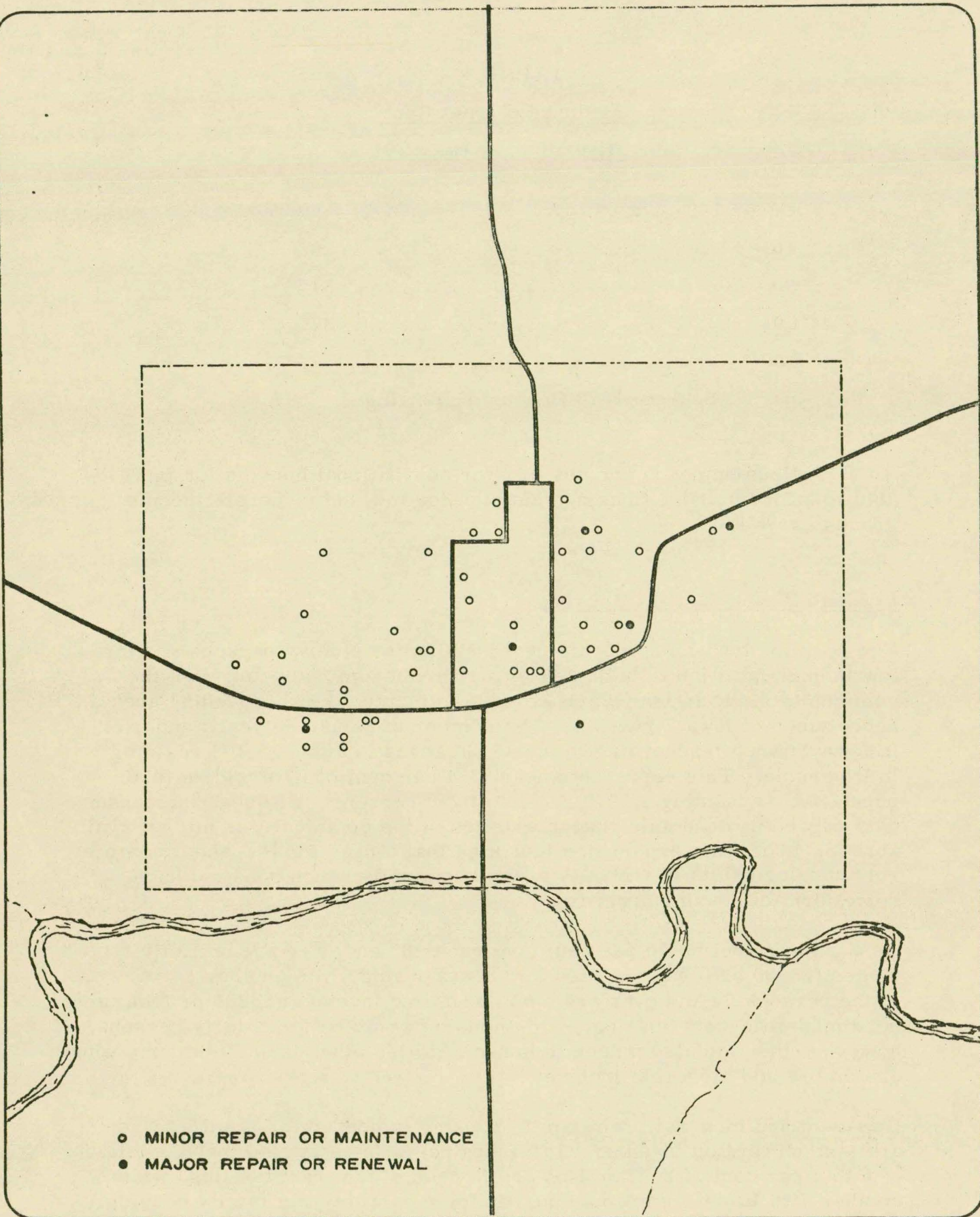
Under \$5,000 . . . . .	7%
5,000 - 9,999 . . . . .	33%
10,000 - 14,999 . . . . .	28%
15,000 - 19,999 . . . . .	21%
20,000 & Over . . . . .	11%

\*Source: 1970 Census of Housing

As shown in the table, the highest percentage of housing units is within the \$5,000 to \$14,999 categories, which will include most of the older dwellings in the community. A relatively high percentage (or about one third of dwellings) have a value of over \$15,000 half of which exceed \$20,000. These categories include not only the older, large, well kept homes, but reflect the high rate of new home construction which has occurred in recent years.

Data regarding median rent for housing units in Riverside was also obtained from the census and is presented in Table 2-3 that follows.





- MINOR REPAIR OR MAINTENANCE
- MAJOR REPAIR OR RENEWAL



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## HOUSING CONDITIONS RIVERSIDE, IOWA



TABLE 2-3

Median Contract Rent\*  
Riverside, Iowa-1970

Under \$40 . . . . .	9%
40 - 59 . . . . .	9%
60 - 79 . . . . .	31%
80 - 99 . . . . .	37%
100 & Over . . . . .	14%

\*Source: 1970 Census of Housing

Housing needs are not only for conventional housing for families able to afford suitable housing, but also for low and moderate income groups as well.

Low and Moderate Rent Housing

The need for low and moderate-rent housing for elderly persons and for low income families is indicated in part by the age composition of the community's population (which would also include the surrounding area--hence much of Iowa Township. The number of people 65 years and over in Iowa Township according to the 1970 census is 164 with 103 residing in Riverside. This represents nearly 14 per cent of Riverside's total population--assuming a 1970 census of 758 persons. Although the census data regarding economic characteristics of the community is not yet available for 1970, past experience indicates that a need for low and moderate rent housing exists in virtually every community which does not have some form of housing program.

As a basic guideline 10 per cent of persons 65 and over are on limited incomes (\$3600 or less) and need low-rent housing while another 20 per cent of the persons 65 and over are also on limited incomes (\$5200 or less) and need moderate-rent housing. This housing would be for elderly persons, however, there is also a need to house families other than the elderly who are on low and moderate incomes.

Low-rent and moderate-rent family housing is needed for families who are also on limited incomes. In Riverside, it is estimated that a minimum of 5 to 7 per cent of the families are in need of low-rent housing, while another 7 to 10 per cent would qualify for moderate-rent family housing.



As a result, a basic housing program for those on limited incomes in need of housing should include: a minimum of 10 units of low-rent housing for the elderly; 20 units of moderate-rent housing for the elderly; 15 units of low-rent housing for families and 20 units of moderate-rent housing for families.

### Low and Moderate-Rent Housing Programs

There are numerous programs to assist communities in solving their housing problems, particularly for the elderly, although in more recent years the need for low and moderate rent family housing has gained recognition.

There are leasing programs where sufficient housing stock is available; Homeownership Programs, which consists of interest supplements on home mortgages and programs which are also in the form of interest supplements, but on rental and cooperative housing. In addition, programs provide for guaranteed and insured loans for private developers and loans for the rehabilitation of dwellings.

One of the most popular low rent housing programs has been "Low Rent Housing for Senior Citizens" which is a federal program administered by the Department of Housing and Urban Development (HUD). The program is intended for persons 62 years and over who are capable of caring for themselves. It is called "low-rent housing" because rents are based on the annual income of low income tenants, generally about 25 per cent of the tenant's income annually.

Financing for construction of housing under this program is provided by government bonds which are 40-year revenue bonds, and are repaid by rents received from the project. Where the rents are insufficient to meet the bond retirement, the deficit is made up by the Federal Government. At the end of 40 years, the project becomes property of the municipality.

The Farmers Home Administration (FHA) provides long-term low interest loans for the construction of housing units for the elderly, however, since no grants or rent supplements are involved, the rental of such units is often out of reach of those who are in dire need of low-rent housing.

### Codes and Ordinances

Additional means of carrying out the objectives of the housing plan are made available through the adoption and enforcement of housing, building,



plumbing, electrical and other related codes. The zoning and subdivision ordinances do not take the place of the building and related codes but all share a common goal of maintaining property values and creating a better environment in which to live. One of the easiest and most economical ways of maintaining property values and extending the useful life of structures is to insure they are constructed to certain minimum basic standards.

Although some of the benefits are of an immediate nature, many will not be realized for a number of years. The adoption and enforcement of such codes 25 years ago or earlier would have done much to relieve many of the problems confronting the community today.

Should the community wish to adopt housing, building, fire prevention, plumbing and electrical codes, it is recommended that they first obtain model codes and adapt them to meet the specific needs of the community. Some suggested model codes which can be adapted to suit Riverside's needs are listed below.

- |                      |   |                                                                                                                                   |
|----------------------|---|-----------------------------------------------------------------------------------------------------------------------------------|
| Housing Code         | - | Southern Standard Housing Code<br>Southern Building Code Congress<br>1116 Brown-Marx Building<br>Birmingham, Alabama 35203        |
| Building Code        | - | Uniform Building Code<br>International Conference of<br>Building Officials<br>50 South Los Robles<br>Pasadena, California 91101   |
| Fire Prevention Code | - | Fire Prevention Code<br>Abbreviated Edition<br>American Insurance Association<br>222 West Adams Street<br>Chicago, Illinois 60606 |
| Electrical Code      | - | National Electrical Code<br>National Fire Protection Association<br>60 Battermarch Street<br>Boston, Massachusetts 02110          |
| Plumbing Code        | - | Iowa State Plumbing Code<br>Iowa Department of Health<br>State House<br>Des Moines, Iowa 50319                                    |





# Implementation



CAPITAL IMPROVEMENTS  
FIVE YEAR IMPROVEMENT PROGRAM

Introduction

Financial planning for public facilities is an essential part of the overall comprehensive planning program. The Capital Improvements Program is a five-year financial plan for the construction of public facilities and is the primary means of implementing the Community Facilities Plan.

It is the purpose of this program to provide methods by which major public improvements can be made in a logical and orderly manner, attaining the best use of the tax dollar and providing the needed improvements at a minimum of cost. The program will permit the community to achieve economy and efficiency through the wise use of public funds and select those methods of financing best suited for each individual project.

The Capital Improvements Program is intended to serve as a guide in making decisions affecting not only future growth and development, but also the replacement and extension of various public facilities and utilities. It provides the foundation for planning public improvements by indicating their construction in a logical and orderly sequence that is within the financial resources of the community.

The program contains a list of the various projects needed in the community, the estimated cost of construction and the method of financing for each project. In addition, projects that are of major importance but cannot be included in the initial five-year program are listed as "reserve projects". These should be included in the program in subsequent years when the program is updated.

Capital Improvement Programming

In preparing a Capital Improvement Program for a community, there are three (3) basic considerations which must be taken into account. These are:

1. Priorities must be based on the benefits received. Projects which benefit the community as a whole should be given higher priority than those which benefit only a small segment of the population.



2. The long-range goals and objectives of the comprehensive plan must be taken into account when scheduling major public improvements, particularly those that will have a direct bearing on the future physical development of the community.
3. The proposed project must be within the financial capabilities of the community. Because of the costs involved, it may be necessary to finance certain improvements over a period of several years or to utilize various available methods of financing including state and federal funds where applicable.

### Home Rule Bill

House File 574, better known as "The Home Rule Bill" helps clarify much of the existing legislation regarding municipal finance as well as simplifying many of the procedures and requirements that now exist. The provisions of the bill may be adopted by a community at the direction of the electorate after July 1, 1972, however, if not adopted by July 1, 1974 the bill will automatically become effective.

With regard to municipal finance and the Capital Improvement Program a summary of some of the new (and old) provisions are discussed on the following pages.

Under the Home Rule Bill, the general fund will replace the seven functional funds, with a single levy for the general fund instead of the seven separate levies. The general fund however, will still retain the 30 mill limit, but will be modified by some exceptions for which a tax outside the 30 mill limit may be certified.

The bill further provides for the establishment of a capital improvement reserve fund which can be established (through referendum) approving an annual tax levy not to exceed  $2\frac{1}{2}$  mills for a specific project. The  $2\frac{1}{2}$  mills is similar to the "schoolhouse levy" and may be addition to the 30 mill limitation. It will provide communities an excellent opportunity to accumulate funds for part or all of a project which might be difficult to finance otherwise.

### Municipal Finance

Cities and towns like any other large corporation have basically two kinds of expenditures to make. These are capital or replacement costs and operating or maintenance costs. The Capital Improvements



Program is concerned primarily with the capital or replacement costs; however, a brief discussion of the community's operating and maintenance expenses is included in this report.

Operating and maintenance costs are for the operation of the municipal government and are used to finance the cost of providing police and fire protection, street maintenance, the maintenance of public buildings and equipment, salaries of municipal employees, etc. Capital or replacement costs are those expenditures made to extend or replace any of the community's major public facilities such as fire trucks, streets, parks, schools, sewer and water facilities and public buildings.

Table 3-1 shows the disbursement by fund for the years 1967 through 1971 and indicates that Riverside has an annual operating budget of approximately \$60,000 not including the water utility, which is a separate, self-supporting function. Disbursement by fund for the past five years as indicated in the table doesn't give a true picture of expenditures for each of the individual funds because certain funds were included in the general fund. These disbursements do not reflect capital expenditures, but are primarily operating and maintenance costs except as noted.

It is important to note that there are no general obligation bonds outstanding, only the sewer revenue bonds which were issued in 1968 for construction of the sewage treatment plant.

A review of Riverside's assessed valuation will provide an indication of the community's growth in terms of additional real estate added to the tax rolls as well as personal property and utilities. As shown on Table 3-2 the value of real property has continually increased during the five-year period shown with the greatest increase from 1968 to 1969. A revaluation will affect the changes between 1970 and 1971, however, the exact degree is not readily discernible. In total valuation, a decline was experienced from 1967 to 1968, however, a reasonably steady increase has taken place since.

The assessed valuation is also used to determine the community's general obligation bond debt limit, which is five percent of the actual value of the property within the community as ascertained from the assessor's lists. Assuming that the assessed valuation is twenty-seven percent of actual value, Riverside would have an actual valuation of \$3,260,245. Five percent of the actual value is \$163,012 and would represent the community's general obligation bonding limit as established by state statute.



TABLE 3-1

Disbursements by Fund

	Year				
	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>	<u>1971</u>
General.....	\$ 3,164	\$ 3,279	\$19,478	\$19,005	\$ 7,618
Street .....	3,000	6,758	226	7,165	6,050
Safety.....	6,040	4,259	-	-	5,343
Sanitation .....	18,702	8,598	-	-	1,755
Municipal Enterprise.	509	393	-	-	290
Recreation .....	1,181	2,409	-	-	4,529
Road Use Tax.....	7,672	6,764	7,086	9,930	11,390
Liquor Profit.....	939	1,957	-	1,459	5,421
Utilities .....	1,806	1,821	1,899	1,906	2,466
Trust & Agency.....	-	894	894	1,282	1,321
Special Assessments .	-	-	-	-	4,902
Sewer Rental .....	-	183	8,090	12,105	8,301
*Sewer Construction ..	-	90,245	19,856	-	-
Total .....	<u>\$43,013</u>	<u>\$127,561</u>	<u>\$57,529</u>	<u>\$52,852</u>	<u>\$59,388</u>

\*Represents Capital Expenditure

Source: City Clerk's Office, Riverside, Iowa



TABLE 3-2

Assessed Valuation by Fund

<u>Property Classification</u>	<u>Year</u>				
	<u>1971</u>	<u>1970</u>	<u>1969</u>	<u>1968</u>	<u>1967</u>
Real* .....	\$717, 296	\$688, 294	\$660, 576	\$536, 947	\$520, 085
Personal .....	84, 028	82, 292	69, 086	66, 049	78, 850
Public Utilities					
Electric.....	32, 631	33, 101	32, 767	30, 700	41, 818
Pipeline.....	28, 043	28, 183	34, 057	27, 271	35, 588
Railroad .....	5, 938	6, 535	6, 530	7, 305	7, 852
Telephone .....	12, 331	10, 307	9, 758	9, 217	9, 336
Express .....	-	-	-	-	34
Total .....	<u>\$880, 267</u>	<u>\$855, 712</u>	<u>\$812, 774</u>	<u>\$677, 489</u>	<u>\$693, 563</u>

\* Includes Agricultural Lands

Iowa: Washington County Auditor's Office



## Tax Levies

The assessed valuation as presented in Table 3-2 together with the community's projected annual budget provides the basis for determining the millage rate.

Since taxes paid by the property owner are not limited to only municipal taxes, the millage rates for Riverside as well as county and educational purposes are shown in Table 3-3 for comparison. As indicated in the table, the greatest fluctuations occurred from 1968 to 1969 when the municipal levy dropped from 34.756 to 26 mills and the school general levy climbed from 37.140 to slightly over 60 mills. The net result, including all levies, was an increase of nearly 15 mills.

It is particularly important to note that the municipal levy accounts for less than 28 percent of the total tax levy (1971) and that the school levy accounts for over half of the total.

Table 3-4 shows the municipal levy by fund for the past four years. Since a change in the method of levying taxes for the individual funds took place in 1970, only levies for 1970 and 1971 can be used to compare certain funds such as public safety, sanitation, recreation and utilities (street lighting). As expected, the funds having the highest levies are streets, safety and sanitation, however, it is significant to note that approximately ten percent of the total municipal levy was for recreation which is commendable, and that 1968 was the last year a levy was necessary to retire outstanding general obligation bonds.

The total municipal levy was exceptionally low in 1969 with only 26 mills but has risen to 32.108 for the 1971 levy (payable in 1972).

## Methods of Finance

Various methods of financing are used to purchase capital improvements and in many cases more than one method of financing will be used for a specific project. The most commonly used methods of financing capital improvements are discussed below:

General Obligation Bonds fall into two categories which are for "essential corporate purposes" including sanitary works, police, fire, streets, cemeteries, flood control and air and noise pollution. G.O. bonds for such purposes can be issued without a referendum.



TABLE 3-3

Tax Levies in Mills\*

	Year				
	<u>1971</u>	<u>1970</u>	<u>1969</u>	<u>1968</u>	<u>1967</u>
TOTAL TOWN.....	<u>32.108</u>	<u>30.458</u>	<u>26.000</u>	<u>34.756</u>	<u>32.294</u>
General County .....	14.643	11.864	12.485	12.559	10.562
Hospital .....	1.000	1.000	.983	.883	1.667
Hospital Bonds .....	.898	.902	.940	.986	1.020
County Assessor .....	.800	.773	.662	.794	1.134
County Extension.....	<u>.450</u>	<u>.417</u>	<u>.297</u>	<u>.302</u>	<u>.336</u>
TOTAL COUNTY.....	<u>17.791</u>	<u>14.956</u>	<u>15.367</u>	<u>15.524</u>	<u>14.719</u>
School General .....	51.974	52.185	60.112	37.140	49.174
Schoolhouse .....	4.501	4.685	4.665	4.846	5.505
Board of Education...	3.873	3.803	2.674	1.917	1.642
Area Voc. College....	<u>1.508</u>	<u>1.500</u>	<u>1.500</u>	<u>1.500</u>	<u>1.500</u>
TOTAL EDUCATION .	<u>61.856</u>	<u>62.173</u>	<u>68.951</u>	<u>45.403</u>	<u>57.821</u>
World War II Bonds ..	-	-	-	-	<u>.310</u>
GRAND TOTAL.....	<u>111.755</u>	<u>107.587</u>	<u>110.318</u>	<u>95.683</u>	<u>105.144</u>

\* Payable the following year.

Source: Annual Financial Reports, Washington County Auditor, 1967 - 1971.



TABLE 3-4

Municipal Levy by Fund  
(In Mills)

Fund	Year			
	<u>1971</u>	<u>1970</u>	<u>1969</u>	<u>1968</u>
General .....	3.690	3.797	20.371	23.735
Street .....	5.195	3.671	3.753	5.622
Municipal Enterprise	1.000	.357	.375*	.643
Public Safety.....	9.293	8.317	-	-
Sanitation .....	4.040	4.752	-	-
Recreation.....	3.233	4.752	-	-
Utilities .....	3.348	2.970	-	-
Debt Service .....	-	-	-	3.149
Trust & Agency ....	<u>2.309</u>	<u>1.842</u>	<u>1.501</u>	<u>1.607</u>
Total.....	<u>32.108</u>	<u>30.458</u>	<u>26.000</u>	<u>34.756</u>

\* Payable the following year.

Source: City Clerk's Office, Riverside Iowa



The second category, called "general corporate purposes" includes items generally requiring G. O. financing but are not listed as "essential". These items require a 60 percent vote and include facilities such as city halls, civic centers, parks, fire and police stations, libraries, and urban renewal.

General Obligation Bonds can be issued for periods of up to twenty years and are repaid by a property tax levied especially for that purpose. There are no limitations on the amount of debt service a community may pay, however, the amount of general obligation bonds outstanding at any one time may not exceed five percent of the actual value of the property within the community.

The legal debt limit established by state statute is only one measure of the amount of general obligation indebtedness a community may incur. A second and most often the governing method of determining the amount of general obligation indebtedness is the acceptance by the voter to approve the bond issue and the accompanying increase in the debt service levy. A debt service levy of six to ten mills is not unrealistic, and if the community is going to provide the needed facilities, it will become necessary.

At the present time, Riverside has a general obligation bonding capacity of \$163,012. Since some projects can be financed only by general obligation bonds, it is wise to maintain some reserve bonding capacity in case of emergencies.

Revenue Bonds are usually issued for the financing of revenue producing, self-supporting municipal enterprises such as water and sanitary sewer facilities. Although interest rates are generally higher (seven percent limit by State statute) for revenue bonds than for general obligation bonds, there are no debt limit restrictions except as to the ability of the facility to repay the indebtedness. This ability to repay can be gauged by the recommendations of bonding companies. For many types of facilities the earnings must be sufficient to pay the principal and interest, and operating and maintenance costs plus a forty percent profit.

Revenue bonds should be the primary means of financing improvements to the community's sewer and water systems in order that the general obligation bonding capacity be reserved for those improvements which cannot be financed by other means.

As mentioned in the Community Facilities Plan, water and sewer rates should be sufficient to enable the utility to operate at a profit. First the utility should be on a self-supporting basis and the earnings can then be used for improvements.



General Revenue is supported by property taxes and other income sources, including gifts, fines, licenses, fees and rental of utilities and is used to finance many of the smaller improvements, as well as certain municipal operating costs. Funds for budget request items are raised by providing for them in the annual budget. This "pay as you go" method of financing consists of levying sufficient taxes to provide not only for the normal operation of the municipal government, but also pay for the improvements. The primary disadvantage of this method is that it is very difficult to accumulate sufficient funds to finance a sizable project. During this time there is constant temptation to use these funds for other needed improvements, however, under the Home Rule Bill as discussed previously, a community can, by popular vote, approve levying up to  $2\frac{1}{2}$  mills for a Capital Improvement Reserve Fund which would permit the accumulation of funds for a specified project.

Special Assessments are commonly used to finance improvements which are a direct benefit to individual properties. Improvements such as curb and gutter, street surfacing, and storm sewers are usually financed by this method. Special assessment bonds are issued to finance the improvement when the project is approved. Property owners are allowed up to ten years to pay the assessments levied against their properties. The assessments (plus accrued interest) is used to retire the special assessment bonds originally issued for the project. At the present time Riverside does not have any outstanding special assessment bonds.

Road Use Tax Funds. Fifteen percent (15%) of the monies collected by the state on gasoline tax, vehicle licenses and other related items is distributed to cities and towns on a population basis. State restrictions limit the use of these funds to the street system and related expenses including a portion of the salaries, maintenance equipment, snow removal, etc.

Road use tax receipts for 1971 amounted to nearly \$11,000 or approximately \$14.50 per capita based on the 1970 census of 758. In the event the community continues to experience rapid growth, it would be advised to have a special census taken for the purposes of obtaining additional road use tax funds. An additional 100 persons would produce approximately \$1,450 per year, which would be more than enough to offset the cost of conducting the census. At \$1,450 per year for five years, the community would receive over \$7,250 in additional funds.

Road use tax receipts for the past five years are shown in Table 3-5.



TABLE 3-5

Road Use Tax Receipts

1967 .....	\$ 6,424
1968 .....	6,779
1969 .....	7,763
1970 .....	10,768
1971 .....	10,990

State and Federal Assistance is available for various community programs. Some of the programs which may be of interest to the community are discussed below:

1. Land and Water Conservation Fund Act provides up to fifty percent of the cost of acquisition and development of land or water areas for certain recreation and conservation purposes. This program may be of particular interest to the community in providing additional park facilities and an access area to the English River.
2. The Library Services and Construction Act provides grants of up to fifty percent for library services and construction cost facilities. This program should be investigated before a library is considered by the community.
3. Basic Sewer and Water Facilities Grants through the Farmers Home Administration provide up to fifty percent of the cost of basic sewer and water facilities including storage, treatment purification and distribution of water. With the extent of improvements needed, this program may again be useful to the community.
4. The Water Pollution Control-Waste Treatment Works Construction Grants, administered by the Environmental Protection Agency, are intended to accelerate local programs of waste treatment works construction. The program provides for grants of up to fifty percent for the cost of constructing outfall sewers and waste treatment facilities. With the State's participation of twenty five percent, a community can receive seventy five percent of the cost of constructing



sewage treatment facilities. In the event a community has a comprehensive plan, an additional five percent in federal funds are available, resulting in a total of eighty percent in state and federal assistance. The program should be especially useful for construction of the east-side lagoon and outfall sewer.

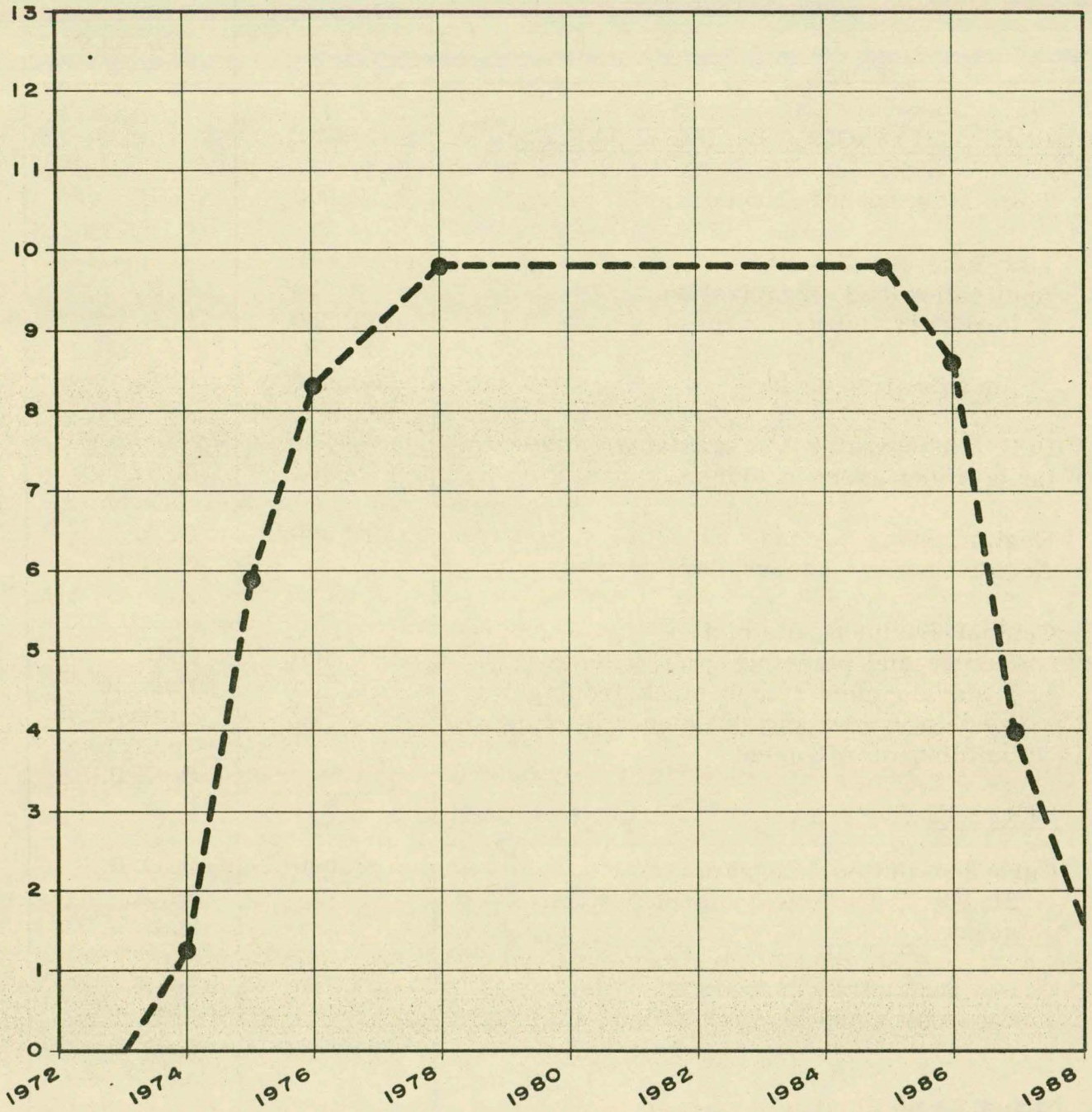
5. Low Rent Public Housing Loans are available to finance construction of low rent public housing which is designed to provide decent housing within the financial reach of low income families and elderly persons. Loans cover the cost of the site, planning and construction and contributions by federal agencies are made after completion of the project to maintain the low rent character of the housing. In the event the community wishes to consider such a program within the next few years, it is recommended that the availability of funds and application procedures be investigated immediately.
6. Urban Renewal Projects. This program provides grants, planning advances and temporary loans to help public agencies eliminate blight in urban areas through surveys and planning, land acquisition and clearing, rehabilitation of existing structures, new building construction and the installation of public improvements including streets, sidewalks and utilities. A Federal grant may cover up to three-fourths of the cost of renewal activities, but may not be used for construction of buildings. Renewal of the central business area would require assistance such as that outlined in this program.

The above list does not include all state and federal programs available to communities at the present time, but does include those which the community may find particularly useful, depending of course upon the availability of funds.

The following schedule lists the major projects which should be undertaken by the community during the next five years. It is recognized that the community cannot afford all needed facilities and improvements during the initial five years, therefore those to be completed after 1977 are listed as reserve projects.

As shown in the schedule, general obligation bonds are used for various purposes. Assuming an interest rate of  $5\frac{1}{2}$  percent for each issue and amortized over a period of 12 years (20 years being the maximum) the average annual debt service would climb to \$9,225 at the end of the 5-year period. The debt service levy would peak in 1978 at approximately  $9\frac{3}{4}$  mills but the millage requirements for debt service would decline slightly in the ensuing years as valuation increases. The following graph does not take into account the anticipated decline, but indicates debt service requirements based on the present assessed valuation.





PROJECTED DEBT SERVICE REQUIREMENTS  
IN MILLS



CAPITAL IMPROVEMENTS

Project	Total Project Cost	Method of Finance*
<u>PUBLIC BUILDINGS, AREAS &amp; SERVICES</u>		
Town Maintenance Garage	\$ 10, 000	G. R.
Low-Rent Housing - Application and Organization Initial 25 Units	750 312, 500	G. R. F. A.
Additional 20 Units	250, 000	F. A.
Hall Park parking lot surfacing, additional landscaping, screen plantings.	5, 000	G. R.
English River access and conservation area Acquisition and access development.	25, 000	F. A. G. O. B.
Central Business District Survey and planning application Redevelopment (three block frontage) to include sidewalks, off-street parking and building development.	2, 500 350, 000	G. R. Private Enterprise Sp. A. G. O. B. F. A.
<u>STREETS</u>		
Curb and Gutter Program 26, 000 L. F. plus incidental storm sewers.	98, 000	G. O. B. Sp. A. R. U. T.
Street Surfacing Program on collectors Average 1, 500 L. F. /Year	90, 000	Sp. A. R. U. T. G. O. B.
Street Tree Planting Program Average \$750/Year	2, 250	G. R.
Street Lighting Improvements and Revision in the Central Business District	10, 000	Electric Utility
Highway 22 Construction (From 518 to Washington Street)	700, 000	S. A. & F. A.



PROJECT SCHEDULE

Year of Proposed Expenditure					Reserve Projects After 1977
1973	1974	1975	1976	1977	
\$ 5,000	\$ 5,000				
750		\$150,000	\$162,500		\$250,000
3,500	1,500				12,500 12,500
1,250 1,250		40,000	40,000	\$40,000	
	10,000				
	25,000	20,000			
	50,000	50,000	75,000		
10,000	10,000				
34,000	34,000				
5,000	5,000				
		20,000	20,000	20,000	Continuous
		5,000	5,000	5,000	
		5,000	5,000	5,000	
		750	750	750	Continuous
	5,000	5,000			
350,000	350,000				



CAPITAL IMPROVEMENTS

Project	Total Project Cost	Method of Finance*
<u>WATER SYSTEM</u>		
New Well	\$ 15,000	W. R. B.
Iron Removal Equipment	125,000	W. R. B.
150,000 Gallon Storage Tank	100,000	W. R. B.
Water Main looping, replacement of undersize mains and extension of service to new areas. Average 800 L. F. /Year	24,000	W. R. B.
<u>SEWER SYSTEM</u>		
Rehabilitation and/or repair of existing system to reduce infiltration	40,000	S. R. B.
Extension of sewer main to serve new development. Average 500 L. F. /Year	20,000	Subdivider
Construct east side sewage lagoon and outfall sewer.		S. R. B. S. A. F. A.
<ul style="list-style-type: none"> <li>* General Obligation Bonds</li> <li>Sewer Revenue Bonds</li> <li>Water Revenue Bonds</li> <li>Special Assessments</li> <li>Road Use Tax</li> <li>General Revenue</li> <li>State Assistance</li> <li>Federal Assistance</li> <li>Private Enterprise (Includes Electric Utility)</li> </ul>		<ul style="list-style-type: none"> <li>G. O. B</li> <li>S. R. B.</li> <li>W. R. B.</li> <li>Sp. A</li> <li>R. U. T.</li> <li>G. R.</li> <li>S. A.</li> <li>F. A.</li> </ul>



PROJECT SCHEDULE

Year of Proposed Expenditure					Reserve Projects After 1977
1973	1974	1975	1976	1977	
\$ 15,000		\$100,000			\$125,000
4,800	\$ 4,800	4,800	\$ 4,800	\$ 4,800	Continuous
40,000					
4,000	4,000	4,000	4,000	4,000	Continous 20% 25% 55%
10,000	35,000	25,000	5,000	5,000	



## SUBDIVISION REGULATION

### INTRODUCTION

#### Subdivision Control

The regulation of land subdivision is an area where planning can be most effective. Since it deals largely with new areas of the community, it provides opportunity to guide future development as it occurs. Once a parcel of land is platted, the streets improved, and the abutting lots sold and developed, the subdivision becomes a very permanent part of the community--one that is difficult to change and likely to remain for generations. Therefore, it is essential that the community adopt and enforce a sound subdivision policy pertaining not only to the platting of land but also the improvements required in the subdivision.

Subdivision regulation is an important and very necessary part of the planning process. It enables the community to implement the Master Street Plan as new areas are platted and it will assure the purchasers of lots and homes in new subdivisions that their properties have been provided with all necessary public utilities and services.

#### Benefits of a Sound Subdivision Policy

Some of the more immediate benefits are enjoyed by both the home buyer and the subdivider as well as the tax payers of the Town. The home buyer is assured that his lot is adequate in size and shape, that provision has been made for water supply, sewage disposal, and storm drainage, and that the streets have been installed to standards approved by the Town Council. In addition, he is purchasing a finished lot, complete with all utilities, street surfacing and the Town's assurance that it will accept and maintain these facilities in the years to come. The home buyer is thus protected from future assessments for these improvements that could otherwise occur. The result is maximum security for his investment.

The subdivider has clear, acceptable minimum standards and is not placed in competition with people seeking the least regulation. He has the additional sales appeal of a development that has been approved by the governing body providing the services. Financing is often easier for the subdivider and his buyers and development costs can often be reduced.



## Objectives of a Subdivision Policy

There are numerous benefits of a sound subdivision policy that is properly enforced. Some of the objectives which can be achieved by the ordinance are to:

Encourage the orderly growth and development of new areas by establishing sound platting practices.

Establish a policy for the preparation, review and approval of subdivision plats.

Set forth in ordinance form, what improvements are required by the developer and what improvements will be installed by the community, thus developers will be treated equitably.

Provide at least minimum acceptable improvements such as sewer, water, curb and gutter and street surfacing to be installed as a condition of plat approval, thus the home buyer will not be faced with unexpected assessments.

Provide protection for the taxpayer of the community by preventing the misuse of land and assigning responsibility for improvements to new subdivisions to the benefited properties, rather than the entire community.

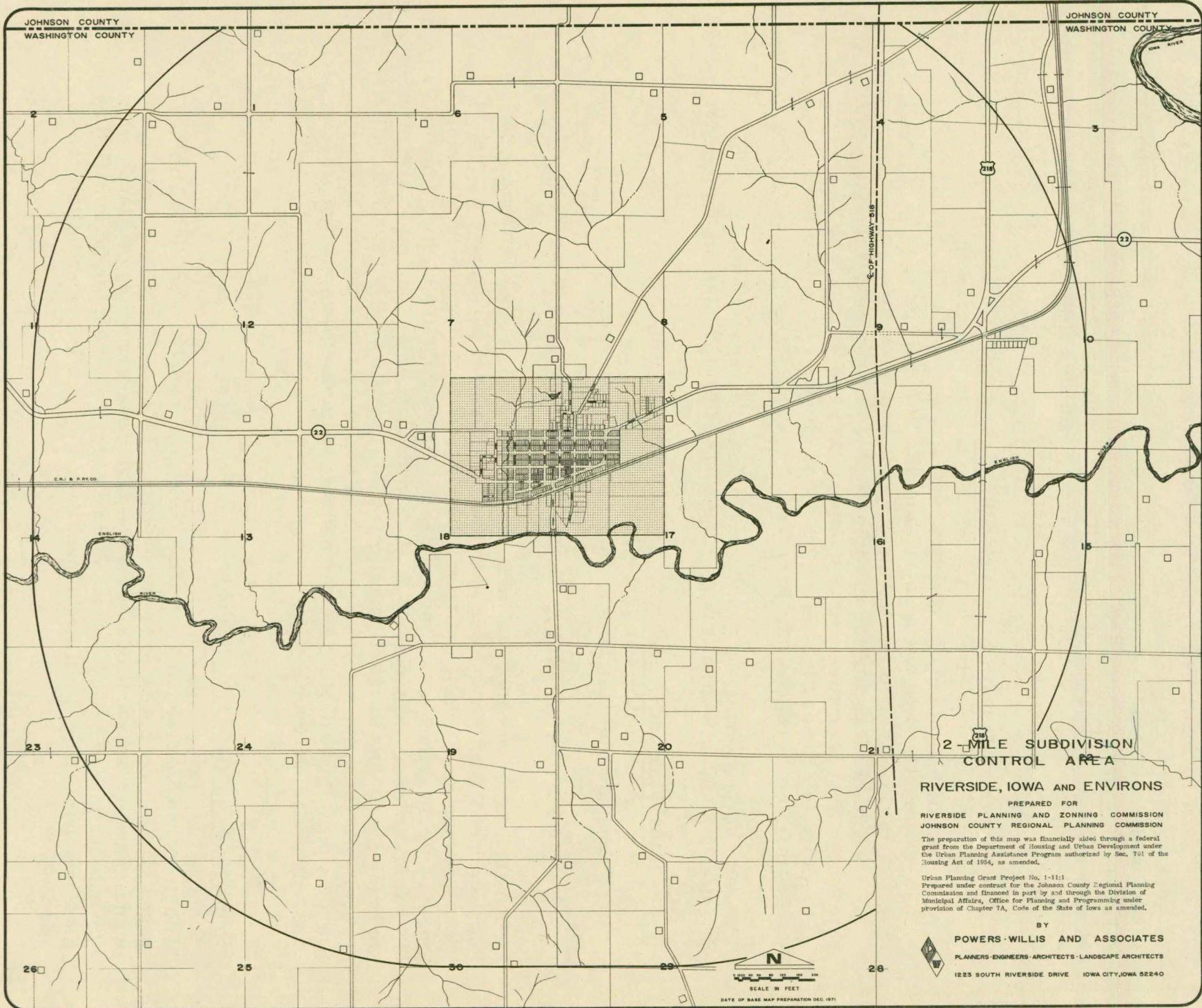
Although there are many benefits to be gained through the use of a suitable subdivision ordinance, many of them will not be fully realized for years to come, when as a result of good platting practices and the installation of quality improvements, properties will most likely maintain higher values. The end result--a more desirable and attractive community in which to live.

## Jurisdiction

Enabling legislation regarding subdivision regulations is derived from Section 409.1 of the Code of Iowa, which states in part:

"Subdivisions or Additions. Every original proprietor of any tract or parcel of land, who has subdivided, or shall hereafter subdivide the same into three or more parts, for the purpose of laying out a town or city, or addition thereto, or suburban lots, shall cause a registered land surveyor's plat of such subdivisions..."





**2 MILE SUBDIVISION  
CONTROL AREA**

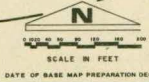
**RIVERSIDE, IOWA AND ENVIRONS**

PREPARED FOR  
RIVERSIDE PLANNING AND ZONNING COMMISSION  
JOHNSON COUNTY REGIONAL PLANNING COMMISSION

The preparation of this map was financially aided through a federal grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program authorized by Sec. 701 of the Housing Act of 1954, as amended.

Urban Planning Grant Project No. 1-11-1  
Prepared under contract for the Johnson County Regional Planning Commission and financed in part by and through the Division of Municipal Affairs, Office for Planning and Programming under provision of Chapter 7A, Code of the State of Iowa as amended.

BY  
**POWERS WILLIS AND ASSOCIATES**  
PLANNERS-ENGINEERS-ARCHITECTS-LANDSCAPE ARCHITECTS  
1223 SOUTH RIVERSIDE DRIVE IOWA CITY, IOWA 52240



DATE OF BASE MAP PREPARATION DEC. 1971



"...to be made by a registered land surveyor...."

Communities with planning commissions also have jurisdiction over subdivision plats within two miles of the corporate limits as provided by section 409.14 of the Code of Iowa. The two-mile subdivision control area is shown on the accompanying map and excerpts from Section 409.14 of the Code are as follows:

"Approval Conditions to Filing and Recording. No County Auditor or recorder shall hereafter file or record, nor permit to be filed or recorded, any plat purporting to lay out or subdivide any tract of land into lots and blocks... within a city of any size having a plan commission... or within two miles of the limits of such city, unless such plat has first been filed with and approved by the Council of such city as provided in Section 409.7, and by the city plan commission as required by law...."

The basis for requiring the subdivider to install improvements in a subdivision is found in Section 409.5 of the Code of Iowa, which states in part:

"409.5 Grade of Streets. The Council may require the owner of the land to bring all streets to a grade acceptable to the Council and may also require the installation of sidewalks, paving, sewers, water, gas and electric utilities before the plat is approved...."

When such improvements are installed by the developer, his costs for the improvements are then passed on to the buyer who is purchasing a finished lot. In doing so, the new owner will be protected from unforeseen assessments and, in some cases, undue financial hardship. In addition, finished lots (lots which are complete with all improvements) are far more attractive to lending agencies than are unimproved building sites. By installing improvements initially, the residents of the subdivision can be provided with various municipal services immediately and at a minimum cost and inconvenience to the town.

### Proposed Subdivision Regulations

The proposed Subdivision Regulation Ordinance contained on the following pages covers four major areas which are: procedures for the preparation, submission and approval of subdivision plats; design and layout standards for subdivisions; a policy regarding type of improvements to be installed by the developer; and general provisions regarding jurisdiction, definitions and amendments.







ORDINANCE NUMBER \_\_\_\_\_

SUBDIVISION ORDINANCE OF THE  
TOWN OF RIVERSIDE, IOWA

AN ORDINANCE providing rules and regulations for the subdivision of land in the Town of Riverside, Iowa; prescribing minimum standards for the design and development thereof; establishing procedures for approval, certain improvements; all for the purpose of promoting the safety, health and general welfare of the public in accordance with the Comprehensive Plan of Riverside, Iowa.

WHEREAS, the Town Council of the Town of Riverside, Iowa deems it necessary in order to secure coordination of subdivisions of land and extensions of streets; to promote proper standards for development of land, utilities and streets; to promote health and the general welfare; to facilitate the adequate provisions of transportation, water supply, sewage treatment, storm drainage and other public improvements and services in areas of new development throughout the Town all in accordance with a Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF RIVERSIDE, IOWA:



## CHAPTER 1

### PLATTING PROCEDURES AND PLAT REQUIREMENTS

#### 1. 1 Preliminary Platting Procedure

1. The owner or developer of any tract of land to be subdivided shall cause a preliminary plat to be prepared, a plat of the subdivision containing the information specified herein and shall file seven (7) copies of the plat with the Town Clerk.
2. The Clerk shall immediately transmit three (3) copies of the preliminary plat to the Planning Commission and one (1) copy of the plat to each the electric utility, gas utility and telephone company requesting their review of the plat regarding utility locations and easements and to submit their findings to the Commission within fifteen (15) days thereof.

The Clerk shall also transmit one (1) copy of the plat to the City Engineer or Consulting Engineer acting in that capacity. The Engineer shall examine the plat as to its compliance with the laws and regulations of the Town, the existing street system, sewer, water and storm drainage provisions, and good engineering practices and shall within fifteen (15) days of receipt thereof, submit his findings and recommendations to the Commission.

3. The Commission shall consider the findings and recommendations of the utility companies and Engineer and examine the plat as to its compliance with this ordinance and the Comprehensive Plan of the Town. The Commission shall within forty-five (45) days after receipt of the plat submit a recommendation to the Town Council provided that the owner or developer may agree to an extension of time not to exceed sixty (60) days. One (1) copy of the plat and recommendations shall be forwarded to the Council, one (1) copy to the owner or developer and one (1) copy placed in the Commission's files.
4. The Town Council, upon receipt of the Commission's recommendation or after forty-five (45) days from the date of referral to the Planning Commission or an approved extension thereof shall have passed, shall by resolution grant approval of or reject the preliminary plat. If the preliminary plat is rejected, the Council will advise the owner or developer of any changes



which are desired or should have consideration before approval will be given. Approval of the preliminary plat by the Council shall constitute approval to proceed with the preparation of the final plat but shall not be deemed approval of the subdivision.

1.2 Final Platting Procedure

1. A final plat shall be submitted within eighteen (18) months of the approval of the preliminary plat, or such approval shall expire and the preliminary plat shall be resubmitted for approval prior to preparation of a final plat.
2. Procedures for final plats shall be same as set out for preliminary plats in Section 1. 1 above except that the original tracing of the plat shall also be submitted.
3. Upon approval of the final plat, a certification of approval signed by the Mayor and attested by the Clerk shall be affixed to the original tracing of the final plat and copies of the same filed with the Clerk, County Auditor and County Recorder along with such other certifications and instruments as may be required by law.

1.3 Plats Outside Corporate Limits. Procedure for approval of preliminary and final plats of land within two (2) miles of the corporate limits shall be the same as set out in Section 1. 1 and 1. 2 above, except that nine (9) copies of the plat shall be filed with the Clerk and the Clerk shall in addition refer one (1) copy to the County Engineer and one (1) copy to the Regional Planning Agency of which it is a part and request their recommendations to be submitted to the Planning and Zoning Commission. The Planning and Zoning Commission shall have forty-five days in which to take action on the plat but shall not act prior to receiving the recommendations of the Regional Planning Agency provided that such recommendations shall be received within fifteen (15) days of referral.

1.4 Professional Assistance. The Town Council and the Planning and Zoning Commission may request such professional assistance as they deem necessary to properly evaluate the plats as submitted.



1.5 Preliminary Plat Requirements. The preliminary plat shall contain the following information.

1. A location map showing:
  - a. The subdivision name.
  - b. An outline of the area to be subdivided.
  - c. The existing streets and public or community utilities, if any, on adjoining property.
  - d. North point and scale.
2. A preliminary plat of the subdivision drawn to the scale of fifty (50) feet to one inch provided that if the resulting drawings would be over thirty-six inches (36 ) in the shortest dimension, a scale of one-hundred feet (100 ) to one inch (1 ) may be used, said preliminary plat to show:
  - a. Legal description, acreage and name of proposed subdivision.
  - b. Name and address of the owner.
  - c. Name of person who prepared the plat, and the date thereof.
  - d. Location of existing lot lines, streets, public utilities, water mains, sewers, drain pipes, culverts, water courses, bridges, railroads and buildings in the proposed subdivision.
  - e. Location and widths, other dimensions and names of the proposed streets, utility easements and other open spaces or reserved areas.
  - f. Names of adjacent property owners.
  - g. Tract boundary lines showing dimensions, bearings, angles and references to known lines or bench marks.



- h. Layout of proposed blocks (if used) and lots, including the dimensions of each and the lot and block numbers in numerical order.
- i. A statement concerning the location and approximate size or capacity of utilities proposed to be installed.
- j. Contours at vertical intervals of not more than two feet (2 ) if the general slope of the site is less than ten (10) percent and at vertical intervals of not more than five feet (5 ) if the general slope is ten (10) percent or greater.
- k. Grades of proposed streets.
- l. Proposed building lines.
- m. A cross-section of the proposed streets showing the roadway location, the type and width of surfacing, type of drainage and other improvements to be installed.
- n. The location of proposed wells and/or water mains and sewage disposal system if a public or community system is used.
- o. The drainage of the land including proposed storm sewers, ditches, culverts, bridges and other structures.
- p. North point and graphic scale.
- q. Layout of lots showing approximate dimensions and number.

1.6 Final Plat Requirements. The final plat shall meet the following specifications.

- 1. It may include all or only part of the preliminary plat.
- 2. The plat shall be drawn to the scale of fifty (50) feet to one (1) inch, provided that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, a scale of one hundred (100) feet to one (1) inch may be used.



3. The final plat shall contain the following:
  - a. Accurate boundary lines with dimensions and angles which provide a survey of the tract closing with an error of not more than one (1) foot in three thousand (3,000) feet.
  - b. Accurate references to known or permanent monuments giving the bearing and distance from some corner of a congressional division of the county of which the subdivision is a part.
  - c. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
  - d. Accurate metes and bounds description of the boundary.
  - e. Street names.
  - f. Complete curve notes for all curves included in the plat.
  - g. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.
  - h. Lot numbers and dimensions.
  - i. Block numbers, if blocks are used.
  - j. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
  - k. Building lines and dimensions.
  - l. Location, type, material and size of all monuments and markers.
  - m. Name of the subdivision.
  - n. Name and address of owner and subdivider.
  - o. North point, scale and date.



- p. Certification by a registered land surveyor of the State of Iowa.
  - q. Certification of dedication of streets and other public property.
  - r. Resolution and certificate for approval by the Town Council and signatures of the Mayor and Clerk.
4. The final plat shall be accompanied by the following instruments.
- a. A certified statement from the owner and his spouse, if any, that the subdivision as it appears on the plat is with their free consent and is in accordance with the desires of the proprietor and his spouse.
  - b. (1) A certificate bearing the approval of the Council stating that all improvements and installations in the subdivision required by this ordinance have been made or installed in accordance with the Town's specifications, or  
  
(2) A surety bond with the Town which will insure the Town that the improvements will be completed by the subdivider or property owner within two (2) years after the official acceptance of the plat. The form and type of bond shall be approved by the Town Attorney and the amount of the bond shall not be less than the amount of the estimated cost of the improvements plus ten (10) percent and the amount of the estimate must be approved by the Town Council. If the improvements are not completed within the specified time, the Council may use the bond or any necessary portion thereof to complete the same, or  
  
(3) A petition by the developer to the Council to provide the necessary improvements and to assess the costs thereof against the subdivided property in accordance with the requirements regarding special assessments, provided, however, that the subdivider or property owners shall furnish the necessary waivers to permit the assessment of the entire cost of the improvement plus the necessary and reasonable costs of the assessment proceedings against the platted property



even though the total amount exceeds the statutory limitations.

If options (2) or (3) above are chosen, the final plat shall state that the developer, the grantees, assignees and successors in interest agree that public services including but not limited to street maintenance, snow and ice removal, rubbish, refuse and garbage collection will not be extended to this subdivision until the street surface is completed and accepted by the Town.

- c. A copy of all restrictive covenants to be attached to the lots of the subdivision.
5. The final plat shall also be accompanied by the following at the time it is presented for filing.
- a. A complete abstract of title and an opinion from an attorney at law showing that the fee title is in the proprietor and that the land platted is free from encumbrance, or is free from encumbrance other than that secured by a bond as provided in Section 409. 11 of the Code of Iowa.
  - b. If the land platted is encumbered in the manner set out in Section 409. 11 of the Code of Iowa, there shall also be filed a certificate showing that an encumbrance bond in an amount double the amount of the encumbrance and approved by the County Recorder and Clerk of the District Court and which runs to the County for the benefit of the purchasers of the land subdivided has been filed with the County Recorder.
  - c. A certified statement from the Treasurer of the County that it is free from taxes.
  - d. A certified statement from the Clerk of the District Court that the land platted is free from all judgments, attachments, mechanic's or other liens as appears by the record in his office.
  - e. A certified statement of the County Recorder that the title in fee is in such proprietor and that it is free from encumbrance other than that secured by the bond provided for in Section 409. 11 of the Code of Iowa, as shown by the records of his office.



## CHAPTER 2

### DESIGN STANDARDS

#### 2.1 Streets and Alleys

##### 1. General requirements:

- a. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.
- b. Street jogs of less than 125 feet shall be avoided.
- c. Cul-de-sacs shall not exceed 600 feet in length.
- d. Proposed streets shall be adjusted to the contour of the land so as to produce usable lots and streets of reasonable gradient.
- e. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.
- f. No deadend streets or alleys will be permitted except at subdivision boundaries.
- g. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof.
- h. Alleys shall not be permitted in residential areas but shall be provided in commercial and industrial areas except that the Planning Commission may waive this requirement where other definite and assured provision is made for service areas, loading and parking space consistent with and adequate for the use proposed.
- i. Intersection of road center lines shall be between 80 degrees and 100 degrees.
- j. Intersection of more than two streets at a point shall not be permitted.



- k. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.
  - 1. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street.
  - m. Half streets shall be prohibited except where essential to the reasonable development of the subdivision and adjoining tract, and where the Planning Commission finds it reasonable to require dedication of the other half when the adjoining tract is subdivided. Wherever a half-street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.
- 2. Minimum rights-of-way shall be provided as follows:
    - a. Collector streets - 70 feet.
    - b. Residential streets - 60 feet.
    - c. Cul-de-sacs - 110 feet in diameter.
    - d. Alleys - 20 feet.
  - 3. Minimum width of surfacing to be provided shall be as follows:
    - a. Collector streets - 41 feet.
    - b. Residential streets - 31 feet.
    - c. Cul-de-sacs - 85 feet in diameter.
    - d. Alleys - 20 feet.
  - 4. No street grade shall be less than four-tenths (0.4) of one (1) percent and shall not exceed the following limits.



- a. Collector streets - 6 percent.
- b. Residential - 8 percent.

## 2.2 Blocks

1. The length of blocks shall be not less than five hundred (500) feet and not more than 1,400 feet in length.
2. Blocks shall be of sufficient width to permit two (2) tiers of lots of appropriate depth and in no case shall the width be less than two hundred twenty (220) feet, except where a single tier of double frontage lots parallel a limited access highway, a thoroughfare, drainage course, railroad or other barrier the width shall not be less than one hundred fifty (150) feet.

## 2.3 Lots

1. All lots shall abut on a street or place.
2. Side lines of lots shall approximate right angles to straight street lines and radial angles to curved street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event, a planting screen shall be provided along the rear of the lot.
4. Lot width and area shall conform to the requirements of the applicable municipal or county zoning district in which such lots are located. Where interior lots are 90 feet in width or less, corner lots shall be at least ten (10) feet wider than interior lots.

## 2.4 Sidewalks

1. Sidewalks shall be located in the street right-of-way one (1) foot from the right-of-way line and shall be three (3) feet in width.



2. The area between the curb and nearest edge of the sidewalk shall have a slope of one half ( $\frac{1}{2}$ ) inch per foot toward the curb. This shall be the method for determining the grade of the sidewalk.
3. Crosswalks may be required in blocks over seven hundred (700) feet long or in areas where curved streets require excessive out-of-distance travel. If required, they shall be located in a right-of-way not less than thirty (30) feet in width and shall be constructed by the developer.

#### 2.5 Easements

1. Easements not less than six (6) feet in width shall be provided along each side of the rear lot lines of all lots, and along such other lot lines as may be required by public and private utility companies.
2. Easements of greater width may be required for trunk lines, pressure lines, open drainage courses or high voltage lines and shall be provided as determined by the utility or Town Council.

#### 2.6 Preservation of Natural Drainage Courses

1. Whenever any stream or important surface drainage course is located in an area which is being subdivided, the subdivider shall provide an adequate easement along each side of the stream for the purpose of widening, deepening, sloping, improving or protecting the stream or drainage course.



## CHAPTER 3

### IMPROVEMENTS REQUIRED

- 3.1 Sanitary Sewers. The subdivider shall provide the subdivision with sanitary sewage facilities in accordance with one of the following.
1. Public Collection System. Where reasonably available the subdivider shall provide the subdivision with a complete sanitary sewer system which shall connect with the sanitary sewer system of the Town. In such case the sewer system shall be approved by the Council and shall be designed and constructed in accordance with municipal specifications.
  2. Local or Community Treatment System. Where it is deemed by the Council not to be practical to connect the subdivision sanitary sewer system to a municipal sewer, the subdivider shall install a local or community treatment system in accordance with the requirements of the State Board of Health.
  3. Private Disposal System. If it is demonstrated to the Council that the above are not practical, the Council may, upon request, permit the subdivider to install on each lot, a septic tank and absorption field or other system approved by the County Board of Health, provided such lots meet the area requirements established for such systems under the zoning ordinance. In no case, however, shall private disposal systems be permitted where rock, impervious clay or ground water is closer than thirty (30) inches to the surface of the ground.
- 3.2 Water. The Council may, at its discretion, install water mains and hydrants and charge a connection fee. Where it is deemed by the Council to be impractical for the Town to install the water mains the subdivider shall provide the subdivision with an approved water supply and distribution system in accordance with one of the following:
1. Public Water System. Where reasonably available, the subdivider shall provide the subdivision with a complete water main supply system which shall extend into and through the subdivision to the boundary lines, and which shall provide for a water connection to each lot, and shall be connected to a public or municipal water system.



2. Local or Community Water System. Where a public water system is deemed to be unavailable by the Council the subdivider shall install a local or community water supply and distribution system, including all necessary mains, valves, hydrants and other appurtenances, in accordance with the standards and requirements of the State Department of Health.
3. Individual Water System. If it is demonstrated to the Council that the above are not practical, the Council may, upon request, permit the subdivider to install individual wells on each lot, or other water system approved by the County Board of Health, provided such lots meet the area requirements established for such systems under the zoning ordinance.
- 3.3 Storm Drains. The subdivider shall provide the subdivision with adequate drains, ditches, culverts, complete bridges, storm sewers, intakes, and manholes to provide for the collection and removal of all surface waters, and these improvements shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties.
- 3.4 Sidewalks. The subdivider shall provide a three-foot wide concrete sidewalk along each lot frontage upon completion of the structure thereon.
- 3.5 Markers. An iron rod not less than one-half inch in diameter and twenty-four (24) inches in length shall be placed at all changes in direction of lot boundaries and at all lot corners except those where monuments are required.
- 3.4 Monuments. A reinforced concrete monument not less than four (4) inches square or five (5) inches in diameter and forty-eight (48) inches in length with a brass cap or similar type of monument approved by the Town shall be placed at the intersection of all lines forming angles in the boundary of the subdivision and at all block corners.
- 3.7 Grading. All streets and alleys within the platted area which are being dedicated for public use shall be brought to the grade approved by the Council.
- 3.8 Curb and Gutter. Curb and gutter shall be installed on all streets in the platted area being dedicated for public use and shall be constructed of Portland cement concrete in accordance with designs and specifications and at grades approved by the Council.



- 3.9 Surfacing. All streets being dedicated for public use shall be surfaced to the width required by Section 2.1-3. Surfacing shall consist of not less than four (4) inches of crushed stone placed at grades approved by the Council. Where a surface width in excess of 31 feet from back of curb to back of curb is required, the cost of the additional surface width, which shall be assumed to be the center portion of the roadway surface, shall be paid by the Town.
- 3.10 Specifications. The type of construction, the materials, the methods and standards of subdivision improvements shall be equal to the current specifications of the Town for like work. Plans and specifications shall be submitted to the Council for approval prior to construction and construction shall not be started until the plans and specifications have been approved.
- 3.11 Inspection. The Council shall cause the installation of all improvements to be inspected to insure compliance with the requirements of this ordinance. The cost of said inspection shall be borne by the subdivider and shall be the actual cost of the inspection to the Town.



## CHAPTER 4

### GENERAL PROVISIONS

- 4.1 Jurisdiction. All plats, replats or subdivision of land into three or more parts for the purpose of laying out a portion of the Town of Riverside addition thereto, or suburban lots within two (2) miles of the corporate limits of the Town for other than agricultural purposes, shall be submitted to the Town Council and Planning and Zoning Commission of the Town of Riverside in accordance with the provisions of this ordinance, and shall be subject to the requirements established herein.
- 4.2 Definitions. For the purpose of this ordinance, certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural and the plural and singular, and the word "shall" is mandatory and not directory.
1. Alley. A permanent public service way or right-of-way designed to provide a secondary means of access to abutting property.
  2. Auditor. The County Auditor of the County in which the subdivision is located.
  3. Building Line. A line established on a plat as a restrictive covenant beyond which no building may be placed. The building lines need not correspond to the front, side or rear yard requirement established in the zoning ordinance, and where they do not, the most restrictive requirement will control.
  4. Council. The Town Council of the Town of Riverside, Iowa.
  5. Commission. The Planning and Zoning Commission of the Town of Riverside, Iowa.
  6. County. The County in which the subdivision is located.
  7. Cul-de-Sac. A short minor street having one end open to motor traffic and the other end being permanently terminated by a vehicular turnaround.
  8. Easement. Authorization by a property owner for the use of another, and for a specified purpose, of any designated part of his property.



9. Final Plat. The map or drawing on which the subdivision plan is presented in the form which, if approved by the Council and Planning and Zoning Commission, will be filed and recorded with the County Recorder of the County in which it is located.
10. Preliminary Plat. A study or drawings indicating the proposed manner or layout of the subdivision which is submitted to the Town Council and Planning and Zoning Commission for consideration.
11. Separate Tract. A parcel of land or a group of contiguous parcels of land under one ownership on the effective date of the ordinance.
12. Street or Road. A right-of-way other than an alley dedicated or otherwise legally established to be accepted for public use, usually affording the principal means of access to abutting property. A street may be designated as a street, highway, thoroughfare, parkway, avenue, road, lane, drive, place or other appropriate designation.
13. Thoroughfare or Arterial Street. A street intended for cross-country or through traffic. This category includes freeway-expressway extensions, arterial extensions and arterial connector extensions as defined by the Iowa functional classification system.
14. Collector Street. A street intended to carry vehicular traffic from residential streets to thoroughfares or traffic generators. This category includes trunk extensions, trunk collector extensions, arterial extensions and municipal collectors as defined by the Iowa functional classification system.
15. Residential Street or Road. A street used primarily for access to abutting property and includes municipal service streets as defined by the Iowa functional classification system.
16. Right-of-Way. The area measured between property lines dedicated to and accepted for public use and providing access to abutting properties.



17. Subdivider. Any person, firm, corporation, partnership, or association who shall layout for the purpose of sale or development any subdivision or part thereof as defined herein, either for himself or others.

18. Subdivision. The division of a separate tract of land into three (3) or more lots or parcels for the purpose of transfer of ownership or building development, or if a new road is involved, any division of a parcel of land.

4.3 Fees. Each preliminary plat submitted for approval shall be accompanied by a fee of twenty (20) dollars which shall be credited to the general fund of the Town.

4.4 Variances. Where the strict application of standards or requirements established by the ordinance would cause substantial hardship or impose unreasonable restrictions on the development of a tract of land because of natural or physical conditions or limitations not created by the owner or developer, the Planning and Zoning Commission may recommend and the Town Council may grant such variances from these standards or requirements as may be necessary to permit the reasonable development of the land while preserving the intent of this ordinance.

4.5 Enforcement. In addition to other remedies and penalties prescribed by law, the provisions of this ordinance shall be enforced as follows.

1. No plat or subdivision in the Town or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this ordinance and has been approved by the Council as prescribed herein.
2. No more than two (2) building permits shall be issued for each separate tract existing at the effective date of this ordinance unless the tract shall have been platted in accordance with the provisions contained herein.



3. No public improvements over which the Council has no control shall be made with municipal funds, nor shall any such funds be expended for street maintenance, street improvements or other services in any area that has been subdivided after the adoption of this ordinance unless the subdivision and streets have been approved in accordance with the provisions of this ordinance and the street accepted by the Town Council as a public street.

4. Any person who shall hereafter dispose of or offer for sale or lease any lots in the Town or addition thereto unless the plat thereof has been approved in accordance with this ordinance and recorded, shall forfeit and pay fifty (50) dollars for each lot or part of lot sold or disposed of, leased or offered for sale.

4.6 Amendments. This ordinance may be amended from time to time by the Town Council. Such amendments as may be proposed shall first be submitted to the Planning and Zoning Commission for study and recommendation. The Commission shall report within thirty (30) days, after which the Council shall give notice of and hold a public hearing on the proposed amendment. The amendment shall become effective from and after its adoption and publication as required by law.

4.7 Validity. Should any section or provision of this ordinance be declared by the courts to be invalid or unconstitutional, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be invalid or unconstitutional.

4.9 EFFECTIVE DATE. THIS ORDINANCE SHALL BE IN EFFECT FROM AND AFTER ITS ADOPTION AND PUBLICATION AS REQUIRED BY LAW.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19 \_\_\_\_ A. D.

Signed: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
Clerk



## ZONING

### INTRODUCTION TO ZONING

#### Purpose

Continued development and the rapid use of land for various non-agricultural purposes together with an increasing awareness of man's effects on the environment has created a need for the regulation of land use and land development. Zoning has become the principal means of guiding land use and development in both urban and rural areas by regulating the way in which land and buildings are used, and by establishing minimum yard requirements, the width and area of building lots, height limitations and parking standards, as well as other requirements.

Zoning does not regulate the style of architecture, type of materials used or the method of construction, and does not take the place of the building, plumbing, electrical, fire or housing codes. These codes, although not a part of the zoning ordinance, are necessary if minimum housing and building construction standards are to be maintained, and thus should be adopted.

It is the intent of zoning to protect an area from potential hazards and incompatible land use encroachments, restricting individual actions only when they would be contrary to the best interests of the public as a whole.

Zoning is based on a comprehensive plan which reflects the existing land use pattern as well as recognizing the future land use plan and the land use changes that are desired. Zoning should not be adopted for the purpose of keeping things out of a town or county, but rather to provide a suitable place for all uses.

Zoning is not retroactive and cannot be considered a major device for correcting bad conditions which may already exist. It can help improve conditions that have resulted from improper land use, overcrowding or other conditions, but only over a period of many years. When the ordinance is adopted, there will be some uses (or structures) that do not conform to the provisions of the ordinance. These are called non-conforming uses (or structures) and it is the intent of the ordinance to permit those that presently exist to continue, but not to encourage their existence or permit them to become even more nonconforming.



The proposed zoning ordinance would encourage new development to take place in areas that are best suited for that particular use, and where necessary utilities can be made available.

New land uses are usually welcome additions; however, new growth also brings additional responsibility such as the construction and maintenance of additional water and sewer facilities, schools, parks, roads and the need for increased police and fire protection. Zoning can protect rural areas from premature urban development as well as prevent the loss of value resulting from incompatible land uses.

Land is one of our most valuable natural resources, and greater efforts must be made to protect agricultural land from the unwise conversion to urban use. Once land is developed for urban use, whether it be a residential subdivision, an industrial complex or a commercial use, it is not likely that the land will ever be returned to agriculture.

Through proper planning and enforcement of the zoning ordinance, future development that does take place in both the rural areas and within the incorporated areas can become an asset and not a liability.

#### Benefits of Good Zoning Practice

The zoning ordinance is the primary means of implementing the future land use plan. The zoning plan or official zoning map can be considered as reflecting the current stage of the community's evolution from its existing land use pattern to the future land use plan. The districts are intended to recognize as much of the present development that is in accord with future plans and to allow enough room for growth and change. Changes in the zoning plan should be based upon a logical extension of an existing district, or on the establishment of a new district in a location that will accomplish the objectives of the future land use plan.

Premature zoning, overzoning, spot zoning and strip zoning will destroy the value and integrity of the zoning ordinance and should be avoided.



Properly administered, the zoning ordinance can be a valuable tool in achieving the following objectives:

To protect established, sound land uses from encroachment by incompatible land uses.

To establish areas of compatible land use which will provide attractive, healthy, orderly, convenient and safe locations for residential, commercial, industrial, agricultural, and public development.

To encourage the eventual discontinuation or relocation of incompatible or detrimental land uses.

### Proposed Zoning Ordinance

The proposed zoning ordinance consists of three basic parts. These are the text, the schedules of district regulations, and the official zoning district maps. The text is further divided into four chapters as discussed below.

1. Text. The first chapter is entitled "District Regulations" and provides for the establishment of the various types of districts, the adoption of the official zoning map, the adoption of the schedules of district regulations, and a discussion of non-conformities.

Chapter II, "Administration" covers the duties of the Administrative Officer, enforcement provisions, required permits and appeals to the Board of Adjustment.

The third chapter relates entirely to extra territorial zoning, the adoption of an extra territorial zoning map and the addition of residents of the area to the Planning Commission and Board of Adjustment.

The final chapter of the text includes the general provisions such as definition of terms, the method of amendment, and adoption clauses.



2. The official zoning maps are presented on two separate maps, one for the incorporated area of the town and one for the area to be zoned outside the corporate limits. The maps identify the boundaries of the several districts and have certifications of the Zoning Commission and Mayor establishing their authenticity. The maps are located at the end of the ordinance.
  
3. The District Regulations each consist of a two-page tabular format which clearly and concisely spells out the following provisions:

- Permitted Principal Uses
- Required Off-Street Parking
- Permitted Accessory Uses
- Permitted Special Exceptions
- Required Lot Area
- Sign Regulations
- Required Front, Side and Rear Yards
- Maximum Height

Essentially all of the provisions affecting land or buildings in a particular district can be found in the schedule for that district. Only a few special provisions, generally applicable to all districts have been placed in a brief section, "Supplementary District Regulations" following the schedules.

The proposed ordinance is presented in the following pages.



ZONING ORDINANCE  
OF THE TOWN OF  
RIVERSIDE, IOWA



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ORDINANCE NUMBER \_\_\_\_\_

ZONING ORDINANCE OF THE TOWN OF RIVERSIDE, IOWA

AN ORDINANCE to regulate and restrict the location and use of buildings, structures, and land for trade, industry, residence and other purposes; to regulate and restrict the height of buildings and structures, the number and size of buildings and other structures; to establish the size of yards, courts, and other open spaces; to establish minimum lot areas; and regulate the density of population and percentage of lot that may be occupied; to require off-street parking; to regulate the location, size and number of signs; to divide the Town into districts for such purposes; to provide for the administration and enforcement of its provisions; to create a Board of Adjustment; to prescribe penalties for the violation of its provisions, all in accordance with Chapter 414, Code of Iowa; and to be known and cited as "The Zoning Ordinance of the Town of Riverside, Iowa".

WHEREAS, the Town Council of the Town of Riverside, Iowa, deems it necessary to prevent and to lessen congestion in the streets and highways; to secure safety from fire, flood, panic and other dangers; to protect the public health and general welfare; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to conserve the value of buildings and encourage the most appropriate use of land throughout the Town; all in accordance with a Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF RIVERSIDE, IOWA:



## CHAPTER 1

### DISTRICT REGULATIONS

- 1.1 Establishment of Districts. The Town is hereby divided into districts which shall be designated as follows:

A-1	Agricultural
R-1	Single Family Residential
R-2	Mixed Residential
C-1	Highway Commercial
C-2	General Commercial
M-1	Industrial Park
M-2	General Industrial
F-1	Flood Plain

The locations and boundaries of these districts are shown on the official zoning map.

- 1.2 Adoption of Official Zoning Map. The official zoning map, and the explanatory material thereon, is hereby adopted by reference and declared to be a part of this ordinance.
- 1.3 Identification of Official Zoning Map. The official zoning map shall be identified by the signature of the Mayor and attested to by the Town Clerk under the following statement:

"This is to certify that this is the official zoning map referred to in Chapter 1, Section 1.2 of the Zoning Ordinance of the Town of Riverside, Iowa, as adopted the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ A.D."

The official zoning map shall be on file in the office of the Town Clerk and shall be the final authority as to the current zoning status of land, buildings and other structures in the Town.

- 1.4 Changes in Official Zoning Map. No changes in the official zoning map shall be made except as may be required by amendments to this Ordinance under Section 3.2 herein. If required, such changes shall be promptly made and the ordinance number, nature of change, and date of change shall be noted on the map, approving such change in the Official Zoning Map.



Any unauthorized change of any kind whatsoever in the Official Zoning Map by any person or persons shall constitute a violation of this Ordinance and punishable as provided in Section 2.4 of this Ordinance.

1.5 Interpretation of District Boundaries. Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply :

1. Boundaries indicated as approximately following the center line of streets, highways, or alleys, shall be construed to follow such center lines;
2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines;
3. Boundaries indicated as approximately following township lines or section lines shall be construed as following township lines or section lines.
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
5. Boundaries indicated as following shore lines shall be construed to follow such shore lines, and in the event of change in the shore line, shall be construed as moving with the actual shore line; boundaries indicated as approximately following the centerlines of streams or other bodies of water shall be construed to follow such center lines.
6. Boundaries indicated as parallel to or extensions of features indicated in subsections 1 through 5 above shall be so construed. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
7. Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections 1 through 6 above, the Board of Adjustment shall interpret the district boundaries.
8. Where a district boundary divides a lot of record which was in single ownership at the time of the effective date of this Ordinance, the Board of Adjustment may permit as a variance, the extension of the regulations for either



portion of the lot not to exceed thirty (30) feet beyond the district boundary.

1.6 Schedules of District Regulations. The following schedules of district regulations are hereby adopted and declared to be a part of this Ordinance.

- A-1 Agricultural
- R-1 Single Family Residential
- R-2 Mixed Residential
- C-1 Highway Commercial
- C-2 General Commercial
- M-1 Industrial Park
- M-2 General Industrial
- F-1 Flood Plain



# A-1 AGRICULTURAL DISTRICT

## STATEMENT OF INTENT:

The A-1 Agricultural District includes areas appropriate for agriculture and related uses, and is intended to reserve areas suitable for non-agricultural use until the land is needed for development in accordance with a future land use plan.

### PERMITTED PRINCIPAL USES AND STRUCTURES

### MINIMUM OFF-STREET PARKING

- |                                                                                   |                                                                                                       |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| 1. Farms and agricultural uses .....                                              | None                                                                                                  |
| 2. Single family dwellings .....                                                  | 2 spaces per unit                                                                                     |
| 3. Parks, recreation, wildlife and conservation areas....                         | 5 spaces for each acre developed for active usage                                                     |
| 4. Golf courses and country clubs except miniature .....                          | 3 spaces per green or 1 space for every 100 square feet of clubhouse floor area, whichever is greater |
| 5. Cemeteries .....                                                               | 20 spaces which may be located on interior drives                                                     |
| 6. Churches .....                                                                 | 1 space for every 4 seats in the main auditorium                                                      |
| 7. Kennels and riding stables .....                                               | 2 spaces plus 1 space for every 200 square feet of floor area                                         |
| 8. Utility distribution systems and substations but not ....                      | 1 space for each employee plus 1 space for each vehicle used by the facility                          |
| including equipment storage buildings or yards or administrative or sales offices |                                                                                                       |
| 9. Railroads .....                                                                | None                                                                                                  |

### PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures clearly incidental and necessary to the permitted principal uses of structures of this district, not involving the conduct of business on the premises, except home occupation and farmstead home occupations, and located on the same lot or a contiguous lot under the same ownership.
2. Farm buildings incidental to agricultural uses.
3. Private garages, swimming pools, tennis courts, gardens and greenhouses not operated for commercial purposes.
4. Temporary buildings and equipment used in conjunction with construction work, provided that such buildings and equipment are removed promptly upon completion of the construction work.

### SPECIAL EXCEPTION USES AND STRUCTURES

Subject to Section 2. 15-2 and other requirements contained herein, the Board of Adjustment may permit the following:

1. Agricultural service businesses involving the processing, storage, and sale of grain for seed, or for livestock and poultry feed; the sale of feed supplements; the buying and temporary storage of wool or hides; trenching and tiling; but not including the sale or display of farm machinery, petroleum products, building materials, or appliances; provided that the business has no exterior display or storage of materials visible from the public road; produces no offensive noise, vibration, smoke, dust, odor, heat, glare, or electrical interference detectable within the limits of the nearest dwelling other than that of the owner or operators and that one (1) parking space for each employee and one (1) space for each vehicle used by the business be provided.



SPECIAL EXCEPTION USES AND STRUCTURES (Continued)

2. Concrete or asphalt mixing or batching plants for temporary use during the construction, repair or maintenance of public roads, highways, or other public facilities, provided that the area be restored to a suitable condition free of refuse and debris.
3. Mining, quarrying, lumbering and extraction of minerals and raw materials including facilities for storing and transporting such materials; provided that such use shall not adversely affect surrounding properties; that 1 parking space for each employee and each vehicle used by the operation be provided; that prior to approval of the special exception a plan be submitted to and approved by the Board of Adjustment for restoration of the area to a condition compatible with the surrounding area upon conclusion of the operation.

MINIMUM LOT AREA AND WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
Area.....1 acre Width ....150 feet	Front.....40 feet Rear.....30 feet Side .....10 feet Street Side, Corner Lot...30 feet	2 1/2 Stories or 35 feet

PERMITTED SIGNS

1. Identification signs and home occupation signs not to exceed two (2) square feet in area.
2. Church or public bulletin boards not to exceed twelve (12) square feet in area.
3. Farmstead home occupation signs and agricultural service business signs identifying the business or service not to exceed twelve (12) square feet in area.
4. Temporary signs advertising the sale or lease of the premises not to exceed twelve (12) square feet in area.
5. Permitted signs shall be located at least 25 feet from the lot line or not more than five (5) feet from the main building.
6. No use shall have more than one (1) of each type of sign permitted for that use, although each sign may be a double faced or back to back sign.
7. Illumination of signs and bulletin boards shall be indirect, non-intermittent lighting.
8. All signs shall be maintained in a neat and presentable condition and in the event their use shall cease, they shall be promptly removed.



# R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

## STATEMENT OF INTENT

The R-1 Single Family Residential District is intended to include areas of low density residential development where utilities are presently available, and areas suitable for future residential development where utility service can be reasonably extended.

### PERMITTED PRINCIPAL USES AND STRUCTURES

### MINIMUM OFF-STREET PARKING

- | PERMITTED PRINCIPAL USES AND STRUCTURES                                                                 | MINIMUM OFF-STREET PARKING                                                                             |
|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| 1. Single family dwellings .....                                                                        | 2 spaces per unit                                                                                      |
| 2. Parks and recreation areas .....                                                                     | 5 spaces for each acre developed for active usage                                                      |
| 3. Community meeting or recreation building .....                                                       | 1 space for every 50 square feet of floor area                                                         |
| 4. Golf courses and country clubs except miniature courses and driving ranges operated for profit ..... | 3 spaces per green or 1 space for every 100 square feet of clubhouse floor area, whichever is greater  |
| 5. Cemeteries .....                                                                                     | 20 spaces which may be located on interior drives                                                      |
| 6. Churches .....                                                                                       | 1 space for every 4 seats in the main auditorium                                                       |
| 7. Elementary and secondary schools .....                                                               | 1 space for each classroom and office plus 1 space for every 6 seats in the main auditorium or stadium |

### PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district, not involving the conduct of business on the premises, except home occupations located on the same lot or contiguous lot under the same ownership.
2. Private garages, swimming pools, tennis courts, gardens and greenhouses not operated for commercial purposes.
3. Temporary buildings and equipment used in conjunction with construction work, provided that such buildings and equipment are removed promptly upon completion of the construction work.

### SPECIAL EXCEPTION USES AND STRUCTURES

Subject to Section 2.15-2 and other requirements contained herein, the Board of Adjustment may permit the following:

1. Public housing developments, rest, nursing and convalescent homes; homes for orphans and aged on sites of one (1) acre or more; provided that such use is compatible with surrounding development and that off street parking be provided as follows:
  - a. Public housing developments not for the elderly: One (1) space per unit.
  - b. All others: One (1) space for every two (2) beds.
2. Railroads and utility distribution systems and substations but not including equipment storage buildings or yards or administrative or sales offices, provided that any substation or building shall meet the front and rear yard requirements for dwellings and shall provide side yards of not less than twenty-five (25) feet, and that two (2) parking spaces per substation or one (1) per employee on the site be provided.



# R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

MINIMUM LOT AREA AND WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
Area..... 9,600 square feet Width..... 80 feet	Front..... 30 feet Rear..... 25 feet Side ..... 8 feet Street Side, Corner Lot .. 25 feet	2½ stories or 35 feet
Where a lot is not served by a public or community sanitary sewer system, the minimum lot area shall be not less than 20,000 square feet and the width not less than 125 feet.		

## PERMITTED SIGNS

1. Identification and home occupation signs not to exceed one (1) square foot in area.
2. Church or public bulletin boards not to exceed twelve (12) square feet in area.
3. Temporary signs advertising the sale or lease of the premises not to exceed six (6) square feet in area.
4. Permitted signs shall be located at least twenty (20) feet from the lot line or not more than five (5) feet from the main building.
5. No use shall have more than one (1) of each type of sign permitted for that use, although each sign may be a double faced or back to back sign.
6. Illumination of signs and bulletin boards shall not exceed 60 watts per face and shall be indirect, not intermittent lighting.
7. All signs shall be maintained in a neat and presentable condition and in the event their use shall cease, they shall be promptly removed.



## R-2 MIXED RESIDENTIAL DISTRICT

### STATEMENT OF INTENT

The R-2 Mixed Residential District is intended to accommodate single and multi-family residential development at a greater density than the R-1 District. It is generally limited to already developed areas but may be expanded to include appropriate areas for new development of low-cost or multi-family housing.

#### PERMITTED PRINCIPAL USES AND STRUCTURES

#### MINIMUM OFF-STREET PARKING

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>1. Single family dwellings .....</li> <li>2. Two family dwellings.....</li> <li>3. Multi-family dwellings up to 12 units .....</li> <li>4. Rooming and boarding houses .....</li> <li>5. Parks and recreation areas .....</li> <li>6. Community meeting or recreation buildings .....</li> <li>7. Cemeteries .....</li> <li>8. Churches .....</li> <li>9. Elementary and secondary schools.....</li> <li>10. Funeral Home .....</li> </ol> | <ol style="list-style-type: none"> <li>2 spaces per unit</li> <li>2 spaces per unit</li> <li>2 spaces per unit</li> <li>1 space per bed or dwelling unit</li> <li>5 spaces for each acre developed for active usage</li> <li>1 space for every 50 square feet of floor area</li> <li>20 spaces which may be located on interior drives</li> <li>1 space for every 4 seats in the main auditorium</li> <li>1 space for each classroom and office plus 1 space for every 6 seats in the main auditorium or stadium</li> <li>1 space for every 4 seats in the main chapel</li> </ol> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district, not involving the conduct of business on the premises, except home occupations located on the same lot or contiguous lot under the same ownership.
2. Private garages, swimming pools, tennis courts, gardens and greenhouses not operated for commercial purposes.
3. Temporary buildings and equipment used in conjunction with construction work, provided that such buildings and equipment are removed promptly upon completion of the construction work.

#### SPECIAL EXCEPTION USES AND STRUCTURES

Subject to Section 2. 15-2 and other requirements contained herein, the Board of Adjustment may permit the following:

1. Public housing developments, rest, nursing and convalescent homes; homes for orphans and aged on sites of one (1) acre or more; provided that such use is compatible with surrounding development and that off-street parking be provided as follows:
  - a. Public housing developments not for the elderly: One (1) space per unit.
  - b. All others: One (1) space for every two (2) beds.



## R-2 MIXED RESIDENTIAL DISTRICT

### SPECIAL EXCEPTION USES AND STRUCTURES (Continued)

2. Mobile home park provided that the installation complies with Chapter 135D of the Code of Iowa, as amended; has a water supply and sanitary sewage collection and treatment system approved by the State Board of Health; has a minimum area of 3,500 square feet for each mobile home space; has a maximum density of 8 units per acre; provides at least ten (10) parking spaces plus one (1) parking space on each mobile home site, that no mobile home shall be closer than 20 feet to another mobile home.
3. Mobile home subdivision provided that the subdivision complies with the Subdivision Ordinance and Chapter 409, Code of Iowa, as amended; that each lot contains not less than 6,000 square feet of area and has a width of not less than 45 feet; that each lot is connected to an approved community water supply and a sewage disposal system; that no lot sold or leased may be used for other than an independent mobile home or mobile home converted to real estate; and that two (2) parking spaces per lot be provided.
4. In the event a mobile home park is not available, the Board of Adjustment may permit a mobile home to be located on a separate lot subject to the same requirements of this district for single family dwellings, provided further that such mobile home will not adversely affect the character of the neighborhood.
5. Railroads and utility distribution systems and substations but not including equipment storage buildings or yards or administrative or sales office, provided that any substation or building shall meet the front and rear yard requirements for dwellings and shall provide side yards of not less than twenty (20) feet, and that two (2) parking spaces per substation or one (1) per employee on the site be provided.

MINIMUM LOT AREA AND WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
Single family dwellings Area..... 8,400 square feet Width..... 70 feet	Front ..... 25 feet Rear ..... 25 feet Side ..... 7 feet Street Side, Corner Lot ... 20 feet	2 ½ stories or 35 feet
Two-family dwellings Area ..... 9,600 square feet Width ..... 80 feet	Where a lot is not served by a public or community sanitary sewer system, the minimum lot area shall be not less than 20,000 square feet per unit and the lot width not less than 125 feet	
Multi-family dwellings Area..... 10,800 square feet for 3 units plus 1,200 square feet for each additional unit Width ..... 80 feet		

### PERMITTED SIGNS

1. Identification and home occupation signs not to exceed one (1) square foot in area.
2. Church or public bulletin boards not to exceed twelve (12) square feet in area.
3. Temporary signs advertising the sale or lease of the premises not to exceed six (6) square feet in area.
4. Permitted signs shall be located at least twenty (20) feet from the lot line or not more than five (5) feet from the main building.
5. No use shall have more than one (1) of each type of sign permitted for that use, although each sign may be a double faced or back to back sign.
6. Illumination of signs and bulletin boards shall not exceed 60 watts per face and shall be indirect, non-intermittent lighting.
7. All signs shall be maintained in a neat and presentable condition and in the event their use shall cease, they shall be promptly removed.



C-1 HIGHWAY COMMERCIAL DISTRICT

STATEMENT OF INTENT

The C-1 Highway Commercial District is intended to accommodate uses which ordinarily serve the traveling public and commercial uses which generally require substantial land area and access to a major traffic artery.

PERMITTED PRINCIPAL USES AND STRUCTURES

MINIMUM OFF-STREET PARKING

1. Automotive and farm implement display, sales, . . . . . 1 space for every 300 square feet of floor area service and repair
2. Restaurants and night clubs . . . . . 1 space for every 100 square feet of floor area
3. Drive-in restaurant or refreshment stand . . . . . 5 spaces for every 100 square feet of floor area
4. Motel or tourist campground . . . . . 1 space per unit or campsite
5. Plant nurseries, greenhouses and garden center . . . . . 1 space for every 200 square feet of floor area
6. Lumber yard and building material sales and . . . . . 5 spaces plus 1 space for each employee storage
7. Utility distribution systems and substations . . . . . 1 space for each employee plus 1 space for each but not including equipment storage buildings vehicle used by the facility.  
or yards or administrative or sales offices

PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district.
2. Dwelling unit in a commercial structure for the operator or caretaker of the business.
3. Storage warehouses used in conjunction with the permitted principal uses or structures of this district.
4. Temporary buildings and equipment used in conjunction with construction work, provided that such buildings and equipment are removed promptly upon completion of the construction work.

SPECIAL EXCEPTION USES AND STRUCTURES

None.



## C-1 HIGHWAY COMMERCIAL DISTRICT

MINIMUM LOT AREA AND WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
None	Front .....25 feet Side .....20 feet Rear .....20 feet Street side, corner lot .....25 feet Where a dwelling is located in a commercial structure, a rear yard of 25 feet shall be provided.  Where adjacent to an "A" or "R" district the adjoining yard or yards shall be not less than 15 feet.	2 ½ stories   or 35 feet

### PERMITTED SIGNS

1. Temporary signs advertising the sale or lease of the premises, not to exceed twelve (12) square feet in area.
2. Advertising signs, trade , business or industry identification signs for the business located on the site provided that:
  - a. Free standing signs shall not exceed 35 feet in height;
  - b. Signs attached to a building shall not project above the height of the building or more than four (4) feet from the wall of the building;
  - c. No sign shall exceed 100 square feet in area or cover more than ten (10) percent of the building face on which it is located.
  - d. The total combined area of all signs shall not exceed 150 square feet per business or more than one (1) square foot of sign area for every two (2) lineal feet of lot frontage, whichever is greater.
3. No sign shall be located in, overhang or project into a required yard.
4. All signs shall be maintained in a neat and presentable condition and in the event their use shall cease, they shall be promptly removed.



# C-2 GENERAL COMMERCIAL DISTRICT

## STATEMENT OF INTENT

The C-2 General Commercial District is intended to accommodate general retail and professional office uses and promote the efficient and compact development of the central business district, the area to which the use of this district is limited.

### PERMITTED PRINCIPAL USES AND STRUCTURES

### MINIMUM OFF-STREET PARKING

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>1. Automotive and farm implement display, sales, service and repair</li> <li>2. Barber and beauty shops</li> <li>3. Business and professional offices and studios</li> <li>4. Real estate, insurance and financial institutions</li> <li>5. Hardware and appliance sales</li> <li>6. Plumbing, heating and air conditioning shops</li> <li>7. Printing shops</li> <li>8. Restaurants, night clubs, cafes and taverns</li> <li>9. Public buildings and utilities but not including equipment storage buildings or yards</li> <li>10. Laundry and dry cleaner</li> <li>11. Commercial amusements</li> <li>12. Clubs and lodges</li> <li>13. Lumber yard and building materials, sales and storage</li> <li>14. Wholesale display and salesroom</li> <li>15. Dwelling units above a store or shop..... 1 space per unit</li> <li>16. Motels ..... 1 space per unit</li> </ol> | <p>No off-street parking required in this district except where indicated</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|

### PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district.
2. Storage warehouses used in conjunction with the permitted principal uses or structures of this district.
3. Temporary buildings and equipment used in conjunction with construction work, provided that such buildings and equipment are removed promptly upon completion of the construction work.

### SPECIAL EXCEPTION USES AND STRUCTURES

None



C-2 GENERAL COMMERCIAL DISTRICT

MINIMUM LOT AREA AND WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
None	None, except where a dwelling is located in a commercial structure, a rear yard of 25 feet shall be provided. Where a rear and/or side yard is adjacent to an "R" district the adjoining yard or yards shall be not less than 15 feet.	2 ½ stories or 35 feet

PERMITTED SIGNS

1. Temporary signs advertising the sale or lease of the premises not to exceed twelve (12) square feet in area.
2. Advertising signs, trade, business or industry identification signs for the business located on the site provided that:
  - a. Free standing signs shall not exceed 25 feet in height;
  - b. Signs attached to a building shall not project above the height of the building or more than four (4) feet from the wall of the building;
  - c. No sign shall exceed 50 square feet in area or cover more than ten (10) percent of the building face on which it is located.
  - d. The total combined area of all signs shall not exceed 100 square feet per business or more than one (1) square foot of sign area for each lineal foot of lot frontage, whichever is greater.
3. No sign shall be located in, overhang or project into a required yard.
4. All signs shall be maintained in a neat and presentable condition and in the event their use shall cease, they shall be promptly removed.



# M-1 INDUSTRIAL PARK DISTRICT

## STATEMENT OF INTENT

The M-1 Industrial Park District is designed to accommodate various industrial and warehousing uses and through the use of appropriate standards, encourage the development of an area that is aesthetically pleasing with minimal adverse effects on adjoining properties.

### PERMITTED PRINCIPAL USES AND STRUCTURES

### MINIMUM OFF-STREET PARKING

1. Manufacturing and processing uses that are wholly contained within a building and create no offensive noise, dust, odor, vibration or electrical interference	} 1 space for each employee plus 1 space for every vehicle used by the industry	
2. Wholesaling and warehousing uses but not including the bulk storage of anhydrous ammonia or petroleum products under pressure .....		
3. Contractors' shop and storage yard .....		
4. Public utilities including storage buildings and yards .....		
5. Truck and freight terminal .....		
6. Building fabrication, including mobile homes, display and sales .....		
7. Welding, machine and repair shops .....		} 1 space for every 200 square feet of floor area
8. Animal hospitals and kennels .....		
9. Plumbing, heating, air conditioning and sheet metal shops .....		
10. Automobile paint and body shops .....		
11. Automobile and farm implement display, sales, service and repair .....		1 space for every 300 square feet of floor area
12. Lumber yards and building materials, sales and storage .....		5 spaces plus 1 space for each employee
13. Railroads .....		None

All uses shall provide at least 1 loading space for every 10,000 square feet of floor area or fraction thereof.

### PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district.
2. Temporary buildings used in conjunction with construction work provided that such buildings are removed promptly upon completion of the construction work.
3. Dwelling units for watchmen or caretakers employed on the premises provided that an open yard of at least 2,400 square feet is reserved and maintained for by the occupants.



M-1 INDUSTRIAL PARK DISTRICT

SPECIAL EXCEPTION USES AND STRUCTURES

Subject to Section 2. 15-2 and other requirements contained herein, the Board of Adjustment may permit the following:

1. Bulk storage of liquid fertilizer or petroleum products under pressure not located within 500 feet of any existing dwelling, park, school, church or place of public assembly.

MINIMUM LOT AREA AND WIDTH	MINIMUM YARD REQUIREMENT	MAXIMUM HEIGHT
None	Front ..... 40 feet Rear ..... 30 feet Side ..... 25 feet Street Side, Corner Lot ... 30 feet Rear or side yards are not required where such yard adjoins a railroad	60 feet

PERMITTED SIGNS

1. Temporary signs advertising the sale or lease of the premises, not to exceed twelve (12) square feet in area.
2. Trade, business or industry identification signs for the business located on the site provided that:
  - a. Free standing signs shall not exceed 25 feet in height;
  - b. Signs attached to a building shall not project above the height of the building or more than four (4) feet from the wall of the building;
  - c. No sign shall exceed 100 square feet in area or cover more than ten (10) percent of the building face on which it is located;
  - d. The total combined area of all signs shall not exceed 150 square feet per business or more than one (1) square foot of sign area for every two (2) lineal feet of lot frontage, whichever is greater.
3. All signs shall be located at least 25 feet from front and side lot lines.
4. All signs shall be maintained in a neat and presentable condition and in the event their use shall cease, they shall be promptly removed.

SPECIAL REQUIREMENTS

1. Required front and side yards shall be maintained as open landscaped areas and shall not be used for parking, loading, storage or other uses.
2. Exterior storage other than the display of products for retail sale shall be enclosed by a fence or suitable landscape planting, the design or type of which shall be approved by the Planning Commission, and which will screen the stored materials from the view of public streets or residential areas.
3. No raw material, finished product or waste product which may cause dust or odor which would adversely affect adjoining properties shall be stored outside a building nor shall any junk, debris or waste material be permitted to accumulate on the site.



# M-2 GENERAL INDUSTRIAL

## STATEMENT OF INTENT

The M-2 General Industrial District is intended to accommodate various types of industrial, warehousing and storage uses including heavy manufacturing and related uses.

PERMITTED PRINCIPAL USES AND STRUCTURES	MINIMUM OFF-STREET PARKING
1. Manufacturing and processing uses.....	} 1 space for each employee plus 1 space for every vehicle used by the industry
2. Wholesaling and warehousing uses but not including the bulk storage of anhydrous ammonia ....	
3. Contractor's shop and storage yard .....	
4. Public utilities including storage buildings and yards .....	
5. Truck and freight terminals .....	
6. Grain elevators and feed mill .....	
7. Building fabrication, including mobile homes .....	
8. Welding, machine and repair shops .....	} 1 space for every 200 square feet of floor area
9. Animal hospitals and kennels .....	
10. Plumbing, heating, air conditioning and sheet metal shops .....	
11. Automobile paint and body shops .....	
12. Lumber yards and building materials, sale and.....	5 spaces plus 1 space for each employee storage
13. Railroads .....	None

All uses shall provide at least 1 loading space for every 10,000 square feet of floor area or fraction thereof.

## PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district.
2. Temporary buildings used in conjunction with construction work provided that such buildings are removed promptly upon completion of the construction work.
3. Dwelling units for watchmen or caretakers employed on the premises provided that an open yard of at least 2,400 square feet is reserved and maintained for by the occupants.



SPECIAL EXCEPTION USES AND STRUCTURES

Subject to Section 2. 15-2 and other requirements contained herein, the Board of Adjustment may permit the following:

1. Sanitary landfill or waste disposal area approved by the County Health Officer and State Department of Health provided that a nuisance due to smoke, odor or blowing trash and debris shall not be created, and upon conclusion of the landfill operation the site shall be restored to a condition compatible with the adjacent area. Two (2) parking spaces plus a storage lane on the site sufficient to accommodate five (5) vehicles shall be provided. No landfill or waste disposal area shall be located closer than 1000 feet to any dwelling, school, park or place of public assembly.
2. Stockyards, loading pens, livestock buying stations, and commercial feedlots provided that provision for drainage, sanitation and waste disposal are approved by the County Health Officer; that is located so that it will not create a nuisance for existing and potential development in the vicinity; and that one (1) parking space for each employee and one (1) space for each vehicle used by the industry be provided. Commercial feedlots shall not be located closer than 1000 feet to any dwelling other than that of the owner or operator, or any school, park, or place of public assembly.
3. Auto wrecking and junkyards on sites of five (5) acres or more provided that the front yard be maintained as an open space free of weeds and debris; that no open burning of waste or discarded material shall be conducted on the site, and that 2 parking spaces plus 1 space for each employee and 1 space for each vehicle used by the operation be provided.
4. The bulk storage of anhydrous ammonia provided that such use shall not be located closer than 500 feet from any existing dwelling other than that of the owner or operator or school, park or place of public assembly. That one (1) off street parking space be provided for each vehicle or trailer used by the industry.

MINIMUM LOT AREA AND WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
None	Front .....25 feet Rear .....20 feet Side .....15 feet Street Side, Corner Lot ...20 feet Rear or side yards are not required where such yard adjoins a railroad	60 feet

PERMITTED SIGNS

1. Temporary signs advertising the sale or lease of the premises, not to exceed twelve (12) square feet in area.
2. Trade, business or industry identification signs for the business located on the site provided that:
  - a. Free standing signs shall not exceed 25 feet in height;
  - b. Signs attached to a building shall not project above the height of the building or more than four (4) feet from the wall of the building;
  - c. No sign shall exceed 100 square feet in area or cover more than ten (10) percent of the building face on which it is located;
  - d. The total combined area of all signs shall not exceed 150 square feet per business or more than one (1) square foot of sign area for every two (2) lineal feet of lot frontage, whichever is greater.
3. All signs shall be located at least 15 feet from front and side lot lines.
4. All signs shall be maintained in a neat and presentable condition and in the event their use shall cease, they shall be promptly removed.



# F-1 FLOOD PLAIN

## STATEMENT OF INTENT

The F-1 Flood Plain District encompasses those areas subject to inundation by flood water and generally includes areas having an elevation lower than 630 feet above mean sea level. It is the intent of this district to limit development on the flood plain in order to minimize the danger to life and property which results from development undertaken without full realization of such danger.

### PERMITTED PRINCIPAL USES AND STRUCTURES

### MINIMUM OFF-STREET PARKING

1. Agricultural uses of land not requiring permanent . . . .None structures
2. Parks, recreation, wildlife and conservation areas . . .5 spaces for each acre developed for active usage
3. Golf courses but not including clubhouses . . . . .3 spaces per green

### PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district.

### SPECIAL EXCEPTION USES AND STRUCTURES

Subject to Section 2. 15-2 and other requirements contained herein, the Board of Adjustment may permit the following:

1. Where it can be demonstrated that any area in the Flood Plain District has an elevation higher than 630 feet above mean sea level, the Board of Adjustment may authorize the Administrative Officer to issue compliance certificates for any use or structure including special exceptions permitted in the A-1 Agricultural District subject to the requirements of the A-1 Agricultural District, provided however that the location of any such use or structure shall have the approval of the Iowa Natural Resources Council.



F-1 FLOOD PLAIN

MINIMUM LOT AREA AND WIDTH	MINIMUM YARD REQUIREMENTS	MAXIMUM HEIGHT
Area .....1 acre Width .....150 feet	Front .....40 feet Rear .....30 feet Side .....10 feet Street Side, Corner Lot....30 feet	2 ½ Stories or 35 feet

PERMITTED SIGNS

1. Public bulletin boards not to exceed twelve (12) square feet in area.
2. Agricultural service business signs identifying the business or service not to exceed twelve (12) square feet in area.
3. Temporary signs advertising the sale or lease of the premises not to exceed twelve (12) square feet in area.
4. Illumination of signs and bulletin boards shall be indirect non-intermittent lighting.
5. All signs shall be maintained in a neat and presentable condition and in the event their use shall cease, they shall be promptly removed.



1.7 Supplementary District Regulations. Subject to Section 1.6, the following provisions, regulations, or exceptions shall apply equally to all districts except as hereinafter provided:

1. Visibility at Intersection. On a corner lot in any district except the C-2 General Commercial District, no fence, wall, hedge or other planting or structure that will obstruct vision between a height of two (2) feet and ten (10) feet above the center line grades of the intersecting streets shall be erected, placed or maintained within the triangular area formed, by connecting the right-of-way lines at points which are twenty-five (25) feet from the intersection of the right-of-way lines and measured along the right-of-way lines.
2. Accessory Buildings. No accessory building shall be erected in any required front or side yard and no separate accessory buildings shall be erected within five (5) feet of any main buildings or any property line. No separate accessory building shall occupy more than thirty (30) per cent of the required rear yard, nor exceed twelve (12) feet in height.
3. More than One Principal Structure on a Lot. In any district, more than one (1) principal structure housing a permitted principal use may be erected on a single lot provided that the area, yard and other requirements of this Ordinance shall be met for each structure as though it were on an individual lot.
4. Height Regulation Exception. The height limitations contained in the Schedules of District Regulations do not apply to spires, belfried, cupolas, chimneys, antennas, water tanks, ventilators, elevator housing, or other structures placed above the roof level and not intended for human occupancy.
5. Use of Public Right-of-Way. No portion of the public road, street or alley right-of-way shall be used, or occupied by an abutting use of land or structure for storage or display purposes, or to provide any parking or loading space required by this Ordinance, or for any other purpose that would obstruct the use or maintenance of the public right-of-way.



6. Proposed Use Not Covered in Ordinance. Any proposed use not covered in this Ordinance as a permitted use or special exception shall be referred to the Planning and Zoning Commission for a recommendation as to the proper district in which such use should be permitted and the Ordinance amended as provided in Section 4.2 before a permit is issued for such proposed use.
7. Buildings to Have Access. Every building hereafter erected or structurally altered, shall be on a lot or parcel having a frontage on a public street or road.
8. Mobile Homes or Trailers. Mobile homes occupied as a permanent or temporary place of residence shall be located only in an approved mobile home park or mobile home subdivision unless otherwise provided in this ordinance and occupied travel trailers and camping trailers shall be located only in an approved tourist or trailer campground.
9. Hedges and Fences. Fences or hedges shall not exceed four (4) feet in height in any required front yard and shall not exceed six (6) feet in height in any required side or rear yard, subject to the further restriction of Section 1 above.

1.8 Application of District Regulations. Subject to Section 1.6 the regulations and restrictions of this Ordinance shall apply as follows.

1. Regulations to be Uniformly Applied. The regulations established by this Ordinance shall apply uniformly to each class or kind of structure or land, and particularly within each district, except as hereinafter provided.
2. All Uses and Structures to Conform. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the regulations herein specified for the district in which it is located.
3. Height, Density or Yards Shall not be Violated. No building or other structure shall hereafter be erected or altered to exceed the height, to accommodate or house



a greater number of families, or to have narrower or smaller rear yards, front yards, side yards, or other open spaces, than herein required or in any other manner contrary to the provisions of this Ordinance.

4. Separate Yards, Open Space and Off-Street Parking Required. No part of a yard, or other open space, or off-street parking, or loading space required about or in connection with any building for the purpose of complying with this Ordinance, shall be included as part of a yard, open space, or off-street parking, or loading space similarly required for any other building.
5. Minimum Yards and Lot Areas May Not be Reduced. No yard or lot existing at the time of passage of this Ordinance shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Ordinance shall meet at least the minimum requirements established by this Ordinance.
6. New Areas Annexed to Town. All territory which may hereafter become a part of the incorporated area of Riverside through annexation shall be classified in the A-1 Agricultural District until otherwise classified, provided, however, that the Planning and Zoning Commission may recommend the appropriate district classification prior to such territory becoming a part of the Town and upon the holding of a public hearing and approval by the Town Council, the territory upon becoming a part of the Town may be immediately so classified.

- 1.9 Nonconformities. Within the districts established by this Ordinance or amendments that may later be adopted, there exists lots, structures and uses of land and structures which were lawful before this Ordinance was passed or amended, but which would be prohibited, regulated or restricted under the terms of this Ordinance or future amendment.

Subject to Section 1.6 it is the intent of this Ordinance to permit these nonconformities to continue until they are removed, but not to encourage their survival. Such uses are declared by this Ordinance to be incompatible with permitted uses in the districts



involved. It is further the intent of this Ordinance that non-conformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

A nonconforming use of a structure, a nonconforming use of land, or a nonconforming use of a structure and land shall not be extended or enlarged after passage of this Ordinance by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other uses of a nature which would be prohibited in the district involved.

To avoid undue hardship, nothing in this Ordinance shall be deemed to require a change in the plans, construction, or designated use of any building on which the actual construction was lawfully begun prior to the effective date of adoption or amendment of this Ordinance and upon which actual building construction has been diligently carried on. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner; except that where demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, provided that work shall be diligently carried on until completion of the building involved.

- 1.10 Nonconforming Lots of Record. In any district in which single-family dwellings are permitted, notwithstanding limitations imposed by other provisions of this Ordinance, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this Ordinance. Such lot must be in separate ownership and not of continuous frontage with other lots in the same ownership. This provision shall apply even though such lot fails to meet the requirements for area or width or both that are generally applicable in the district, provided that yard dimensions and other requirements not involving area or width or both, of the lot shall conform to the regulations for the district in which such lot is located. Variance of area, width and yard requirements shall be obtained only through action of the Board of Adjustment.

If two or more lots or combinations of lots and portions of lots with continuous frontage in single ownership are of record at the time of passage or amendment of this Ordinance, and if all or part of the lots do not meet the requirements for lot width and area as established



by this Ordinance, the land involved shall be considered to be an undivided parcel for the purpose of this Ordinance and no portion of said parcel shall be used or sold which does not meet lot width and area requirements established by this Ordinance, nor shall any division of the parcel be made which leaves remaining any lot with width or area below the requirements stated in this Ordinance.

- 1.11 Nonconforming Uses of Land. Where, at the effective date of adoption or amendment of this Ordinance, lawful use of land exists that is made no longer permissible under the terms of this Ordinance as enacted or amended, such use may be continued, so long as it remains otherwise lawful, subject to the following provisions:
1. No such nonconforming use shall be enlarged or increased nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this Ordinance.
  2. No such nonconforming use shall be moved in whole or in part to any other portion of the lot or parcel occupied by such use at the effective date of adoption or amendment of this Ordinance.
  3. If any such nonconforming use of land ceases for any reason for a period of more than six (6) months, any subsequent use of such land shall conform to the regulations specified by this Ordinance for the district in which such land is located.
  4. All nonconforming junk yards, storage yards and other nonconforming uses of open land non involving a substantial investment in permanent buildings shall be removed or made to conform to the provisions herein within three (3) years after the adoption of this Ordinance.
- 1.12 Nonconforming Structures. Where a lawful structure exists at the effective date of adoption or amendment of this Ordinance that could not be built under the terms of this Ordinance by reason of restrictions on area, lot coverage, height, yards, or other characteristics of the structure or its location on the lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions.
1. No such structure may be enlarged or altered in a way which increases its nonconformity.



2. Should such structure be destroyed by any means to an extent of more than fifty (50) per cent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.

1.13 Nonconforming Uses of Structures. If a lawful use of a structure, or of structure and premises in combination, exists at the effective date of adoption or amendment of this Ordinance, that would not be allowed in the district under the terms of this Ordinance, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions.

1. No existing structure devoted to a use not permitted by this Ordinance in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.
2. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this Ordinance, but no such use shall be extended to occupy any land outside such building.
3. If no structural alterations are made, any nonconforming use of a structure or structure and premises, may be changed to another nonconforming use provided that the Board of Adjustment, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change, the Board of Adjustment may require appropriate conditions and safeguards in accord with the provisions of this Ordinance.
4. Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district in which such structure is located, and the nonconforming use may not thereafter be resumed.
5. When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six (6) consecutive months or for eighteen (18) months during any three (3) year period, the structure, thereafter, shall not be used except in conformance with the regulations



of the district in which it is located.

6. Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land.

- 1.14 Repairs and Maintenance. On any building devoted in whole or in part to any nonconforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing, to an extent not exceeding ten (10) per cent of the current replacement value of the building provided that the cubic content of the building as it existed at the time of passage or amendment of this Ordinance shall not be increased.

Nothing in this Ordinance shall be deemed to prevent the strengthening of or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

- 1.15 Uses Under Exception Provisions Not Nonconforming Uses. Any use for which a special exception is permitted as provided in this Ordinance shall not be deemed a nonconforming use, but shall, without further action, be deemed a conforming use in such district.

- 1.16 Non-Conforming Uses to Register. The owner or operator of any use of land or use of a structure, or use of land and structure in combination, which shall become nonconforming on the effective date of this ordinance shall complete and file with the administrative officer, a nonconforming use registration form, describing the use, the nature of its nonconformity and the area of land or structure occupied on said date.



## CHAPTER 2

### ADMINISTRATION

- 2.1 Administration and Enforcement. An Administrative Officer appointed by the Town Council shall administer and enforce this Ordinance. He may be provided with the assistance of such other persons as the Town Council may direct.

If the Administrative Officer shall find that any of the provisions of this Ordinance being violated, he shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it. He shall order discontinuance of illegal buildings or structures or of additions, alterations, or structural changes thereto; discontinuance of any illegal work being done; or shall take any other action authorized by this Ordinance to insure compliance with or to prevent violation of its provisions.

- 2.2 Appeals from Decision of Administrative Officer. Appeals from any decision of the Administrative Officer may be taken to the Board of Adjustment as provided in Section 2.12.

- 2.3 Interpretation of Provisions. In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements, adopted for the promotion and protection of the public health, safety, morals and general welfare. Wherever the requirements of this Ordinance are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive, or that imposing the higher standards, shall govern.

- 2.4 Violation and Penalties. Any person, firm or corporation who shall violate; or fail to comply with the provisions of this Ordinance shall be guilty of a misdemeanor and upon conviction shall be fined not more than one hundred dollars (\$100.00) or imprisoned for not more than thirty (30) days and shall pay all costs and expenses involved in the prosecution of the violation. Each day such violation continues shall constitute a separate offense.

- 2.5 Separate Offenses May Be Charged. The owners, or tenant of any building, structure, land or part thereof, and any architect, builder, contractor, agent or other person who commits, participates in, assists in, or maintains a violation may each be charged with a separate offense and upon conviction suffer the penalties herein provided.



- 2.6 Other Remedies. If any building or structure is erected, constructed, reconstructed, altered, repaired, or land is used in violation of this Ordinance, the Town may, in addition to other remedies, institute injunction, mandamus or other appropriate lawful action necessary to prevent, correct or abate such violation.
- 2.7 Construction Compliance Certificate. Subsequent to the adoption of this Ordinance a Construction Compliance Certificate shall be obtained from the Administrative Officer before any building or structure shall be erected, reconstructed, or structurally altered to increase the exterior dimensions, height or floor area, or remodeled to increase the number of dwelling units or accommodate a change in use of the building and/or premises or part thereof.

The Construction Compliance Certificate shall state that the proposed construction complies with all provisions of this Ordinance, and no subsequent modifications shall be made to plans or to actual construction that would be in violation of this Ordinance. The Construction Compliance Certificate shall be accompanied by a site plan drawn to scale, showing existing and proposed structures, uses, open spaces, parking and loading facilities and other features affecting the use of the property.

- 2.8 Occupancy Compliance Certificate. Subsequent to the effective date of this Ordinance, no change in the use or occupancy of land nor any change in use or occupancy in an existing building, other than for single-family dwelling purposes, shall be made, nor shall any new building be occupied for any purpose other than a single-family dwelling until an Occupancy Compliance Certificate has been issued by the Administrative Officer. Every Occupancy Compliance Certificate shall state that the new occupancy complies with all provisions of this Ordinance and no subsequent modifications shall be made to the occupancy, use or method of operation that would be in violation of this Ordinance.
- 2.9 Application for Compliance Certificates. Applications for Compliance Certificates shall be made prior to beginning construction or assuming occupancy on fully completed application forms obtained from the Administrative Officer, accompanied by such plans and information necessary to determine that the proposed construction or occupancy complies with all applicable provisions of this Ordinance.



- 2.10 Fees. The Administrative Officer is directed to issue a Construction Compliance Certificate and/or an Occupancy Compliance Certificate as required by this Ordinance for proposed construction, reconstruction or alteration which complies with all provisions contained herein and to charge a fee of five dollars (\$5.00) for each Construction Compliance Certificate or Occupancy Compliance Certificate issued separately. Only one (1) five dollar (\$5.00) fee shall be charged for a Construction Compliance Certificate and Occupancy Compliance Certificate issued jointly.

There shall be no fees charged to the United States Government, the State of Iowa, or any political subdivision thereof.

All fees required shall be paid to the Administrative Officer, who shall keep a complete and accurate record of fees received and shall forthwith deposit them to the credit of the General Revenue Fund of the Town.

- 2.11 Board of Adjustment Created. A Board of Adjustment is hereby established. The Board shall consist of five (5) members to be appointed by the Town Council for a term of five (5) years except that when the Board shall first be created one member shall be appointed for a term of five (5) years; one for a term of four (4) years; one for a term of three (3) years; one for a term of two (2) years; and one for a term of one (1) year. Members of the Board of Adjustment may be removed from office by the Town Council for cause upon written charges and after public hearing. Vacancies shall be filled by the Council for the unexpired term of the member.

- 2.12 Proceedings of the Board of Adjustment. The Board of Adjustment shall adopt rules necessary to the conduct of its affairs, and in keeping with the provisions of this Ordinance. Meetings shall be held at the call of the chairman and at such other times as the Board may determine. The chairman, or in his absence the acting chairman, may administer oaths and compel attendance of witnesses. All meetings shall be open to the public.

The Board of Adjustment shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote indicating such fact, and shall keep records of its examinations and other official actions, all of which shall be of public record and be immediately filed in the office of the Board.



- 2.13 Hearings, Appeals, Notice. Appeals to the Board of Adjustment concerning interpretation or administration of this Ordinance may be taken by any aggrieved person or by any officer or bureau of the governing body of the Town affected by any decision of the Administrative Officer. Such appeals shall be taken within a reasonable time not to exceed sixty (60) days of filing with the Administrative Officer and with the Board of Adjustment a notice of appeal specifying the grounds thereof. The Administrative Officer shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from was taken.

The Board of Adjustment shall fix a reasonable time for the hearing of appeal, give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing any party may appear in person or by agent or attorney.

A fee of fifteen dollars (\$15.00) shall be paid to the Administrative Officer at the time the notice of appeal is filed, which the Administrative Officer shall forthwith pay over to the credit of the General Revenue Fund of the Town.

- 2.14 Stay of Proceedings. An appeal stays all proceedings in furtherance of the action appealed from, unless the Administrative Officer from whom the appeal is taken certified to the Board of Adjustment after the notice of appeal is filed with him, that by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life and property. In such case, proceedings shall not be stayed other than by a restraining order which may be granted by the Board of Adjustment or by a court of record on application, on notice to the Administrative Officer from whom the appeal is taken and on which due cause shown.

- 2.15 The Board of Adjustment: Powers and Duties. The Board of Adjustment shall have the following powers and duties.

1. Administrative Review. To hear and decide appeals where it is alledged there is error in any order, requirement, decision or determination made by the Administrative Officer in the enforcement of this Ordinance.



2. Special Exceptions: Conditions Governing Applications: Procedures. To hear and decide only such special exceptions as the Board of Adjustment is specifically authorized to pass on by the terms of this Ordinance: to decide such questions as are involved in determining whether special exceptions should be granted; and to grant special exceptions with such conditions and safeguards as are appropriate under this Ordinance, and to deny special exceptions when not in harmony with the purpose and intent of this Ordinance. A special exception shall not be granted by the Board of Adjustment unless and until:
- a. A written application for a special exception is submitted indicating the section of this Ordinance under which the special exception is sought and stating the grounds on which it is requested.
  - b. Notice shall be given at least fifteen (15) days in advance of the public hearing by publication in a newspaper of general circulation in the Town of Riverside.
  - c. The public hearing shall be held. Any party may appear in person or by agent or attorney.
  - d. The Board of Adjustment shall make a finding that it is empowered under the section of this Ordinance described in the application to grant the special exception, and that the granting of the special exception will not adversely affect the public interest.

In granting any special exception, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which the special exception is granted, shall be deemed a violation of this Ordinance and punishable under Section 2.4 of this Ordinance. The Board of Adjustment shall prescribe a time limit within which the action for which the special exception is required shall be begun or completed, or both. Failure to begin or complete such action within the time limit set shall void the special exception.



3. Variances: Conditions Governing Application: Pro-Cedures. To authorize upon appeal in specific cases such variance from the terms of this Ordinance as will not be contrary to the public interest where, owing to the special conditions, a literal enforcement of the provisions of this Ordinance would result in unnecessary hardship. A variance from the terms of this Ordinance shall not be granted by the Board of Adjustment unless and until:
- a. A written application for a variance is submitted demonstrating:
    - (1) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are **not applicable** to other lands, structures, or buildings in the same district;
    - (2) That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance;
    - (3) That the special conditions and circumstances do not result from the actions of the applicant;
    - (4) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures or buildings in the same district. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of land, structures or buildings in other districts shall be considered grounds for the issuance of a variance.
  - b. Notice of public hearing shall be given as in Section 2.15-2.b above.
  - c. The public hearing shall be held. Any party may appear in person, or by agent or by attorney.
  - d. The Board of Adjustment shall make findings that the requirements of Section 2.15-3.a have been met by the applicant for a variance.



- e. The Board of Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.
- f. The Board of Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.
- g. In granting any variance, the Board of Adjustment may prescribe appropriate conditions and safeguards in conformity with this Ordinance. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Ordinance and punishable under Section 2.4 of this Ordinance. Under no circumstances shall the Board of Adjustment grant a variance to allow a use not permissible under the terms of this Ordinance in the district involved, or any use expressly or by implication prohibited by the terms of this Ordinance in said district.

2.16 Decisions of the Board of Adjustment. In exercising the above mentioned powers, the Board of Adjustment may, so long as such action is in conformity with the terms of this Ordinance, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination as ought to be made, and to that end shall have powers of the Administrative Officer from whom the appeal is taken. The concurring vote of three (3) members of the Board shall be necessary to reverse any order, requirement, decision or determination of the Administrative Officer, or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance, or to effect any variation in application of this Ordinance.

2.17 Appeals from the Board of Adjustment. Any person or persons, or any board, taxpayer, department, board or bureau of the Town aggrieved by any decision of the Board of Adjustment may seek review by a court of record of such decision, in the manner provided by the laws of the State and particularly by Chapter 414, Code of Iowa, as amended.



## CHAPTER 3

### EXTRA-TERRITORIAL ZONING

- 3.1 Extension of Zoning Regulations. The regulations contained herein shall provide for the extension of the zoning regulations of the Town of Riverside for a distance of up to two (2) miles beyond the corporate limits of the Town as provided for by Chapter 414 of the Code of Iowa, as amended.
- 3.2 Official Extra-Territorial Zoning Map. The unincorporated territory within two (2) miles of the corporate limits of Riverside is hereby divided into districts as designated on the Official Extra-Territorial Zoning Map, which together with the explanatory material thereon, is hereby adopted by reference and declared to be a part of this Ordinance.
- 3.3 Identification of Official Extra-Territorial Zoning Map. The Official Extra-Territorial Zoning Map shall be identified by the signature of the Mayor and attested to by the Town Clerk under the following statement:
- "This is to certify that this is the Official Extra-Territorial Zoning Map referred to in Chapter 3, Section 3.2 of the Zoning Ordinance of the Town of Riverside, Iowa as adopted the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ A.D."
- The Official Extra-Territorial Zoning Map shall be on file in the office of the Town Clerk and shall be the final authority as to the current status of land, buildings and other structures in the unincorporated area over which extra-territorial zoning regulations are extended.
- 3.4 Farms Exempt. No regulation or requirement adopted under the provisions of this Section which permits extension of the Town's zoning regulations outside the corporate limits shall be construed to apply to land, farm houses, farm barns, farm outbuildings or other structures, or erections which are primarily adapted, by reason of nature and area, for use for agricultural purposes while so used, provided, however, that such regulations or Ordinances which relate to any structure, building, dam, obstruction, deposit or excavation in or on the flood plains of any river or stream, which may be contained herein, or which may be subsequently adopted, shall apply equally to agricultural and nonagricultural lands, buildings and structures.



1. Certificates. No Construction Compliance Certificate or Occupancy Compliance Certificate shall be required for the erection, construction, reconstruction, alteration, remodeling or expansion of any farm building including farmstead dwellings, or the use of any land for uses customarily associated with the pursuit of agricultural enterprises while so used.
  2. Application of Provisions. The provisions of this Section shall apply only to the unincorporated areas over which the Town is extending extra-territorial zoning regulations, and where at variance with any other provisions of the Zoning Ordinance, the provisions of this Section shall govern.
- 3.5 Commissions and Boards. Upon extending zoning jurisdiction beyond the corporate limits, the Town Council shall increase the size of the Planning and Zoning Commission and Board of Adjustment each by two (2) members. Said additional members shall be residents of the area outside the Town limits over which the zoning jurisdiction is extended. They shall be appointed by the Town Council for the same terms of office and have the same rights, privileges and duties as other members of each of said bodies.
- 3.6 Appeals from the Board of Adjustment. Property owners affected by such extra-territorial zoning regulations shall have the same rights of hearing, protest and appeal as those within the Town.



## CHAPTER 4

### GENERAL PROVISIONS

- 4.1 Definitions. For the purpose of this Ordinance, certain terms and words are hereby defined. Words used in the present tense shall include the future; the singular number shall include the plural and the plural the singular; and the word "shall" is mandatory.
1. Accessory Use or Building. A use or structure subordinate to the principal use of a building or land on the same lot or parcel of ground and serving a purpose customarily incidental to the use of the principal building or use of land.
  2. Agriculture. The use of land for agricultural purposes, including farming, dairying, pasturage, horticulture, floriculture, viticulture, and animal and poultry husbandry, and the necessary accessory uses for treating or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of normal agricultural activities. Agriculture shall not include commercial feedlots as defined herein.
  3. Alley. A public thoroughfare which affords only a secondary means of access to abutting property.
  4. Alterations, Structural. Any change in the supporting members of a building such as bearing walls, columns, beams or girders.
  5. Basement. A story having part but not more than one-half its height below grade. A basement is counted as a story for the purpose of height regulation.
  6. Boarding House. A building other than a hotel where, for compensation and by arrangement, meals or lodging and meals are provided for three (3) or more persons.
  7. Building (Structure). Anything constructed, erected or built, the use of which requires location on the ground and designed for the support, enclosure, shelter or protection of persons, animals, chattels or property of any kind, including, but without limiting the generality of the foregoing, installations such as signs, billboards,



radio towers, and other facilities not designed for storage of property of occupancy by persons.

8. Building, Height of. The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip and gambrel roofs.
9. Cellar. A story having more than one-half ( $\frac{1}{2}$ ) of its height below grade. A cellar is not included in computing the number of stories for the purpose of height measurement.
10. Commercial Feedlot. The feeding or raising of livestock, poultry, or other animals in confined feedlots, dry lots, pens, cages or buildings as a commercial enterprise not in conjunction with a farming operation.
11. Commission. The Planning and Zoning Commission of Riverside, Iowa.
12. Dwelling. Any building or portion thereof which is designed for and used exclusively for residential purposes.
13. Dwelling, Farmstead. A dwelling located on a farm and occupied by a person or family employed fully or partially in the agricultural pursuits of the farm on which it is located.
14. Dwelling, Single-Family. A building designed for or occupied by one (1) family.
15. Dwelling, Two-Family. A building designed for or occupied exclusively by two (2) families.
16. Dwelling, Multiple-Family. A building designed for or occupied exclusively by more than two (2) families. An apartment house.
17. Dwelling Unit. One room, or rooms connected together, constituting a separate, independent housekeeping establishment and physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities.



18. Family. One or more persons occupying a premises and living as a single housekeeping unit, whether or not related to each other by birth or marriage, as distinguished from a group occupying a boarding house, lodging house or hotel.
19. Farm. An area which is used for the growing of the usual farm products such as vegetables, fruits, and grains, and their storage on the area, as well as for the raising thereon of the usual farm poultry and farm animals. The term farming includes the operating of such area for one or more of the above uses with the necessary accessory uses for treating or storing the produce, provided, however, that the operation of any such accessory uses shall be secondary to that of the normal farming activities and such accessory uses do not include the feeding of garbage or offal to swine or other animals, or commercial feeding of animals or poultry in confined lots or buildings.
20. Frontage. All the property on one side of a street between two intersecting streets (crossing or terminating), measured along the line of the street, or if the street is dead ended, then all of the property abutting on one side between an intersecting street and the dead end of the street.
21. Garage, Private. An accessory building designed or used for the storage of not more than four (4) motor-driven vehicles owned and used by the occupants of the building to which it is accessory. Not more than one (1) of the vehicles may be a commercial vehicle of not more than two (2) ton capacity.
22. Garage, Public. A building or portion thereof, other than a private or storage garage, designed or used for equipping, servicing, repairing, hiring, selling, or storing motor-driven vehicles.
23. Grade. The average level of the finished surface of the ground adjacent to the exterior walls of the building except when any wall approximately parallels and is not more than five (5) feet from a street line, then the elevation of the street at the center of the wall adjoining the street shall be grade.



24. Home Occupation. An occupation or a profession which:
- a. is customarily carried on in a dwelling unit or in a building or other structure accessory to a dwelling unit, and
  - b. is carried on by a member of the family residing in the dwelling unit, employing not more than one (1) person outside the immediate family residing on the premises, and
  - c. is clearly incidental and secondary to the use of the dwelling unit for residential purposes, and
  - d. for which there is kept no stock in trade nor is any commodity sold on the premises, and
  - e. has no exterior display, no exterior storage of materials and no other exterior indication of the home occupation or variation from the residential character of the principal building, except for not more than one (1) exterior sign mounted flush with the face of the building, which sign shall not exceed one (1) square foot in area, except as provided in Chapter 1, and
  - f. does not occupy more than ten (10) per cent of the area of one floor of the dwelling unit, and
  - g. produces no offensive noise, vibration, smoke, dust, odor, heat or glare rendering such building or premises objectionable or detrimental to the residential character of the neighborhood, and causes no electrical interference with radio and television reception in the neighborhood.

25. Home Occupation, Farmstead. An occupation customarily engaged in on a farm, as a supplementary source of income, which:

- a. is clearly incidental and secondary to the operation of the farm, and
- b. is carried on by a member of the family residing in the farmstead dwelling, and
- c. does not employ more than one (1) person outside the resident family on the premises, and



- d. is conducted within or adjacent to the farmstead dwelling or customary farm outbuildings, and
  - e. has no exterior displays, or storage of materials visible from the public road, or other exterior indication or variation from the agricultural character of the farm other than not more than one (1) sign identifying the product or service available, which sign shall not exceed twelve (12) square feet in area, and
  - f. produces no offensive noise, vibration, smoke, dust, odor, heat, glare or electrical interference detectable within the limits of the nearest neighboring farmstead or dwelling.
26. Junk Yard. Any area where waste, discarded or salvaged materials, are bought, sold, exchanged, baled or packed, disassembled, stored, abandoned, or handled, including the dismantling or "wrecking" of automobiles or other vehicles or machinery, house wrecking yards, used lumber yards and places or yards for storage of salvage house wrecking and structural steel materials and equipment, but not including areas where such uses are conducted entirely within a completely enclosed building.
27. Kennel. An establishment where dogs are boarded for compensation or where dogs are bred or raised for commercial purposes or sale.
28. Loading Space. A space within the main building or on the same lot providing for the standing, loading or unloading of trucks, having minimum dimension of twelve (12) by thirty-five (35) feet and vertical clearance of at least fourteen (14) feet.
29. Lot. A parcel of land occupied or intended for occupancy by one main building together with its accessory buildings officially approved and having its principal frontage upon a dedicated street. The boundaries of the lot shall be determined by its lot lines.
30. Lot, Corner. A lot abutting upon two (2) or more streets at their intersections.
31. Lot, Depth of. The mean horizontal distance between the front and rear lot lines.



32. Lot, Double Frontage. A lot having a frontage on two (2) nonintersecting streets, as distinguished from a corner lot.
33. Lot of Record. A lot which is a part of a subdivision, the plat of which has been recorded in the office of the County Recorder of Washington County, Iowa.
34. Lot Width. The width of a lot measured at the building line and at right angles to its depth.
35. Mobile Home. A vehicle used, or so originally constructed as to permit being used, as conveyance upon the public streets or highways and duly licensed as such, and constructed in such a manner as will permit occupancy thereof for human habitation, dwellings, or sleeping places for one or more persons, provided further that this definition shall refer to and include all portable contrivances used or intended to be used generally for living and sleeping quarters and which is capable of being moved by its own power, towed, or transported by another vehicle. This definition shall also include and apply to such vehicles or structures that are located on a permanent or temporary foundation but shall not include mobile homes converted to real estate as defined herein.
36. Mobile Home Converted to Real Estate. An unencumbered mobile home which has been attached to a permanent foundation on real estate owned by the mobile home owner, which has had the vehicular frame modified or destroyed, rendering it impossible to reconvert to a mobile home and which has been inspected by the assessor, and the mobile home title, registration, and license plates collected from the owner and the property entered on the tax rolls of Washington County.
37. Mobile Home Park. Any site, lot, field, or tract of land upon which two or more occupied mobile homes are harbored either free of charge or for revenue purposes and shall include any building, structure, vehicle, or enclosure intended for use as part of the equipment of such mobile home park.
38. Mobile Home Subdivision. A subdivision created for the purpose of, and restricted to the sale or lease of individual lots for occupancy by independent mobile homes, or mobile homes converted to real estate and having public streets, utilities, and other public facilities installations approved



by the Town Council in accordance with the Subdivision Regulations of the Town of Riverside.

39. Nursing Home. A home for the aged, chronically ill or incurable persons in which three (3) or more persons not of the immediate family are received, kept and provided with food or shelter and care, for compensation; but not including hospitals, clinics or similar institutions devoted primarily to the diagnosis, treatment or care of the sick or injured.
40. Parking Space. A surfaced area, enclosed in the main building or in an accessory building, or unenclosed, having an area of not less than one hundred and eighty (180) square feet exclusive of driveways, permanently reserved for the temporary storage of one automobile and connected with a street or alley by a surfaced driveway which affords satisfactory ingress for automobiles.
41. Place. An open unoccupied space or a public or private thoroughfare other than a street or alley permanently reserved as the principal means of access to abutting property.
42. Premises. The land together with any buildings or structures located thereon.
43. Sign. Any device designed to inform or attract the attention of persons not on the premises on which the sign is located, provided, however, that the following shall not be included in the application of the regulations herein:
  - a. Signs not exceeding one (1) square foot in area and bearing only property numbers, post box numbers, names of occupants of premises, or other identification of premises not having commercial connotations.
  - b. Flags and insignia of any government except when displayed in connection with commercial promotion.
  - c. Legal notices, identification, informational, or directional signs erected or required by governmental bodies.
  - d. Integral decorative or architectural features of buildings, except letters, trademarks, moving parts, or moving lights.



- e. Signs directing and guiding traffic and parking on private property but bearing no advertising matter.
- 44. Story. That portion of a building, other than a cellar, included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, then the space between the floor and the ceiling next above it.
- 45. Story, Half. A partial story under a gable, hip or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than three (3) feet above the floor of such story, except that any partial story used for residence purposes other than for a janitor or caretaker or his family, or by a family occupying the floor immediately below it, shall be deemed a full story.
- 46. Street. A public or private thoroughfare which affords the principal means of access to abutting property.
- 47. Structure (Building). Anything constructed, erected or built, which requires location on the ground and designed for the support, enclosure, shelter or protection of persons, animals, chattels, or property of any kind, including but without limiting the generality of the foregoing, installations such as signs, billboards, radio towers and other facilities not designed for storage of property or occupancy by persons.
- 48. Travel Trailer or Camping Trailer. A vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designed to permit the vehicles to be used as a place of human habitation by one or more persons. Said vehicle may be up to eight (8) feet in width and any length provided its gross weight does not exceed 4,500 pounds, which shall be the manufacturer's shipping or the actual weight provided its overall length does not exceed 28 feet. Such vehicle shall be customarily or ordinarily used for vacation or recreation purposes; if used as a place of human habitation for more than 90 days in any 12-month period, it shall be classed as a mobile home, regardless of the size and weight limitation provided herein. This definition shall also include house cars and camp cars having motive power and designed for temporary occupancy as defined herein.



49. Trailer Camp or Tourist Campground. An area providing spaces for two or more travel trailers, camping trailers or tent sites for temporary occupancy, with necessary incidental services, sanitation, and recreation facilities to serve the traveling public.
50. Yard. An open space between a building and the adjoining lot lines unoccupied and unobstructed by any portion of a structure from thirty (30) inches above the ground upward except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard, or the depth of the rear yard, the minimum horizontal distance between the lot lines and the main building shall be used.
51. Yard, Front. A yard extending across the front of a lot and being the minimum horizontal distance between the street or place line and the main building or any projections thereof other than the projections of the usual uncovered steps, uncovered balconies, or uncovered porch. On corner lots the front yard shall be considered as parallel to the street upon which the lot has its least dimension, except where owner shall elect to front his building on the street parallel to the lot line having the greater dimension.
52. Yard, Rear. A yard extending across the rear of a lot and being the required minimum horizontal distance between the rear lot line and the rear of the main building or any projections thereof other than the projections of uncovered steps, unenclosed balconies or unenclosed porches. On all lots the rear yard shall be in the rear of the front yard.
53. Yard, Side. A yard between the main building and the side line of the lot and extending from the required front yard to the required rear yard, and being the minimum horizontal distance between a side lot line and the side of the main building or any projection thereto.

- 4.2 Changes and Amendments. The regulations imposed and the districts created by this Ordinance may be amended from time to time by the Town Council but no such amendments shall be made without public hearing before the Council and after a report has been made upon the amendment by the Planning and Zoning Commission. At least fifteen (15) days notice of



4.2 Changes and Amendments (Continued)

the time and place of such hearing shall be published in a newspaper having general circulation in the town. In case the Planning and Zoning Commission does not approve the change or, in the case of a protest filed with the Council against a change in district boundaries signed by the owners of twenty (20) percent or more either of the area of the lots included in such proposed change, or of those immediately adjacent thereto and within two hundred (200) feet of the boundaries thereof, such amendment shall not be passed except by the favorable vote of three-fourths (3/4) of all the members of the Council.

4.3 Application for Change of Zoning District Boundaries. Any person may submit to the Town Council an application requesting a change in the zoning district boundaries as shown on the official zoning district map. Such application shall be filed with the Administrative Officer accompanied by a fee of twenty dollars (\$20.00) and shall contain the following information.

1. The legal description and local address of the property.
2. The present zoning classification and the zoning classification requested for the property.
3. The existing use and proposed use of the property.
4. The names and addresses of the owners of all property within two hundred (200) feet of the property for which the change is requested.
5. A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
6. A plat showing the locations, dimensions, and use of the applicant's property and all property within two hundred (200) feet thereof, including streets, alleys railroads and other physical features.

All fees shall be deposited to the General Revenue Fund of the town. Failure to approve the requested change shall not be deemed cause to refund the fee to the applicant.



4.4 Separability Clause. Should any section or provision of this Ordinance be declared by the courts to be invalid or unconstitutional, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part so declared to be invalid or unconstitutional.

4.5 Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict with this Zoning Ordinance, or inconsistent with the provisions of this Ordinance, are hereby repealed to the extent necessary to give this Ordinance full force and effect.

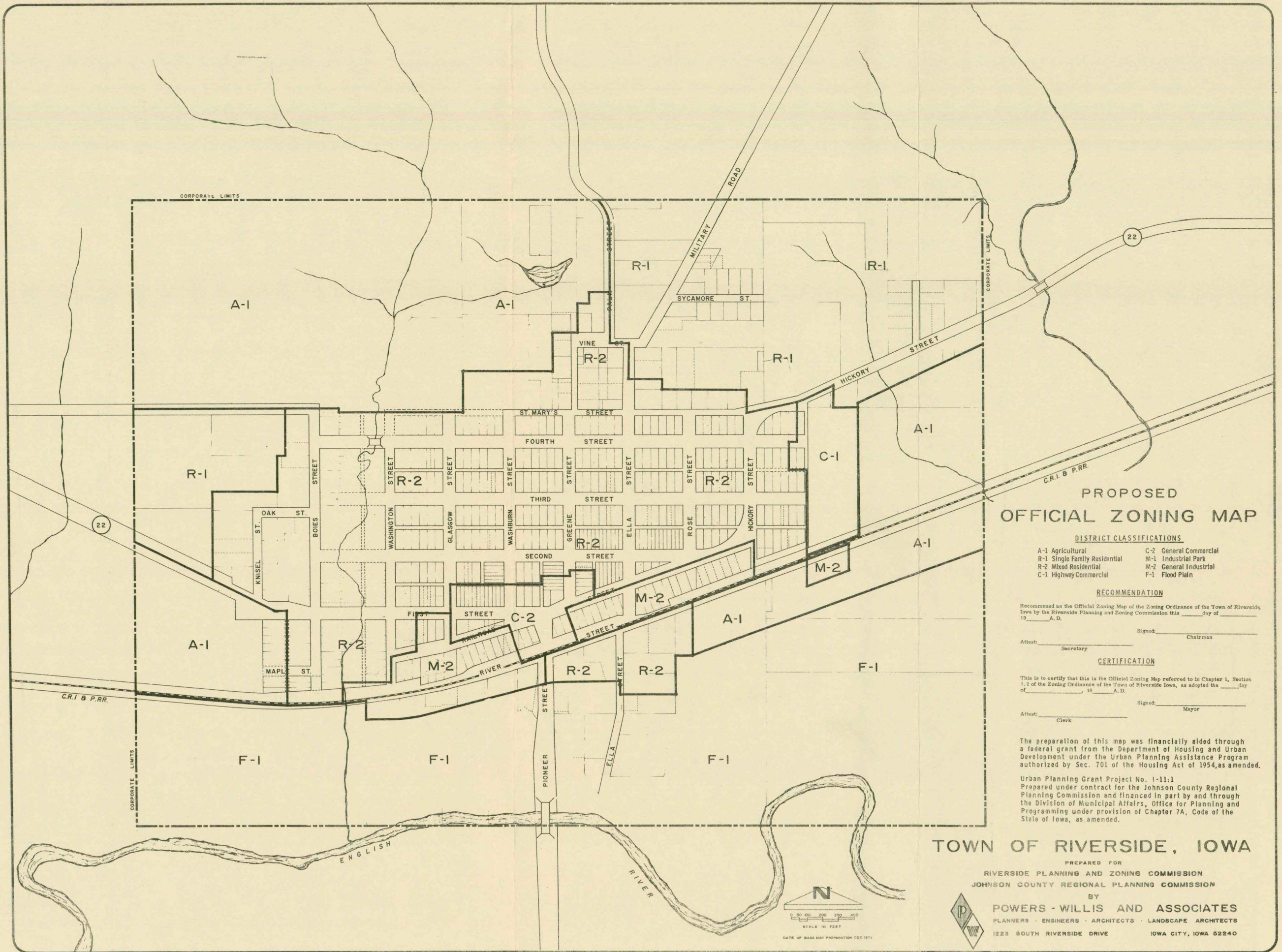
4.6 Effective Date. THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT AFTER ITS PASSAGE AND PUBLICATION AS PROVIDED BY LAW.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19 \_\_\_\_ A. D.

Signed: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
Clerk





**PROPOSED  
OFFICIAL ZONING MAP**

**DISTRICT CLASSIFICATIONS**

- |                               |                        |
|-------------------------------|------------------------|
| A-1 Agricultural              | C-2 General Commercial |
| R-1 Single Family Residential | M-1 Industrial Park    |
| R-2 Mixed Residential         | M-2 General Industrial |
| C-1 Highway Commercial        | F-1 Flood Plain        |

**RECOMMENDATION**

Recommended as the Official Zoning Map of the Zoning Ordinance of the Town of Riverside, Iowa by the Riverside Planning and Zoning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ A. D.

Attest: \_\_\_\_\_ Signed: \_\_\_\_\_  
Secretary Chairman

**CERTIFICATION**

This is to certify that this is the Official Zoning Map referred to in Chapter 1, Section 1.2 of the Zoning Ordinance of the Town of Riverside Iowa, as adopted the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ A. D.

Attest: \_\_\_\_\_ Signed: \_\_\_\_\_  
Clerk Mayor

The preparation of this map was financially aided through a federal grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program authorized by Sec. 701 of the Housing Act of 1954, as amended.

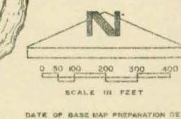
Urban Planning Grant Project No. 1-11:1  
Prepared under contract for the Johnson County Regional Planning Commission and financed in part by and through the Division of Municipal Affairs, Office for Planning and Programming under provision of Chapter 7A, Code of the State of Iowa, as amended.

**TOWN OF RIVERSIDE, IOWA**

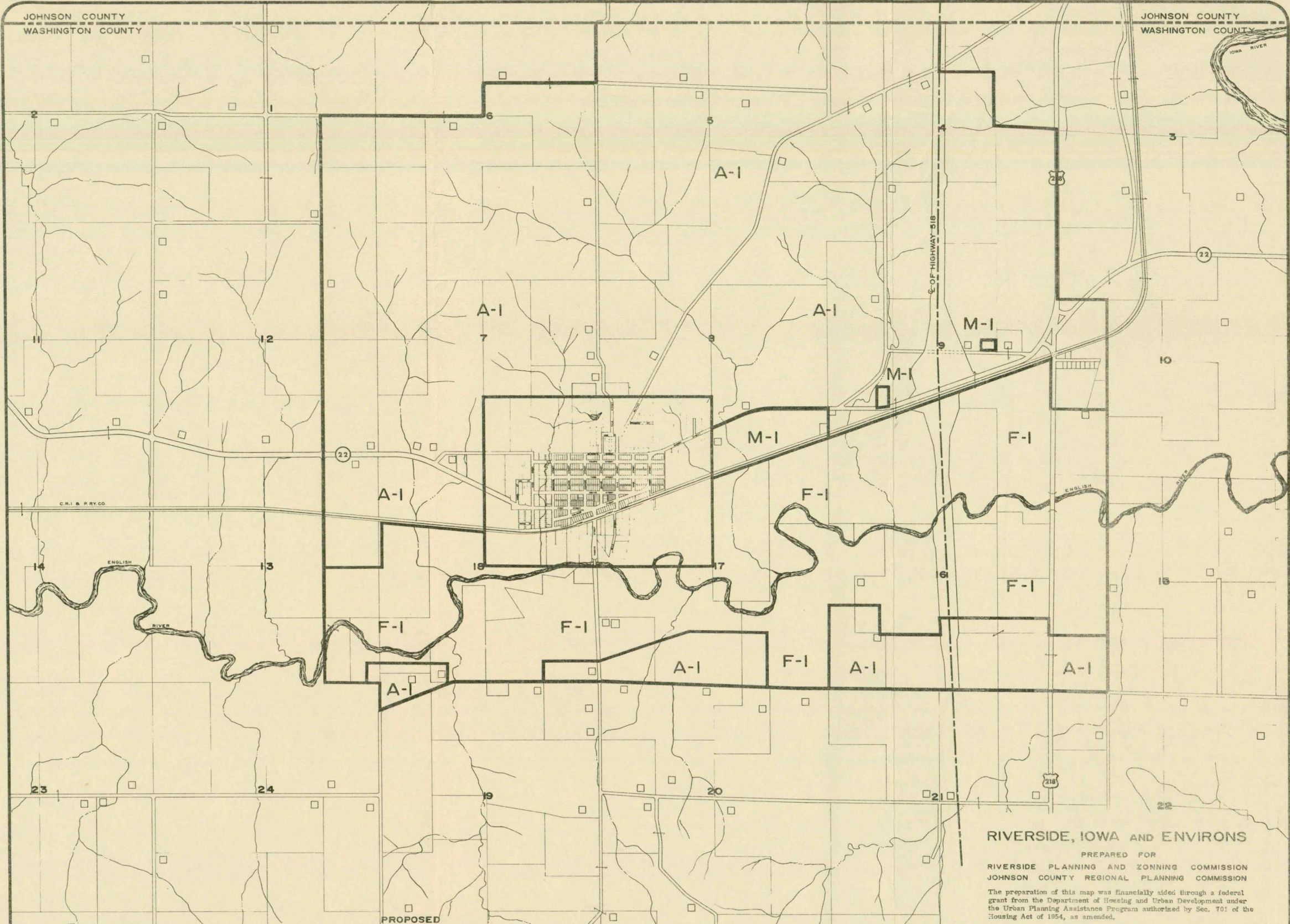
PREPARED FOR  
RIVERSIDE PLANNING AND ZONING COMMISSION  
JOHNSON COUNTY REGIONAL PLANNING COMMISSION

BY  
**POWERS - WILLIS AND ASSOCIATES**  
PLANNERS - ENGINEERS - ARCHITECTS - LANDSCAPE ARCHITECTS

1223 SOUTH RIVERSIDE DRIVE IOWA CITY, IOWA 52240







# OFFICIAL EXTRA - TERRITORIAL ZONING MAP

**RECOMMENDATION**  
 Recommended as the Official Extra Territorial Zoning Map of the Zoning Ordinance of the Town of Riverside, Iowa by the Riverside Planning and Zoning Commission this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ A. D.  
 Signed: \_\_\_\_\_  
 Chairman  
 Attest: \_\_\_\_\_  
 Secretary

**DISTRICT CLASSIFICATIONS**

A-1 Agricultural	C-2 General Commercial
R-1 Single Family Residential	M-1 Industrial Park
R-2 Mixed Residential	M-2 General Industrial
C-1 Highway Commercial	F-1 Flood Plain

**CERTIFICATION**  
 This is to certify that this is the Official Extra Territorial Zoning Map referred to in Chapter 3, Section 3.3 of the Zoning Ordinance of the Town of Riverside Iowa, as adopted the day of \_\_\_\_\_ 19\_\_\_\_ A. D.  
 Signed: \_\_\_\_\_  
 Mayor  
 Attest: \_\_\_\_\_  
 Clerk



## RIVERSIDE, IOWA AND ENVIRONS

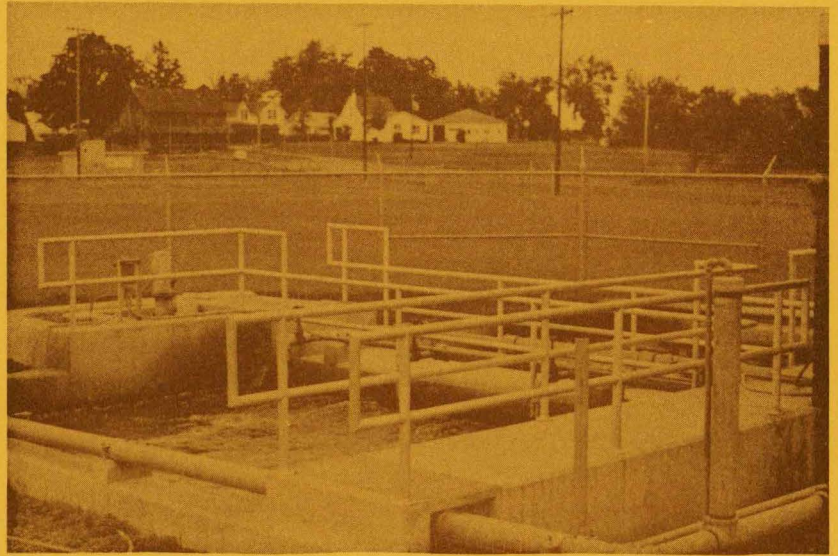
PREPARED FOR  
 RIVERSIDE PLANNING AND ZONING COMMISSION  
 JOHNSON COUNTY REGIONAL PLANNING COMMISSION

The preparation of this map was financially aided through a federal grant from the Department of Housing and Urban Development under the Urban Planning Assistance Program authorized by Sec. 701 of the Housing Act of 1954, as amended.

Urban Planning Grant Project No. 1-11:1  
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BY  
**POWERS WILLIS AND ASSOCIATES**  
 PLANNERS-ENGINEERS-ARCHITECTS-LANDSCAPE ARCHITECTS  
 1223 SOUTH RIVERSIDE DRIVE IOWA CITY, IOWA 52240





# *Administration*



## PLANNING ADMINISTRATION

### CONTINUING THE PLANNING PROCESS

#### Introduction

The Comprehensive Plan contains the current plans and recommendations of the Planning and Zoning Commission and is the beginning of a continuous process in the growth, development and improvement of the community. As the community grows and changes, the Comprehensive Plan must also grow and change. As developments occur and as new information becomes available, it will be necessary to make revisions to the plan and also study certain aspects in greater detail.

To be effective, the plan must have the support of a vigorous and active organization that will constantly keep the plan in the forefront of municipal activity and make changes and adjustments as they become necessary. The organization is the Planning and Zoning Commission. The Planning and Zoning Commission should continue to meet regularly and hold joint meetings with the Council in order that an exchange of views and a better understanding of problems facing each group might be had. The Council should utilize the Commission as an advisory body on every matter affecting the physical development and improvement of the community in order to assure the greatest long-range benefit to the people of the community from improvements it will be undertaking now and in the future.

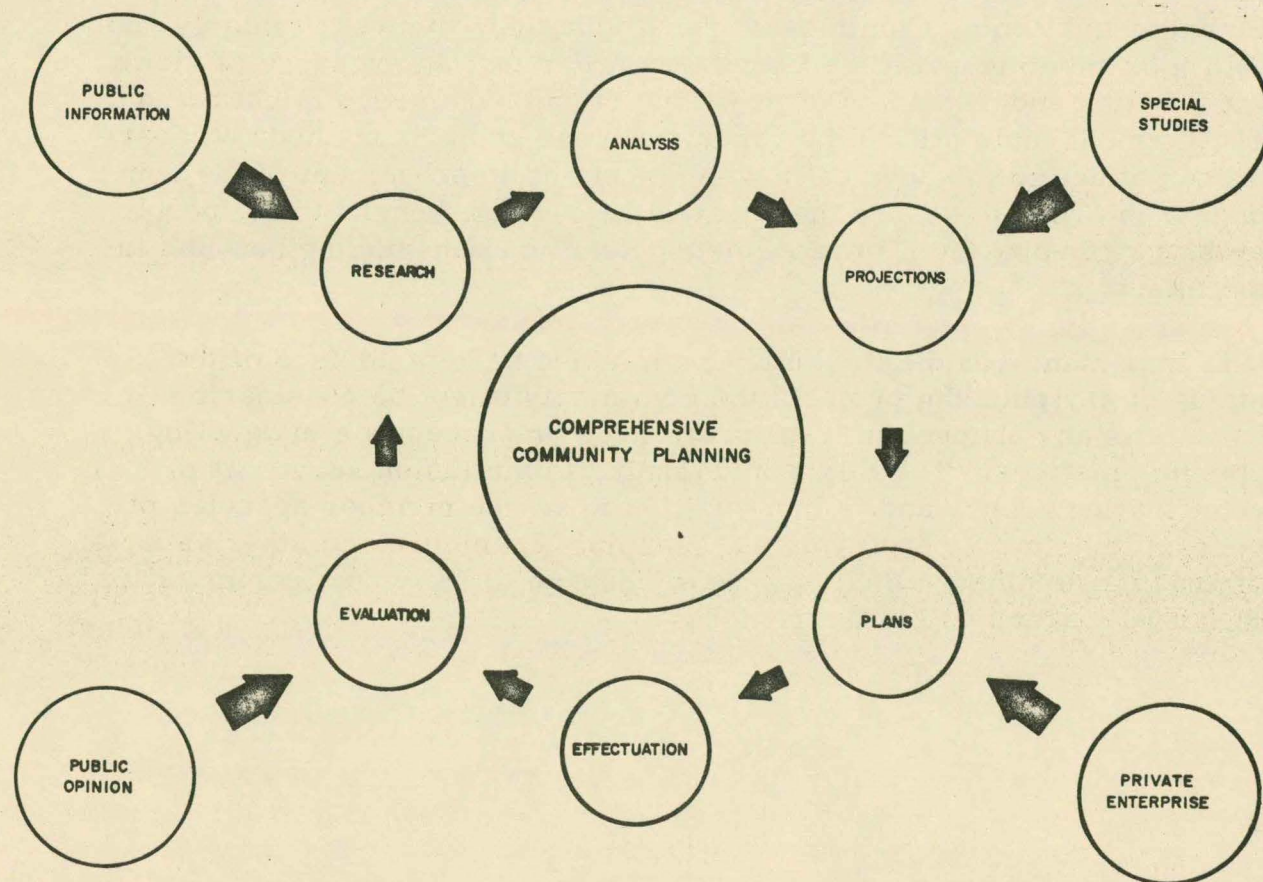
It is important that the Regional Commission be kept advised of the status of any planning projects the community might be considering as well as any changes in local ordinances or procedures in handling planning matters. The Regional Planning Commission serves as a coordinating agency and is in a position to advise member agencies of current legislative developments, planning techniques and other aspects of area development which may be of concern to individual communities or specific areas within the region.



## PLANNING-A CONTINUOUS PROCESS

The preparation of the Comprehensive Plan does not mark the end of the planning process but is instead the initial step taken to define the goals and objectives of the community and to provide the tools with which to achieve those objectives.

Planning is a continuous process of research, analysis, projection and evaluation and does not end with the preparation of the comprehensive plan but must be continued as a part of the day-to-day activities of the community. The community should seek to continually refine the plan until each general plan and recommendation evolves through preliminary studies, to working drawings and ultimately to reality. The diagram below illustrates the relationship of each of the various aspects of community planning with the continuing planning process.



PLANNING IS A CONTINUOUS PROCESS



## ADOPTION OF THE PLAN

After all preliminary reports have been prepared and reviewed by the Planning Commission, the first step toward the adoption of the plan is to hold the public hearings as required by state statute. The procedure for adoption of the Comprehensive Plan, the Zoning Ordinance and Subdivision Ordinance is outlined on the following pages.

1. The Commission must schedule hearings on (1) the Comprehensive Plan, and (2) the Zoning Ordinance and map and (3) should hold a hearing on the Subdivision Regulation Ordinance. (See Sections 373.18-19 and 414.6 of the Code of Iowa.) Although a hearing is not required on the subdivision regulation ordinance, it is generally advisable to do so. A hearing notice of at least 15 days must be given in a newspaper of general circulation in the community. (618.3 Code of Iowa).
2. Copies of the Comprehensive Plan, the Zoning Ordinance and map, and the Subdivision Regulation Ordinance must be placed on file with the Clerk where they will be available for inspection by the public. Although not required, it is advisable to place additional copies at other locations where they will be accessible to the public.
3. The three hearings are usually scheduled for the same evening and held successively. A accurate account of the proceedings of the hearings including comments in support of or opposed to any part of the planning program or proposed ordinances should be recorded.
4. Following the hearings, and usually at a subsequent meeting, the Planning Commission determines if further changes should be made to the Comprehensive Plan and proposed ordinances before recommending them to the Council for approval.
5. The Planning Commission then passes three resolutions, one each for the Comprehensive Plan, the Zoning Ordinance and the Subdivision Regulation Ordinance, 1) adopting them and 2) recommending same to the Council for approval and adoption. Adoption of the Comprehensive Plan by the Commission requires approval of two-thirds of the Commission members.
6. The Council, although not compelled to adopt either of the ordinances, or plans should schedule, and hold public hearings on



them. A hearing notice of at least 15 days must be given (Section 414.4).

7. Following the hearings the Council should:
  - a. Adopt the Comprehensive Plan (by resolution), recognizing it as the Official Community Plan and placing it on file as such.
  - b. Adopt the Zoning Ordinance and Subdivision Regulations by ordinance. The ordinances require a majority vote to pass and must be signed by the Mayor (366.4-6 Code of Iowa).
  - c. After adoption the Council is required to read each ordinance in full on three different days (366.3 Code of Iowa). This requirement may be dispensed with by approval of three fourths the Council (366.4 Code of Iowa).
  - d. After the required readings and passage by the Council, the entire Zoning Ordinance (including the map) and the Subdivision Ordinance must be published once in a newspaper published in the city or town before becoming effective. In a city or town in which no newspaper is published, this publication can be made by posting the ordinances in three public places within the town (366.7, 618.14 Code of Iowa).
8. Upon adoption of the Zoning Ordinance, the Mayor and Council must designate a Zoning Administrative Officer and a five - member Zoning Board of Adjustment. They should not be members of any other committee or the Council. Where extra-territorial zoning is involved, 2 persons from that area must also be appointed to the Board of Adjustment and 2 additional members to the Planning Commission.
9. After their adoption, copies of the Comprehensive Plan and the Zoning and Subdivision Ordinances should be sent to the Regional Planning and Zoning Commission along with the names of persons to contact regarding them. The Clerk should also certify a copy of the ordinances to the County Recorder.



## IMPLEMENTATION

There are three basic implementation measures provided in the Comprehensive Plan. They are (1) the capital improvements program, (2) the subdivision regulations and (3) the zoning ordinance. A fourth, affecting housing, although not included as a part of this planning program deals with building, electrical, plumbing, housing and related codes, each of which should be carefully considered by the community. Various implementation measures are discussed below.

### Capital Improvements Program

The capital improvements program is the primary means of implementing the community facilities plan. The program is intended to serve as a guide for the Council, the School Board, Planning Commission and private enterprise in making decisions regarding capital expenditures. In order for the capital improvements program to be of use from year to year it must be kept current. Therefore, each year the program should be reviewed and updated. This task is generally assigned to the Planning Commission since it is the agency responsible for planning the future growth and development of the community and is well aware of the physical improvements needed.

The annual review of the capital improvements program should ideally take place in May or June so the Council will have sufficient time to study the recommended program before preparing the annual budget which is generally done during the months of June and July.

By keeping the capital improvements program up-to-date, the community will have an ever-current list of planned improvements and will be in the best possible position to make wise decisions regarding capital outlays. Joint review by the Regional Planning Commission can also be of benefit particularly where improvements are proposed by other agencies which will affect the area.

### Subdivision Regulations

Subdivision regulations are a valuable means of encouraging orderly development since they deal primarily with undeveloped land. The subdivision ordinance, however, must be adopted and enforced before it will be of benefit to the community. After its adoption, the Planning Commission and Council will continue their roles in the administration of the subdivision ordinance, in the review and approval of subdivision plats and helping to coordinate new development with the transportation plan and future land use plan.



## Codes and Ordinances-Housing

Additional means of carrying out the objectives of the comprehensive plan are made available through the adoption and enforcement of housing, building, plumbing, electrical and other related codes. The zoning and subdivision ordinances do not take the place of the building and related codes; but all share a common goal of maintaining property values and creating a better environment in which to live. One of the easiest and most economical ways of maintaining property values and extending the useful life of structures is to insure they are constructed to certain minimum basic standards.

Although some of the benefits are of an immediate nature, many will not be realized for a number of years. The adoption and enforcement of such codes 25 years ago or earlier would have done much to relieve many of the problems confronting the community today.

The administration and enforcement of building codes in smaller communities are difficult because of the lack of personnel experienced in the various building trades that are available to serve as the Administrative Officer.

## Zoning Ordinance

The zoning ordinance is the principal means of implementing the future land use plan and is the most beneficial of all planning implementation measures the community can adopt. The responsibility of administering the zoning ordinance will involve a number of persons both elected and appointed. The Council, Planning and Zoning Commission, the Administrative Officer, the Town Attorney, and the Board of Adjustment are all concerned with the administration of the zoning ordinance.

The entire administrative function is actually a model of the democratic process utilizing legislative, administrative, judicial and advisory groups.

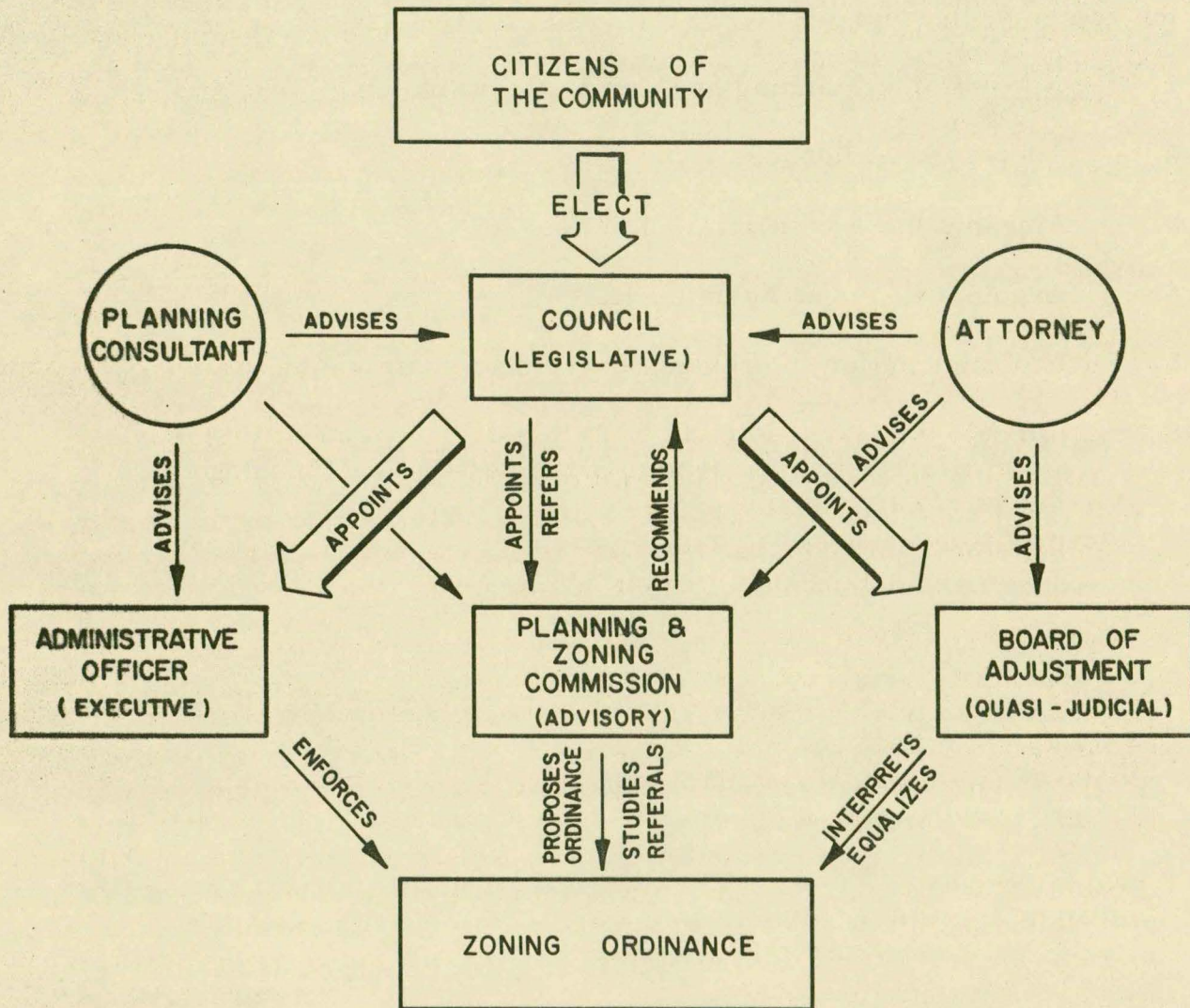
After the adoption of the ordinance, it should be periodically reviewed in order that it be kept in harmony with the future land use plan. A major change in the land use plan or a large number of requests for zoning changes would warrant a review of the ordinance and the development that has taken place.

The specific powers and duties of the various agencies and individuals connected with the administration of the zoning and subdivision ordinance are listed on the following pages.



## ADMINISTRATION

Administration of the Comprehensive Plan, the Subdivision Regulations and the Zoning Ordinance rests with a number of individuals and agencies. A clear understanding of the proper relationship of each area of responsibility is essential if the plan and ordinances are to be effective tools for orderly growth and development. The diagram below illustrates the relationship of the various agencies responsible for administering the Zoning Ordinance. Their specific powers and duties are discussed on the following pages.





THE MAYOR AND COUNCIL as the legislative body appoint the Planning and Zoning Commission, Administrative Officer and Board of Adjustment, but have interaction only with the Planning and Zoning Commission.

The Council must obtain a recommendation from the Planning and Zoning Commission on all legislative matters relative to the ordinance before it takes action. Once it has received a recommendation from the Planning and Zoning Commission, the Council may accept or reject it.

The only appeal from a legislative act of the Council is to the courts. The Council has no authority to pass on any decision or act of the Administrative Officer or the Board of Adjustment.

Here is a list of specific powers and duties of the Council relative to the zoning ordinance:

1. Appoints the Planning and Zoning Commission.
2. Adopts the ordinance.
3. Appoints the Administrative Officer.
4. Appoints Board of Adjustment.
5. Institutes action to prevent, correct or abate violations.
6. Amends the text, district regulations, or official zoning map after referral to and recommendation from the Planning and Zoning Commission.



THE PLANNING AND ZONING COMMISSION is the advisory body to the Council and is responsible for the initial preparation of the proposed ordinance. Thereafter, it makes recommendations on all matters relative to the ordinance on which the Council must act. In arriving at its recommendations, the commission may seek advice and information from the Administrative Officer, legal counsel, professional zoning consultants or other sources which may be available.

The commission has no authority to act on any decision of the Administrative Officer or Board of Adjustment, though it may exercise the same right of appeal (414.10 and 414.15, Code of Iowa) to the Board of Adjustment or the courts as any other person.

The duties of the Planning and Zoning Commission may be enumerated as follows:

1. Prepare the zoning ordinance.
2. Hold hearings on the proposed ordinance.
3. Recommend ordinance to Council.
4. Keep records of all proceedings of the Commission.
5. Recommend the proper district for proposed uses not covered in the ordinance.
6. Recommend district classification for new annexations.
7. Make recommendations on amendments to the text, district regulations, and Official Zoning Map.



THE ADMINISTRATIVE OFFICER is the executive branch of the zoning process. He enforces the ordinance by checking proposed construction or uses for compliance and by taking appropriate action against those who violate the ordinance. Any person proposing construction, reconstruction, alteration, use or any change of use should first contact the Administrative Officer to determine the application of the ordinance to his proposal.

The Administrative Officer must enforce the ordinance as written. He cannot make any changes or adjustments. These are the duties and authority of the Council or Board of Adjustment. If a decision of his is reversed by the Board, his recourse is to the courts.

The duties and responsibilities given to the Administrative Officer under the zoning ordinance may be enumerated as follows:

1. Determine if proposed construction or change of occupancy complies with the ordinance and enforce the ordinance.
2. Issue construction compliance certificates, occupancy compliance certificates and collect fees.
3. Provide the Planning and Zoning Commission and Board of Adjustment with information necessary to decide questions before them.
4. Keep records of all requests submitted and certificates issued.
5. Make periodic field reviews of community to check for violations.
6. Provide the public with information on zoning provisions upon request.



THE BOARD OF ADJUSTMENT is a quasi-judicial body included in the zoning framework to assure individuals of equal and reasonable treatment under the zoning ordinance. Its powers and limitations are specifically set out (414.7-414.19, Code of Iowa, and Section 2.15 of the zoning ordinance). In making its decisions, the Board must guard against granting special privileges that will destroy the effectiveness of the ordinance. It should seek out all pertinent facts before arriving at a decision.

The proper exercise of the powers of the Board of Adjustment might well be said to be the key to a sound zoning program. The only appeal from the decision of the Board is to the courts. (414.15-414.19, Code of Iowa, and Section 2.17 of the zoning ordinance.)

The specific powers and duties of the Board of Adjustment under the zoning ordinance are as follows:

1. Interpret the district boundaries of the zoning ordinance.
2. Adopt rules of procedure.
3. Maintain complete and accurate records of all proceedings.
4. Publish notice of all hearings on appeals.
5. Administrative Review. To hear and decide appeals where there is alleged to be an error in any action or decision of the Administrative Officer. (Section 2.15(1) of the zoning ordinance).
6. To grant special exceptions specifically enumerated under Section 2.15(2) and in the schedules of district regulations.
7. To grant variances from the strict application of the ordinance. (Section 2.15(3) of the zoning ordinance).



THE TOWN ATTORNEY serves as an advisor to the Council, the Planning and Zoning Commission, the Board of Adjustment and the Administrative Officer by providing legal counsel. Specific duties of the attorney are as follows:

1. Advise the Council on actions that can be taken to correct violations of the zoning ordinance.
2. Prepare amendments to the ordinance in proper legal form for hearings, adoption, and publication.
3. Prepare notices for the various hearings that may be required.
4. Provide legal interpretations of state laws and the zoning ordinance for the officials concerned with the administration of the ordinance.
5. Represent the community in court appeals involving zoning cases.

THE PLANNING CONSULTANT serves as an advisor to the Planning Commission and Council and provides assistance in all matters regarding community planning. Specific duties are:

1. Provide technical assistance to the Planning Commission in preparing the Comprehensive Community Plan.
2. Assist the Planning Commission with a public information program and adoption of the comprehensive plan.
3. Advise the Planning Commission and Council on zoning changes.
4. Assist the Planning Commission in updating various parts of the plan and conducting special studies.



THE REGIONAL PLANNING COMMISSION serves as a coordinating agency for planning matters affecting individual communities as well as the entire region. Its purpose is to make studies and plans for the area it serves in order to guide the unified development of the area and to eliminate planning duplication as well as promote economy and efficiency in the coordinated development of the area.

Specifically, the duties of the Regional Planning Commission are:

1. To prepare studies and plans affecting the region as a whole.
2. To assist the Council and other public agencies in carrying out the regional and local plans.
3. To be responsible for maintaining continuity in the regional planning program and keeping member agencies informed of legislative matters and current planning proposals.
4. To serve as the coordinating agency (and clearing house) for state and federal programs and review various plans and proposals in order to insure their consistency with the regional plan.



## SUBDIVISION PLATTING PROCEDURE

1. The owner or developer files copies of the preliminary plat with the Clerk. The preliminary plat is accompanied by a statement regarding the type and extent of improvements and how they are to be installed.
2. The Clerk transmits two copies of the preliminary plat to the Planning Commission for study and recommendation.
3. The Planning Commission has 30 days in which to review the plat and submit its recommendations to the Council. The Planning Commission may approve the plat subject to certain conditions as deemed necessary to meet the requirements of the subdivision regulation ordinance and the comprehensive plan.

A copy of the recommendations shall be forwarded to the owner or developer together with a notice of the action taken by the Planning Commission.

4. Upon receipt of the Commission's recommendation or after 30 days have passed, the Council shall, by resolution, grant approval or reject the preliminary plat. In the case of disapproval, the Council shall advise the owner or developer of any changes which are desired or should have consideration before approval will be given.

Approval of the preliminary plat by the Council shall constitute approval to proceed with the preparation of the final plat.

5. The owner or developer prepares the final plat and files copies with the Clerk, together with the information and documents required by the subdivision regulation ordinance.
6. The Clerk transmits two copies of the final plat to the Planning Commission.
7. The Planning Commission has 30 days in which to review the final plat regarding compliance with the subdivision regulation ordinance and the preliminary plat as approved and submit its recommendations to the Council.



8. The Council passes upon the plat. Upon passage of the resolution approving the final plat, a certification of approval signed by the Mayor and attested by the Clerk shall be fixed to the original tracing of the final plat, and copies of the same shall be filed with the Clerk, County Auditor and County Recorder, along with other certifications and instruments as may be required by law.
9. The procedure for approval of plats outside the corporate limits but within two miles thereof shall be the same as the above except that the Clerk shall refer one copy to the County Engineer and one copy to the County Planning and Zoning Commission and request their recommendations to be submitted to the Town Planning Commission.

Subdivision Ordinance Amendment Procedure. From time to time, it may become necessary to amend the subdivision ordinance to keep it up-to-date and abreast of current development standards. The following steps outline the procedure for amending the subdivision ordinance.

1. The proposed change may be initiated by the Planning Commission, the Council or an interested party.
2. The proposed change should be referred to the Planning Commission for study and recommendation. A public hearing by the Commission is not required as is the case with amendments to the zoning ordinance; however, depending upon the nature of the change, a hearing may be desirable.
3. Upon receiving the Planning Commission's recommendations, the Council must hold a hearing on the proposed amendment.
4. The Council adopts the amendment (by ordinance), although, it does not become effective until after publication as required by law.

#### SUGGESTED FORMS

The following pages contain suggested application forms, hearing notices and other documents which may be helpful in administering the zoning ordinance and subdivision regulations.



PLAT CHECKLIST  
for

Subdivision or Owner \_\_\_\_\_

Date: \_\_\_\_\_

Preliminary    Final  
Plat            Plat

- |     |                                                                                                                                                   |                          |                          |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| 1.  | Location map . . . . .                                                                                                                            | <input type="checkbox"/> |                          |
| 2.  | Names of adjacent property owners . . . . .                                                                                                       | <input type="checkbox"/> |                          |
| 3.  | Location and widths, other dimensions and names of proposed streets, easements or reserved areas. . . . .                                         | <input type="checkbox"/> |                          |
| 4.  | Location of existing lot lines, streets, utilities, water courses and other features . . . . .                                                    | <input type="checkbox"/> |                          |
| 5.  | Contour lines . . . . .                                                                                                                           | <input type="checkbox"/> |                          |
| 6.  | Grades of proposed streets . . . . .                                                                                                              | <input type="checkbox"/> |                          |
| 7.  | Name of person who prepared the plat . . . . .                                                                                                    | <input type="checkbox"/> |                          |
| 8.  | A statement regarding the location, type, size or capacity of proposed utilities, bridges, ditches and other structures . . . . .                 | <input type="checkbox"/> |                          |
| 9.  | A cross-section of proposed streets showing the location, type of surfacing, type of drainage and other improvements to be installed . . . . .    | <input type="checkbox"/> |                          |
| 10. | Name and address of owner and/or subdivider . . . . .                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. | Name of the subdivision . . . . .                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. | Legal description and acreage . . . . .                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> |
| 13. | North point, scale and date . . . . .                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> |
| 14. | Tract boundaries showing dimensions, bearings, angles and references to known lines or bench marks . . . . .                                      | <input type="checkbox"/> | <input type="checkbox"/> |
| 15. | Block and lot numbers and lot dimensions . . . . .                                                                                                | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. | Building lines and dimensions . . . . .                                                                                                           | <input type="checkbox"/> | <input type="checkbox"/> |
| 17. | Location and widths, other dimensions and names of proposed streets, utility easements and areas reserved for public or semi-public use . . . . . | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. | References to known or permanent monuments giving bearings and distances . . . . .                                                                |                          | <input type="checkbox"/> |
| 19. | Complete curve notes for all curves in the plat . . . . .                                                                                         |                          | <input type="checkbox"/> |
| 20. | Restrictive covenants (if any) . . . . .                                                                                                          |                          | <input type="checkbox"/> |
| 21. | Certification by a registered land surveyor of the State of Iowa . . . . .                                                                        |                          | <input type="checkbox"/> |
| 22. | Certification of dedication of streets and other public property . . . . .                                                                        |                          | <input type="checkbox"/> |
| 23. | Certification of approval by the town. . . . .                                                                                                    |                          | <input type="checkbox"/> |
| 24. | Resolution and certificate for approval by the Board of Supervisors (if outside corporate limits) . . . . .                                       |                          | <input type="checkbox"/> |



APPLICATION FOR CONSTRUCTION AND/OR  
OCCUPANCY COMPLIANCE CERTIFICATE

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ Application No. \_\_\_\_\_

\_\_\_\_\_ Phone \_\_\_\_\_

\* \* \* \* \*

I hereby request  a Construction Compliance Certificate,  
 an Occupancy Compliance Certificate,

to  build,  alter,  occupy buildings or structures on the  
following described premises \_\_\_\_\_  
\_\_\_\_\_

Improvements Proposed: \_\_\_\_\_

Lot of Tract Area: \_\_\_\_\_ Estimated Cost: \_\_\_\_\_

Front Yard: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Side Yard: \_\_\_\_\_ Height: \_\_\_\_\_

Rear Yard: \_\_\_\_\_ Off-Street Parking: \_\_\_\_\_

Signs: \_\_\_\_\_ Off-Street Loading: \_\_\_\_\_

Principal Use: \_\_\_\_\_

Accessory Use: \_\_\_\_\_

Other Information: \_\_\_\_\_

\* \* \* \* \*

I certify that the above information is true and accurate and that  
the above construction and use will comply with the zoning ordi-  
nance in all respects.

Signed \_\_\_\_\_  
(Applicant)







REQUEST FOR AMENDMENT  
TO THE ZONING ORDINANCE OF  
RIVERSIDE, IOWA

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ Application No. \_\_\_\_\_

\_\_\_\_\_ Phone \_\_\_\_\_

\* \* \* \* \*

To  build,  alter buildings or structures, or  to change the use of the land or structures at the following described premises:

\_\_\_\_\_  
\_\_\_\_\_

The following change in the zoning ordinance is hereby requested:

From present zoning classification of: \_\_\_\_\_

To the proposed zoning classification: \_\_\_\_\_

To amend the  text, or  district regulations as follows:

\_\_\_\_\_  
\_\_\_\_\_

To permit the following improvement or use: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

(See reverse side for additional requirements)

\* \* \* \* \*

I certify that the above information and that required by Section 4.3 as submitted herewith is, to the best of my knowledge, true and accurate.

Signed \_\_\_\_\_  
(Applicant)



NOTICE TO APPLICANT

Section 4.3 of the zoning ordinance requires the applicant to submit the following information which must accompany this application before it can be considered by the Planning and Zoning Commission and Council:

1. The legal description and local address of the property.
2. The present zoning classification and the zoning classification requested for the property.
3. The existing use and proposed use of the property.
4. The names and addresses of the owners of all property with two hundred feet of the property for which the change is requested.
5. A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
6. A plat showing the location, dimensions, and use of the applicant's property and all property within two hundred feet thereof, including streets, alleys, railroads and other physical features.

\* \* \* \* \*

(FOR USE BY ADMINISTRATIVE OFFICER)

Fee received: \_\_\_\_\_

Request sent to Council: \_\_\_\_\_

Referred to Planning and Zoning Commission: \_\_\_\_\_

Planning and Zoning Commission Recommendation to Council: \_\_\_\_\_

Hearing notice given: \_\_\_\_\_ Council hearing held: \_\_\_\_\_

Council action: \_\_\_\_\_



CONSTRUCTION COMPLIANCE CERTIFICATE

RIVERSIDE, IOWA

Certificate No. \_\_\_\_\_ Date \_\_\_\_\_

This certifies that the construction plans and proposed use of the following described building or structure comply with all applicable provisions of the zoning ordinance:

Issued to: \_\_\_\_\_

Issued for: \_\_\_\_\_

This certificate must be posted in a conspicuous place on the site before any work is started.

Signed \_\_\_\_\_  
Administrative Officer

OCCUPANCY COMPLIANCE CERTIFICATE

RIVERSIDE, IOWA

Certificate No. \_\_\_\_\_ Date \_\_\_\_\_

This certifies that the use and/or occupancy of the following described building or land complies with all applicable provisions of the zoning ordinance.

Owner: \_\_\_\_\_

Use: \_\_\_\_\_

Location: \_\_\_\_\_

Signed \_\_\_\_\_  
Administrative Officer



APPEAL TO THE  
ZONING BOARD OF ADJUSTMENT

Applicant \_\_\_\_\_ Date \_\_\_\_\_

Address \_\_\_\_\_ Appeal No. \_\_\_\_\_

\_\_\_\_\_ Fee Receipt No. \_\_\_\_\_

Application is hereby made to the Board of Adjustment for:

Interpretation of the zoning ordinance or map (Sec. 2. 15-1)

Special exception to the ordinance (Sec. 2. 15-2)

Variance from the ordinance requirements (Sec. 2. 15-3)

The purpose of this appeal is to permit: \_\_\_\_\_

\_\_\_\_\_  
Legal description of the property affected: \_\_\_\_\_

Lot of Tract Area: \_\_\_\_\_ Estimated Cost: \_\_\_\_\_

Front Yard: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Side Yard: \_\_\_\_\_ Height: \_\_\_\_\_

Rear Yard: \_\_\_\_\_ Off-Street Loading: \_\_\_\_\_

Principal Use: \_\_\_\_\_

Accessory Use: \_\_\_\_\_

Other: \_\_\_\_\_

Attach supporting data required by Section 2. 15(2) or 2. 15(3)

Signed \_\_\_\_\_

Applicant



## NOTICE TO APPLICANT

Section 2.15 of the zoning ordinance requires the applicant to submit the following information which must accompany this appeal before it can be considered by the Board of Adjustment.

---

For an ADMINISTRATIVE REVIEW or a SPECIAL EXCEPTION to the zoning ordinance:

1. A written application indicating the section of the zoning ordinance under which administrative review or the special exception is sought and stating the grounds on which it is requested.

---

For a VARIANCE from the zoning ordinance a written application demonstrating that:

1. Special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same district.
2. Literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.
3. Special conditions and circumstances do not result from the actions of the applicant.
4. Granting the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district. No nonconforming use of neighboring lands, structures or buildings in the same district, and no permitted use of land, structures or buildings in other districts shall be considered grounds for the issuance of a variance.



NOTICE OF PUBLIC HEARING  
BEFORE THE ZONING BOARD OF ADJUSTMENT

To \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_ Application No. \_\_\_\_\_  
\_\_\_\_\_

This is to notify you that your petition for \_\_\_\_\_  
\_\_\_\_\_ of the property located at \_\_\_\_\_  
\_\_\_\_\_ will come before the Zoning Board of Adjustment for consideration  
on \_\_\_\_\_ 19\_\_\_\_, \_\_\_\_\_ (A. M.) in the \_\_\_\_\_  
\_\_\_\_\_ (P. M.) \_\_\_\_\_

Very truly yours,

\_\_\_\_\_  
Secretary  
Zoning Board of Adjustment



DECISION OF THE  
ZONING BOARD OF ADJUSTMENT

Applicant: \_\_\_\_\_ Appeal No. \_\_\_\_\_

Date hearing advertised: \_\_\_\_\_ Date of hearing: \_\_\_\_\_

The decision of the Board of Adjustment is to  grant  
 deny the request. Reasons for denial or conditions  
of approval are:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

\_\_\_\_\_  
Secretary  
Zoning Board of Adjustment

In the event the appeal is granted, the applicant hereby agrees to all conditions and safeguards set forth above. The applicant further agrees that in the event the specified conditions and safeguards are not complied with, within the time specified, approval of this appeal shall become null and void.

Date \_\_\_\_\_

\_\_\_\_\_  
Signature of Applicant



COMPREHENSIVE PLAN

RESOLUTION OF ADOPTION AND RECOMMENDATIONS

WHEREAS, the duly appointed Planning and Zoning Commission of Riverside, Iowa, with the assistance of its consultant, Powers-Willis and Associates of Iowa City, Iowa, has prepared a Comprehensive Plan for Riverside, Iowa; and

WHEREAS, the Planning and Zoning Commission has given public notice as required by the Code of Iowa, of a hearing to be held the 19th day of June, 1972 at 7:30 P.M. in the Community Building on the Proposed Comprehensive Plan; and

WHEREAS, the public hearing has been held pursuant to said notice and all statements received at the hearing have been duly considered by the Planning and Zoning Commission;

BE IT NOW AND THE SAME IS HEREBY RESOLVED BY THE PLANNING AND ZONING COMMISSION OF RIVERSIDE, IOWA, THAT:

1. The Comprehensive Plan as prepared by the Planning and Zoning Commission and Powers-Willis and Associates of Iowa City, Iowa, be adopted by the Commission as the Official Comprehensive Plan for Riverside, Iowa.
2. The Comprehensive Plan be recommended to the Town Council for its approval and adoption as the Official Comprehensive Plan for Riverside, Iowa.

The adoption of this Resolution moved by Robert Schneider and seconded by Ardith Cushing, and upon a roll call vote as follows:

<u>Robert Schneider</u>	<u>Aye</u>	<u>Ardith Cushing</u>	<u>Aye</u>
<u>Phyllis Novy</u>	<u>Aye</u>	<u>Don F. Kirchner</u>	<u>Aye</u>
<u>Stephen Dautremont</u>	<u>Aye</u>		

The motion declared passed and the resolution adopted this day of 29th June, 1972.

s/s Don F. Kirchner  
Chairman

Attest: s/s Phyllis Novy  
Secretary



SUBDIVISION REGULATION ORDINANCE

RESOLUTION OF ADOPTION AND RECOMMENDATION

WHEREAS, the duly appointed Planning and Zoning Commission of Riverside, Iowa, with the assistance of its consultant, Powers-Willis and Associates of Iowa City, Iowa, has prepared a Subdivision Regulation Ordinance for Riverside, Iowa; and

WHEREAS, the Planning and Zoning Commission has given public notice as required by the Code of Iowa of a hearing to be held the 19th day of June, 19 72 at 7:30 P.M., in the Community Building on the proposed Subdivision Regulation Ordinance; and

WHEREAS, the public hearing has been held pursuant to said notice and all statements received at the hearing have been duly considered by the Planning and Zoning Commission;

BE IT NOW AND THE SAME IS HEREBY RESOLVED BY THE PLANNING AND ZONING COMMISSION OF RIVERSIDE, IOWA, THAT

1. The Subdivision Regulation Ordinance as prepared by the Planning and Zoning Commission and Powers-Willis and Associates of Iowa City, Iowa, be adopted by the Commission as the Official Subdivision Regulation Ordinance for Riverside, Iowa.

The adoption of this resolution moved by Robert Schneider and seconded by Ardith Cushing, and upon a roll call vote as follows:

<u>Robert Schneider</u>	<u>Aye</u>	<u>Ardith Cushing</u>	<u>Aye</u>
<u>Phyllis Novy</u>	<u>Aye</u>	<u>Don F. Kirchner</u>	<u>Aye</u>
<u>Stephen Dautremont</u>	<u>Aye</u>		

The motion declared passed and the resolution adopted this 29th day of June, 19 72.

s/s Don F. Kirchner  
Chairman

Attest: s/s Phyllis Novy  
Secretary



ZONING ORDINANCE

RESOLUTION OF ADOPTION AND RECOMMENDATIONS

WHEREAS, the duly appointed Planning and Zoning Commission of Riverside, Iowa, with the assistance of its consultant, Powers-Willis and Associates of Iowa City, Iowa, has prepared a Zoning Ordinance for Riverside, Iowa, and surrounding territory, consisting of a Text, Schedules of District Regulations, and Official Zoning Map; and

WHEREAS, the Planning and Zoning Commission has given public notice, as required by the Code of Iowa, of a hearing to be held the 19th day of June 19 72 at 7:30 P.M., in the Community Building on the proposed Zoning Ordinance; and

WHEREAS, the public hearing has been held pursuant to said notice and all statements received at the hearing have been duly considered by the Planning and Zoning Commission;

BE IT NOW AND THE SAME IS HEREBY RESOLVED BY THE PLANNING AND ZONING COMMISSION OF RIVERSIDE, IOWA, THAT:

1. The Comprehensive Zoning Ordinance as prepared by the Zoning Commission and Powers-Willis and Associates of Iowa City, Iowa, be adopted by the Commission as the Official Zoning Plan for the Town of Riverside, Iowa.
2. The Comprehensive Zoning Ordinance be recommended to the Town Council for its approval and adoption as the Official Zoning Ordinance for Riverside, Iowa.

The adoption of this resolution moved by Robert Schneider and seconded by Ardith Cushing, and upon a roll call vote as follows:

<u>Robert Schneider</u>	<u>Aye</u>	<u>Ardith Cushing</u>	<u>Aye</u>
<u>Phyllis Novy</u>	<u>Aye</u>	<u>Don F. Kirchner</u>	<u>Aye</u>
<u>Stephen Dautremont</u>	<u>Aye</u>		

The motion declared passed and the resolution adopted this 29th day of June, 19 72.

s/s Don F. Kirchner  
Chairman

Attest: s/s Phyllis Novy  
Secretary





*Appendix*



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## PRINCIPAL SOURCES OF INFORMATION

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2. Washington County, Iowa, Comprehensive Plan, Powers-Willis and Associates, 1967.
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15. House File 574 (Home Rule Bill), 1972.
16. Topographic Maps, Riverside Quadrangle, U. S. Geological Survey.



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PARTICIPATING IN THE PREPARATION OF  
RIVERSIDE'S PLANNING PROGRAM

The following professional personnel of Powers-Willis and Associates participated in the preparation of this planning program:

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