



— PLANNING AND ZONING COMMISSION —

October 8, 2019
6:00 P.M.
City Council Chambers

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - A. September 10, 2019
5. Public Comments
6. Old Business
7. New Business
 - A. Consider request from Keven J. Crawford of Cooper Crawford & Associates, LLC for approval of a Plat of Survey at 1305, 1307 and 1313 South L Court.
 - B. Consider request from Matt Thomas of Thomas Land Surveying, LLC for approval of a Plat of Survey at 306 North 5th Street.
 - C. Consider zoning regulation amendment to Chapter 165, regarding Bed and Breakfast, Boardinghouse and Short-term Rental regulations.
8. Comments
 - A. Commission Members
 - B. Staff
9. Adjournment

Distribution:

Planning and Zoning Commission
Mayor/ City Council
City Manager
City Clerk
General Manager
City Attorney

Bulletin Board
KNIA/KRLS
Record Herald
Business Leader
Warren County Zoning



— PLANNING AND ZONING COMMISSION —

MINUTES OF REGULAR MEETING

September 10th, 2019

6:00 P.M.

The meeting was called to order by Chairperson Josh Rabe and on roll call the following members were present:

Josh Rabe
Joe Butler
Al Farris
Ron Fridley
Becky Needles
Jeromy Pribil
Bob Ormsby
Sarah Ritchie

Commission Members Absent: Misty Soldwisch, Erin Freeberg

Staff Present: Charlie Dissell, Cortney McAlexander

Public Present: Karl Clausen 1103 E Kentucky, Stephanie Erickson 1102 E Kentucky, Lindsey Offenburger 1003 E Madison, Jason Berggren 1006 E Madison, Maggie Berggren 1006 E Madison, Joshua and Jennifer Sharp 1008 E Lincoln, Weston Sharp 1003 Kensington Ct, Monte and Melissa Sones 1208 Lancaster Way, Brady Johnson 6303 96th Ln, Roger Lewis 900 S Y, Timm Grimm 303 E Salem, Chris Goodale 1004 E Kentucky Ave, Mark Lee 10430 Urbandale, Jen Bates 15455 Hwy 92, Pat Bates 15455 Hwy 92, Jessica Hotchkiss 1205 E Madison, Jason and Heather Glenn 1201 E Madison, Dave and Michelle Metz 1300 N 9th, Nick and Britni Horstman 1306 N 9th, Graham and Kari Albaugh 1308 N 9th, Kelly Shaw 101 Phillip Pl, Melvin Whillim 1404 N 9th, Allison Putney 1216 N 7th, Betsy Freese 603 E Hillcrest

Commissioner Butler moved to approve the agenda of the September 10, 2019 meeting and Commissioner Ormsby seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Ormsby, Pribil, Ritchie, Fridley, Needles. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

Commissioner Needles moved to approve the minutes of the August 13, 2019 meeting and Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Ormsby, Pribil, Ritchie, Fridley, Needles. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider request from Steve Darr for an amendment to R-5, Planned Residence District plan for Lots 3-6 of Deer Run Plat 7.

Mr. Dissell explained the request. Commissioner Pribil moved to approve a request from Steve Darr for an amendment to R-5, Planned Residence District plan for Lots 3-6 of Deer Run Plat 7. Commissioner Butler seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Ormsby, Pribil, Ritchie, Fridley and Needles. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider request from Shelly A Bevard and Deon Walker for a right-of-way vacation and conveyance of the East and West alley lying North of Lot 1, in Sinderson's Subdivision

Mr. Dissell explained the request. Commissioner Butler moved to approve the request from Shelly A Bevard and Deon Walker for a right-of-way vacation and conveyance of the East and West alley lying North of Lot 1, in Sinderson's Subdivision. Commissioner Ormsby seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Ormsby, Pribil, Ritchie, Fridley and Needles. NAYS: None. Whereupon the Chairperson declared the motion approved.

Consider request from Tim J/Laura L Davison, Timothy G Grimm, and Jeanenne E Glascock Revocable Trust for a right-of-way vacation and conveyance of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa, and the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa.

Mr. Dissell explained the request and discussed utilities that would need to be vacated. Commissioner Needles moved to approve a request from Tim J/Laura L Davison, Timothy G Grimm, and Jeanenne E Glascock Revocable Trust for a right-of-way vacation and conveyance of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa, and the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa. Commissioner Butler seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Ormsby, Pribil, Ritchie, Fridley and Needles. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider request from Wouter-Hertzberger and Jessica E Halgren-Hertzberger for a right-of-way vacation and conveyance of the South half of the North and South alley in Block 19 of College Addition to the City of Indianola

Mr. Dissell explained the request. Commissioner Butler moved to approve request from Wouter-Hertzberger and Jessica E Halgren-Hertzberger for a right-of-way vacation and conveyance of the South half of the North and South alley in Block 19 of College Addition to the City of Indianola. Commissioner Pribil seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Ormsby, Pribil, Ritchie, Fridley and Needles. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously.

Consider Kading Property Management requests for Cavitt Creek Condominiums

Chairperson Rabe opened the meeting for comments. Mr. Dissell explained the four requests. Chairperson Rabe confirmed all letters from concerned citizens were received by all Commission members. Mark Lee of Lee Chamberlin provided a PowerPoint presentation. Karie Ramsey Kading, 7008 Madison Urbandale, IA discussed rental costs and addressed the Commission and the public. Mr. Dissell discussed parking requests. Commissioner Pribil asked about feedback from other communities. Ms. Kading Ramsey provided feedback. Commissioner Pribil discussed concerns about police calls. Ms. Kading Ramsey discussed the crime free program. Commissioner Farris asked about greenspaces. Ms. Kading Ramsey provided information on greenspaces. Commissioner Farris asked if property would be eligible for 5-year tax abatement. Mr. Dissell confirmed it would be. Commissioner Ritchie asked what the typical length of a lease was. Ms. Kading Ramsey responded. Chairperson Rabe asked about onsite managers. Ms. Kading Ramsey provided information on this. Commissioner Butler discussed concerns about landscaping buffer. Commissioner Farris discussed property adjacent to property. Mr. Dissell stated property boundaries would not be an issue. Commissioner Farris discussed whether we were obligated to a certain number of units. Mr. Dissell provided clarification on this

Chairperson Rabe opened the meeting for comments on the four Kading properties requests. Chairperson Rabe noted that the Commission is only making recommendations, not final decisions, and each speaker was limited to 5 mins.

Wes Sharp, 1003 Kensington Ct, discussed city code, stated distance was only 20 ft and needs to be 25 ft.

Melissa Sones, 1208 Lancaster Way, discussed issues with homes not being shielded from townhouses due to immature landscaping also discussed storm retention areas being used as green space. Ms. Sones address concerns with traffic congestion on N 9th and asked for an exit on the back of Cavitt Creek.

Monty Sones, 1208 Lancaster Way, discussed petition with over 750 signatures for people against building townhouses. Mr. Sones also discussed bad reviews online for Kading Properties.

Lindsey Offenberger, 1003 E Madison, discussed strain on community and congestion/over population as well as taxes. Tom Hertz, 1104 E Jackson Pl, discussed infrastructure and traffic congestion. Mr. Dissell responded to questions regarding to infrastructure stating it had been reviewed. Mr. Hertz discussed wanting single family homes on this land instead.

Betsy Freeze, 603 E Hillcrest, discussed traffic congestion on E Hillcrest.

Melissa Willchimi, 1103 N 9th, discussed congestion and over population as well as crime and traffic congestion discussed lack of green space no storm shelters.

Stephanie Erickson, 1102 E Kentucky, discussed traffic concerns and N 9th being dangerous, and asked about property manager concerns and how land was acquired by Kading.

Heather Glen, 1201 E Madison, discussed tax concerns and dated codes as well as city budget issues.

Dave Metz, 1300 N 9th, discussed crime concerns and home values suffering as well as lack of sidewalks

David Hotchkiss, 1202 E Madison, discussed traffic concerns and asked if property managers on site were employees.

Melissa Putney, 1212 N 7th, asked where residents lived prior to moving to Indianola and what the need for housing was.

John Parker, 308 N 16th, asked where how survey stakes are determined. Ms. Kading Ramsey and Mr. Lee discussed locating property pins for property lines.

Ms. Kading Ramsey also discussed customers being able to make complaints, pay scale for property managers, typical types of residents, and offer of fence vs tree line

Commissioner Farris asked about the proposal and wanted to know the possibility of changes. Ms. Ms. Kading Ramsey advised of proposal changes and open to changes. Commissioner Farris stated he would like less density per acre and more green space for children. Chairperson Rabe asked about decreasing density. Mr. Dissell discussed site plans being able to change. Commissioner Farris asked Kading to re-evaluate proposal. Chairperson Rabe asked Mr. Dissell if we have time to revisit. Mr. Dissell advised that there was. Ms. Kading Ramsey asked about density requirements. Mr. Dissell advised of density requirements. Chairperson Rabe asked Ms. Kading Ramsey if Kading was willing to look at less density. Ms. Kading Ramsey stated that the current density is needed.

Commissioner Ritchie asked about max number of household members and number of children allowed per unit. Ms. Kading Ramsey replied that currently the units average 1.5 kids per unit and 3.9 people per unit. Commissioner Ormsby asked about traffic impact. Mr. Dissell stated no traffic counts had been done but transportation plan was in place. Commissioner Needles stated that the Comp Plan is out of date. Mr. Dissell said future traffic was taken into consideration in the current Comp Plan. Commissioner Ritchie suggested another entry/exit option. Ms. Kading Ramsey showed all exits and entries on the site plan. Commissioner Butler stated concerns about access points. Ms. Kading Ramsey addressed concerns and discussed drives being wider by 4 ft. Chairperson Rabe discussed crime concerns. Mr. Dissell stated he spoke with Chief Button and he did not have concerns about the crime regarding the proposed Kading development. Commissioner Butler asked if the crime is similar for other density areas. Mr. Dissell responded that it did.

Commissioner Farris moved to approve request from Mark Lee of Lee Chamberlin Consultant Engineers, on behalf of Kading Properties LLC, for final plat approval of Cavitt Creek Plat 1. Commissioner Butler seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Pribil, Ormsby, Fridley, Needles and Ritchie. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously

Commissioner Farris moved to approve request from Mark Lee of Lee Chamberlin Consultant Engineers, on behalf of Kading Properties LLC, for final plat approval of Cavitt Creek Plat II. Commissioner Butler seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Pribil, Ormsby, Fridley, Needles and Ritchie. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously

Commissioner Farris moved to deny request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums I, a residential development on a lot exceeding 1 acre between 1404 and 1500 N 9th Street. Commissioner Ritchie seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Pribil, Ormsby, Fridley, Needles and Ritchie. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously

Commissioner Ritchie moved to deny request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums II, a residential development on a lot exceeding 1 acre west of 1500 N 9th Street. Commissioner Fridley seconded the motion. On roll call the vote was AYES: Rabe, Farris, Butler, Pribil, Ormsby, Fridley, Needles and Ritchie. NAYS: None. Whereupon the Chairperson declared the motion carried unanimously

Commissioner Ritchie moved to adjourn the meeting and Commissioner Butler seconded. Meeting was adjourned at 8:35pm.

Josh Rabe, Chairperson

Charlie Dissell, Director of Community Development



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Planning and Zoning Commission

Date of Meeting: October 8, 2019

Agenda Item: 7.A. Consider request from Keven J. Crawford of Cooper Crawford & Associates, LLC for approval of a Plat of Survey at 1305, 1307 and 1313 South L Court.

Application Type: Plat of Survey

Applicant: Keven J. Crawford of Cooper Crawford & Associates, LLC

Property Owner: Michael L. and Marjorie A. Leeper

Property Address: 1305, 1307 and 1313 South L Court.

Zoning: R-1, Single Family Residential

Comprehensive Plan Designation: Low Density Residential

Application Summary: Request for plat of survey approval to adjust property lines. This proposed plat of survey does not create any new buildable lots. Proposed Parcels C and D will be combined with Lot 34 of Deer Creek Plat 1, and Parcels A and B will be combined with Lot 9 of Deer Creek Plat 2.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed $2\frac{1}{2}$ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.38 ENFORCEMENT. In addition to other remedies and penalties prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

ANALYSIS

As the proposed lot split is being done by a Plat of Survey, no public improvements are being made with this split. However, design standards for lots still apply. The proposed Plat of Survey does meet all the design standards for lots.

While no improvements are planned with the subdivision, it should be noted that the City has a secondary pedestal and street light on the property line between Lot 8 and lot 9 of Deer Creek Plat 2. So that the electric service to each lot stays on said lot and not crossing over onto someone else's property, both would need to be re-located to the new property line, if this survey is approved. Further, the street light needs to be relocated so it doesn't interfere with any driveways that would be installed when the home is built or if the driveway is widened in the future. The developer would be responsible for the costs associated with relocating the electric facilities. IMU would put an invoice together and send it to the developer. Once payment is made, the work would be completed in the order in which we received it.

Letters were mailed to property owners within 200 feet of this property on September 27, 2019.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the plat of survey request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 2, approving the plat of survey request subject to the following condition:

1. Developer/current property owner shall be responsible for the costs associated with relocating the electric facilities located on current lot lines.

INDEX LEGEND

LOCATION : DEER CREEK PLAT 2
REQUESTOR: MICHAEL & MARJORIE LEEPER
PROPRIETOR: MICHAEL & MARJORIE LEEPER
SURVEYOR: KEVEN J. CRAWFORD
SURVEYOR COMPANY: COOPER CRAWFORD & ASSOCIATES, LLC
475 S. 50th STREET, SUITE 800
WEST DES MOINES, IOWA 50265
RETURN TO : KEVEN J. CRAWFORD

LEGAL DESCRIPTION - PARCEL ‘C’

A part of Outlot 'D', Deer Creek Plat 2, an official plat, city of Indianola, Warren County, Iowa, that is more particularly described as follows:

Beginning at the Southwest corner of Outlot 'D', Deer Creek Plat 2, an official plat, city of Indianola, Warren County, Iowa; thence N28°56'54"E, 47.47 feet along the West line of said Outlot 'D'; thence S57°06'21"E, 42.90 feet to the East line of said Outlot 'D', and to the West line of Lot 9, said Deer Creek Plat 2; thence S41°00'29"W, 41.32 feet along said East line, and said West line to the Southeast corner of said Outlot 'D', and to the Southwest corner of said Lot 9; thence N67°54'35"W, 34.42 feet along the South line of said Outlot 'D' to the Point of Beginning.

Said tract of land contains 0.039 acres (1,689 sq. ft.) more or less.

Said tract of land being subject to any and all easements of record.

LEGAL DESCRIPTION - PARCEL ‘D’

A part of Lot 9, Deer Creek Plat 2, an official plat, city of Indianola, Warren County, Iowa, that is more particularly described as follows:

Beginning at the Southeast corner of Lot 9, Deer Creek Plat 2, an official plat, city of Indianola, Warren County, Iowa; thence N67°54'35"W, 155.11 feet along the South line of said Lot 9 to the Southwest corner of said Lot 9, and the Southeast corner of Outlot 'D', said Deer Creek Plat 2; thence N41°00'29"E, 41.32 feet along the West line of said Lot 9, and along the East line of said Outlot 'D'; thence N57°06'21"E, 144.53 feet to the East line of said Lot 9, and to the West right-of-way line of South L Court, as it is presently established, and to a non-tangent 280.00 feet radius curve concave to the Southeast; thence Southwesterly 12.00 feet along said curve, said curve having a chord length of 12.00 feet and a chord bearing of S23°19'06"W, along said East line, and along said West right-of-way line to the Point of Beginning.

Said tract of land contains 0.089 acres (3,886 sq. ft.) more or less.

Said tract of land being subject to any and all easements of record.

PLAT OF SURVEY

PREPARED FOR

MICHAEL & MARJORIE LEEPER
1313 S L COURT
INDIANOLA, IOWA 50125

LEGAL DESCRIPTION - PARCEL ‘A’

A part of Outlot 'C', Deer Creek Plat 2, an official plat, city of Indianola, Warren County, Iowa, that is more particularly described as follows:

Beginning at the Southwest corner of Outlot 'C', Deer Creek Plat 2, an official plat, city of Indianola, Warren County, Iowa; thence N43°56'57"E, 6.01 feet along the West line of said Outlot 'C'; thence S49°38'36"E, 37.00 feet to the East line of said Outlot 'C', and to the West line of Lot 8, said Deer Creek Plat 2; thence S41°00'29"W, 6.00 feet along said East line, and along said West line to the Southeast corner of said Outlot 'C', and to the Southwest corner of said Lot 8; thence N49°38'36"W, 37.30 feet along the South line of said Outlot 'C', to the Point of Beginning.

Said tract of land contains 0.005 acres (223 sq. ft.) more or less.

Said tract of land begin subject to any and all easements of record.

LEGAL DESCRIPTION - PARCEL 'B'

A part of Lot 8, Deer Creek Plat 2, an official plat, city of Indianola, Warren County, Iowa, that is more particularly described as follows:

Beginning at the Southeast corner of Lot 8, Deer Creek Plat 2, an official plat, city of Indianola, Warren County, Iowa; thence N49°38'36"W, 131.63 feet along the South line of said Lot 8 to the Southwest corner of said Lot 8, and to the Southeast corner of Outlot 'C', said Deer Creek Plat 2; thence N41°00'29"E, 6.00 feet along the West line of said Lot 8, and along the East line of said Outlot 'C'; thence S49°38'36"E, 131.63 feet to the East line of said Lot 8, and to the West right-of-way line of South L Court, as it is presently established, and to a non-tangent 280.00 feet radius curve concave to the Southeast; thence Southwesterly 6.00 feet along said curve, and along said East line, and along said West right-of-way line, said curve having a chord length of 6.00 feet and a chord bearing of S40°58'15"W, to the Point of Beginning.

Said tract of land contains 0.181 acres (790 sq. ft.) more or less.

Said tract of land being subject to any and all easements of record.

SURVEYORS NOTES

1. ALL LOT CORNERS SHALL BE SET WITHIN ONE YEAR OF RECORDING.
2. THIS PLAT BOUNDARY HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 10,000.
3. EACH LOT IN THIS PLAT HAS AN ERROR OF CLOSURE OF LESS THAN 1 IN 5,000.
4. BEARINGS BASED ON DEER CREEK PLAT 2.

CERTIFICATION

KEVEN J. CRAWFORD
13156

PROFESSIONAL LAND SURVEYOR
IOWA

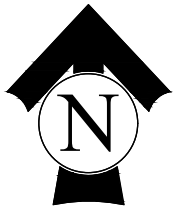
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

KEVEN J. CRAWFORD, PLS IOWA LICENSE NO. 13156
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020

PAGES OR SHEETS COVERED BY THIS SEAL:
This sheet only

LEGEND

▲	PLAT BOUNDARY
●	SECTION CORNER
○	FOUND CORNER 5/8" IR W/ YELLOW CAP #13156, UNLESS OTHERWISE NOTED
○	SET CORNER 5/8" IR W/ YELLOW CAP #13156
I.R.	IRON ROD
G.P.	GAS PIPE
D.	DEEDED DISTANCE
M.	MEASURED DISTANCE
R	PREVIOUSLY RECORDED DISTANCE
P.U.E.	PUBLIC UTILITY EASEMENT
P.O.B.	POINT OF BEGINNING
N.R.	NOT RADIAL



COOPER CRAWFORD

& ASSOCIATES, L.L.C.

CIVIL ENGINEERS

475 S. 50th Street, Suite 800, West Des Moines, IA 50265
Phone: (515) 224-1344 Fax: (515) 224-1345

02550

SCALE: 1"=50'

DATE: 9-18-2019

JOB NUMBER

CC

2251



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Planning and Zoning Commission

Date of Meeting: October 8, 2019

Agenda Item: 7. B. Consider request from Matt Thomas of Thomas Land Surveying, LLC for approval of a Plat of Survey at 306 North 5th Street.

Application Type: Plat of Survey

Applicant: Matt Thomas of Thomas Land Surveying, LLC

Property Address: 306 North 5th Street

Zoning: R-2, Single and Two-Family Residential

Comprehensive Plan Designation: Low Density Residential

Application Summary: Request for plat of survey approval to split a current ~20,000 square foot lot into 2 parcels.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed $2\frac{1}{2}$ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.38 ENFORCEMENT. In addition to other remedies and penalties prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

ANALYSIS

As the proposed lot split is being done by a Plat of Survey, no public improvements are being made with this split. However, design standards for lots still apply. The proposed Plat of Survey does meet all the design standards for lots.

This proposed plat of survey would create a new buildable lot. However, the applicant has indicated that Norwalk Ready Mix will purchase the eastern most parcel. Norwalk Ready Mix has indicated that parcel would remain vacant and is purchasing this area to ensure nothing on this property moves closer to the current Norwalk Ready Mix property. Norwalk Ready Mix purchased a piece of ground just north of Clinton last January doing this same thing.

Letters were mailed to property owners within 200 feet of this property on September 27, 2019.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the plat of survey request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the plat of survey request.

COUNTY: WARREN
LOCATION: PARCEL "A" and PARCEL "B" of the North 60 feet of OUTLOT 72 of
AUDITOR'S PLAT OF OUTLOTS in City of Indianola

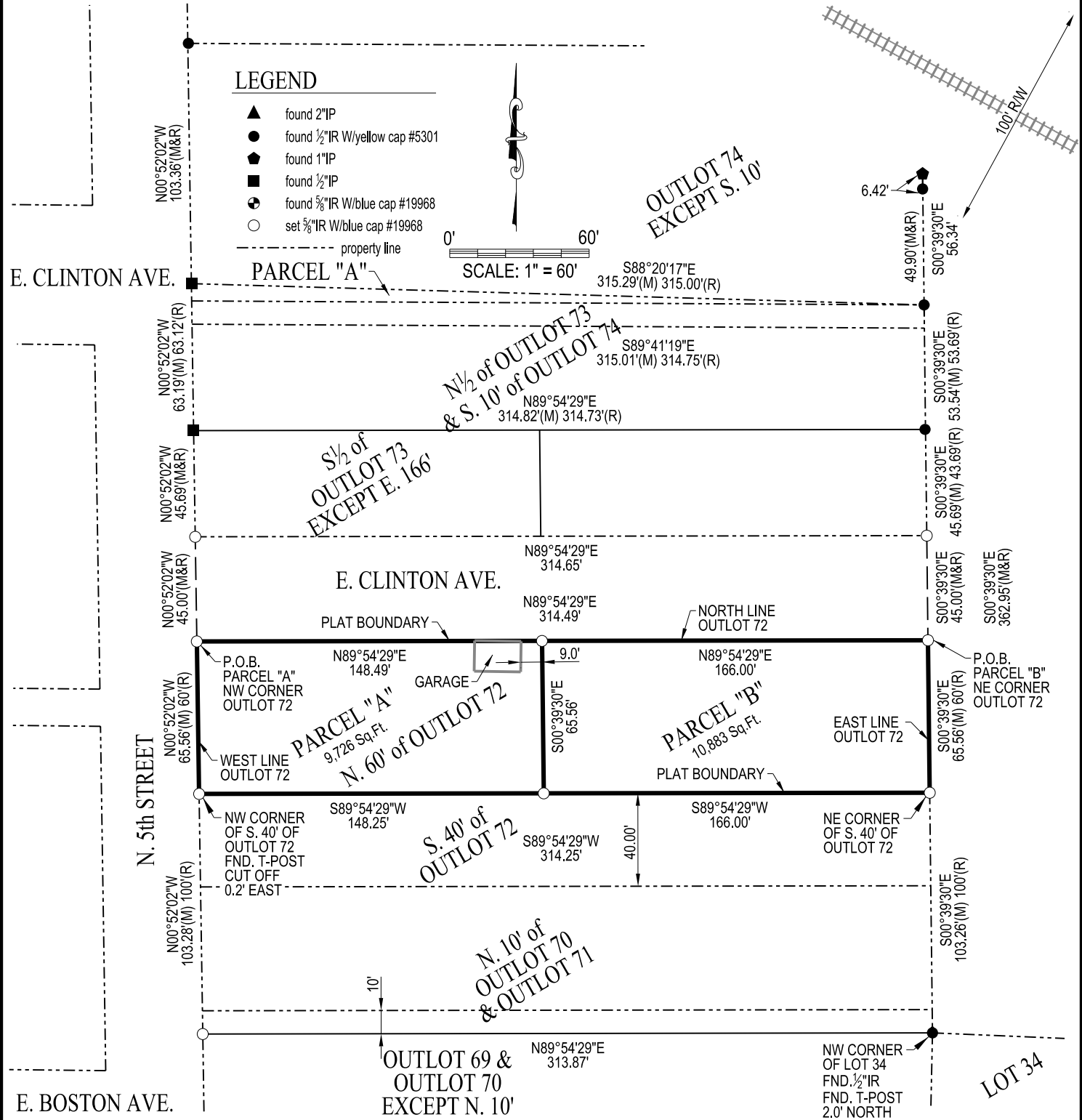
SURVEY FOR PROPRIETOR: BOH INVESTMENTS, LLC
ATTN: BEN BOHLENDER
P.O. BOX 309, NORWALK, IOWA 50211

RETURN TO AND PREPARED BY:
THOMAS LAND SURVEYING, LLC
MATT THOMAS, 6230 90th AVENUE,
INDIANOLA, IOWA 50125
(515) 494-6663

DATE OF SURVEY: 07-01-2019

PLAT OF SURVEY - PARCEL "A" & PARCEL "B"

of North 60 feet of OUTLOT 72 in AUDITOR'S OUTLOTS



TLS

THOMAS
LAND
SURVEYING, LLC

6230 90th AVENUE
INDIANOLA, IA 50125
TELE.: 515.494.6663



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signature:

Date: 09-23-2019

Name: (Printed or typed) Matthew J. Thomas

License Number: 19968

My license renewal date is December 31, 2019

Pages or sheets covered by this seal: 1 - 2

PROJECT NUMBER

19096

COUNTY

WARREN

DATE DRAWN

09-23-2019

YEAR

2019

SHEET NO.

1 OF 2

PLAT OF SURVEY - PARCEL "A" & PARCEL "B"
of North 60 feet of OUTLOT 72 in AUDITOR'S OUTLOTS

LEGAL DESCRIPTION: PARCEL "A"

A parcel of land located in and forming a part of the North 60' of OUTLOT 72 in the AUDITOR'S PLAT OF OUTLOTS, City of Indianola, Warren County, Iowa, more particularly described as follows:

Beginning at the Northwest Corner of OUTLOT 72 in the AUDITOR'S PLAT OF OUTLOTS, City of Indianola, Warren County, Iowa; thence North 89°54'29" East along the North Line of said OUTLOT 72, a distance of 148.49 feet; thence South 00°39'30" East, a distance of 65.56 feet; thence South 89°54'29" West, a distance of 148.25 feet to a point on the West Line of said OUTLOT 72; thence North 00°52'02" West along West Line of said OUTLOT 72, a distance of 65.56 feet to the Point of Beginning, containing 9,726 Square Feet, subject to all easements, restrictions and covenants of record.

LEGAL DESCRIPTION: PARCEL "B"

A parcel of land located in and forming a part of the North 60' of OUTLOT 72 in the AUDITOR'S PLAT OF OUTLOTS, City of Indianola, Warren County, Iowa, more particularly described as follows:

Beginning at the Northeast Corner of OUTLOT 72 in the AUDITOR'S PLAT OF OUTLOTS, City of Indianola, Warren County, Iowa; thence South 00°39'30" East along the East Line of said OUTLOT 72, a distance of 65.56 feet; thence South 89°54'29" West, a distance of 166.00 feet; thence North 00°39'30" West, a distance of 65.56 feet to a point on the North Line of said OUTLOT 72; thence North 89°54'29" East along the North Line of said OUTLOT 72, a distance of 166.00 feet to the Point of Beginning, containing 10,883 Square Feet, subject to all easements, restrictions and covenants of record.

TLS

THOMAS
LAND
SURVEYING, LLC

6230 90th AVENUE
INDIANOLA, IA 50125
TELE.: 515.494.6663



PROJECT NUMBER	19096	COUNTY	DATE DRAWN	YEAR	SHEET NO.
		WARREN	09-23-2019	2019	2 OF 2



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 • comdev@indianolaiowa.gov

Staff Report

Planning and Zoning Commission

Date of Meeting: October 8, 2019

Agenda Item: 7.C. Consider zoning regulation amendment to Chapter 165, regarding Bed and Breakfast, Boardinghouse and Short-term Rental regulations

Application Type: Zoning Regulation Amendment

Applicant: City of Indianola

Application Summary: At its July 15 meeting, the Indianola City Council requested that staff and the Planning and Zoning Commission explore the possibility of separating the current boardinghouse/bed and breakfast definition and formulate recommendations to the Council. At its August 13 meeting, the Planning and Zoning Commission remanded this amendment back to staff for future reviews on the impacts of all zoning districts

APPLICABLE CODE SECTIONS

The following sections of the Code of Ordinances of Indianola, Iowa apply to this request:

1.07 AMENDMENTS. All ordinances which amend, repeal or in any manner affect this Code of Ordinances shall include proper reference to chapter, section, subsection or paragraph to maintain an orderly codification of ordinances of the City.

165.38 CHANGES AND AMENDMENTS. The regulations and restrictions imposed in the districts, and the boundaries of the districts created by this chapter may be amended from time to time by the Council, but no such amendment shall be made without public hearing before the Council and after a report has been made upon the amendment by the Commission. Not less than seven nor more than 20 days' notice of the time and place of such hearing shall be published in a newspaper having general circulation in the City. The Commission shall not make any recommendation to the Council on an amendment to the zoning district boundaries until a sign 18 inches by 24 inches indicating the amendment requested has been prepared and posted by the City in a visible location on the premises for a period of 10 days. Notice of the Commission meeting shall be mailed by first class mail 10 days prior to the meeting to all property owners within 200 feet of a proposed amendment to the zoning district boundaries. In case the Commission does not approve the amendment or, in the case of a protest filed with the Council against an amendment to district boundaries signed by the owners of 20 percent or more either of the area of the lots included in such proposed amendment or of those immediately adjacent thereto and within 200 feet of the boundaries thereof, such amendment shall not be passed except by the favorable vote of three-fourths of all the members of the Council.

ANALYSIS

As the Commission will recall, at its May meeting, several changes to the Bed and Breakfast regulations were brought forward to clean up some inconsistencies in the code. This action, which was recommended for approval by the Commission, was ultimately denied by the Council upon its second reading. Prior to the second reading of the Council, a neighborhood petition was submitted to the City requesting that the Council reject the proposed amendments recommended for approval by the Commission, to separately define the terms boarding house and bed and breakfast, to codify that only bed and breakfast are allowed in the R-1 zoning district, and to further strengthen the provisions for a special exception that allows bed and breakfast in the R-1 zoning district with requirements that would include short term stays only, retain current parking requirements, and add a requirements for an on-site resident owner/manager.

At its July 15 meeting, the Indianola City Council requested that staff and the Planning and Zoning Commission explore the possibility of separating the current boardinghouse/bed and breakfast definition and formulate recommendations to the Council. Staff is proposing changes to code that would separate these two terms in the definitions. Staff is also further providing analysis and considerations on the petition provided by the neighborhood.

The proposed separation of the two terms is done to limit the length of a stay at a Bed and Breakfast to a short term of no more than 31 days. Chapter 8 of City Code, relating to hotel-motel tax, states that the tax imposed does not apply to the gross receipts from the renting of a room, apartment or sleeping quarters while rented by the same person for a period of more than thirty-one (31) consecutive days. By limiting the length of stay to no more than 31 days for a bed and breakfast, this assures that the transient guests staying in a bed and breakfast would be required to pay a 7% tax, like what is required for a transient guest stay at a hotel or motel. A boardinghouse would have no limitations to the number of days and would be allowed for a longer period. However, a boardinghouse would require the length of stay be for a definitive period.

Staff has also reviewed the requests of the neighborhood petition, as well as the wishes of the property owner at 805 North B Street that was the subject of the proposed code changes reviewed by the Commission at its May meeting. It is of note that currently the R-1 district only allows for Bed and Breakfasts through the approval of a Special Exception by the Board of Adjustment. However, the current issue is that Bed and Breakfast and boarding houses share the same definition, making them interchangeable. By the proposal to separate them into their own definitions, this should satisfy the neighborhood petition to make sure only bed and breakfast are allowed in the R-1 zoning district. Furthermore, by the definition proposed for bed and breakfasts, the stays allowed would be limited to 31 days. As the petition has requested no changes be made to the current parking requirements that were installed into the Code in 2004, staff is proposing to keep the parking requirements for bed and breakfast in the R-1 the same.

Regarding the request to add a requirement that a bed and breakfast require an on-site resident owner/manager, staff is proposing that these types of facilities would be owner- or manager-occupied transient lodging establishments. The neighborhood also had requested at the July 1 Council meeting that the requirement limiting a bed and breakfast in the R-1 zoning district to property located within 600 feet of the Simpson College Campus bounded by Clinton Avenue, E Street, Girard Avenue and Buxton Street, or the lot size is 3 acres or more, be removed, and that bed and breakfasts be allowed in all R-1 Zoning districts. Staff agrees this limitation should be removed, and bed and breakfast be allowed to be reviewed by the Board of Adjustment on a case by case basis. Additionally, staff would propose again that the requirement limiting the occupancy in the R-1 zoning district for a bed and breakfast to four guest units be removed, and that the Board of Adjustment be allowed to review occupancy limitations on a case by case basis.

Additionally, based on feedback received from the public and the Planning and Zoning Commission at its August 13 meeting, staff has taken a broader look at Bed and Breakfasts and Boardinghouse across all zoning districts, the effect that short-term rentals, such as Airbnb and Vrbo, may have on the City, and what other like towns with colleges are doing with all these uses. Currently, bed and breakfasts are allowed by special exception in the R-1 district, and by right in the R-3, R-4 and R-5. As the occupancy requirements on bed and breakfasts is proposed to be removed from the definition and determined by the Board of Adjustment on a case by case basis, staff is proposing to allow a bed and breakfast in districts that allow for single-family dwelling and two-family dwellings to be permitted by a special exception. This would include adding bed and breakfast into the R-2 district and changing them from a permitted use to a special exception in the R-3 district. If the Planning and Zoning Commission would rather these be allowed by right in any of the R-1, R-2 or R-3 districts, staff would recommend occupancy limits be set to protect the character of lower density residential areas. Furthermore, to protect the character of R-3 districts which allow single-family and two-family dwellings, staff is recommending boarding houses also be reviewed as a special exception in the R-3. Staff is proposing no changes to the R-4, since this district already allows high density multi family residential, and R-5, as this district requires a PRD plan be submitted which would review allowable uses on each lot.

Staff is also proposing to add a definition for short-term rentals, which would include online booking platforms such as Airbnb and Vrbo. Short-Term Rental is proposed to be defined as a dwelling unit, managed by the property owner or a property management company, for short-term lodging. Note that this definition would not require the owner or manager to occupy the unit, unlike a bed and breakfast. A Short-Term Rental is proposed to be limited to a maximum occupancy of four (4) guests with no meals provided to guests. For the purposes of this term, a guest is a person who rents a room in a short-term rental establishment for no more than 31 consecutive days. As the occupancy of short-term rentals is proposed to be limited to 4 guests, the proposed impacts to less dense neighborhoods is not as great. As such, staff is proposing that short term rentals be allowed by right in the R-1, R-2, R-3, R-4 and R-5 zoning districts.

The proposed changes are attached, with insertions shown in red and underlined, and deletions shown in red and struck-out. This includes a table showing the uses, the zoning districts they would be permitted in, and how they would be permitted. The research that was conducted on what other like towns with colleges are doing with these uses is also included with this staff report.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1)** The City of Indianola Planning and Zoning Commission recommends of the zoning regulation amendment request be approved, as submitted.
- 2)** The City of Indianola Planning and Zoning Commission recommends the zoning regulation amendment request be approved, with changes.
- 3)** The City of Indianola Planning and Zoning Commission recommends the zoning regulation amendment request be denied.
- 4)** The City of Indianola Planning and Zoning Commission remands the zoning regulation amendment request, back to staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

With the additional information presented and the changes being proposed, at this point staff is presenting this to the Commission for feedback, discussion and direction. If the Commission agrees with the proposed changes and additions, Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the zoning regulation amendment request as submitted.

6. ~~“Boardinghouse/bed and breakfast” means a building other than a hotel where, for compensation and by arrangement, meals and lodging are provided for two (2) or fewer family(ies) that are overnight guests and where no food is served to the general public.~~

“Bed and Breakfast” means an owner- or manager-occupied transient lodging establishment, generally in a single-family dwelling or detached guesthouses, primarily engaged in providing overnight or otherwise temporary lodging for the general public and may provide meals to overnight guests. For the purposes of this term, a guest is a person who rents a room in a bed and breakfast establishment for no more than 31 consecutive days.

“Boardinghouse” means a building other than a motel or hotel, and other than a building containing an apartment(s), where, for compensation and by prearrangement for definite periods, meals or lodging are provided to overnight guests.

“Short-Term Rental” means a dwelling unit, managed by the property owner or a property management company, for short-term lodging. A Short-Term Rental shall be limited to a maximum occupancy of four (4) guests and meals shall not be provided to guests. For the purposes of this term, a guest is a person who rents a room in a short-term rental establishment for no more than 31 consecutive days.

SPECIAL EXCEPTION USES AND STRUCTURES (R-1, SINGLE-FAMILY RESIDENTIAL, R-2 SINGLE AND TWO-FAMILY RESIDENTIAL & R-3 MIXED RESIDENTIAL)

4. Bed and Breakfast, provided that (a) if the use ceases for more than six months the use shall revert back to a permitted principal use; (b) occupancy ~~is limited to four guests units (e.g. families, couples or individuals)~~shall be determined through the approval process of the special exception; (c) required off-street parking shall be one space for each guest unit and two spaces for the resident; (d) signage is limited to a maximum of three square feet mounted flush to the building; ~~(e) require 10 day written notification to property owners within 200’ of the proposed location before Board of Adjustment hearing; and (f) no meals served to people other than overnight guests; and (g) the entire property is either located within 600 feet of the Simpson College Campus bounded by Clinton Avenue, E Street, Girard Avenue and Buxton Street, or the lot size is 3 acres or more.~~

SPECIAL EXCEPTION USES AND STRUCTURES (R-3 MIXED RESIDENTIAL)

4. Boardinghouse, provided that (a) if the use ceases for more than six months the use shall revert back to a permitted principal use; (b) occupancy shall be determined through the approval process of the special exception; (c) required off-street parking shall be one space for each guest unit and two spaces for the resident; (d) signage is limited to a maximum of three square feet mounted flush to the building; and (e) no meals served to people other than overnight guests.

		Bed and Breakfast	Boardinghouse	Short-term Rental	Hotel/Motel	Campground
A-1	Agricultural	P				
A-2	Mixed Agricultural					P*
R-1	Single-Family Residential	SE		<u>P</u>		
R-2	Single- and Two-Family Residential	<u>SE</u>		<u>P</u>		
R-3	Mixed Residential	<u>P SE</u>	<u>P SE</u>	<u>P</u>		
R-4	Multiple-Family [Residential]	P	P	<u>P</u>		
R-5	Planned Residential	p**	p**	<u>p**</u>		
R-6	Mobile Home Residential					
C-1	Office Park Commercial District				SE	
C-2	Highway Commercial				P	A***
C-3	General Retail and Office				P	
C-4	Planned Commercial District				p****	p****
M-1	Limited Industrial					
M-2	General Industrial					

P= Permitted Principle Use

A= Accessory Use
SE= Special Exception

* Allowed with special requirements

** Allowed if shown on PRD Plan

***Allowed as an Accessory Use to a hotel/motel

****Allowed as a Class 2 Plan

“Bed and Breakfast” means an owner- or manager-occupied transient lodging establishment, generally in a single-family dwelling or detached guesthouses, primarily engaged in providing overnight or otherwise temporary lodging for the general public and may provide meals to overnight guests. For the purposes of this term, a guest is a person who rents a room in a bed and breakfast establishment for no more than 31 consecutive days.

“Boardinghouse” means a building other than a motel or hotel, and other than a building containing an apartment(s), where, for compensation and by prearrangement for definite periods, meals or lodging are provided to overnight guests.

“Short-Term Rental” means a dwelling unit, managed by the property owner or a property management company, for short-term lodging. A Short-Term Rental shall be limited to a maximum occupancy of four (4) guests and meals shall not be provided to guests. For the purposes of this term, a guest is a person who rents a room in a short-term rental establishment for no more than 31 consecutive days.

- **Fairfield, Iowa** (Maharishi University of Management)

"Bed and breakfast inn" means a private single-family residence where lodging and meals are provided for transient guests on a short-term basis, in which the host or hostess resides and in which no more than four guest rooms are available for rent and which, while it may advertise and accept reservations, does not hold itself to the public to be a restaurant, hotel or motel, does not require reservations and serves food only to overnight guests.

"Boardinghouse" means a private single-family dwelling other than a hotel or restaurant where lodging and meals are provided for compensation for guests who are not family members of the owners or occupant.

The establishment of a bed and breakfast inn and boardinghouse is permitted in some residential districts when authorized by the board of adjustment (special exception).

The authorized bed and breakfast inn shall have a maximum of four units available for rent. No guest room (unit) shall be occupied by more than four persons at one time.

The authorized boardinghouse shall have a maximum of six units available for rent. No guest unit shall be occupied by more than two persons at one time.

The maximum length of stay in a bed and breakfast inn shall be limited to no more than seven consecutive nights.

There is no maximum length of stay imposed on either boardinghouses or rooming houses.

- **Decorah, Iowa** (Luther College)

"Bed and breakfast home" means a private residence which provides lodging and meals for guests, in which the host and/or hostess resides, and in which no more than five guest families are lodged at the same time, and which, while it may advertise and accept reservations, does not present itself to the public as a boarding house, rooming house, domiciliary hostel, group home, restaurant, hotel or motel, does not require reservations, and serves food only to overnight guests. Bed and breakfast homes are limited to no more than five guest rooms. Allowed as a home occupation.

"Bed and breakfast inn" means a building having nine or fewer guest rooms, equipped, used, advertised or presented to the public as an inn, hotel, motel, motor inn or place where sleeping accommodations are furnished and food service for the general public is allowed. Allowed in commercial

Boarding Houses are allowed in R-3

- **Grinnell, Iowa** (Grinnell College)

“Boardinghouse” means a building other than a hotel, where for compensation, meals and/or lodging are provided for four (4) or more persons, but not exceeding ten (10) persons. Only allowed in R-3 Multifamily Residential.

- **Mount Pleasant, Iowa** (Iowa Wesleyan University)

Bed and breakfast home: A private residence which provides lodging and meals for guests, in which the host or hostess resides and in which no more than four (4) guest families are lodged at the same time and which, while it may advertise and accept reservations, does not hold itself out to the public to be a restaurant, hotel or motel, does not require reservations and serves food only to overnight guests. Allowed through a home occupation permit.

Bed and breakfast inn: A building having nine (9) or fewer guest rooms, equipped, used, advertised, or presented to the public as an inn, hotel, motel, motor inn, or place where sleeping accommodations are furnished and food service for the general public is allowed. Allowed through a home occupation permit.

Boardinghouse: A building, other than a hotel or motel, where, for compensation, meals or lodging and meals are provided for four (4) or more persons. Allowed in R-3.

- **Mount Vernon, Iowa** (Cornell College)

Bed and Breakfast- A lodging service that provides overnight or short-term accommodations to guests or visitors, usually including provision of breakfast. Conditional Use in ag. and residential districts. Permitted use in High Density Residential and Commercial.

- **Orange City** (Northwestern College)

Bed & Breakfast Inn: A private, owner-occupied housing unit which provides up to four sleeping rooms for rent to the general public. The only meal to be provided to guests is breakfast, and it shall only be served to those taking lodging in the facility. Individual units which are designed to be rented shall contain no cooking facilities. Special exception in R-1. Permitted use in C-1.

BOARDING OR LODGING HOUSE: A building other than a hotel, where for compensation and by arrangement, lodging is provided for three (3) or more persons. Allowed by special exception in R-1 and R-2.

- **Oskaloosa, Iowa** (William Penn University)

Bed and Breakfast. A lodging service that provides overnight or short-term accommodations to guests or visitors, usually including provision of breakfast. Bed and breakfasts are usually located in large residential structures that have been adapted for this use. For the purpose of this definition, bed and breakfasts are always owned and operated by the resident owner or

resident manager of the structure, include no more than eight units, and accommodate each guest or visitor for no more than seven consecutive days during any one-month period. Conditional use in Residential, Permitted use in Commercial.

- **Pella, Iowa** (Central College)

Bed and Breakfast- a lodging service that provides overnight or short-term accommodations to guests or visitors, usually including provision of breakfast. Bed and breakfasts are usually located in large residential structures that have been adapted for this use. For the purpose of this definition, bed and breakfasts are always owned and operated by the resident owner or resident manager of the structure, include no more than three (3) units, and accommodate each guest or visitor for no more than seven (7) consecutive days during any one-month period. Allowed as a permitted use in most zoning districts.

Boarding House – a lodging service that provides long-term accommodations to guest or visitors. Boarding houses are usually located in large residential structures that have been adapted for this use. For the purpose of this definition, boarding houses are always owned and operated by the resident owner or resident manager of the structure, include no more than three (3) units, and accommodate each guest or visitor for a period longer than seven (7) consecutive days during any one-month period. Allowed as a permitted use in A-1 and R-3, but as a special use in the Rural Residential district

- **Sioux Center, Iowa** (Dordt University)

BED & BREAKFAST ESTABLISHMENT: A Private, owner-occupied housing unit which provides up to five (5) sleeping rooms for rent to the general public. Meals shall only be served to those taking lodging in the facility and the owners and employees of the operation. Individual units which are designed to be rented shall contain no cooking facilities. Allowed by Special exception in R-2, Permitted use in R-3.

- **Storm Lake, Iowa** (Buena Vista University)

Bed and Breakfast A lodging service that provides overnight or short-term accommodations to guests or visitors, usually including provision of breakfast. Bed and breakfasts are usually located in large residential structures that have been adapted for this use. For the purpose of this definition, bed and breakfasts are always owned and operated by the resident owner of the structure, include no more than ten units, and accommodate each guest or visitor for no more than 7 consecutive days during any one-month period. Conditional Use in Residential, Permitted in Commercial/ Institutional.

Bed and Breakfasts permitted in the CBD District must provide any sleeping facility only on levels above street level except that units specifically designed and reserved for occupancy by handicapped people may be located on the street level.

Bed and Breakfasts in Residential districts shall be limited to no more than 4 individual units for stay. Garbage/recycling services and storage of materials associated with the bed and breakfast shall be contained within a garage or fully enclosed accessory structure.

Boarding House for Students: A boarding house for students is a residential facility providing housing for students who are enrolled in any public, private or parochial school, vocational schools, college or university together with any necessary support staff.

Boarding House for Students A building other than a motel or hotel where, for compensation and by prearrangement for definite periods of time, a room is used or intended to be used for living or sleeping but not used for cooking or eating purposes.

Boarding House for student's conditional use in residential, permitted use in Institutional

- **Waverly, Iowa** (Wartburg College)

The term "boarding house" shall mean a residential building where, in addition to lodging, meals are furnished to three or more tenants, provided such house does not regularly furnish meals to the public. No building defined pursuant to this chapter as a hotel shall be considered a boarding house. Allowed as a special use in R-2

Also allows for Sororities, fraternities, and lodging houses.