

14-2C-1: ESTABLISHMENT AND INTENT OF COMMERCIAL ZONES:

The full names, short names, and map symbols of the established commercial zones are listed below. When this title refers to the commercial zones, it is referring to the zones listed below:

A. Mixed Use Zone (MU): The purpose of the mixed use zone (MU) is to provide a transition from commercial and employment centers to less intensive residential zones. The MU zone permits a mix of uses, including lower scale retail and office uses, and a variety of residential uses. This mix of uses requires special consideration of building and site design.

B. Commercial Office Zone (CO-1): The purpose of the commercial office zone (CO-1) is to provide specific areas where office functions, compatible businesses, apartments and certain public and semipublic uses may be developed in accordance with the comprehensive plan. The CO-1 zone can serve as a buffer between residential and more intensive commercial or industrial areas.

C. Neighborhood Commercial Zone (CN-1): The purpose of the neighborhood commercial zone (CN-1) is to promote a unified grouping of small scale retail sales and personal service uses in a neighborhood shopping area; encourage neighborhood shopping areas that are conveniently located and that primarily serve nearby residential neighborhoods; promote pedestrian oriented development at an intensity level that is compatible with surrounding residential areas; and promote principles of site design, building articulation, scale and proportion that are typical of traditional main street design. Allowed uses are restricted in size to promote smaller, neighborhood serving businesses and to limit adverse impacts on nearby residential areas. CN-1 zones are generally located with direct access to an arterial street.

D. Highway Commercial Zone (CH-1): The purpose of the highway commercial zone (CH-1) is to permit development of service uses relating to expressways or along arterial roadways. At certain access points, food, lodging, motor vehicle service and fuel can be made conveniently available to the thoroughfare user.

E. Intensive Commercial Zone (CI-1): The purpose of the intensive commercial zone (CI-1) is to provide areas for those sales and service functions and businesses whose operations are typically characterized by outdoor display and storage of merchandise, by repair and sales of large equipment or motor vehicles, by outdoor commercial amusement and recreational activities or by activities or operations conducted in buildings or structures not completely enclosed. The types of retail trade in this zone are limited in order to provide opportunities for more land intensive commercial operations and also to prevent conflicts between retail and industrial truck traffic. Special attention must be directed toward buffering the negative aspects of allowed uses from adjacent residential zones.

F. Community Commercial Zone (CC-2): The purpose of the community commercial zone (CC-2) is to provide for major business districts to serve a significant segment of the total community population. In addition to a variety of retail goods and services, these centers may typically feature a number of large traffic generators requiring access from major thoroughfares. While these centers are usually characterized by indoor operations, uses may have limited outdoor activities; provided, that outdoor operations are screened or buffered to remain compatible with surrounding uses.

G. Central Business Service Zone (CB-2): The central business service zone (CB-2) is intended to allow for the orderly expansion of the central business district of Iowa City, to serve as a transition between the intense land uses located in the central business district and adjoining areas, to enhance the pedestrian orientation of the central area of the city, and to provide suitable, peripheral locations for auto oriented commercial and service uses. This zone is intended to accommodate mixed land uses but at a lower intensity than permitted in the other central business zones.

H. Central Business Support Zone (CB-5): The purpose of the central business support zone (CB-5) is to allow for the orderly expansion of the central business district in accordance with the comprehensive plan; to serve as a transition between the intense land uses located in the central business district and adjoining areas; and to enhance the pedestrian orientation of the central area of the city. This zone is intended to accommodate mixed land uses, but at a lower intensity than permitted in the CB-10 district. The mixture of land uses permitted in this zone requires special consideration of building and site design. To control traffic and provide for the most efficient use of land and parking facilities, special consideration of the amount and location of parking areas is also required. To encourage developments that contain features providing a public benefit, a bonus in floor area ratio or dwelling unit density may be granted. (Ord. 05-4186, 12-15-2005)

I. Central Business Zone (CB-10): The purpose of the central business zone (CB-10) is to be the high density, compact, pedestrian oriented shopping, office, service and entertainment area in Iowa City. Development and redevelopment in this zone should occur in compact groupings, in order to intensify the density of usable commercial spaces, while increasing the availability of open spaces, plazas or pedestrianways. This zone is intended to accommodate a wide range of retail, service, office and residential uses. Auto oriented uses are not permitted, except as specifically provided. Consolidated off street loading and service facilities should be provided wherever practical with access provided from public service alleys or courts. Private, off street parking is strictly regulated in order to preserve valuable land for active building uses and to maintain a pedestrian oriented streetscape. To support a healthy and vibrant commercial core, development of mixed use buildings with residential uses located above storefront commercial uses is encouraged. (Ord. 08-4326, 12-22-2008)

14-2C-2: LAND USES ALLOWED:**A. Determining Principal Uses Allowed:**

1. Table 2C-1, located at the end of this section, indicates whether a principal land use is permitted (P), allowed with provisions (PR), or allowed by special exception (S) in a particular commercial zone. A number in superscript indicates that a special provision applies. See table notes for more information.

2. Specific land uses are grouped into the categories and subgroups listed in the table. For example, a florist shop is classified as a sales oriented retail use. To find out how a specific land use is categorized, see chapter 4, article A, "Use Categories", of this title.

3. Provisional uses are allowed, subject to the additional requirements contained in chapter 4, article B, "Minor Modifications, Variances, Special Exceptions, And Provisional Uses", of this title.

4. Uses listed as special exceptions are allowed only after approval from the Iowa City board of adjustment. The general approval criteria for special exceptions are stated in chapter 4, article B of this title, along with specific approval criteria for most special exception uses.

B. Accessory Uses Allowed: Regulations pertaining to accessory uses are stated in chapter 4, article C, "Accessory Uses And Buildings", of this title. (Ord. 05-4186, 12-15-2005)

Table 2C-1: Principal Uses Allowed In Commercial Zones

P	=	Permitted
PR	=	Provisional
S	=	Special exception (see chapter 4, article B of this title for requirements for provisional uses and special exceptions)

Use Categories	Subgroups	CO-1	CN-1	CH-1	CI-1	CC-2	CB-2	CB-5	CB-10	MU
Residential uses:										
Group living uses	Assisted group living	PR			S					PR
	Fraternal group living									
	Independent group living									
Household living uses	Attached single-family dwellings									PR
	Detached single-family dwellings									P
	Detached zero lot line dwellings									PR
	Duplexes									PR
	Group households	PR	PR			PR	PR	PR	PR	PR
	Multi-family dwellings	PR	PR			S	PR	PR	PR/S	P
Commercial uses:										
Adult business uses					PR					
Animal related commercial uses	General	S	PR	PR	PR	PR	PR	PR		
	Intensive				PR					
Building trade uses					P	PR				
Commercial parking uses							PR	PR	PR	
Commercial recreational uses ¹	Indoor	PR/S	PR	P	P	P	P	P	P	
	Outdoor			P	P	S				
Drinking establishments ¹			PR/S	PR	PR	PR	PR	PR	PR	
Eating establishments ¹		S	PR/S	P	P	P	P	P	P	S
Office uses	General office	P	PR	P	P	P	P	P	P	P
	Medical/dental office	P	PR	P	P	P	P	P	P	P
Quick vehicle servicing uses ¹			S	PR	PR/S	PR/S	PR/S	PR/S		
Retail uses ¹	Alcohol sales oriented retail		PR	PR	P	P	PR	PR	PR	PR
	Delayed deposit service uses					PR				
	Hospitality oriented retail	PR	PR	P	P	P	P	P	P	PR
	Outdoor storage and display oriented				P	PR				
	Personal service oriented	P	PR		P	P	P	P	P	PR
	Repair oriented				P	P	P	P	P	
	Sales oriented		PR	PR	P	P	P	P	P	PR
Surface passenger service uses				P	P	P	P	P		
Vehicle repair uses				PR	PR	S	PR			
Industrial uses:										
Industrial service uses					P					
Manufacturing and production uses	General manufacturing			See note 2	PR	PR	PR	PR	PR	
	Heavy manufacturing				S					
	Technical/light manufacturing				PR	PR	PR	PR	PR	
Salvage operations										
Self-service storage uses					P					
Warehouse and freight movement uses					P					

Waste related uses										
Wholesale sales uses					P	PR	PR	PR	PR	
Institutional and civic uses:										
Basic utility uses		PR/S	PR/S	PR/S	PR/S	PR/S	PR/S	PR/S	PR/S	
Community service uses	Community service - long term housing	PR/S			PR/S	PR/S	PR	PR		
	Community service - shelter	S			S	S	PR	PR	S	S
	General community service	P	S		S	P	P	P	P	S
Daycare uses		PR	PR	PR	PR	PR	PR	PR	PR	PR
Detention facilities					S					
Educational facilities	General	PR				S	P	P	P	PR
	Specialized	P	PR		S	P	P	P	P	PR
Hospitals		PR								
Parks and open space uses		PR	PR			PR	PR	PR	PR	PR
Religious/private group assembly uses ¹		PR			P	P	P	P	P	PR
Utility-scale ground-mounted solar energy systems		S	S	S	S	S	S	S	S	
Other uses:										
Communication transmission facility uses		PR/S	PR/S	PR/S	PR/S	PR/S	PR/S	PR/S	PR/S	PR

Notes:

- Any establishment that is licensed by the State to sell alcohol or alcoholic beverages is subject to the use classification process as set forth in subsection 14-4A-2G of this title.
- Special provisions apply to dairy products processing and packaging facilities established in the Highway Commercial Zone prior to January 1983. See subsection 14-2C-11B of this article.

(Ord. 19-4779, 2-19-2019; amd. Ord. 20-4817, 1-7-2020; Ord. 20-4820, 3-3-2020)

14-2C-3: GENERAL PROVISIONS:

All principal and accessory uses allowed in this zone, whether allowed as a permitted, provisional or special exception use, are subject to the use regulations and site development standards contained in chapters 4 and 5 of this title, and, if applicable, the overlay zone provisions contained in chapter 3 of this title. Said chapters are indicated as follows:

A. Overlay Zones:

- Planned development overlay: See chapter 3, article A of this title.
- Historic district and conservation district overlay: See chapter 3, article B of this title.
- Design review: See chapter 3, article C of this title.

B. Use Regulations:

- Minor modifications, variances, special exceptions and provisional uses: See chapter 4, article B of this title.
- Accessory uses and buildings: See chapter 4, article C of this title.
- Temporary uses: See chapter 4, article D of this title.
- Nonconforming situations: See chapter 4, article E of this title.

C. Site Development Standards:

- Off street parking and loading standards: See chapter 5, article A of this title.
- Sign regulations: See chapter 5, article B of this title.
- Access management standards: See chapter 5, article C of this title.
- Intersection visibility standards: See chapter 5, article D of this title.
- Landscaping and tree standards: See chapter 5, article E of this title.
- Screening and buffering standards: See chapter 5, article F of this title.
- Outdoor lighting standards: See chapter 5, article G of this title.

8. Performance standards: See chapter 5, article H of this title.
9. Sensitive lands and features: See chapter 5, article I of this title.
10. Floodplain management standards: See chapter 5, article J of this title.
11. Neighborhood open space requirements: See chapter 5, article K of this title. (Ord. 05-4186, 12-15-2005)