

ORDINANCE NO. 20-01

**ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF NORWALK, IOWA BY
AMENDING THE NORTH SHORE PUD TO ALLOW FOR A HOTEL ON PARCEL A2**

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF NORWALK, IOWA:

Section 1. Purpose. The purpose of this ordinance is to amend the Official Zoning Map of the City of Norwalk, Iowa, under the provisions of Title 175 (Zoning Regulations), Chapter 175A (General Provisions), Section 175A.07 (Zoning District Boundaries and Official Zoning Map) of the Norwalk Municipal Code.

Section 2. Official Zoning Map Amended. The official zoning map of the City of Norwalk, Iowa is amended to allow for a hotel on Parcel A2 - a portion of the North Shore PUD development, as identified in exhibit "A".

Section 3. Amendment. Section 9.1 of the North Shore Planned Unit Development is hereby deleted and replaced with the following:

1. **Land Use Parcels A-1, A-2, and A-3:** All general use regulations and provisions set forth in Chapter 175 Zoning, of the City Code for C-2, Community Commercial District, shall apply to any development proposal for property located within Land Use Parcels A-1, A-2, and A-3 shown on the PUD Master Plan of the North Shore PUD ordinance, unless noted otherwise in this ordinance. Land Use Parcel A incorporates approximately 25 acres.

a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the C-2 district, except the following uses shall be prohibited:

- i. Adult Entertainment Facilities
- ii. After Hours Businesses
- iii. Bars, Nightclubs, and Cocktail Lounges (not including Restaurants)
- iv. Body Piercing Studios
- v. Delayed Deposit Services Business including check cashing, payday lending, and car title loan establishments
- vi. Hotels, Motels, and Apartment Hotels (except that a hotel shall be permitted on Land Use Parcel A-2)
- vii. Liquor Stores
- viii. Movie Theaters
- ix. Pawnshops

- x. Smoking Lounges, Smoking Dens or Hookah Lounges
- xi. Tobacco Stores
- xii. Tattoo Studios
- xiii. Warehouses and Distribution Facilities

Mixed-Use (buildings containing a combination of retail, office and residential dwelling units) shall be permitted. Stand-alone residential buildings (such as apartments or condominiums) shall not be permitted. The maximum residential density for any mixed-use development shall be no more than 8 dwelling units per acre.

- b. Setbacks: All setbacks shall be in accordance with the Height and Bulk Regulations for the C-2 district except as noted herein.
- c. Building Heights: No building shall exceed three (3) stories in height except a hotel, as permitted on Land Use Parcel A-2, may be up to four (4) stories in height.
- d. Storage and Display: Outdoor storage is prohibited. Limited and temporary outdoor display of retail goods may be specifically permitted by the City Council as part of the Site Plan review and approval process.
- e. Highway 28 Access: Vehicular access to Highway 28 is subject to and shall be in compliance with Iowa Department of Transportation (IDOT) requirements.

Section 4. Amendment. Section 10 of the North Shore Planned Unit Development is hereby amended with the following:

Change the final parcel reference to: Land Use Parcels A-1, A-2, A-3, B and C.

Section 5. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 6. Severability Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 7. Effective Date. This ordinance shall be in full force and effect upon final passage, approval and publication as required by law.

Passed and approved by the City Council of the City of Norwalk, Iowa on the 5th day of March, 2020.

Tom Phillips, Mayor

Attest:

Lindsey Offenburger, City Clerk

First Reading: February 6, 2020

Second Reading: February 20, 2020

Third Reading: March 5, 2020

Clerk's Certificate

I certify that the foregoing was published as Ordinance No. 20-01 on the _____ day of _____, 2020.

City Clerk