

impact on the surrounding area and allow the facility to function in accordance with the minimum standards imposed by applicable communications regulations and applicant's technical design requirements.

4. Antenna support structures in residential neighborhoods are strongly discouraged. The application for a permit in a residential neighborhood must prove that the area cannot be adequately served by a facility placed in a non-residential neighborhood for valid technical reasons.
5. All antenna support structures and communications facilities at sites other than the A-1 and 'M' District at a minimum shall be a monopole. All antennas shall be designed to blend into the surrounding environment or to look other than a tower, such as light poles, power poles and trees. At a minimum, all towers not requiring FAA painting or markings shall have an exterior finish which is galvanized or painted dull blue, gray or black. Existing non-monopole antenna support structures shall be allowed to continue. Additional antenna may be added to existing non-monopole structures provided that other requirements of this special use section are followed. If an existing non-monopole structure has been damaged by more than 50% of the fair market value prior to the damage, the replacement of the antenna shall conform to all requirements of this section including the monopole requirement.
6. **Changes:** There shall be no change in the exterior appearance of the approved site, including any change in the profile of the antenna support structure, that is a departure from or addition to what was shown or represented in the application for the granted special use permit, without first obtaining a new special use permit for that site through the same process as for obtaining the initial special use permit, including the review and recommendation of the Planning & Zoning Commission.
7. **Engineered Addition:** If an additional antenna is installed on an existing antenna support structure, engineering data and certification by a licensed professional engineer assuring that the installation is structurally sound within the standards of good engineering practice shall be provided to the City Zoning Official.
8. **Removal:** If a site, or any antenna support structure, is not used for a period of one year, it shall be the duty and obligation of the party then in possession and control of the site to have the unused antenna support structure and any other unused cell site apparatus completely dismantled and removed from the site. Once the antenna support structure is removed it shall be reconstructed according to this special use section, including the monopole requirement.
9. **Placement on City Owned Property:**
 - a) The placement of antennas or antenna support structures on city-owned property must comply with the following minimum requirements:
 - i) Approval by the City Council is required when placing antennas or towers on any piece of property owned by the City of Radcliffe.
 - ii) The antenna or antenna support structure will not interfere with the purpose for which the city-owned property is intended.
 - iii) The antenna or antenna support structure will have no adverse impact on surrounding private property.
 - iv) The applicant will produce proof of adequate liability insurance for potential damage antennas or towers could reasonably cause to city property and facilities and commit to a lease agreement which includes equitable compensation for the use of

- public land and other necessary provisions and safeguards. The charge for the use of a city structure shall be negotiated by the City Council.
- v) The applicant will submit a letter of credit, performance bond, or other security acceptable to the city to cover the cost of antenna or antenna support structure removal.
 - vi) The antennas or antenna support structure will not interfere with other intended uses of the property.
 - vii) Upon reasonable notice, the antennas or antenna support structures may be required to be removed at the user's expense.
 - viii) The applicant must reimburse the city for any costs which it incurs because of the presence of the applicant's antenna or antenna support structure.
 - ix) The applicant will cooperate with the city's objective to promote collocations and thus limit the number of separate antenna sites requested.

Section 4. Uses in Conflict with the Comprehensive Guide Plan.

No building permit may be issued which will permit a building to be constructed in the existing or projected right-of-way of a street or at a site of a proposed public use if in conflict with the Comprehensive Guide Plan, as determined by the City Council.

CHAPTER 12

Nonconforming Uses

Section 1. Nonconforming Uses of Land.

The nonconforming use of land (where no principal building is involved) existing on the effective date of this Ordinance may be continued for a period of not more than five (5) years thereafter, provided that no such nonconforming use of land shall in any way be expanded or extended either in the same or adjoining property. If such nonconforming use of land or any portion thereof is discontinued or changed, any future use of such land shall be in conformity with the provisions of this Ordinance.

Section 2. Nonconforming Buildings.

The lawful use of a building existing at the effective date of this Ordinance may be continued although such use does not conform to the provisions thereof. If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use of the same or of a more restricted classification. Whenever a nonconforming use has been changed to a more restricted use or to a conforming use, such use shall not be changed thereafter to a less restricted use. The nonconforming use of a building may be extended throughout those parts of a building which were manifestly arranged or designed for such use on the effective date of this Ordinance.

1. Nonconforming Use Created by Changes in Ordinance: Whenever the use of a building becomes a nonconforming use through a change in the Zoning Ordinance or district boundaries, such use may be continued as provided in the preceding paragraph.
2. Discontinuance of Nonconforming Building and Uses: Any building or portion thereof used in whole or in part for nonconforming uses, which hereafter becomes and remains vacant for a continuous period of six months shall not again be used except in conformity with the regulations of the district in which such building or land is situated.
3. Damaged Nonconforming Buildings: Any building or portion thereof used in whole or in part for nonconforming uses which has been damaged by fire, explosions, act of God or a public enemy to the extent of more than fifty (50) per-cent of the fair market value of the building immediately prior to damage, shall not be restored except in conformity with the regulations in this Ordinance. If a building is damaged by less than fifty (50) percent of the fair market value, it may be repaired or reconstructed and used as before the time of damage, provided that a permit for such repairs or reconstruction is issued within twelve (12) months of the date of such damage.

CHAPTER 13 BOARD OF ADJUSTMENT

Section 1. Creation and Membership.

A Board of Adjustment is hereby created. The word "Board" when used in this Article shall mean the Board of Adjustment. The Board shall consist of five members serving without compensation, appointed by the Mayor, subject to the approval of the Council for a term of five years, excepting that when the Board shall first be created, one member shall be appointed for a term of five years, one for a term of four years, and three for a term of three years. Any vacancy shall be filled by appointment by the City Council for the portion of the term which has not expired. Should any member be absent from the City or become incapacitated, or disqualified, the Council shall appoint a substitute to serve as a member of the Board with the same powers and authority as the regular member of the Board until the regular member has returned or is able to serve on the Board. No more than two of the Board members may be members of the City Council.

Section 2. Meetings and General Procedures.

1. **Officers:** The Board of adjustment shall select from its membership a chairperson and vice chairperson who shall perform the usual duties pertaining to such offices. At the first regular meeting of each year the Board will pick its officers from its membership. All officers are eligible for re-election. The chairperson and vice chairperson shall take office immediately following their election and shall hold office for a term of one year or until their successors are selected to assume office.
2. **Duties of the officers:** The chairperson shall preside at all meetings and hearings of the Board, and shall decide all points of order or procedure. The vice chairperson shall assume the duties of the chairperson in the absence of the chairperson.
3. **Secretary:** The secretary will be appointed by the City Council and may be a member of the Board or a city employee. The secretary shall conduct all official correspondence subject to these rules at the direction of the Board, shall send out all notices required by these rules of procedure, keep the minutes of the Board's proceedings, and keep a file on each case that comes before the Board. For all appeals and applications, the secretary shall issue the proper forms; see that information maps and plats are compiled and ready for the Board's review; notify any property owner and other interested parties by mail of the time and place of the hearing; and any other duties as determined by the Board.
4. **Meetings:** The annual meeting of the Board of Adjustment will take place at the first regular meeting of the year. Regular meetings thereafter of the Board of Adjustment shall be held at a set time and day of each month unless no cases are pending in which no meeting shall be held. Special meetings may be called by the chairperson. All meetings of the Board shall be open to the public.

5. The Board shall have power to call on any municipal department or officer for assistance in the performance of its duties, and it shall be the duty of any such department to render such assistance as may reasonably be required.
6. The Board shall adopt, from time to time, such rules and regulations as it may deem necessary to carry into effect the power and authority granted it by the provisions of this Ordinance or any state law.
7. Quorum and Voting: A quorum of the Board shall consist of three members. The concurring vote of three (3) members of the Board shall be necessary to decide any appeal, exception, or variation upon which the Board is authorized by this Ordinance to render a decision.
8. Order of Business: The secretary shall prepare an agenda for each meeting and send it to each board member as a part of the notification process. The order of business shall be as follows: a) Roll call; b) Reading the minutes of the previous meeting; c) Communications; d) Unfinished business; e) New business; f) Adjournment.
9. The Board may table an issue, but shall render its decisions without unreasonable delay.

Section 3. Jurisdiction.

The Board shall have the following powers and authority:

1. Appeals: To hear and decide an appeal where it is alleged there is error in any order, requirement, decision, or determination made by the enforcement of this Ordinance.
2. Exceptions: To grant an exception in the following instances:
 - a) In the extension of a district where the boundary line of a district divides a lot or tract held in a single ownership on the effective date of this Ordinance.
 - b) In the determination that the actual street layout on the ground varies from the street layout as shown on the District Map.
 - c) In the reconstruction of a nonconforming building which has been damaged by explosion, fire, act of God, or a public enemy, to the extent of more than fifty (50) percent of its fair market value, where the Board finds some compelling necessity requiring a continuance of the nonconforming use and that the primary purpose in continuing the nonconforming use is not to continue a monopoly.
 - d) In the waiving or reduction of the parking and loading requirements in any of the districts whenever the character or use of the building is such as to make unnecessary the full provisions of the parking or loading facilities, or where such regulations would impose an unreasonable hardship upon the use of the lot, as contrasted with merely granting an advantage or convenience.

3. Variations: To grant a variation from the terms of this ordinance when a property owner can show that their property by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional site conditions; and where the aforementioned conditions are not the result of actions of the property owner, the strict application of the terms of this ordinance actually prohibits the use of their property in a manner reasonably similar to that of other property in the same district, and where the Board is satisfied under the evidence before it that a literal enforcement of the provisions of this ordinance would result in unnecessary hardship; provided, however, that all variations granted under this clause shall be in harmony with the general intent of this ordinance.
- a) The following are variance review guidelines/recommendations:
 - i. A variance is not the appropriate remedy for a general condition.
 - ii. Self-inflicted hardships are not grounds for a variance.
 - iii. Personal hardships are not grounds for a variance. The hardship must relate to the physical character of the property.
 - iv. Economic conditions are not grounds for a variance (solely).
 - v. Hardships must be severe.
 - vi. If granted, variance must not adversely affect the neighborhood.
 - vii. All applicants must be treated fairly.
 - b) In granting any variance, the Board 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 variance is granted, shall be deemed a violation of this ordinance.
 - c) Under no circumstances shall the Board 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.
4. Special Use Permits: To grant a Special Use Permit for uses specifically listed in Chapter 11 or other sections of this Ordinance.

In considering all appeals and all proposed exceptions or variations to this Ordinance the Board shall, before making any exceptions or variations from the Ordinance in a specific case, first determine that it will not impair an adequate supply of light and air to adjacent property or unreasonably increase the congestion in public streets or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City of Radcliffe.

Nothing herein contained shall be construed to give or grant to the Board the power or authority to alter or change the Zoning Ordinance or the District Map, such power and authority being reserved to the City Council of Radcliffe in the manner hereinafter provided in the chapter titled "Changes and Amendments".

Section 4. Appeals.

1. Appeals to the Board may be taken by any person aggrieved or by any officer, department, board, or bureau of the municipality affected by any decision of the administrative officer. Such appeal shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the officer from whom the appeal is taken and with the City Clerk a notice of appeal, specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken. Any person may appear and testify at the hearing, either in person or by his agent or attorney.
2. An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whose decision or action the appeal is taken certifies to the Board after the notice of appeal shall have been filed that by reason of acts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such case, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board or by a court of record on application of notice to the officer from whom the appeal is taken and on due cause shown.

Section 5. Notification and Fee.

The Board shall make no findings except in a specific case and after a public hearing conducted by the Board. The Board shall select a reasonable time and place for the hearing of the appeal and shall give due notice thereof to the parties. The notice of the time and place of such public hearing shall be published in a Hardin County publication of general circulation in the City of Radcliffe at least ten (10) days previous to the hearing. Such notice shall contain the address or location of the property for which the variation or other ruling by the Board is sought, as well as a brief description of the nature of the appeal.

A fee of \$50.00 shall be paid to the City Clerk at the time the notice of appeal is filed. Fees shall be credited to the general government fund of the City of Radcliffe, Iowa.

Section 6. Relief.

Any person or persons, jointly or severally aggrieved by any decision of the Board or any taxpayer, or any officer, department, board or bureau of the City of Radcliffe shall have recourse to such relief as is provided by statute.

CHAPTER 14 INTERPRETATION, PURPOSES AND CONFLICT

In their interpretation and application, the provisions of this Ordinance shall be the minimum requirements for the promotion of the public safety, health, convenience, comfort, morals, prosperity, and general welfare. It is not intended by this Ordinance to interfere with, abrogate, or annul any ordinance, rules, regulations or permits previously adopted or issued and not in conflict with any of the provisions of this Ordinance, or which shall be adopted or issued pursuant to law relating to the use of buildings or premises and likewise not in conflict with this Ordinance; nor is it intended by this Ordinance to interfere with, abrogate, or annul any easements, covenants or other agreements between parties; provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or premises or upon height of buildings, or requires larger open spaces or larger areas than are imposed or required by such ordinances or agreements, the provisions of this Ordinance shall control.

CHAPTER 15 ENFORCEMENT

It shall be the duty of the City Clerk to enforce this Ordinance. It shall also be the duty of all officers and employees of the City and all members of the Police Department to assist the City Clerk by reporting to him or her upon new construction, reconstruction, or land uses, or upon seeming violations.

Appeal from the decision of the City Clerk may be made to the Board of Adjustment, so provided in Chapter 13 of this Ordinance.

CHAPTER 16 CHANGES AND AMENDMENTS

Section 1.

The City Council may, from time to time, on its own motion, or a petition, after a public hearing and with notice of same as provided by law (Code of Iowa, Section 414) amend, supplement, or change the boundaries or regulations herein established.

Section 2.

A filing fee of one hundred dollars (\$100.00) shall be paid to the City Clerk of the City of Radcliffe with each such petition.

Section 3.

The City Planning and Zoning Commission shall study and report to the City Council regarding the effect of any change or amendment of proposed building or use upon the character of the neighborhood and upon traffic conditions, public utility facilities, and other matters pertaining to public safety or general welfare. No action shall be taken upon a petition for change or amendment for a proposed building or use until such petition shall first have been submitted to the Planning and Zoning Commission and the latter shall have had 30 days within which to file its recommendation thereon.

CHAPTER 17 VIOLATION AND PENALTY

Section 1.

Any person, firm or corporation who violates, disobeys, omits, neglects, or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance, shall, upon conviction, be fined not more than \$500 for the violation or not more than \$750 for the violation if the infraction is a repeat offense, and each day that a violation is permitted to exist shall constitute a separate offense.

Section 2.

In case any building or structure is erected, constructed, reconstructed, altered, repaired, converted, or maintained, or any building, structure or land is used in violation of this Ordinance, the City Council, in addition to other remedies, may institute any proper actions or proceedings in the name of the City of Radcliffe, to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance, or use, to restrain, correct or abate such violations, to prevent the occupancy of said building, structure or land, or to prevent any illegal act, conduct, business or use in or about said premises.

CHAPTER 18 VALIDITY

Section 1.

Should any section, clause, or provision of this Ordinance be declared by any court of competent jurisdiction to be invalid, the same shall not effect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

CHAPTER 19
REPEAL OF CONFLICTING ORDINANCES

Section 1.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**CHAPTER 20
EFFECTIVE DATE**

Section 1.

This Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Passed this 13 Day of November, 2000,
and signed this 15 Day of November, 2000.


Richard Drake, Mayor

Attest:


Deb Benson, City Clerk

ORDINANCE NO. 166

ORDINANCE APPROVING THE 2000 CITY OF RADCLIFFE ZONING ORDINANCE

The following is a summary of those sections and chapters of the 2000 City of Radcliffe Zoning Ordinance, which was approved by the above captioned ordinance:

Districts and general regulations, A-1 agricultural reserve district, R-1 residential district, B-1 central business district, B-2 highway commercial district, M-1 manufacturing district, sign regulations, special use regulations, nonconforming uses, board of adjustment, enforcement, changes and amendments, violation and penalty, validity, and repeal of conflicting ordinances.

The following are the legal descriptions for the areas covered under the zoning ordinance, all as shown on the zoning map:

The incorporated limits of Radcliffe, Hardin County, Iowa.

A copy of all the proposed changes and amendments are available at the office of the City Clerk, City Hall, Radcliffe, IA 50230.

This ordinance was adopted by the City Council on the 13 day of November, 2000, and shall become effective from and after the publication of this summary notice.

Deb Benson
Radcliffe City Clerk
Radcliffe, IA 50230

City of Radcliffe Comprehensive Plan

Purpose

A fundamental purpose of this document is to provide a statement of the City of Radcliffe's Community goals, objectives and policies; and to provide direction for developers, decision makers, and others as to uses the City envisions for the land within two miles of the city limits. While it does not change existing zoning, the Comprehensive Plan does provide the context in which decisions regarding zoning changes can be made. The Comprehensive Plan serves as a basis for making decisions affecting many aspects of the City in addition to zoning changes.

In general, Radcliffe will continue to allow, and where appropriate, encourage development which will preserve a balanced profile - one which is comprised of: A variety of housing choices; employment opportunities; and a focused area of commercial and industrial uses.

The fundamental objectives of this Comprehensive Plan are, first, to ensure that development within Radcliffe takes place in an orderly and complimentary fashion; and, secondly, to ensure that the necessary issues are considered and facilities are provided to accommodate such development and future population. This Plan is advisory rather than prescriptive in nature. It is not a regulatory document to control the exact nature of development on individual lots. That function is performed by other City documents such as the Zoning Ordinance and other City ordinances. Keep in mind, though, that any changes to zoning districts shall be in compliance with the Comprehensive Plan, as stated in Section 414 of the Code of Iowa.

Future land Use

The Future Land Use Map is the illustrative representation of the City's vision for future development. One concern of comprehensive planning is determining how land is used within the corporate and planning boundaries of a municipality (the two mile limit). There are numerous land uses which, when all brought together, create the character of a community. There are competing demands for land use - residential, commercial, industrial, open space, and public institutions such as schools, hospitals and religious uses. How the various uses are balanced and the intensity to which each land use is developed will determine the future character of a community.

Industrial Land Use

Industrial uses should be concentrated in areas which already provide similar type uses, and these uses should be buffered from residential uses as much as possible. Any future expansion of this use should be directed away from potential residential developments. The following are recommendations for industrial development:

- Developments should be directed near designated truck routes to allow adequate accessibility.
- Public facilities (water, sewer, streets) should be available or easily extended to areas targeted for future industrial development. Leap frog development over vacant land should not be encouraged.
- Care should be taken to protect the appearance of the gateways into Radcliffe. Therefore, industrial development is not recommended at the entrances of Radcliffe.

Commercial Land Use

Commercial land uses should also be concentrated in areas which already provide commercial type uses. Commercial uses should be sensitive to adjacent land uses. Other codes and ordinances should require that there be a transition between commercial and residential with requirements for additional setbacks and greenspaces between the two land uses. The following are recommendations for commercial development:

- Access management should be a priority along the Highway 175. Curb cuts need to be minimal and shared driveways should be encouraged.
- Commercial development along Highway 175 should be concentrated and not allowed to sprawl along the entire frontage of the highway.
- Architectural standards for commercial development should be considered, especially in the downtown commercial district. The outside storage of equipment and materials should be out of sight from public streets in commercial districts.

Residential Land Use

Maintaining and enhancing the vitality and quality of life of Radcliffe's residential neighborhoods is a fundamental objective of the Comprehensive Plan. Radcliffe should

encourage a wide variety of housing choices for all levels of income. The following are recommendations for residential development:

- Higher density residential developments should be strategically placed and integrated throughout the community, paying attention to affects on adjacent property values and transportation systems.
- Multi-family developments are also recommended as buffers between commercial or industrial and single-family residential.
- Multi-family development are also recommended for development along highways and heavily traveled routes.

Parks and Greenspace

The Future Land Use Plan map delineates existing parks, open spaces, and greenspace in Radcliffe that should be maintained for their essential contribution to the City's environment and quality of life. Natural elements add to the quality of life and appeal to communities. It is often difficult to develop new parks and open spaces in developed areas of town because of the lack of available space. Therefore, opportunities to secure new open space should be pursued, both in private developments as well as through public action. The following are recommendations for parks and greenspace:

- Additional pocket parks should be recommended wherever feasible with new residential subdivisions.
- Landscaping treatments are recommended along Highway 175. This can be achieved with linear plantings and pockets of vegetation and trees.
- Landscaping treatments are recommended in the downtown commercial area. Tree plantings, benches, trash receptacles, historic street lights, and spacious sidewalks create a pedestrian friendly environment and increase the viability of downtown.

Land Reserves

Radcliffe, like much of Central Iowa, has some of the best soil in the world. The preservation of prime farmland, wetlands, wildlife habitats, bedrock water recharge areas, woodlands, and open spaces is encouraged. The following are recommendations for land reserves:

- Urban sprawl and leap frog development should be discouraged. Development is recommended adjacent to existing development and where public facilities are available or adjacent.
- Agricultural land and land outside of the serviced area of the City should remain zoned and designated on the City of Radcliffe Future Land Use Plan map as an agricultural reserve district. This will allow the City to control the direction of growth and protect the prime farmland.

Community Facilities

The provision of facilities in the Radcliffe, such as public water and sanitary sewer, are essential for existing residents and businesses and for the future growth of the City of Radcliffe. The following are recommendations for community facilities:

- The City of Radcliffe should have a policy of ensuring that all future development within its limits will be served by water and sanitary sewer. Where capacity shortfalls may exist in the future, the developer may be required to contribute to the cost of expansion or provision of new facilities. The City of Radcliffe should consider such factors as part of its review process when considering requests for annexation and applications for development.

Transportation

A good transportation system is critical to the health and orderly development of Radcliffe. Good transportation planning allows for a hierarchy of street uses from arterials to collectors to local level streets. The following are recommendations for community facilities:

- The City of Radcliffe should consider the placement of development in relationship to the placement of future street extensions. The result to this planning is a continuous flow for transportation throughout the entire city. Development which blocks future street development will create a disjointed street pattern which does not allow for a good traffic flow.
- Cul-de-sacs should be given special attention. Cul-de-sacs are difficult to plow in the winter and often serve to fragment neighborhoods into tiny enclaves rather than to unite them into a larger neighborhood.
- A sidewalk ordinance which requires sidewalks for new developments is recommended. Sidewalks and trails provide a safe space for walking, running, biking, and to reach other public amenities.

New Development Checklist

1. Check the zoning designation for the proposed area to determine if the use is appropriate for the zoning designation.
 - ☐ Check for use, setback, parking, and other zoning requirements.
 - ☐ A Special Use Permit or a Variance may be required prior to approval by the City of Radcliffe.
2. A rezoning or subdivision of the property may be required in order to allow the proposed use.
 - ☐ Check to assure that any zoning change is in conformance with the City of Radcliffe Comprehensive Plan. If it is not in conformance, the Comprehensive Plan will need to be modified. Zoning changes shall be in conformance with the Comprehensive Plan.
 - ☐ A rezoning requires an Ordinance to be passed by the City Council with a required public hearing and public notification.
 - ☐ For subdivisions, assure that all lots meet the minimum qualifications of the zoning district.
 - ☐ Depending upon the complexity of the development, the following information may be required to be submitted:
 - Area devoted to each specific land use (i.e. single family, multi-family, commercial, etc...);
 - Area devoted to public open space;
 - Area devoted to common open space;
 - Area devoted to primary and accessory buildings;
 - Area devoted to: 1). Streets and alleys; 2). Bikeways; 3). Walkways.
 - Area devoted to and number of off street parking spaces;
 - Area devoted to other remaining uses;
 - Engineering/architectural drawings shall be provided depicting the following information:
 - ☐ Adjacent land uses and zoning classifications within 300 feet of the project;
 - ☐ Existing streets, rights of way, property lines, easements, and the location of water, wastewater, and storm water intakes and lines within 300 feet of the project;
 - ☐ Contours of the development and all land within 300 feet of the project;
 - ☐ Location and extent of water bodies, wetlands, and streams and flood hazard areas on the project and within 300 feet;
 - ☐ Location of existing drainage patterns;
 - ☐ Location and extent of tree cover;
 - ☐ Property lines and dimensions of the property;
 - ☐ Location of all public and common open space;
 - ☐ Landscaping plan depicting sidewalks, tree plantings, entrances, fences, and other factors;
 - ☐ General grading and drainage plan and a description of how surface water on the project will be managed on site. Both existing and new contours shall be shown;
 - ☐ Utility plans;
 - ☐ Street lighting plans;
 - ☐ Soil erosion control plan;

- A description of how the project relates to the land development plan (i.e. transportation system, zoning patterns, drainage system, etc...) of adjacent vacant land; and
 - Any other elements requested by the City.
- 3. A building permit will be required for any new building or building addition as required by the City.

RESOLUTION NO. 00-04

A RESOLUTION TO APPROVE
THE CITY OF RADCLIFFE COMPREHENSIVE PLAN

WHEREAS, the standard state zoning enabling act requires that a zoning ordinance follow a comprehensive plan, and

WHEREAS, the Region 6 Planning Commission has prepared a plan that is conformance with the Iowa Code, and

WHEREAS, the City of Radcliffe desires to update the zoning ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF RADCLIFFE, IOWA:

1. That the City of Radcliffe Comprehensive Plan as presented is hereby approved.

Approved this 12 day of June, 2000.

Deb Benson
Name: _____

Attest:

Name:

23.01 There shall be appointed by the Council's City Planning and Zoning Commission, hereinafter referred to as the Commission, consisting of five (5) Members, who shall have a vested interest in the City and qualify by knowledge, or experience to act in matters pertaining to the development of a City Plan and there shall be no more than two (2) elected officials on the commission.