

**CITY OF MUSCATINE  
ORDINANCE 2025-0044**

**AN ORDINANCE AMENDING TITLE 10 BY CREATING SUBSECTION 17A CREATING THE  
COMMUNITY FACILITIES DISTRICT(CF)**

**WHEREAS**, The City of Muscatine Zoning Ordinance does not have a specific zoning district primarily focused on community facility land uses. These non-commercial uses are primarily governmental or institutional in nature and include, but are not limited to, uses such as governmental offices, schools, hospitals, parks, cemeteries, religious institutions, police stations, fire stations, lift stations, recreational facilities, and golf courses, etc; and

**WHEREAS**, The Comprehensive Plan's Goal LU.9 envisions the retention and enhancement of community facilities, such as government offices, schools, hospitals, and parks, as vital neighborhood centers. These facilities provide employment, services, and amenities. However, the expansion or construction of major community facilities must be carefully planned to avoid negative impacts on adjacent neighborhoods, such as housing stock loss, increased traffic congestion, or spillover parking; and

**WHEREAS**, While community facilities are recognized as compatible with residential development when appropriate standards are applied, Goal LU.9 acknowledges that these standards do not align well with the current structure of residential zoning districts. Community facilities are ideally suited for transitioning between commercial/industrial and residential land uses; and

**WHEREAS**, To address this, the Comprehensive Plan call for the creation of a new community facility zoning district. This new district will be clear, consistent, and easy to understand. It will require an approved development plan, similar to how the R-L, S-3, and S-1 zoning districts currently operate in Muscatine. The proposed development plan for a new or substantially expanded community facility will be evaluated against the guidelines within the community facilities zoning district regulations and assessed for compatibility with surrounding land uses; and

**WHEREAS**, A new community facility zoning district is being proposed, full text of the proposed district can be found [muscatineiowa.gov](http://muscatineiowa.gov). This district aims to create a specific zoning category for uses such as governmental offices, schools, hospitals, medical clinics, parks, cemeteries, religious institutions, police stations, fire stations, recreational facilities, and golf courses; and

**WHEREAS**, A new community facility zoning district is being proposed, full text of the proposed district can be found [muscatineiowa.gov](http://muscatineiowa.gov). This district aims to create a specific zoning category for uses such as governmental offices, schools, hospitals, medical clinics, parks, cemeteries, religious institutions, police stations, fire stations, recreational facilities, and golf courses; and

**NOW THEREFORE**, be it ordained by the City Council of the City of Muscatine, in the State of Iowa, as follows:

**SECTION 1:**        **ADOPTION** “CHAPTER 10-17A COMMUNITY FACILITY DISTRICT - (CF)” of the Muscatine Municipal Code is hereby *added* as follows:

ADOPTION

CHAPTER 10-17A COMMUNITY FACILITY DISTRICT - (CF)(*Added*)

**SECTION 2:** ADOPTION “10-17A-1 Intent” of the Muscatine Municipal Code is hereby *added* as follows:

ADOPTION

10-17A-1 Intent(*Added*)

The intent of this district is to retain and enhance community facilities, such as governmental offices, schools, hospitals, medical clinics, parks, cemeteries, religious institutions, police stations, fire stations, recreational facilities, golf courses, etc. as important neighborhood centers and providers of employment, services and amenities, and ensuring that community facilities are compatible residential development. The rezoning of single parcel to a new community facility zoning district in an area zoned for residential use is not considered to be spot zoning so long as the proposed community facility use is compatible with the surrounding residential uses.

**SECTION 3:** ADOPTION “10-17A-2 Permissive Uses” of the Muscatine Municipal Code is hereby *added* as follows:

ADOPTION

10-17A-2 Permissive Uses(*Added*)

- A. Hospital
- B. Medical clinics, not including veterinary clinics
- C. Cemetery
- D. Parks
- E. Public and private recreational uses
- F. Place of worship
- G. Schools
- H. Residential uses directly associated with an educational or religious use on the same parcel
- I. Government building or office
- J. Golf course
- K. Community center, library, museum, or similar public building
- L. Utility substation
- M. Communication tower

**SECTION 4:** **ADOPTION** “10-17A-3 Dimensional Standards” of the Muscatine Municipal Code is hereby *added* as follows:

**ADOPTION**

10-17A-3 Dimensional Standards(*Added*)

**A. Maximum height of structures: 35 feet**

**B. Minimum yard depth:**

1. Minimum yard depth shall be as indicated on the following table:

Use	Zoning of parcel adjacent to or across the street from yard					
	Residential			Non-Residential		
	Front	Side	Rear	Front	Side	Rear
Hospital	25'	10'	20'	20'	6'	20'
All Other permitted uses	25'	5'	10'	20'	6'	20'

2.

**C. Minimum parcel frontage: None**

**D. Minimum parcel size**

1. Hospital: 5 acres
2. School: 20,000 square feet
3. All other permitted uses: None

**E. Maximum Parcel Coverage**

1. No more than 50% of a parcel may be occupied by structures.

**SECTION 5:** **ADOPTION** “10-17A-4 Screening And Landscaped Buffers” of the Muscatine Municipal Code is hereby *added* as follows:

**ADOPTION**

10-17A-4 Screening And Landscaped Buffers(*Added*)

**A. Areas directly adjacent to residential properties shall be screened with a landscaped buffer meeting the following criteria:**

1. Vegetive barriers shall be composed of trees that form a solid barrier of at least 35' at maturity.
2. At the time of planting, trees shall meet the following minimum size criteria:
  - a. Non-coniferous: 3" caliber
  - b. Coniferous: 8' height

**B. Screening of Trash Receptacles**

In such cases where new construction or substantial improvements of a nonresidential nature are proposed adjacent to existing residential units or in a location visible from a public street, outside trash receptacles and outside storage of equipment shall be screened from view by fencing (at least 75% opaque) or landscaping of sufficient height and density to provide screening at maturity or within 3 years.

**SECTION 6:** **ADOPTION** “10-17A-5 General Requirements” of the Muscatine Municipal Code is hereby *added* as follows:

ADOPTION

10-17A-5 General Requirements(*Added*)

**A. Site Plan Review**

Approval of a site plan in accordance with Section 10-2-7(I) is required for:

1. All new construction
2. Remodeling, modification, or alteration of an existing structure(s) that increase the square footage by 50% or more.

**B. Outdoor Lighting**

In such cases where new construction or substantial improvements of nonresidential nature are proposed adjacent to existing residential units, no direct outside lighting shall shine onto adjacent property.

**SECTION 7:** **AMENDMENT** “10-26-1 Exceptions To Height Limits” of the Muscatine Municipal Code is hereby *amended* as follows:

AMENDMENT

10-26-1 Exceptions To Height Limits

Height limits may be exceeded in the following instances:

- A. Public, semi-public, or public service buildings, hospitals, institutions, agricultural buildings, or schools when permitted in a district, other than the CF District, may be erected to a height not exceeding sixty feet (60') and churches and temples may be erected to a height not exceeding seventy-five feet (75'), if the building is set back from each yard line at least one foot (1') for each foot of additional building height above the height limit otherwise permitted in the district in which the building is built.

**Setback\* = Y + (H - M)**

\*: Setback for Building Exceeding Maximum Allowed Height as per 10-26-1(A)  
Y: Minimum Yard Depth as per Zoning District  
H: Height of the highest point of building  
M: Maximum Structure Height as per Zoning District

- B. Church spires, belfries, monuments, tanks, water and fire towers, stage towers or scenery lofts, cooling towers, ornamental towers and spires, chimneys, elevator bulkheads, stacks, conveyors, and flag poles may be erected to such height as may be authorized by the City Council.
- C. The height of towers, transmission equipment, and wireless supports structures as defined in Section 10-30-2 shall be regulated by Chapter 30.

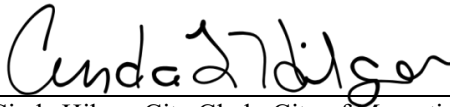
PASSED AND ADOPTED BY THE CITY OF MUSCATINE CITY COUNCIL MARCH 06, 2025.

Presiding Officer

Attest



Dr. Brad Bark, Mayor, City of Muscatine



Cinda Hilger, City Clerk, City of Muscatine

