

CHAPTER 24
PC PLANNED COMMERCIAL DISTRICT

Section 1. Purpose.

The regulations set forth in this Chapter, or set forth elsewhere in this Ordinance when referred to in this Chapter, are the district regulations for the PC Planned Commercial District. The purpose of the district is as follows:

- Promote imaginative, innovative, and comprehensively planned commercial developments which are designed to compliment the community.
- Planned Commercial Districts shall be designated to provide a district for larger planned commercial centers. These centers may be medium to high-density projects.
- The City shall encourage uniform building and signage design, common signage, internal circulation and parking areas, and exterior building materials to create a unified and coordinated development. The highest standards of architecture, landscaping, and site planning are encouraged.
- These areas shall be larger than the Community Commercial Districts.
- Plans shall consider adjacent lots and land uses.

Section 2. Permitted & Special Uses.

A building or premises shall be used only for the uses contained in Chapter 29 of this ordinance except for the existing uses special provisions contained below. All uses are subject to site plan review and approval according to the provisions of this chapter. The City shall have full authority to approve, amend, or deny any uses for specific zoning lots in the PC area that do not conform to the Marshalltown Comprehensive Plan or accepted site planning standards.

Existing Uses

All existing uses as of the effective date of the ordinance can continue. Any existing use can change to a permitted use under this Chapter. If an existing use changes to a use that is a special use under this Chapter, the use is subject to approval by the Plan & Zoning Commission. The existing use zoning lot may expand provided that the new area is a conforming use under this chapter or to a special use with the prior approval by the Board of Adjustment.

Section 3. Bulk Requirements.

1. Lot dimensional requirements, density limitations, and height limits in the PC district shall be established with the site plan review and approval process. The standards noted below are guidelines and recommendations and may be changed by the City or developer for each site plan.

Minimum Lot Area	60,000 square feet
Front Yard	50' Where no Frontage Road Required; 130-150' Where Frontage Road is not built but will be required
Side Yard	30'
Rear Yard	30'
Minimum Lot Width	200'
Minimum Open Space Percentage	25%

Section 4. Parking Requirements.

1. Whenever structures are erected or structurally altered, parking spaces shall be provided on the same lot as the building in accordance with Chapter 7 of this Ordinance.

Section 5. Performance Standards.

1. Existing uses on the effective date of this ordinance shall not be required to modify existing operations to come into compliance with the following performance standards, but shall not increase the amount of outside storage. The standards noted in this section shall apply to all newly created uses.
2. Outside storage of non-saleable merchandise or other materials shall not be visible from the public right-of-way.
3. Adequate area shall be provided on the lot for snow storage.
4. Parking areas shall be designed to minimize headlights shining into residential properties.
5. All uses shall be designed and operated to be compatible with the adjacent residential uses. Specifically, limitations on design and operation of uses shall include architectural and building mass, noise and lighting controls, signage and traffic considerations.
6. All utilities shall be placed underground, where feasible.
7. Parking lots shall be designed and constructed to utilize shared parking as described in Ch. 7 of this Ordinance.

Section 6. Architectural Standards.

1. All sides of the commercial buildings visible from the public right-of-way shall be architecturally treated to produce an aesthetically pleasing facade. Exterior materials of commercial quality shall include wood, masonite, aluminum, steel, decorative concrete block, stucco, brick or other similar materials with an effective life of 25 years or greater.
2. The Zoning Administrator shall review and approve architectural design to assure compliance and compatibility with the requirements. Any appeals to these administrative decisions shall be taken to the Site Plan Review Board.

Section 7. Approval Procedure.

1. Developments shall follow the Site Plan Review Requirement, Chapter 5, of this Ordinance.
2. All land divisions, regardless of the number of lot splits, shall follow all the provisions of the Marshalltown Subdivision Ordinance.
3. Each land owner of record shall submit a site plan for the zoning lot (s) that is proposed to be developed and a general development plan for other adjacent parcels owned by the same land owner of record within 300 feet of the development.
4. All general development or site plans shall be in conformance with the Marshalltown Comprehensive Plan.

Section 8. General Development Plan Standards.

1. The general development plan shall generally show the proposed land uses (i.e. large lot commercial, small commercial uses, etc.), transportation network, and lot layout. The general development plan may change throughout time. Any Plan & Zoning Commission appeals shall be fully handled by the Board of Adjustment.

Section 9. Screening requirements.

1. Mechanical Units: For all new uses in the Planned Commercial District all ground mounted mechanical units, including but not limited to: air-conditioning condensers, heat pumps, ventilation units, computer cooling equipment, and any other related utility structures and equipment that are visible from any adjacent public thoroughfare shall be visibly screened from public view by the use of a screening wall built of materials compatible and consistent with the architecture and materials of the principal building; landscape plantings of predominantly evergreen type trees and shrubs to provide year-round screening; permanent earthberming; or a combination of the above.

2. **Trash Dumpsters and Receptacles:** Trash receptacles and dumpsters shall be screened on all sides by the use of a permanent enclosure, with gates for disposal truck access. The enclosure shall be constructed to visibly screen the receptacle from public view and from adjoining properties. The design of the pedestrian access to the receptacle or dumpster shall be designed to minimize the view into the enclosure. The enclosure should be landscaped to minimize the visual impact of the enclosure on surrounding properties and public thoroughfares.

3. **Outdoor Storage and Loading Areas:** Any outdoor storage area or loading area that is visible from any public thoroughfare or any residential use shall be visibly screened from public view and adjoining properties with landscape plantings, predominantly evergreen type trees and shrubs to provide year-round screening; permanent earthberming; or the use of a screening wall built of materials compatible and consistent with the architecture and materials of the principal building.