

CITY OF WOODWARD

ORDINANCE NO. 17-___

**AN ORDINANCE AMENDING THE ZONING ORDINANCE AND THE OFFICIAL
ZONING MAP OF THE CITY OF WOODWARD, IOWA, 2010,
ADDING AN “E-1”, ECO-BUSINESS PARK ZONING DISTRICT**

BE IT ENACTED BY THE CITY OF WOODWARD, IOWA:

A. General Purpose of District

The “E-1” District is intended and designed to provide a means for environmentally sustainable development that utilizes energy innovation and efficiencies while demonstrating high levels of economic performance. The District will allow for a variety of commercial and light industrial uses such as scientific research and development facilities, manufacturing, warehousing, professional office, and other research facilities within a planned and coordinated development. The “E-1” designation shall provide for efficient site design and ensure that the design and location of all development in the District is built in harmony with all future development in adjacent districts.

It is the intent of this Section to provide objectives and criteria for environmentally sustainable development that will be required for development in this District. This development will utilize renewable energy alternatives, protect and conserve source/ground water, and implement sustainable building practices. Reduced energy utilization alternatives and high performance building envelope considerations will include, among others - -

- Building-integrated renewable energy systems;
- Building/ground-mounted solar energy systems;
- Ground/roof-mounted wind energy systems;
- Passive solar design;
- Daylighting;
- Wind turbines;
- Geo-thermal HVAC;
- Required LED fixtures for all lighting exterior and interior;
- Reduced street lighting levels;
- Reduced parking lighting levels;
- Required energy utilization management systems;
- Prohibition of sprinkler lawn irrigation, and
- Permeable paving

Alternative energy sources will be encouraged in development projects in the District.

The alternative energy sources options that will be considered in the District include:

- Solar energy generation;
- Wind energy generation, and
- Gray water recovery

A wide range of light industrial uses will be considered so long as they conform to the “E-1” development regulations required in this District and do not cause objectionable or dangerous conditions beyond the boundary of the District wherein the parcel is located.

Owner or owners of any tract of land in this District shall be required to petition the City Council for any development of the subject property pursuant to the planned unit development procedures outlined below. The petition shall include a plan for the use and development of the subject property.

B. Site Plan Review

The owner or owners of any tract of land shall be subject to Section 23 entitled “Site Plans” of the City’s Zoning Ordinance 269. The owner or owners of any tract of land may submit to the City Council a detailed site plan showing the proposed use and development of the entire tract of land. The plan shall be referred to the Planning and Zoning Commission for study and report. The Planning and Zoning Commission shall review the conformity of the proposed development with the standards of the Comprehensive Plan, and with recognized principles of architectural design, land use planning and landscape architecture.

The Commission may approve the plan as submitted or, before approval, may require that the applicant modify, alter, adjust, or amend the plan as the Commission deems necessary to the end that it preserves the intent and purpose of this Ordinance to promote public health, safety, morals and general welfare. The site plan as approved by the Commission shall then be reported to the City Council, whereupon the City Council may approve or disapprove said plan as reported or may require such changes thereto as it deems necessary to effectuate the intent and purpose of this Ordinance.

C. Final Plan

The owner or owners of any tract of land in the District must submit a final development plan and accompanying documents as required by the city. The final development plan shall be reviewed by the Commission, for compliance with the “E-1” standards and substantial compliance with the preliminary plan. The Commission’s recommendations and report on the final development plan shall be referred to the Council for final approval. The final development plan and final plat shall be approved by the Council before any building permit is issued.

A final plat shall be submitted with each stage of the final development plan. The plat shall show building lines, lots and/or blocks, common land, streets, easements, and other applicable items required by the subdivision ordinance. Following approval of the final plat by the Commission and Council, the plat shall be recorded with the County Auditor and Recorder.

The final plan shall be accompanied by the following requirements:

1. A performance bond which shall ensure to the City that the dedicated public streets, utilities, and other common development facilities shall be completed by the developer within the time specified in the final development plan.
2. A covenant to run with the land, in favor of the City, that the owner of the land or successors in interest will maintain all interior streets, parking areas, sidewalks, common land, parks and plantings which have not been dedicated to the City in compliance with City ordinances.
3. Any additional agreements required by the Council at the time of preliminary plat approval.

D. Permitted Principal, Accessory and Discretionary Uses

Permitted principal and accessory land uses are set forth below, which shall prevail over conflicting requirements of this Section.

Only the uses of land listed in this Section shall be permitted in the “E-1” District, provided, however, that all manufacturing, assembling, compounding, processing, packaging or other comparable treatment, including storage of any and all materials and equipment shall take place within completely enclosed buildings, except for parked motor vehicles and off-street parking and loading as required by Section 21. No dwelling or dwelling unit is permitted. In addition, all open areas not used for off-street parking or loading shall be planted in accordance with this section, properly maintained and kept free from refuse and debris.

Permitted Principal Uses

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

1. Business Incubators
2. Scientific Incubators
3. Business and Corporate Office
4. Research laboratories, offices, and other facilities for established corporate research and development
5. Production, assembly, and packaging of pharmaceuticals
6. Bio-Medical business and/or research facilities

7. Bio-Sciences facilities
8. Light assembly
9. Light manufacturing as provided in Section 18, "M-1" Light Industrial District
10. Warehousing
11. Call centers
12. Data centers / Data processing centers
13. Printing or publishing
14. Public utility facilities
15. Government facilities including police and fire stations
16. Offices and research facilities of businesses or organizations engaged in the sectors of energy, environmental science or sustainability
17. Uses permitted in the "M-1" District, provided that no dwelling unit is permitted.

Permitted Accessory Uses

1. Food and beverage service operations entered from within any permitted use in this District as a convenience to the occupants thereof, and their customers, provided such accessory uses shall not exceed ten percent of the gross floor area of the permitted uses in the building. No exterior advertising displays shall be visible from outside the building.
2. Wind generators at a density of no more than one (1) for every three (3) acres provided no wind generator can be located within 200 feet of the exterior boundary of a parcel. No wind generator can be located within 300 feet of a residential zoning district. The height of the mounting pole for a wind generator may not exceed 120 feet, except with approval by City Council.
3. Electric substations used to support developments in the District.
4. On-site wells used for backup water supply.
5. Exterior building security facilities.
6. On-site exterior signs which shall be integral or attached to the building and shall not extend above any building line, shall not have a height of more than eight (8) feet or length of more than 35 feet, or ground or monument signs not exceeding six (6) feet in height or fifteen (15) feet in length.

Discretionary Uses

The City will consider the following land uses which will require a conditional use permit:

1. Aquaculture operations/facility.
2. Logistics and transportation service facilities.
3. Greenhouse operations.
4. Those uses which in the opinion of the City Council are similar to the permitted uses and which conform to the general purpose and intent of this District.

E. Prohibited Uses

The following uses are not permitted within the “E-1” District:

- a. Slaughterhouses, rendering plants, fat rendering, livestock feed yard, livestock sales yard, commercial riding academy, stockyards, soap manufacturing, glue manufacturing, tanner, paper manufacturing.
- b. Bulk storage, other than wholly within a completely enclosed building, of
 - i. lime; fertilizer; toxic or corrosive chemicals or acids; flammable liquids or solids; scrap or junk; rags or cotton waste; fungicides, herbicides or pesticides; paint; varnish; oil shellac or turpentine; grain hops or sugar; fish, fish oil or meal (except as part of an approved aquaculture facility); animal oil or fat, or vegetable oil.
- c. Keeping of live animals, live poultry or other fowl.
- d. Sanitary landfills, garbage and refuse sites.
- e. Truck stops and no adjoining or adjacent uses shall be physically connected or used so as to effectively create a truck stop.
- f. Manufacturing or bulk storage of fireworks, ammunition, matches or flares; radioactive materials; coal tar products or derivatives.
- g. Processing of meat or meat products.
- h. Self-storage facilities.
- i. Places of worship.
- j. Residential.
- k. Retail or wholesale sale of goods except as allowed as a permitted or discretionary use within this District.
- l. Schools (other than those listed as a permitted or discretionary use).
- m. Adult entertainment businesses.

F. Bulk Regulations

The following requirements shall be observed subject to the modifications contained in Section 20:

1. Lot Area: No minimum
2. Lot Width: No minimum
3. Front Yard: 50 feet, when fronting on the right-of-way of a major thoroughfare shown on the Official Major Street Plan, the front yard shall be measured from the proposed right-of-way line.
4. Side Yard: None required except adjacent to an “R” District in which case not less than 100 feet.
5. Rear Yard: 50 feet, unless adjoining a railroad in which no rear yard is required.
6. Maximum Height: No limit.

G. Buffer Landscaping

Landscape buffers are intended to improve land use compatibility and environmental quality by reducing noise, lighting glare and other nuisances, or facilitating natural drainage and wildlife movement.

A minimum depth of 15 feet of landscaping shall be provided to buffer parking, loading and unloading, and other uses from a public right-of-way and public trails while maintaining reasonable sight lines and visual permeability.

H. Energy Conservation and Utilization Requirements / Restrictive Covenants

All development in this District shall be required to comply with the provisions contained in the “Woodward Eco-Business Park Energy Conservation and Utilization Plan” as adopted by the City Council. All property owners intending to develop land in the “E-1” District shall be provided a copy of this plan. Additionally, the following sustainable design elements shall be required for all development in the District:

1. Tenants must utilize green infrastructure practices to infiltrate, evapotranspire, capture, and reuse the water quality volume (runoff from up to 2.25” of rain per 24 hours) to maintain or restore natural hydrologies.
2. Tenants must maintain a 100-foot buffer around existing high-quality wetlands for parking and building development in order to protect the quality of the wetlands.
3. Tenants must incorporate into their site plan the pedestrian and bike access ways that are planned throughout the interior of the park and to the park boundaries

(as shown in the Master Development Plan for the park) or seek a variance to incorporate an alternative routing that achieves a similar outcome.

4. Tenants must design and construct facilities to LEED certification standards.
5. Tenants must meet the standards of the Model Lighting Ordinance (MLO) as designed by the International Dark-Sky Association (IDA) and the Illuminating Engineering Society of North America (IESNA).
6. Avoid conventional irrigation. Drip irrigation is allowed.
7. Require the use of native vegetation that minimizes water usage.
8. Use integrated pest management.
9. Incorporate charging stations for electric vehicles into site layout, and build the utility conduits for the infrastructure at the time of facility construction, to proactively prepare for installation as demand grows.
10. Participate in a renewable energy purchase program offered by the electric service provider OR use onsite renewable energy systems to offset 5% of facility energy costs.
11. Institute on-site recycling program.
12. Adopt measures to reduce heat islands either through non-roof methods (provide shade with plants or architectural structures) or roof methods (highly reflective or vegetated roofs).

Developers of property in the District may at their election adopt other sustainability practices including:

- Harvest, treat, and reuse rainwater and/or greywater to meet a portion of the development's water needs;
- Provide access to shower/locker areas and bike parking/storage onsite or participate in shared, and
- Provide priority parking for carpooling.

I. Other Required Conditions

1. The best practical means known for the disposal of refuse matter or water-carried waste, the abatement of obnoxious or offensive odor, dust, smoke, gas, noise, or similar nuisance shall be employed.
2. All principal buildings and all accessory buildings or structures, including loading and unloading facilities, shall be located at least one hundred (100)

feet from any "R-1" District boundary, except where adjoining a railroad right-of-way. In addition to the above separation, there shall be maintained between said use and adjoining "R-1" District, a wall or fence or landscape buffer of evergreen plants, or other plant material that may be required by the city, in combination with or without an earthen berm.

J. Parking and Loading Requirements

- a. Parking shall be provided as required in Section 21.
- b. In addition, each business shall provide 1 preferential parking space for every 20 required parking spaces (minimum of 1 space) for use only by the vehicles displaying disabled parking placard and/or a disabled license plate; and
- c. Each business shall provide 1 preferential parking space for every 20 required parking spaces (minimum of 1 space) for use only by any of the following types of vehicle:
 - a. Car pool or van pool vehicles;
 - b. Gas/electric hybrid vehicles; or
 - c. Hydrogen fueled vehicles; or
 - d. Smart cars.
- d. Preferential parking spaces shall be in a convenient location and may be located within the front, side or rear yard of a building. Preferential parking spaces shall count towards the total required parking spaces.

K. Repealer

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

L. Severability Clause

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

M. Effective Date

This ordinance shall be in effect from and after its final passage, approval

PASSED BY THE CITY COUNCIL AND APPROVED BY THE CITY COUNCIL on this
_____ day of _____, 2017.

Brian Devick, Mayor

Attest:

Christina Perkins, City Clerk