

**ORDINANCE NO. 05-O-2020-2021**

**ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF STORM LAKE, A PART OF THE STORM LAKE MUNICIPAL CODE, TO ALLOW FOR CERTAIN SMALL SCALE WAREHOUSING BUSINESSES AS A CONDITIONAL USE IN THE HIGH DENSITY RESIDENTIAL (R-4) ZONING DISTRICT**

WHEREAS, the City Staff has received a petition for changes in the text of the Storm Lake Zoning Ordinance and Subdivision Regulations to allow for certain small scale warehousing as a conditional use in the High Density Residential (R-4) Zoning District;

WHEREAS, the City's Planning and Zoning Commission has reviewed and recommended approval of the proposed changes in the text of the Zoning Ordinance that will allow for such additional use of real property in a R-4 Zoning District; and

WHEREAS, the proposed changes in the text of such Zoning Ordinance are consistent and in accordance with the comprehensive plan adopted by the City in Resolution No. 94-R-2012-2013 on February 18, 2013;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Storm Lake, Iowa, as follows:

Section 1. AMENDMENTS. The Zoning Ordinance of the City of Storm Lake is amended as follows:

a. In "Article Three-Use Types", insert the following new subsection "cc." in Section 307 immediately after subsection "dd." of Section 307:

cc. Warehousing, Small Scale

Establishments providing for indoor warehousing, storage, distribution, and handling of goods and materials. The warehouse building does not exceed 10,000 square feet in area. All storage is completely inside of the warehouse facility and none is outdoors.

b. In "Article Four - Base Zoning District Regulations," "Table 4-2-Permitted and Conditional Uses By Zoning Districts" under "Commercial Uses," after "Veterinary Services" in the "Uses" column, insert "Warehousing, Small Scale;" and insert "C" in the "R-4" column of that row.

Section 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

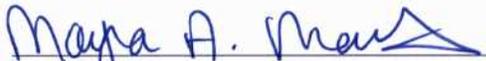
Section 3. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND APPROVED this 19<sup>th</sup> day of April, 2021.



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Michael Porsch, Mayor

ATTEST:

  
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Mayra A. Martinez, City Clerk