

LAND APPRAISAL REPORT

File No. 17-0912
17-0912

Borrower Garman LLC, Census Tract 0002.06, Map Reference 16300, Property Address 610 Boyson Rd NE, City Cedar Rapids, County Linn, State IA, Zip Code 52402

Location Urban, Employment Stability, Convenience to Employment, etc. Area is in growth area where commercial office and retail uses accommodate area residents.

Dimensions 193.54 x 447.89 = 1.99 ac 86,684.4 sf, Zoning Classification O/S, Office/Service Use District, Present Improvements Do

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis.

Table with 5 columns: ITEM, SUBJECT PROPERTY, COMPARABLE NO. 1, COMPARABLE NO. 2, COMPARABLE NO. 3. Includes sales price, price per sq. ft., and net adjusted value.

Comments on Market Data Sales 1, 2, and 3 are all fairly recent sales found, sale 4 adjoins subject to the immediate east yet is an older sale from 2005.

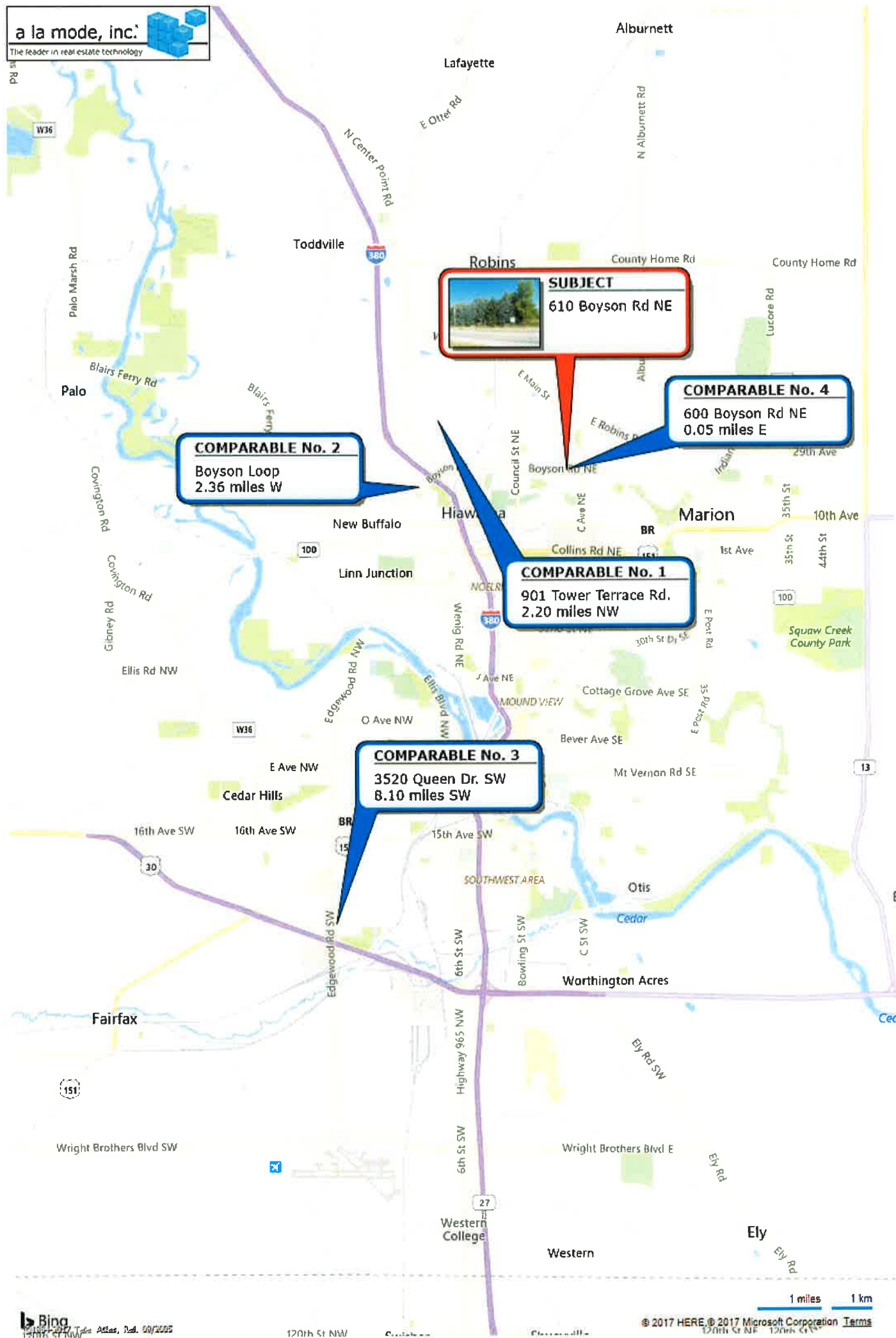
Comments and Conditions of Appraisal The Appraiser's conclusion of value is based upon the assumption that there are no hidden or unapparent conditions of the property that might impact upon buildability.

Final Reconciliation Sales weighted based on emphasis given. Sale 4, although an older sale, received heavy emphasis. 10% x \$489,984 = \$48,999; 20% x 392,691 = \$78,538; 20% x \$398,005 = \$79,601; 50% x \$484,027 = \$242,014.

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF September 20, 2017 TO BE \$ 450,000. Appraiser George Davis, Date of Signature and Report September 25, 2017.

Location Map

Borrower	Garman LLC		
Property Address	610 Boyson Rd NE		
City	Cedar Rapids	County Linn	State IA Zip Code 52402
Lender/Client	Ohnward Bank		



Subject Land Photo Page

Borrower	Garman LLC		
Property Address	610 Boyson Rd NE		
City	Cedar Rapids	County	Linn
Lender/Client	Ohnward Bank	State	IA
		Zip Code	52402

Subject Front

610 Boyson Rd NE

Sales Price N/A

Date of Sale N/A

Site Area

Location Main arterial Comm.

\$/Sq. Ft.



Subject Rear



Subject Street



SCOPE OF APPRAISAL

The appraisal involved an inspection of the subject property. Records and plats were obtained from legal sources when possible. Plats do not reflect all easements, encroachments, or encumbrances. The appraiser did not do a title search on the property and is not qualified to perform a title opinion.

Materials used to estimate the market value were obtained from court house records, local multiple listing service, and Realtors. When possible the sales were confirmed with one of the parties involved in the transaction. Sales and leasing data were written up according to the data obtained. The data is believed to be correct, but cannot be guaranteed.

For income producing properties contract lease agreements and operating statements were reviewed as provided. No attempt was made to authenticate these documents. The appraisers rely heavily upon operating statements, when applicable. Audits are recommended to assure accuracy of statements.

COMPETENCY PROVISION

George R. Davis has performed appraisals on properties substantially like the subject. The appraiser has appraised a wide variety of properties. Therefore, this appraiser possesses practical experience.

Mr. Davis has formal education in theory and principles. Appraisal courses have been taken postgraduate as well as seminars and updates. In addition to having State General Certifications in Iowa and Wisconsin, the appraiser is also a candidate for the MAI designation as an Associate Member of the Appraisal Institute.

A list of qualifications and a partial list of the types of properties appraised are in the addendum. These credentials and experience qualify the appraiser to do an appraisal on this specific property.

INDICATED EXPOSURE TIME

The exposure period for the subject will likely be one year or less because the economy in this area is currently healthy. The number of listings of Commercial Land is not oversupplied and demand remains strong for these types of properties. Therefore, the subject should have limited competition if it were placed on the market and experience an exposure period from 3 to 9 months.

ESTIMATED MARKETING TIME

A normal marketing period for an acreage property of this type can easily be in excess of one year. It is important that competent commercial brokers are used and sufficient time be allowed to market the property at the correct price.

The market period for the subject property, as supported by the market sales and listings in this area, is therefore estimated to be within three and six months.

Normal marketing period is the amount of time necessary to expose a property to the open market in order to achieve a sale. Implicit in this definition are the following characteristics:

- *The property will be actively exposed and aggressively marketed to potential purchasers through marketing channels commonly used by sellers of similar type properties.*
- *The property will be offered at a price reflecting the most probable markup over market value used by sellers of similar type properties.*
- *A sale will be consummated under the terms and conditions of the definition of market value required by the regulation.*

CONTINGENT AND LIMITING CONDITIONS

The certification of the appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and limiting conditions as set forth by the appraiser in the report.

- 1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership and management.*
- 2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The appraiser has made no survey of the property.*
- 3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore. An additional charge will be made for court appearance.*
- 4. Any distribution of the valuation in the report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other appraisal and are invalid if so used.*
- 5. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.*
- 6. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Appraiser can be assumed by the Appraiser.*
- 7. A U.S. tax act is now in place (1986). It has affected real estate values; further changes in tax law can affect value.*
- 8. The forecasts or projections included in this report are used to assist in the valuation process and are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are therefore subject to changes in future conditions, which cannot be accurately predicted by the appraiser and could affect the future income and/or value forecasts.*
- 9. One (or more) of the signatories of this appraisal report is an Associate Member of Appraisal Institute. The Bylaws and Regulations of the Institute require each Member and Candidate of the organizations to control the use and distribution of each appraisal report signed by such Member or Candidate. Therefore, except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this appraisal report.*

10. *Unless otherwise stated in this report, the existence of hazardous substances, without limitation asbestos, polychlorinated biphenyls, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde, foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in the field of environmental impacts upon real estate if so desired.*
11. *For proposed properties, the prospective value estimate was made and indicating that the appraiser cannot be held responsible for unforeseeable events that alter market conditions prior to the effective date of the appraisal.*

Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with the proper written qualification and only in its entirety.

QUALIFICATIONS OF APPRAISER

George R. Davis
PO Box 691
Cedar Rapids IA 52406-0691

Education:

- 1969 - High School, Costa Mesa High School, Costa Mesa, CA
- 1984 - Associate of Arts, Business Administration, Kirkwood Community College, Cedar Rapids, IA
- 1986 - Bachelor of Business Administration, Finance, University of Iowa
Iowa City, IA

Appraisal Course Work:

- 1985 - Real Estate and Urban Land Economics, University of Iowa, Iowa City, IA
- 1986 - Real Estate Investment Analysis, University of Iowa, Iowa City, Iowa
- 1986 - Real Estate Appraisal, University of Iowa, Iowa City, Iowa
- 1986 - Successful completion of Real Estate Appraisal Principles & Basic Valuation Procedures, American Institute of Real Estate Appraisers exams 1A-1 & 1A-2
- 1987 - Iowa Pre License, Real Estate Salesperson license
- 1987 - Successful completion of Standards of Professional Practice, American Institute of Real Estate Appraisers
- 1988 - Successful completion of Capitalization Theory & Techniques Part A & B, American Institute of Real Estate Appraisers exams 1B-A & 1B-B
- 1991 - Successful completion and Comprehensive Examination for State General Certification, Des Moines, IA
- 1992 - Successful completion of Case Studies, American Institute of Real Estate Appraisers Exam 2-1
- 1993 - Successful completion of Report Writing & Valuation Analysis, American Institute of Real Estate Appraisers, August
- 1993 - Successful completion of Standards of Professional Practice, Parts A & B, Chicago Chapter of the Appraisal Institute
- 1994 - Successful completion of Understanding Limited Appraisals and Reporting Options-General Metro Minnesota Chapter of the Appraisal Institute.
- 1999 – Successful completion of “Current Real Estate Issues” A-503-902, Iowa Chapter of the Appraisal Institute A503.
- 1999 – Successful completion of “State Update of USPAP” COURSE #R8261, Iowa Chapter of the Appraisal Institute.
- 1999 – Successful completion of the Appraisal Institute’s course # 11430 Standards of Prof. Practice, Part C.

- 1999 – Successful completion of the Appraisal Institute’s course # A-503-503, “Appraisal of Local Retail Properties”.
- 2000 – Successful completion of the Appraisal Institute’s course # A-503-907, 2001 State of Iowa USPAP.
- 2001 – Successful completion of the Appraisal Institute’s course # A-503-908, Real Estate Disclosure (General/Residential)
- 2003 - Successful completion of the S.P.P. Course 420: Business Practices & Ethics Seminar – Oct. 27, 2003

Seminars Attended:

- Appraising Condominiums
Mortgage Equity Analysis
Market Analysis
Relocation Seminar
Income Capitalization
M & S Computerized Cost
Cash Equivalency 1987
Highest and Best Use 1989
Valuation of Lease Interest 1989
Feasibility Analysis 1989
Tree Valuation Seminar, Iowa City - 1990, 1992
Feasibility Analysis and Highest and Best Use - 1991
The Appraiser as Expert Witness 1991
Iowa License Law
Rates, Ratios & Reasonableness – 1992, 2003
Environmental Management in Real Estate Transactions - 1993
Appraisal Regulations of the Federal Banking Agencies- 1993
Demonstration Report Writing Seminar, Appraisal Institute/Colorado Chapter - 1993
The New URAR (Report Writing), Appraisal Institute/ Milwaukee Chapter - 1993
Understanding Limited Appraisals and Reporting Options, Minnesota Chapter - 1994
Money Market & Its Impact on Real Estate, Appraisal Institute/Chicago Chapter 1995
USPAP Part C, Appraisal Institute/Chicago Chapter 7/99
Appraisal of Local Retail Properties, Appraisal Institute/Course #A-503-503 1999
Income Capitalization-Virtual Classroom - Income Capitalization A-519-509L – 2002
Scope of Work: Expanding Your Range of Services - March 21, 2003
Attended S.P.P. Course 420: Business Practices & Ethics Seminar – Oct. 27, 2003
Attended Current Issues & Misconception in Appraising Seminar – Nov. 19, 2004
Attended “The Essentials”–What Every Appraiser Should Know – Nov. 19, 2004
Attended “National 7 – Hour USPAP 2005 Update Seminar” – Feb. 25, 2005
Attended “Mathematically Modeling Real Estate Data” - Sept. 16, 2005
Attended “Convincing Residential Appraisals” 11/11/2005
Attended “Site To Do Business & Case Study; Eminent Domain” – 11/11/2005
Attended “R. E. Investing and Development-A Valuation Perspective”-Sept. 15, 2006
Attended “Analytics with the Site to Do Business” Sept. 14, 2007
Completed online Continuing Education Cost Approach/McKissock – Dec. 6, 2007
Attended “Residential Report Writing Skills” – Jan. 17, 2008
Attended “National USPAP Update” – Feb. 20, 2008
Attended “Forecasting Revenue”- Sept. 19, 2008
Completed online Continuing Education/Appraising Distressed Commercial Real Estate: Here We Go Again – Nov. 12, 2008
Attended “Appraising in Response to Financial & Economic Disaster– Nov. 14, 2008
Attended “Appraising Distressed Commercial Real Estate” – Sept. 25, 2009
Attended “Current Government Policies Affecting Real Estate”- Nov. 20, 2009
Attended “Residential Report Writing” – April 8, 2010
Attended “National USPAP Update” – April 14, 2010
Attended “Introduction to Valuation for Financial Reporting” – Sept. 24, 2010
Completed “Online Business Practices and Ethics” – Sept. 29, 2010

Seminars Attended (continued):

Attended "The Public Finance Crisis and the Effect on Real Estate" – Nov. 18, 2011
Attended "National USPAP Update Course" – March 27, 2012
Completed "Online Essential Elements of Disclosures & Disclaimers" – June 16, 2012
Attended "Complex Litigation Appraisal Case Studies" – Sept. 27, 2013
Attended "Property Tax, Property Tax Reform & Real Estate Evaluation"–Nov. 15, 2013
Completed "The Dirty Dozen" for recertification in the state of WI – Dec. 13, 2013
Attended "National USPAP Update Course" – April 11, 2014
Attended "Self-Storage Economics and Appraisal" – Sept. 12, 2014
Attended "Projected Interest Rates in 2015 & Impact on Lending" – Nov. 21, 2014
Attended "Hotel Valuation Seminar: Tools & Techniques for Real Estate Professionals-
Sept. 18, 2015
Attended "Real Estate Valuation and Alternative Energy" – Nov. 13, 2015
Attended "National USPAP Update Course" – April 6, 2016
Attended "Practical Highest and Best Use" – May 19, 2017
Attended "Case Studies in Complex Valuation", - Sept. 15, 2017

Affiliations:

Affiliate of the Appraisal Institute.

Types of Properties Appraised:

Residential, rural, multi-family, commercial, agricultural, industrial, railroad, and other special purpose properties.

Appraisal Reports prepared for:

Insurance value, leasehold interest, condemnation, and market value.

State Certifications/Licensing:

State of Wisconsin Dept. of Reg. & Licensing, Certified General Appraiser and Licensed Appraiser; #455

Iowa Real Estate Appraiser Examining Board, Certified General Real Property Appraiser, State of Iowa; #CG01120

Employment History:

1980-August 1986 - Contractor
January 1987 – November 1998 - Appraisal Associates Company
September 1993 - Current - Appraisal Resources Company

References:

David Lodge	Mr. John C. Wagner
Senior Vice President/Senior Loan Officer	Attorney at Law
Guaranty Bank & Trust Company	Wagner Law Offices, P.C.
302 Third Avenue SE - P.O. Box 1807	600 39 th Avenue, PO Box 262
Cedar Rapids, IA 52406-1807	Amana, IA 52203

Subj: **Appraisal Request**
Date: 8/10/2017 11:17:30 A.M. Central Daylight Time
From: jferguson@ohnwardbank.com
To: ARCGRD@aol.com

George,

I would like to order an appraisal on bare ground located at 610 Boyson Road NE (adjacent to Kerndt Brothers Bank). It is a 1.99 acre lot. The owner is Darin Garman 319-350-5378.

Thanks George, let me know if you have any questions.

Jill R. Ferguson
Commercial Loan Officer
Ohnward Bank & Trust
665 Marion Blvd
Marion, IA 52302
319-373-1371

Tuesday, September 19, 2017 AOL: ARC GRD

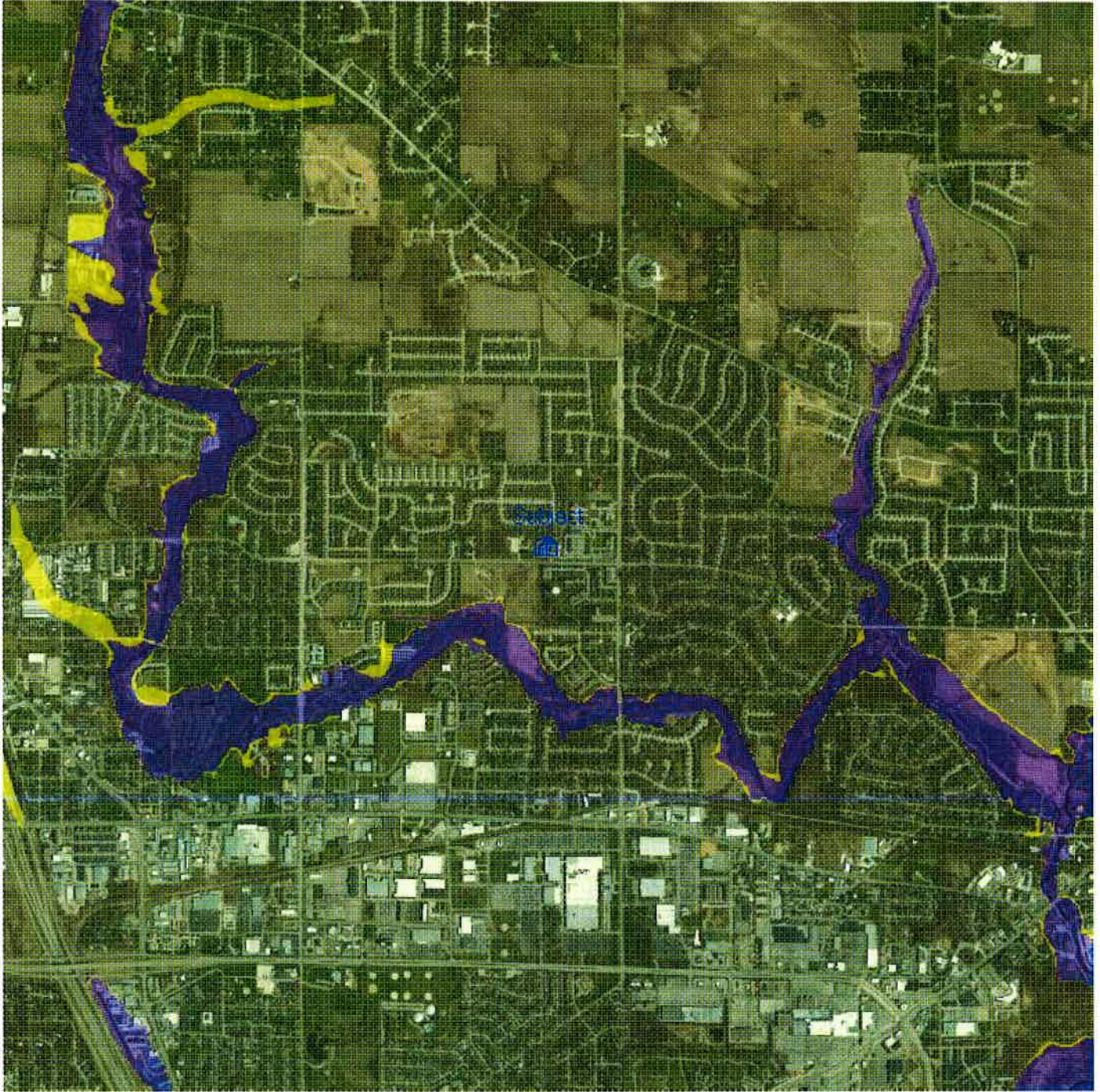
PIN 11341-76007-00000

Address 610 BOYSON RD NE

Owner GARMAN LLC ET AL

Class COMMERCIAL





MAP DATA

Panel Date April 5, 2010

FIPS Code 19113

Map Number 19113C0295D

Census Tract 0002.06

Geocoding Accuracy S8 (Most Accurate) - single valid address match, point located at a single known address point candidate (Parcel)



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Recorded: 01/16/2014 at 04:27:51 PM
Fee Amt: \$17.00 Page 1 of 2
Linn County Iowa
JOAN MCCALMANT RECORDER

BK 8890 PG 257-258

\$1700 CK# 9247
PB

QUIT CLAIM DEED

Preparer Information: Darin Garman
2505 Silver Oak Tr.
Marion, IA 52302

Taxpayer Information: Garman, LLC
2505 Silver Oak Tr.
Marion, Iowa 52302

Return Document To: Darin Garman
743 10th St.
Marion, IA 52302

Grantors: Secure Business Acquisitions,
LLC

Grantees: Garman, LLC

Legal Description: Lot 1, Nurdy's First Addition In The City of Cedar Rapids, Iowa

Prepared By: Darin Garman

2505 Silver Oak Tr. Marion, IA 52302

(319)-350-5378

Address Tax Statements to: Darin Garman 2505 Silver Oak Tr. Marion, IA 52302

QUIT CLAIM DEED

For the consideration of **One (\$1.00) Dollar** and other good and valuable consideration, **Secure Business Acquisitions, LLC**, a California Corporation, does hereby convey to **Garman, LLC**, an Iowa limited liability company, a 2.95% interest in the following described real estate located in Linn County, Iowa, to-wit:

Lot 1, Nordy's First Addition In The City of Cedar Rapids, Iowa

EXEMPTION 18. This Quit Claim Deed is given pursuant to Iowa Code Section 654.18 in connection with an agreement for alternative nonjudicial voluntary foreclosure and is exempt from transfer stamps.

Each of the undersigned of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the content.

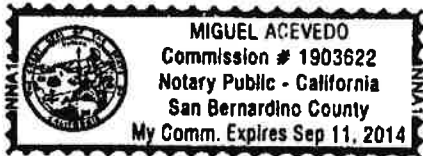
This Quit Claim Deed is exempt from taxation of real estate transfer and the filing of a Declaration of Value Statement pursuant to Iowa Code Chapter 428A.2.

Dated: Sept. 16, 2013

By Tracy Brown
Tracy Brown, Manager
Secure Business Acquisitions, LLC

STATE OF CA, San Bernardino COUNTY, ss.

~~2013~~ This instrument was acknowledged before me on the 16th day of Sept., 2013 by Tracy Brown, Manager, Secure Business Acquisitions, LLC, A California Corporation.



Miguel Acevedo
Notary Public in and for Said State

Book: 8890 Page: 257 Seq: 2



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Fee Amt: \$17.00 Page 1 of 2
Linn County Iowa
JOAN MCCALMANT RECORDER
BK **8890** PG **259-260**

#1700 CK# 9247 B

QUIT CLAIM DEED

Preparer Information: Darin Garman
743 10th St.
Marion, IA 52302

Taxpayer Information: Garman, LLC
743 10th St.
Marion, Iowa 52302

Return Document To: Darin Garman
743 10th St.
Marion, IA 52302

Grantors: RBE, LLC

Grantees: Garman, LLC

Legal Description: Lot 1, Nordy's First Addition In The City of Cedar Rapids, Iowa

8. **RMF-1 Multiple Family Residence Zone District**

a. *Intent*

The RMF-1 Multiple Family Residence zone district is intended to provide areas for single and two family dwellings and moderate density multiple family dwellings. It is intended to provide a wider range of housing types while maintaining a moderate density residential character.

9. **RMF-2 Multiple Family Residence Zone District**

a. *Intent*

The R-MF2 Multiple Family Residence zone district is intended to provide and maintain areas for higher density residential uses, particularly in the Core Area of the City, with certain compatible institutional housing types and limited non-dwelling uses.

B. COMMERCIAL AND INDUSTRIAL DISTRICTS

Throughout this Ordinance, the following districts are sometimes referred to individually as one of the Commercial and Industrial districts, or referred to collectively as the Commercial and Industrial districts. The term "Commercial and Industrial districts" refers to all of the following districts.

1. **O-S Office/Service Zone District**

a. *Intent*

The O-S Office/Service zone district is designed to accommodate office buildings, and other similar uses, in a mutually compatible environment. Although most types of office uses are permitted, the intent of this district is to accommodate those types of offices associated with service commercial uses that generally have fewer impacts than either light or general industrial uses. Many types of institutional and civic uses may also be accommodated.

2. **C-1 Mixed Neighborhood Convenience Zone District**

a. *Intent*

The C-1 Mixed Neighborhood Convenience zone district is intended to provide convenience shopping and service uses and office uses for persons residing in adjacent residential areas, and to permit only such uses as are necessary to satisfy those basic shopping and service needs that occur frequently and so require shopping facilities in relative proximity to places of residence. Residential uses are permitted on or above the ground floor pursuant to Table 32.04-1. Businesses sized or designed to serve a trade area more than one-half (1/2) mile from the business should not locate or expand in the C-1 district. Automobile service stations, convenience retail selling gasoline, and other vehicle service or sales uses are not permitted. Both the size of individual businesses, and the size of the entire C-1 district, are limited in order to ensure neighborhood compatibility, and to control potential traffic impacts.

CHAPTER 32.04: PERMITTED USES

32.04.010 PERMITTED AND CONDITIONAL USES

Permitted and Conditional Uses allowed in each zone district are identified in Sec. 32.04.020 *Permitted Use Table*.

A. EXPLANATION OF TABLE ABBREVIATIONS

The abbreviations used in the Permitted Use Table have the following meanings.

1. Permitted By-Right Uses

"P" in a cell indicates that the use is permitted by right in that zone district. Permitted uses are subject to all other applicable regulations of this Ordinance, including the use-specific standards set forth in this chapter and the requirements of Chapter 32.05 *Dimensional, Parking, and Development Standards*.

2. Conditional Uses

"C" in a cell indicates that, in the respective zoning district, the use is allowed only if reviewed and approved as a special use in accordance with the procedures of Sec. 32.02.030.D. Unless otherwise stated in this Ordinance or in a conditional use approval, conditional uses are subject to all other applicable regulations of this Ordinance, including the use-specific standards set forth in this Chapter and the requirements of Chapter 32.05 *Dimensional, Parking, and Development Standards*.

3. Underlying Zone District Compliance

"U" in a cell indicates that the use is permitted or conditional as stated in the underlying zone district pursuant to Table 32.04-1. A "U" applies specifically to PUD-O districts. When the PUD is applied within a residential district (as categorized in Table 32.04-1, any use listed as a permitted or conditional use in the RMF-1 district is allowed as a permitted or conditional use, respectively, in the PUD-O area. When the PUD is applied in a commercial and industrial or special purpose district, only the uses listed as permitted or conditional uses in the district within which the PUD is to be located are allowed as permitted or conditional uses, respectively, in the PUD-O area.

4. Prohibited Uses

A blank cell indicates that the use is prohibited in the respective zoning district.

B. ACCESSORY AND TEMPORARY USES

Some uses by right and conditional uses are only permitted as accessory uses to a different, principal, use of the property, and are not permitted to occur before the principal use has been established or after it has ended. Other uses by right and conditional uses are permitted only as temporary uses. Status as an accessory or temporary use is shown by including the use in the Accessory or Temporary Use section of Table 32.04-1, or by identifying the accessory or temporary nature of the use in use-specific standards.

C. USE-SPECIFIC STANDARDS

Regardless of whether a use is permitted by right or as a conditional use, there may be additional standards that are applicable to the use. The existence of these use-specific standards is noted through a cross-reference in the right-hand column of Table 32.04-1. Some use-specific standards specify that the use is only permitted as an accessory use to a different, principal, use of the property. Cross-references refer to Sec. 32.04.030, *Use-Specific Standards*. These standards apply in all zone districts unless otherwise specified.

D. TABLE ORGANIZATION

In Table 32.04-1, land uses and activities are classified into general "use categories" and specific "use types" based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within the categories, and specific uses may be listed in one category when they may reasonably have been listed in one or more other categories. The use categories are intended merely as an indexing tool and are not regulatory.

E. USE FOR OTHER PURPOSES PROHIBITED

Approval of a use listed in Table 32.04-1, and compliance with the applicable use-specific standards for that use, authorizes that use only. Development or use of a property for any other use not specifically allowed in Table 32.04-1 and approved under the appropriate process is prohibited.

F. CLASSIFICATION OF NEW AND UNLISTED USES

New types of land use will develop and forms of land use not anticipated may seek to locate in the city in the future. In order to provide for such changes and contingencies, a determination as to the appropriate classification of any new or unlisted form of land use shall be made. When application is made for a use category or use type that is not specifically listed in Table 32.04-1, the Planning Director shall make a determination as to whether the proposed use falls within an existing use type. The Planning Director's decision may be appealed pursuant to the procedures in Sec. 32.02.020.P. An applicant may request an interpretation in writing from the Director.

32.04.020 PERMITTED USES TABLE

Chapter 32.04: PERMITTED USES
Section 32.04.020 Permitted Uses Table
Subsection F Classification of New and Unlisted Uses

USES		TABLE 32.04-1: PERMITTED USES														Special Purpose Districts					Use Specific Standards								
		Residential Districts								Commercial & Industrial Districts						P U B	A I R	S H W F O	P U D O	R M H O									
		A	R T	R 1	R 2	R 3	R 3 D	R T N	R M F 1	R M F 2	O S	C 1	C M U	C 2	C 3							C 4	I 1	I 2					
PRINCIPAL USES																													
Residential Uses																													
Household Living																													
	Single-family detached dwelling	P	P	P	P	P	P	P	P	P																	U	P	32.04.030.A.
	Single-family attached dwelling, 2 unit maximum					P	P	P	P	P																	U		32.04.030.A.
	Two family dwelling					P	P		P	P																	U		
	Dwelling units located on ground floor	P	P	P	P	P	P	P	P	P		C	P	C	C	C											U		
	Dwelling or rooming units located above ground floor	P	P	P	P	P	P	P	P	P		P	P	P	P	P											U		32.04.030.A.
	Mobile home																										U	P	32.04.030.A.
	Multiple family dwelling								P	P			P	P	P	P											U		
	Row house								P	P			P	P	P	P											U		
Group Living																													
	Assisted Living, Large		C	C	C	C	C	C	P	P			C		C	C	C	C									U		
	Assisted Living, Small		P	P	P	P	P	P	P	P			P		P	P											U		
	Boarding or rooming house									P			P		P	P											U		
	Continuing Care Community					C	C		P	P																			
	Emergency residential shelter		C	C	C	C	C	C	C	P			C	C	C	C											U		32.04.030.A.
	Family home	P	P	P	P	P	P	P	P	P		P	P	P	P	P											U		32.04.030.A.
	Fraternity or sorority house									P			C														U		
	Group home		C	C	C	C	C	C	P	P		P	P	P	P	P											U		32.04.030.A.
	Rehabilitation (halfway) house									C			C		C	C	C	C									U		32.04.030.A.
Civic and Institutional Uses																													
Educational Uses																													
	Boarding school, private	C	C	C	C	C	C		C	P	P		C	P	P	P											U		
	College	C	C	C	C	C	C		C	P	P		C		P	P											U		
	Day care center		C	C	C	C	C	C	C	C	P	P	P	P	P	P	C	C	P								U		
	Elementary, middle, or high school	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									P		U		
	School, Music or Dance										P	P	P	P	P	P											U		
	Vocational or trade school										P		P	P	P	P	P	P									U		32.04.030.A.
Institutional and Assembly Uses																													
	Athletic facility, public or nonprofit	P	P	P	P	P	P	P	P	P			P	P	P	P			P								U	P	
	Clubs or lodge										P		P	P	P	P											U		
	Community center, other	C	C	C	C	C	C	C	C	C	P		P	P	P	P											U		32.04.030.A.
	Convention or exhibition hall													P	P	P	P		P								U		

Chapter 32.04: PERMITTED USES
 Sec.32.04.020 Permitted Uses Table
 Subsection F Classification of New and Unlisted Uses

USES	TABLE 32.04-1: PERMITTED USES																Use Specific Standards						
	Residential Districts								Commercial & Industrial Districts						Special Purpose Districts								
	A	R	R	R	R	R	R	R	O	C	C	C	C	C	I	I		P	A	S	S	P	R
T	1	2	3	3	T	M	M	S	1	M	2	3	4	1	2	J	B	R	H	W	D	H	
Crisis counseling center								C	C	P	P	C	P	P	P							U	
Fairground																	P					U	
Game or forest preserve	P																P					U	
Group day care home	C	C	C	C	C	C	C	C	C		C	C	C	C	C							U	C
Health care facility		C	C	C	C	C	C	C	C	P	P	P	P	P	P	P						U	
Hospital or sanitarium								C	P		C		P	P	P	P						U	
Library, museum, or art gallery									P		P	P	P	P			P					U	
Neighborhood Association Community Center	P	P	P	P	P	P	P	P															32.04.030.A.
Post office or postal substation							C	C	P	P	P	P	P	P	P	P	P					U	32.04.030.A.
Religious facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					U	P
Retirement home											P		P	P								U	
Stadium, auditorium, or arena													P	P			P					U	
Other Public Uses																							
Cemetery																	P					U	
Correctional facility															C	C	P					U	32.04.030.A.
Public safety facility																	P	P				U	
Commercial Uses																							
Animal and Pet Sales or Services																							
Animal hospital/ Veterinary clinic									C	C	C	P	P	P	P	P						U	32.04.030.A.
Kennel	P											C	C	C	P	P						U	32.04.030.A.
Pet grooming & pet shop									C	P	P	P	P	P	P	P						U	32.04.030.A.
Stable	C																					U	
Business & Professional Offices																							
Computer or data processing service									P		P	P	P	P	P							U	
Financial institution									P	P	P	P	P	P								U	32.04.030.A.
Medical, dental, optical, or therapy clinic									P		C	P	P	P								U	32.04.030.A.
Medical, dental, or optical laboratory									P		C	P	P	P	P							U	32.04.030.A.
Office; business, professional, or governmental – not listed separately									P	P	P	P	P	P			P					U	
Radio, television, recording, telecommunication studio, audio or visual material production or sale											C	P	P	P	P	P	P					U	32.04.030.A.
Telemarketer									P				P	P								U	

Chapter 32.04: PERMITTED USES
Section 32.04.020 Permitted Uses Table
Subsection F Classification of New and Unlisted Uses

USES		TABLE 32.04-1: PERMITTED USES															Use Specific Standards						
		Residential Districts								Commercial & Industrial Districts								Special Purpose Districts					
		A	R	R	R	R	R	R	R	O	C	C	C	C	C	I		I	P	A	S	P	R
T	1	2	3	3	T	M	M	S	1	M	2	3	4	1	2	U	B	R	W	D	H		
Retail Sales or Services (Not Otherwise Classified)																							
	Neighborhood retail, not listed separately – no drive-through facilities										P	P	P	P	P				P			U	32.04.030.A
	General retail, not listed separately										C	P	P	P	P							U	32.04.030.A
	Art, sculptor and composer studio									P		P	P	P	P							U	
	Auction house											P		P	P	P						U	
	Furniture store											C	C	P	P							U	32.04.030.A
	Garden supply, tool, or seed store										P	P	P	P	P	P						U	
	Grave marker or monuments display and sales													P	P	P	P					U	
	Machinery sales –farm, industrial, business, and construction															P						U	
	Photography studio									P		P	P	P	P	P						U	32.04.030.A
	Secondhand store or rummage shop											C	P	P	P							U	32.04.030.A
	Taxidermist													P	P							U	
Rental or Leasing Establishment																							
	Rental establishment, general									P		P	P	P	P	P	P		P			U	32.04.030.A
	Rental establishment, heavy equipment															P	P					U	32.04.030.A
Personal Services—No Drive-Through Facilities																							
	General personal service, not listed separately									P		P	P	P	P	P	P		P			U	32.04.030.A
	Barber or beauty shop									P	P	P	P	P	P				P			U	
	Copying or reproduction store											P	P	P	P	P	P					U	
	Funeral home									P		P	P	P	P							U	
	Laundromat										P	P	P	P	P							U	
	Receiving station for dry cleaning or laundry										P	P	P	P	P	P						U	
Eating and/or Drinking Establishment																							
	Bar or brewpub										C	P	C	P	P				P			U	32.04.030.A
	Outdoor eating establishment										C	P	P	P	P							U	32.04.030.A
	Restaurant, with alcohol										C	C	C	P	P				P			U	32.04.030.A
	Restaurant, without alcohol										P	P	P	P	P				P			U	

USES		TABLE 32.04-1: PERMITTED USES																	Use Specific Standards				
		Residential Districts								Commercial & Industrial Districts							Special Purpose Districts						
		A	R	R	R	R	R	R	R	O	C	C	C	C	C	I	I	P		A	S	P	R
T	1	2	3	3	T	M	M	S	1	M	2	3	4	1	2	U	B	R	W	D	H		
Entertainment and Recreation Uses																							
	Amusement, indoor, not listed separately (new use)								P	P	P	P	P	P				P			U		
	Amusement, outdoor, not listed separately (new use)												C	C							U		32.04.030.A
	Adult entertainment establishment												C		P						U		32.04.030.A
	Campground or recreational vehicle park	C																			U		32.04.030.A
	Golf course, driving range, pitch and putt, or miniature golf course	P										P	P	P			P				U		
Visitor Accommodations																						U	
	Bed and breakfast home	C	C	C	C	C	C	C	P	P											U		32.04.030.A.
	Hotel or motel											P	P	P	P			P			U		
Vehicle Sales or Service Establishment																						U	
	Automobile repair garage													P	C	P					U		32.04.030.A.
	Automobile service station											P	P	P	P						U		
	Car wash												P	P	P	P					U		
	Heavy equipment sales (and servicing)															C	P						32.04.030.A
	Truck wash															P	P				U		
	Vehicle sales (and servicing)												C	P	P	P	P		P		U		32.04.030.A
Communications and Information Service Uses																						U	
	Antenna	P/C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/A	P	P/A		U	P	32.04.030.A.
	Communication tower	P/C										P/C	P/C	P/C	P/C	P/C	P	P	P/A	P	P/A	U	32.04.030.A
Industrial, Wholesale, and Storage Uses																							
Manufacturing, Assembly, or Processing Uses																							
	General manufacturing, light															P	P				U		
	General manufacturing, heavy																P				U		
	Assembly															P	P				U		
	Bottling works															P	P				U		
	Concrete or asphalt manufacture or mixing															C	P				U		
	Dry cleaning or laundry plant													P	P	P	P				U		

Chapter 32.04: PERMITTED USES
 Section 32.04.020 Permitted Uses Table
 Subsection F Classification of New and Unlisted Uses

USES		TABLE 32.04-1: PERMITTED USES																Use Specific Standards							
		Residential Districts								Commercial & Industrial Districts									Special Purpose Districts						
		A	R	R	R	R	R	R	R	O	C	C	C	C	C	I	I		P	A	S	P	R		
T	1	2	3	3	T	M	M	S	1	M	2	3	4	1	2	U	B	R	H	W	D	H			
	Exterminating shop												P	P	P	P							U		
	Electronic or precision instrument manufacturing														P	P							U		
	Heavy equipment repair														C	P		P					U		
	Laboratory, research, development, or testing								P				P	P	P	P							U		
	Machine shop														P	P							U		
	Printing or publishing, newspaper or magazine distribution agency												P	P	P	P	P						U		
	Building and Contracting Uses																						U		
	Building materials or product sales or storage													C	C	P	P						U		
	Contractor shop or yard													C	C	P	P						U		
	Wholesale Trade Uses																								
	Bakery, wholesale															P	P						U		
	Manufacturers supply establishment															P	P						U		
	Warehouse and Storage Services																								
	Mini-warehouse facility													P		P	P						U		
	Outdoor storage															P	P						U	32.04.030.A.	
	Warehousing, wholesaling, distribution, cartage, or express facility													P	P	P	P		P				U	32.04.030A	
	Waste and Salvage Uses																								
	Hazardous waste facility																			P			U	32.04.030.A.	
	Recycling collection facility								P				P	P	P	P	P			P			U		
	Refuse hauling facility															C	P			P			U	32.04.030.A.	
	Salvage yard																C						U	32.04.030.A.	
	Solid waste facility																			P			U	32.04.030.A.	
	Transportation, Parking and Utility Uses																								
	Essential services, not listed separately	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				U	P	32.04.030.A.
	Airport/Heliport																		P	P				U	
	Bus station, terminal or passenger railroad	C	C	C	C	C	C	C	C		C	C	C	P	P	P	P						U		
	Parking lot or structure		C	C	C	C	C	C	C	P		C	P	P	P	P	P		P				U		
	Taxicab business												P	P	P	P	P						U		
	Utility, major																						U		
	Utility office, shop, or yard																						U		
	Utility substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P		P				U	C	
	Agricultural and Resource Uses																								
	Agriculture	P	C	C	C																		U	32.04.030.A.	

Chapter 32.04: PERMITTED USES
 Sec.32.04.020 Permitted Uses Table
 Subsection F Classification of New and Unlisted Uses

USES		TABLE 32.04-1: PERMITTED USES																Use Specific Standards					
		Residential Districts								Commercial & Industrial Districts									Special Purpose Districts				
		A	R	R	R	R	R	R	R	O	C	C	C	C	C	I	I		P	A	S	P	R
T	1	2	3	3	T	M	M	S	1	M	2	3	4	1	2	U	B	R	H	U	H		
					D	N	F	F			U							W	D	F	O		
Aquaculture		C														P	P/C				U	32.04.030.A.	
Dairy products processing																P	P				U		
Farm implement store																P					U		
Feed or seed processing or sale																P	P				U		
Grain processing and storage																	P				U		
Greenhouse, nursery, orchard or truck farm		P														P	P	P	P		U	32.04.030.A.	
Mining		C															P				U		
Quarrying or rock, sand, or gravel production or preparation		C															P				U		
Temporary Uses																							
Model homes or garage display		P	P	P	P	P	P	P	P			P		P	P	P					U		
Temporary commercial storage container													C	C	C	C	C		P	P	U	32.04.030.B	
Temporary construction building		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	U	P	32.04.030.B
Accessory Uses																							
Accessory day care		P	P	P	P	P	P	P	P	P	P	P	P	P							U	32.04.030.C	
Accessory commercial service								P	P	P	P	P	P	P							U	32.04.030.C	
Antenna		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			U	P	32.04.030.A.
Communication tower		P	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P	P	P	P			U	P/C	32.04.030.A.
Drive-in and drive-through facility										C	C	P	P	P							U	32.04.030.C.	
Drugstore or pharmacy										P	P										U	32.04.030.C.	
General offices related directly to Family Homes								C	C		P										U	32.04.030.C.	
Heliport		C	C	C						C				C	C	C	P	P			U		
Home occupation		P	P	P	P	P	P	P	P		P	P	P	P	P						U	P	32.04.030.C.
Living quarters for watchmen															P	P					U	32.04.030.C	
Outdoor activities, non-profit				P	P	P	P	P	P	P	P	P	P	P	P						U		
Outdoor display and sales											C	C	C	C	C	C					U	32.04.030.C.	
Pad mounted transformer		C	C	C	C	C	C	C	C	P/C	P/C	P/C	P/C	P/C	P/C	P/C						32.04.030.C.	
Parking lots and structures		C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	U	C	32.04.030.C.
Vehicle service, repair, or maintenance		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					U	P	32.04.030.C
Warehousing (new use)																					U		

Chapter 32.05: DIMENSIONAL, PARKING, AND DEVELOPMENT STANDARDS
 Sec.32.05.010 Dimensional Standards
 Subsection B Residential Districts

TABLE 32.05-1: DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICTS

DISTRICT		A	R-T	R-1	R-2	R-3	R-3D	R-TN	RMF-1	RMF-2	RMHO	
Single Family, Two Family, Attached Single Family, Row House Dwelling, Family Home, Multi-Family												
Minimum Lot Size	Area	1 acre	14,500 sf.	10,000 sf.	7,200 sf.	2F, ASF = 3,500/DU; OTH = 6,000 sf	6,000 sf.	4,200 sf./DU (Note 1)	Greater of 5,000 sf. Or 2,000 sf./DU	Greater of 5,000 sf. Or 1,000 sf./DU	Must comply with Chapter 65 of Cedar Rapids Municipal Code.	
	Width at Setback Line	150 ft.	80 ft.	65 ft.	60 ft.	45 ft.	50 ft.	30 ft.	RH = 24 ft. OTH = 30 ft.	RH = 24 ft.; OTH = 30 ft.		
	Frontage	50 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	30 ft.	0 ft.		0 ft.
Minimum Yard Size	Front	35 ft.	30 ft.	30 ft.	25 ft.	25 ft.	25 ft.	15 ft.	25 ft.	25 ft. -- up to 3 story 50 ft. -- over 3 story		
	Interior Side (Note2)	15 ft./30 ft	10 ft/20 ft	SF = 5 ft./14 ft	5 ft./14 ft.	5 ft./14 ft.	SFD, FH; 2F = 5 ft/14 ft.	3 ft./8 ft.	15 ft. -- up to 3 story 30 ft. -- over 3 story	15 ft. -- up to 3 story 30 ft. -- over 3 story		
	Corner Side	25 ft.	20 ft.	15 ft.	15 ft.	15 ft.	15 ft.	10 ft.	15 ft.	15 ft. -- up to 3 story 30 ft. -- over 3 story		
	Rear	35 ft.	30 ft.	30 ft.	25 ft.	25 ft.	25 ft.	10 ft.	25 ft.	25 ft. -- up to 3 story 50 ft. -- over 3 story		
Other Standards	Maximum Height/Stories (Note 3)	Greater of 35 ft. / 3 stories	Greater of 35 ft. / 3 stories	Greater of 35 ft. / 3 stories	Greater of 35 ft. / 3 stories	Greater of 35 ft. / 3 stories	Greater of 35 ft. / 3 stories	Greater of 35 ft. / 2 stories	Greater of 35 ft. / 3 stories	Greater of 150 ft. / stories NA		
	Maximum Lot Coverage	25%	30%	40%	50%	50%	50%	50%	40%	40%		
Minimum Usable Open Space									15%	15%		
Minimum Size of Single Family Dwelling		Minimum dimension of 22 ft. for the main body and minimum Floor Area of 660 square ft. (Note 4)										
Boarding And Rooming Houses, Fraternities, Sororities, Agricultural Use, Cemetery, Nursery, Other Uses												
Minimum Lot Size	Area	1 acre	AG = 3 ac; OTH = 14,500	AG = 3 ac; OTH = 10,000	AG = 3 ac OTH = 7,200	AG = 3 ac OTH = 6,000	CE = 5 ac; OTH = 6,000	--	--	BR = 600/ DU	Must comply with Chapter 65 of Cedar Rapids Municipal Code.	
	Width at Setback Line	150 ft.	80 ft.	65 ft.	60 ft.	50 ft.	200 ft.	CE = 35 ft.	50 ft.	BR, OTH = 50 ft.		
	Frontage	50 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	30 ft.	0 ft.	0 ft.		
Minimum Yard Size	Front	AG, OTH = 35 ft.	AG, CE, NU, OTH = 30 ft.	AG, CE, NU, OTH = 30 ft.	25 ft.	25 ft.	25 ft.	CE = 15 ft.	25 ft.	BR, OTH=25 ft. (Note 5)		
	Interior Side (Note 2)	AG, OTH = 15 ft.	AG, OTH = 20, CE, = 15 ft./	AG, CE, NU, OTH = 15 ft./	AG = 15 ft./ 30 ft.; CE, NU, = 10 ft./20	CE, OTH = 10 ft./20	CE, OTH = 10 ft./20	CE = 3ft./8 ft.	10 ft.	BR, OTH = 10 ft.		

Chapter 32.05: DIMENSIONAL, PARKING, AND DEVELOPMENT STANDARDS

Section 32.05.010 Dimensional Standards

Subsection B Residential Districts

TABLE 32.05-1: DIMENSIONAL STANDARDS FOR RESIDENTIAL DISTRICTS

DISTRICT	A	R-T	R-1	R-2	R-3	R-3D	R-TN	RMF-1	RMF-2	RMHO
		NU = 15 ft./30 ft.	30 ft.	OTH = 10 ft./20 ft.						
Corner Side	OTH, AG = 15 ft.	AG, OTH = 20 ft.; CE, NU=15 ft.	AG, CE, NU, OTH = 15 ft.	AG, CE, NU, OTH = 15 ft.	CE, OTH = 15 ft.	CE, OTH = 15 ft.	CE = 10 ft.	25	BR, OTH = 15 ft.	
Rear	OTH, AG = 35 ft.	AG, OTH, CE, NU = 30 ft.	AG, OTH, CE, NU = 30 ft.	AG = 30 ft.; CE, NU, OTH = 25 ft.	CE, OTH = 25 ft.	CE, OTH = 25 ft.	CE = 25 ft.	25 ft.	BR, OTH = 25 ft. (Note 5)	

All Other Conditional Uses (Note 6)

ABBREVIATIONS: SF = All Single Family Detached Dwellings; SFS = Single Family Detached Dwelling on a Standard Lot in the RTN district; SFC = Single Family Detached Dwelling on a Standard Corner Lot in the RTN district; SFD = Single Family Detached Dwelling on a Double Corner Lot in the RTN district; SFR = Single Family Detached Dwelling on a Reverse Corner Lot in the RTN district; FH = Family Home; 2F = Two Family Dwelling; ASF = Attached Single Family Dwelling; MF = Multi-Family Dwelling; BR = Boarding and Rooming Houses, Sororities and Fraternities; AG = Agricultural Use; CE = Cemetery ; NU = Nursery; OTH = Other uses or structures; NA = Not Applicable

NOTES:

1. Lot coverage for all structures, combined principal and accessory, shall not exceed 50% of total lot area.
2. When there are two numbers listed (i.e. x/y), the first number indicates the minimum for each interior side yard and the second number indicates the minimum combined side yard requirement.
3. Additional height limits from Sec.32.05.30.E. may apply.
4. May be reduced to minimum dimension of 16 feet for the main body and 500 sf floor area by the Board of Adjustment to allow infill development of small legal nonconforming lots of record with width of 40 ft or less or area of 4,000 sf or less pursuant to Sec. 32.02.030.D.1. The Board of Adjustment shall decide all such reductions according to the Variance procedures stated in Sec. 32.02.030.F.
5. For each foot that a building exceeds 45 feet in height, the required front, rear and side yards shall be increased by one foot.
6. In the RTN district, lot size and yard requirements for conditional uses shall not be less than lot size and yard requirements for Single Family Dwellings in the RTN district.

Chapter 32.05: DIMENSIONAL, PARKING, AND DEVELOPMENT STANDARDS

Section 32.05.010 Dimensional Standards

Subsection C Commercial, Industrial, and Special Purpose Districts

TABLE 32.05-2: DIMENSIONAL STANDARDS FOR COMMERCIAL AND INDUSTRIAL DISTRICTS (NOTE 1)

DISTRICT		O-S	C-1	C-MU	C-2	C-3	C-4	I-1	I-2	PUB	AIR	SHWFO	PUDO
Min. Lot Size	Lot Area (sf)	0	1,800	1,600	1,200	800	0	20,000	1 ac	Established by City Council for specific use at time of development approval	Must comply with Chapter 39A Airport Zoning Regulations	Must comply with Chapter 24 Solid Waste and Chapter 58 Hazardous Substances 32.03	Must comply with 32.03
	Lot Width	50	50	50	50	50	50	--	--				
Min. Yard Setback (Note 2)	Front	25 + 1ft/3 ft if structure exceeds 35 ft in height	0	0	25 + 1ft/3 ft if structure exceeds 45 ft in height		0	25 + 1ft/3 ft if structure exceeds 45 ft in height	35 + 1ft/3 ft if structure exceeds 35 ft in height				
	Interior Side Single/ Combined	5 each/15 combined; and at least 1/3 building height + 1 ft/3 ft if structure exceeds 45 ft in height	0	0	0 or 1 ft/3 ft if structure exceeds 45 ft in height (Note 3)		0	15 each + 1 ft/3ft if structure exceeds 45 ft in height					
	Corner Side (ft)	15 + 1 ft/3 ft if structure exceeds 35 ft in height	0	0	15	15	0	25	25				
	Rear (ft)	15 + 1 ft/3 ft if structure exceeds 45 ft in height	0	35	0 or 1 ft/3 ft if structure exceeds 45 ft in height		0	25 + 1ft/3 ft if structure exceeds 45 ft in height					
Maximum Height Size (ft)		100	35	50	75 (Note 4)	100 (Note 4)	(Note 4)	100	150 (Note 4)				
Floor Area Ratio		--	--	--	--	--	10 (Note 5)	--	--				

ABBREVIATIONS: sf = Square Footage; ft = Feet; Min. = Minimum

NOTES:

- Properties located within the Core Area as defined in this Ordinance shall be exempt from the minimum lot size and setback requirements.
- Minimum Yard requirements and increased setbacks for structures over 45 feet in height shall not apply to any parcel located within the Core Area as defined in this Ordinance.
- Refer to Sec. 32.05.030.A.5.d.
- Additional height limits from Sec.32.05.30.E may apply.
- In the C-4 district, floor area ratio premiums may be added to such basic floor area ratio in accordance with each one of the following: (A) In any mixed use structure containing both non-residential uses above the ground floor and at least 25 multiple family dwelling units, the square footage of the residential dwelling units shall not be included in calculation of the FAR of the structure; (B) Any space devoted to off-street parking or loading shall not be included in "floor area" if it is located further from the street than the front façade of the principal structure and is located behind an office or retail frontage (so that it is not visible from the street).

2. PUD Planned Unit Development Overlay District

Yard, setback, lot size, type of dwelling unit, height, and frontage requirements may be modified through the use of a PUD-O zone district, and use restrictions may be also modified in a residential PUD-O through the procedure in Sec. 32.02.030.C. The City Planning Commission may determine that certain setbacks shall be required within all or a portion of the site, and shall determine whether the total development plan complies with the spirit and intent of this section and shall so state in its report to the City Council.

D. PERMITTED ENCROACHMENTS AND EXCEPTIONS

1. Exceptions to Height Limitations

Where height limitations are imposed by this Ordinance, such height limitations shall not apply to the following appurtenances and structures:

- a. Spires
- b. Belfries
- c. Radio, telephone and television towers, antennas, aerials, and relays, which shall be governed by the provisions of Sec. 32.04.030.A.8.
- d. Chimneys
- e. Smoke stacks
- f. Flag poles
- g. Silos
- h. Windmills
- i. Emergency sirens and similar devices
- j. Elevator and stairway bulkheads, and air conditioning equipment; and
- k. Water towers and cooling towers.

2. Permitted Encroachments in Required Yards

a. General

A required yard shall be open, unoccupied, and unobstructed from grade to the sky except for permitted encroachments as set forth in Table 32.05-3 below. No encroachments shall be permitted in any Corner Visual Clearance Area Required by Sec. 32.05.010.D.3.

Chapter 32.05: DIMENSIONAL, PARKING, AND DEVELOPMENT STANDARDS
 Sec.32.05.020 Parking Standards
 Subsection B Off-Street Parking Requirements

TABLE 32.05-4: MINIMUM OFF-STREET PARKING REQUIREMENTS GFA – GROSS FLOOR AREA; GLA = GROSS LAND AREA	
Land Use	Minimum Number of Parking Spaces Required
RESIDENTIAL USES	
Household Living	
Single-family detached dwelling	2 per DU
Single-family attached dwelling, 2 unit maximum	2 per DU
Two family dwelling	2 per DU
Dwelling units located on ground floor	2 per DU
Dwelling or rooming units located above ground floor	1.5 per DU
Mobile home	2 per mobile home
Multiple family dwelling	A) General Use: Studio: 1 per unit; 1 bedroom or more: 2 per unit B) Elderly: 1 per unit if occupancy restricted to persons over 65 years of age C) Students: 1 per bedroom if planning director determines that due to location and design of facility it is likely to be occupied by students D) Guest parking: 10% of total
Row house	2 per DU
Group Living	
Assisted Living, Large	2 + 0.5 per dwelling unit
Assisted Living, Small	2 + 0.5 per dwelling unit
Boarding or rooming house	1 per guest room
Continuing Care Community	1 per dwelling unit
Emergency residential shelter	2 + 1 per guest room
Family home	1 per 1,000 SF GFA
Fraternity or sorority house	1 per each student, based on design capacity
Group home	2 + 1 per 5 beds
Rehabilitation house	1 per each 2 employees
CIVIC AND INSTITUTIONAL USES	
Education Uses	
College	1 per each 3 students, based on design capacity
Day care center	2 per 1,000 SF GFA
Elementary, middle, or high school; boarding school (private)	Elementary & Middle School: 2 per 3 employees at peak hour High School: 2 per 3 employees at peak hour + 1 per 3 students based on design capacity
School, Music or Dance	4 per 1,000 SF GFA
Vocational or trade school	1 per each 2 students, based on design capacity
Institutional Assembly Uses	
Athletic facility, public or non-profit	As required by City Council after recommendation by City Planning Commission
Clubs or lodge	6 per 1,000 SF GFA
Community center	4 per 1,000 SF GFA
Convention or exhibition hall	1 per 6 persons maximum fire-rated capacity
Crisis counseling center	3 per 1,000 SF GFA

Chapter 32.05: DIMENSIONAL, PARKING, AND DEVELOPMENT STANDARDS

Section 32.05.020 Parking Standards

Subsection B Off-Street Parking Requirements

TABLE 32.05-4: MINIMUM OFF-STREET PARKING REQUIREMENTS	
GFA – GROSS FLOOR AREA; GLA = GROSS LAND AREA	
Land Use	Minimum Number of Parking Spaces Required
Fairground	1 per each 4 seats provided in the main seating area
Game or forest preserve	Spaces as required by the City Council after recommendation by the City Planning Commission
Group day care home	2 + 1 per non-resident employee
Health care facility	1 per 200 SF GFA medical office space
Hospital or sanitarium	1 per 3 hospital beds + 1 per 2 employees on largest shift
Library, museum or art gallery	1 per 1,000 SF GFA for museum and art gallery; 3 per 1000 SF GFA for library
Post office or postal substation	4 per 1,000 SF GFA
Religious facility	1 per 4 seats in worship area or 1 per 100 SF GFA in worship area without seats
Retirement home	1 per 2 beds
Stadium, auditorium, or arena	1 per each four seats provided in the main seating area
Other Public Uses	
Cemetery	1 per employee on largest shift
Correctional facility	1 per employee on largest shift + 1 per 10 cells
Public safety facility	1 per employee on largest shift
COMMERCIAL USES	
Animal and Pet Sales or Service	
Animal hospital/veterinary clinic	4 per 1,000 SF GFA
Kennel	2.5 per 1,000 SF GFA
Pet grooming and pet shop	2.5 per 1,000 SF GFA
Stable	1 per 10 horses boarding capacity
Business and Professional Offices (Not Otherwise Classified)	
Computer or data processing service	3 per 1000 SF GFA
Financial Institution	4 per 1,000 SF GFA + stacking spaces if applicable
Medical, dental, optical, or therapy clinic	Medical, dental or optical: 7 per 1,000 SF GFA Therapy: 4 per 1,000 SF GFA
Medical, dental, or optical laboratory	1 per 500 SF GFA
Office; business, professional, or governmental –not listed separately	4 per 1000 SF GFA
Radio, television, recording, telecommunication studio, audio or visual material production or sale	3 per 1,000 SF GFA
Telemarketer	5 per 1,000 SF GFA
Retail Sales or Service (Not Otherwise Classified) – No Drive-Through Facilities	
Retail, except shopping centers, not listed separately (Shopping center outlets or free-standing structures must meet use specific standards)	2,000-400,000 SF: 1 per 300 SF GFA >400,000 SF: 1 per 350 SF GFA
Art, sculptor and composer studio	2 per 1,000 SF GFA
Auction house	5 per 1,000 SF GFA
Fuel and ice sale	1 per 3,000 SF GLA + 1 per each 2 employees of the largest shift

Chapter 32.05: DIMENSIONAL, PARKING, AND DEVELOPMENT STANDARDS
 Sec.32.05.020 Parking Standards
 Subsection B Off-Street Parking Requirements

TABLE 32.05-4: MINIMUM OFF-STREET PARKING REQUIREMENTS GFA – GROSS FLOOR AREA; GLA = GROSS LAND AREA	
Land Use	Minimum Number of Parking Spaces Required
Furniture store	2 per 1,000 SF GFA
Garden supply, tool, or seed store	3 per 1,000 SF GFA
Grave marker or monuments display and sales	2 per 1,000 SF Indoor GFA
Machinery sales –farm, industrial, business, and construction	1 per each employee of the largest shift
Photography studio	3 per 1,000 SF GFA
Secondhand store or rummage shop	3 per 1,000 SF GFA
Taxidermist	1 per each employee of the largest shift
Rental or Leasing Establishment – All Activities Within Enclosed Building	
Rental establishment, general	2.5 per 1,000 SF GFA + 1 per 1,000 SF outdoor display area
Rental establishment, heavy equipment	2.5 per 1,000 SF GFA + 1 per 5,000 SF outdoor display area
Personal Services – No Drive-Through Facilities	
General personal service, not listed separately	4 per 1,000 under 2000 SF GFA 3 per 1,000 SF over 2000 SF GFA
Barber or beauty shop	5 per 1,000 SF GFA
Copying or reproduction store	2.5 per 1,000 SF GFA
Funeral home	1 per each 4 seats provided in main seating area(s)
Laundromat	4 per 1,000 SF GFA
Receiving station for dry cleaning or laundry	4 per 1,000 SF GFA
Eating and/or Drinking Establishment	
Bar or brewpub	10 per 1,000 SF GFA
Outdoor eating establishment	1 per each 2.5 seats provided
Restaurant	10 per 1,000 SF GFA + stacking
Entertainment and Recreation Uses	
Adult entertainment establishment	1 per 200 SF GFA
Amusement, indoor, not listed separately	Indoor: 6 per 1,000 SF GFA
Go-cart track, indoor	1 per 2 go carts + 1 per employee
Health club	5 per 1,000 SF GFA
Tennis, squash and handball court	2 per court
Theater, indoor	1 per each 3.5 seats provided
Volleyball facility, indoor	4 per playing area
Amusement, outdoor, not listed separately	1 per 4 persons maximum design capacity
Go-cart track, outdoor	1 per 2 go carts + 1 per employee
Golf course	75 per 9 holes (regular golf), or 40 per 9 holes (Par "3")
Golf driving range, pitch and putt, or miniature golf course	Driving ranges: 1 per driving tee; Pitch and putt golf courses: 75/9 holes (regular golf), or 40/9 holes (Par "3"); Miniature golf: 6 per 1,000 SF GFA + 2 per hole for outdoor recreational areas
Racetrack	1 per each four seats provided in the main seating area(s)
Tennis, squash and handball court	2 per court
Theater, drive-in	Reservoir of 10 percent of capacity of use
Trap or skeet shooting range	1 per 2 shooting stations

TABLE 32.05-4: MINIMUM OFF-STREET PARKING REQUIREMENTS GFA – GROSS FLOOR AREA; GLA = GROSS LAND AREA	
Land Use	Minimum Number of Parking Spaces Required
Campground or recreational vehicle park	2 + 1 per employee
Volleyball facility, outdoor	4 per playing area
Visitor Accommodations	
Bed and breakfast home	2 + 1 space for each guest room
Hotel or motel	1 per room + 1 per 300 SF meeting or restaurant and bar area
Vehicle Sales or Services Establishments	
Automotive repair garage	4 per 1,000 SF GFA
Automobile service station	4 per 1,000 SF GFA
Car wash	Self-service: see stacking requirements; Full service: 1 per 1000 SF GFA
Truck wash	N/A
Vehicle sales	4 per 1,000 SF GFA
Communications and Information Service Uses	
Antenna	N/A
Communication tower	1 per each employee of the largest shift
INDUSTRIAL, WHOLESALE, AND STORAGE USES	
Manufacturing, Assembly, or Processing Use	
General manufacturing, light	1 per 1,500 SF GFA
General manufacturing, heavy	1 per 1,500 SF GFA
Assembly	1 per 1500 SF GFA
Bottling works	1 per 1,500 SF GFA
Concrete or asphalt manufacture or mixing	1 per each employee of the largest shift
Dry cleaning or laundry plant	1 per each employee of the largest shift
Exterminating shop	1 per each employee of the largest shift
Electronic or precision instrument manufacturing	1 per 1,500 SF GFA
Heavy equipment repair	1 per 500 SF + 1 per 5,000 SF outdoor storage area
Laboratory, research, development, or testing	1 per 800 SF GFA
Machine shop	1 per 1,500 SF GFA
Printing or publishing, newspaper or magazine distribution agency	1 per 1,500 SF GFA
Building and Contracting Uses	
Building materials or product sales or storage	2 per 1,000 SF GFA + 1 per 5000 SF Outdoor
Contractor shop or yard	3 per 1000 SF GFA
Wholesale Trade Uses	
Bakery, wholesale	1 per each employee of the largest shift
Manufacturers supply establishment	1 per each employee of the largest shift
Warehouse and Storage Services	
Outdoor storage	1 per 3,000 SF GLA + 1/Each two employees of the largest shift
Mini-warehouse facility	1 per 3,000 SF GLA + 1/Each two employees of the largest shift
Warehousing, wholesale or distributor	1 per each employee of the largest shift + 4 per 2 SF GFA

Chapter 32.05: DIMENSIONAL, PARKING, AND DEVELOPMENT STANDARDS
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 Subsection B Off-Street Parking Requirements

TABLE 32.05-4: MINIMUM OFF-STREET PARKING REQUIREMENTS GFA – GROSS FLOOR AREA; GLA = GROSS LAND AREA	
Land Use	Minimum Number of Parking Spaces Required
establishment, cartage or express facility	office
Waste and Salvage Uses	
Hazardous waste facility	1 per employee
Recycling collection facility	1 per employee
Refuse hauling facility	1 per employee
Salvage yard	1 per 250 SF GFA + 1 per employee
Solid waste facility	1 per employee
TRANSPORTATION, PARKING, AND UTILITY USES	
Essential services, not listed separately	NA unless specified by City Council
Airport/heliport	Spaces as required by the City Council after recommendation by the City Planning Commission
Bus station, terminal, or passenger railroad	4 per 1,000 SF GFA
Major utility	1 per employee
Parking lot or structure	N/A
Taxicab business	4 per 1,000 SF GFA
Utility office, shop, or yard	1 per employee
Utility substation	N/A
AGRICULTURAL AND RESOURCE USES	
Agriculture	1 per employee
Aquaculture	1 per employee
Dairy products processing	1 + 1 per 250 SF GFA office space
Farm implement store	4 per 1,000 SF GFA
Feed and seed processing or sale	1 per employee
Grain processing and storage	1 per employee
Greenhouse, nursery, orchard or truck farm	Wholesale: 2 per each employee of the largest shift; Retail: 4 per 1,000 SF GFA + 1 per 2,000 SF GLA Truck farm: 1 per employee
Mining	1 per employee
Quarrying or rock, sand, or gravel production or preparation	1 per employee
ACCESSORY AND TEMPORARY USES	
Home occupation	Not more than one customer's motor vehicle and additionally one motor vehicle associated with the home occupation shall be permitted in conjunction with the activity.
Model homes or garage display	1 per employee

3. Vehicle Stacking Spaces Required

Any off-street parking area that provides access to or from a drive-in or drive-thru use on the same property or an adjacent property shall contain adequate space to allow a minimum of the following:

- a. 5 cars for fast-serve restaurants;
- b. 4 cars for banks (each lane);

CERTIFICATE OF APPRAISER

I certify that, to the best of my knowledge and belief:

- *The statements of fact contained in this report are true and correct.*
- *The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- *I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- *I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.*
- *My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- *My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- *I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.*
- *The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.*
- *The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- *The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.*
- *I have made a personal inspection of the property that is the subject of this report.*
- *As of the date of this report, I, George R. Davis am current with the Appraisal Institute Standards and Ethics requirements and have completed the continuing education program requirements and am currently licensed with the State of Iowa as a Certified General Real Property Appraiser and with the State of Wisconsin as a Certified General and Licensed Appraiser.*
- *As of the date of this report, I, George R. Davis have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.*

The estimated market value of the subject as of September 20, 2017 is \$450,000 (Four Hundred Fifty Thousand Dollars) "as is". The date of the report is September 25, 2017.



George R. Davis, Appraiser
State General Certification # CG01120

I have made a personal viewing of the property that is the subject of this report. As of the date of this report, I, George R. Davis, have completed the requirements of continuing education for state Certified General Appraiser until June 30, 2018.