

CHAPTER 26
RC REGIONAL CENTER 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 RC Regional Center District.

- Regional Center Districts shall be designated to provide a district for larger, planned regional commercial centers.
- The City shall encourage the creation of a unified and coordinated development.

Section 2. Permitted & Special Uses.

A building or premises shall be used only for the purposes contained in Chapter 29 of this ordinance except for the existing uses special provisions contained below:

Existing Uses

Any existing use, which is conforming as of August 1, 2002, shall be considered a conforming use for that zoning lot for the purposes of this ordinance. The use can change to any other listed conforming use for the zoning lot, or to a special use. The zoning lot for the business after August 1, 2002, may expand provided that the new area is a listed conforming use for that zoning lot, or to a listed Special Use by following the procedures in Chapter 31, Special Use Regulations.

Any existing residential use as of August 1, 2002, shall abide by the requirements set forth in Chapter 12 R-2 Low Density Residential District of this ordinance. No new dwelling units are permitted.

Section 3. Bulk Requirements.

For the purposes of interpreting and enforcing the bulk requirements of this Chapter, the entire area included within the Regional Center District shall be considered as a single zoning lot.

The following requirements shall be observed:

Front Yard Setback	<ol style="list-style-type: none">1. 30 feet along collector streets as defined in the Marshalltown Comprehensive Plan.2. 40 feet along arterial streets as defined in the Marshalltown Comprehensive Plan.3. 30 feet along other streets.4. 60 feet if across from a residential district.
Side Yard Setback	<ol style="list-style-type: none">5. 35 feet if adjacent to a residential district.6. Corner lots: Width of yard on the side street line shall not be less than half (1/2) the depth of the front yard except if the side yard abuts an arterial or collector street, in which case the appropriate front yard setback shall be followed.
Rear Yard Setback	None required, except adjacent to a residential district, where there shall be a 35-foot minimum setback.
District Area	3 acres minimum.
Lot Width	None.
Building Height	2 1/2 stories or 40 feet maximum.

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. Outside storage of merchandise or other materials shall not be visible from the public right-of-way except with approval by the Plan and Zoning Commission.
2. Adequate area shall be provided on the lot for snow storage.
3. Parking areas shall be designed to minimize headlights shining into residential properties.
4. All uses shall be designed to be compatible with adjacent residential uses.
5. All utilities shall be placed underground, where feasible.

Section 6. Architectural Standards.

1. All sides of 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 Board of Adjustment.

Section 7. Site Plan Requirements.

See Chapter 5 of this Ordinance.

Section 8. Parking Lot & Buffering requirements.

See Chapters 6 and 7 of this Ordinance.