

PUBLIC NOTICE
CITY OF GRUNDY CENTER

ORDINANCE NO. 546
AN ORDINANCE ESTABLISHING A CENTRAL COMMERCIAL DISTRICT OVERLAY ZONING DISTRICT BY ADDING SECTION 39 TO CHAPTER 165 OF THE CODE OF ORDINANCES OF THE CITY OF GRUNDY CENTER, IOWA,
Be It Ordained By the Council of the City of Grundy Center, Iowa:

SECTION 1. PURPOSE AND INTENT. The purpose of the Central Commercial District Overlay Zoning District (hereinafter the "overlay district") is to provide guidance for future development in the specific area and to encourage continued successful business development in the downtown Grundy Center area, particularly the Main Street Grundy Center retail and service business area. The overlay district is intended to encourage appropriate building design standards in a manner that complements and strengthens the downtown retail and service business sector. The provisions of this section shall apply in addition to any other zoning district regulations and requirements in which the land may be classified. In case of conflict, the more specific standard shall apply.

SECTION 2. BOUNDARIES. The boundaries of this overlay district shall be the same as the boundaries of the C-1 Central Commercial District. The legal description of the overlay district and official zoning map of the overlay are on file in the office of the City Clerk.

SECTION 3. APPLICABILITY. The provisions of this Ordinance shall apply to a specific property only in the event the property owner is utilizing local, state, or federal funds to partially or fully fund the substantial improvement or construction of a building; however, the owner of any property lying within the overlay district, regardless of whether the owner is requesting local, state, or federal funds, shall consult with the Grundy Center Chamber-Main Street Design Committee before substantially improving or constructing a building within the overlay district and shall obtain a certificate confirming the completion of such consultation from the Design Committee before commencing work.

SECTION 4. USES. Allowable uses of land lying within the overlay district shall be the same as the uses allowed in the C-1 Central Commercial District.

SECTION 5: SITE PLAN REVIEW. Anyone proposing to substantially improve a building or construct a new building structure or development, including proposed residential facilities, shall submit a detailed site plan and building plans to the City Clerk. The City Clerk shall forward a copy of the submitted documents to the Grundy Center Chamber-Main Street Design Committee for review. The Design Committee shall recommend either approval or denial to the City Council within thirty days of the Committee receiving the plans. The City Council shall review the recommendation of the Design Committee and either approve or deny the site plan and building plans. Elements to be considered in this review process are proposed use, proposed building improvements or new structural elements, with particular attention to exterior building design elements, parking provision (if any), and how the proposed improvement or development will complement existing nearby uses and building design elements. In the case of emergency repairs needed as the result of unanticipated building or facade damage due to

coloration of materials, building height, roof line, size and location of windows and doors, roof mounted appurtenances, and facades. In addition to consideration of typical physical structural improvements to structures, review is also required of any wall painting, mural wall signs or painted artwork or other similar applications to exterior walls. The purpose of review of said exterior wall paintings or drawings is to ensure that said applications are consistent with the prevailing standards and character of the downtown area. "Substantial improvement" shall have the same definition as set forth in subsection 5 of this section. The following design elements will be reviewed:

a. Proportion: The relationship of width and height of the front elevations of adjacent buildings shall be considered in the construction or alteration of a building. The relationship of width and height of windows and doors of adjacent buildings shall be considered in the construction or alteration of a building. Particular attention must be given to the scale of street level doors, walls and windows. Large expanses of blank wall spaces at street level are to be discouraged.

b. Roof shape, pitch and direction: The similarity or compatibility of the shape, pitch and direction of roofs in the immediate area shall be considered in the construction or alteration of a building. Routine repair and maintenance or replacement of existing roof materials will not be subject to review provided that the existing roof line and configuration is not altered during the course of said repairs or maintenance.

c. Pattern: Alternating solid surfaces and openings (wall surface versus doors and windows) in the front façade, sides and rear of a building create a rhythm observable to viewers. This pattern of solid surfaces and openings shall be considered in the construction or alteration of a building.

d. Materials and texture: The similarity or compatibility of existing materials and texture on the exterior walls and roofs of the buildings in the immediate area shall be considered in the construction or alteration of a building. A building or alteration will be considered compatible if the materials and texture used are appropriate in the context of other buildings in the immediate area.

e. Color: The similarity or compatibility of existing colors of exterior walls and roofs of buildings in the area shall be considered in the construction or alteration of a building.

f. Architectural features: Architectural features including but not limited to cornices, entablatures, doors, windows, shutters, fanlights and other elements prevailing in the area shall be considered in the construction or alteration of a building. It is not intended that the details of existing buildings be duplicated precisely, but those features should be suggestive of the extent, nature and scale of details that would be appropriate on new buildings or associated with building alterations.

g. Exterior Mural wall drawings, painted artwork, exterior painting: These elements shall be reviewed to consider the scale, context, coloration and appropriateness of the proposal in relation to nearby facades and also in relation to the prevailing character of the downtown area. Exterior painting of detached single family and two-family residential structures within the district shall be exempt from this provision. Other multi-family building structures will be subject to this

PROOF OF PUBLICATION

STATE OF IOWA }
Grundy County } SS.

I, the undersigned, being duly sworn, depose and say, that I am Pamela J. DeVries, President of the Grundy Register, a weekly newspaper printed in the English language, published at Grundy Center in Grundy County, State of Iowa, and that the annexed

City of Grundy Center
Ordinance No. 546

notice was published in said paper once each week for 1 consecutive weeks, the first publication thereof

was on the 12th day of September, 2019.

the second on the _____ day of _____, 20____,

the third on the _____ day of _____, 20____,

the fourth on the _____ day of _____, 20____,

Pamela J. DeVries
Pamela J. DeVries, President

Subscribed and sworn to before me and in my presence

the 12th day of September, 2019.

Kathleen E. Fisher
Notary Public; In and for the State of Iowa



KATHLEEN E FISHER
Commission Number 171758
My Commission Exp NOV. 4, 2021

Printer's Fees, \$ 107.34

events such as fire, vandalism, or weather related damages, site plan review will not be required, provided that the needed repairs do not alter the appearance of the structure prior to the event causing the unanticipated damages.

"Substantial improvement" includes any new building construction within the overlay district or any renovation of an existing structure that involves any modification of the exterior appearance of the structure by virtue of adding or removing exterior windows or doors or altering the color or exterior materials of existing walls. All façade improvements, changes, alterations, modifications or replacement of existing façade materials will be considered a substantial improvement. Included in this definition are any new, modified or replacement awning structures or similar material extensions over the public sidewalk area. A substantial improvement also includes any increase or decrease in existing building height and/or alteration of the existing roof pitch or appearance. Any new freestanding sign, projecting wall sign, or monumental sign, or an increase in size or height of any existing freestanding sign, projecting wall sign, or monumental sign, shall be considered a substantial improvement. Routine repair or replacement of existing roof materials that do not materially change the appearance, shape or configuration of the existing roof will not be considered a "substantial improvement". Owner-occupied detached single family residences shall not be subject to these regulations.

SECTION 6: BUILDING DESIGN REVIEW. All plans to substantially improve or construct new building structures within the overlay district shall be reviewed by the Grundy Center Chamber-Main Street Design Committee, and the Committee shall submit its recommendations regarding building design to the City Council at the time it submits its recommendations regarding the site plan. The City Council shall then approve or deny the proposed building design plans. The building design shall comply with Grundy Center Chamber-Main Street's Design Guidelines. Paramount in this review will include consideration of building materials, exterior building materials on all sides,

review.

SECTION 7: SIGNAGE: Typical business signage shall be subject to a mandatory site plan review by the Grundy Center Chamber-Main Street Design Committee. All signage shall conform to the requirements of the Zoning Regulations of the City of Grundy Center.

SECTION 8: REMOVAL OR DEMOLITION OF BUILDING STRUCTURES: Removal or demolition of structures within the overlay district is allowable, subject to securing a demolition permit from the City Clerk. If no immediate building reconstruction plans are proposed within 30 days following building removal or demolition, the site shall be filled and graded to a topographic elevation equal to or level with surrounding adjacent property natural grade levels. Within 30 days of final grading of the site or at the earliest opportunity during the growing season conducive to plant germination, the site shall be seeded with grass. Reasonable efforts shall be taken by the property owner to ensure proper germination of the vegetation and the property owner must maintain the property in accordance with city ordinances.

SECTION 9. SEPARABILITY OF PROVISIONS. It is the intention of the City Council that each section, paragraph, sentence, clause and provision of this Ordinance is separable, and if any such provision is held unconstitutional or invalid for any reason, such decision shall not affect the remainder of this Ordinance or any part thereof other than that affected by such decision.

SECTION 10. REPEALER. All Ordinances or parts of Ordinances heretofore enacted by the City Council of the City of Grundy Center, Iowa, in conflict with the provisions of this Ordinance and of the Municipal Code are hereby expressly repealed.

SECTION 11. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and publication as provided by law.

PASSED AND ADOPTED this 4th day of September, 2019.

Al Kiewiet, Mayor

ATTEST: Kristy Sawyer, City Clerk

GR37-1