CITY OF RIVERSIDE

PLANNING AND ZONING COMMISSION MEETING

RIVERBOAT ROOM-CITY HALL

60 N GREENE ST

Tuesday, September 28th, 2021, at 6:00 pm

1. Call meeting to order
2. Roll Call
3. Approval of the agenda
4. Approval of August 24, 2021 Minutes
5. Select vice-chair
6. Review of side yard versus front yard
7. Review Rail Road Park Capital Project Improvements Draft
8. Adjourn meeting

The City of Riverside Planning and Zoning Commission held a regular meeting Tuesday, August 24, 2021, in the Riverboat Room with the following members present: Kris Westfall, Bob Schneider, Denise Reschly, Doug Havel, and Bob Yoder. Kevin Kiene and Rob Weber were absent. Others present: Mayor Allen Schneider, Council Tom Sexton, and Nick Bettis, City Engineer, City Administrator Christine Yancey. As chair Kiene was absent, City Administrator Christine Yancey called the meeting to order at 6:00 p.m. and proceeded with roll call.

Motion made by Bob Yoder, second by Bob Schneider to approve agenda. All yes. Motion carried 5-0.

The Commission reviewed the request from Melissa Greiner and Robin Maras for the city to vacate the north/south alley adjacent to property they own at 80 W 2nd St, Riverside. The Commission reviewed the Riverside and State of Iowa Code regarding the vacation and possible sale of the alley to the property owners. Also mentioned was a letter sent to the City and City Council from Tim Geerlings expressing his concerns regarding a possible vacation and sale of the alley in question. Bob Schneider recommended calling in a locate for the area to determine if there were any utilities located in the alley. If vacated, the ownership of the alley could be divided among the adjacent property owners. Motion made by Bob Schneider, second by Kris Westfall to recommend vacation of the alley to council. All yes. Motion carried 5-0.

Tiny houses-the discussion centered on their mobility, how do you tax them, upkeep, and other options for them. Yancey will check with other cities and what the regulations are for them.

M-1 and residential use-Motion made by Schneider, second by Yoder to remove 165.11.a.3.B Accessory uses-living quarters from M-1 and M-2 zoning classification. All yes. Motion carried 5-0.

Storage garages-recommended zoning. Yancey explained that in previous version of the Riverside Code, storage garages had been allowed in M-1. Discussion centered around the ideal location in the city for storage garages, whether it be on Hwy 22, which already has an increased amount of turning traffic. River Street was also discussed.

Motion made by Bob Yoder, second by Bob Schneider to adjourn the meeting. All yes. Motion carried 5-0. Meeting adjourned at 7:20 p.m.

Christine Yancey

A. Only uses permitted in the "R" Districts shall be permitted.
B. The average lot area per family contained in the proposed plan, exclusive of the area occupied by right-of-way, will not be less than the lot area per family required in the district in which the development is located.
C. Said area shall then be designated on the official zoning map.

2. **Accessory Buildings/Structures**. No accessory building/structures may be erected in any required front yard and no separate accessory building/structure may be erected within 5 feet of a dwelling unit. In addition, private swimming pools shall only be located in a rear yard. No accessory building/structure shall be closer than 5 feet to the rear or side lot lines unless abutting an alley, in which case it may be within 1 foot of the lot line. Accessory buildings/structures located in the rear yard may not occupy more than 30 percent of the rear yard. Accessory garages which are entered directly from the alley shall be at least 15 feet from the alley right-of-way. Except for storage, no accessory building/structure shall be used without occupancy of the principal building. In such cases of storage use, there shall be no fee charged. All accessory buildings and structures shall require a development permit. Each application for an accessory building or structure permit shall be submitted prior to the installation of the building or structure and shall be approved or denied by the Zoning Administrator.

3. **Fences and Hedges**. The following regulations are for fences, hedges and swimming and landscape pool fences in all districts. A permit is needed for the construction of any fence. Each application for a fence permit shall be submitted prior to the installation of the fence and shall be approved or denied by the Zoning Administrator.

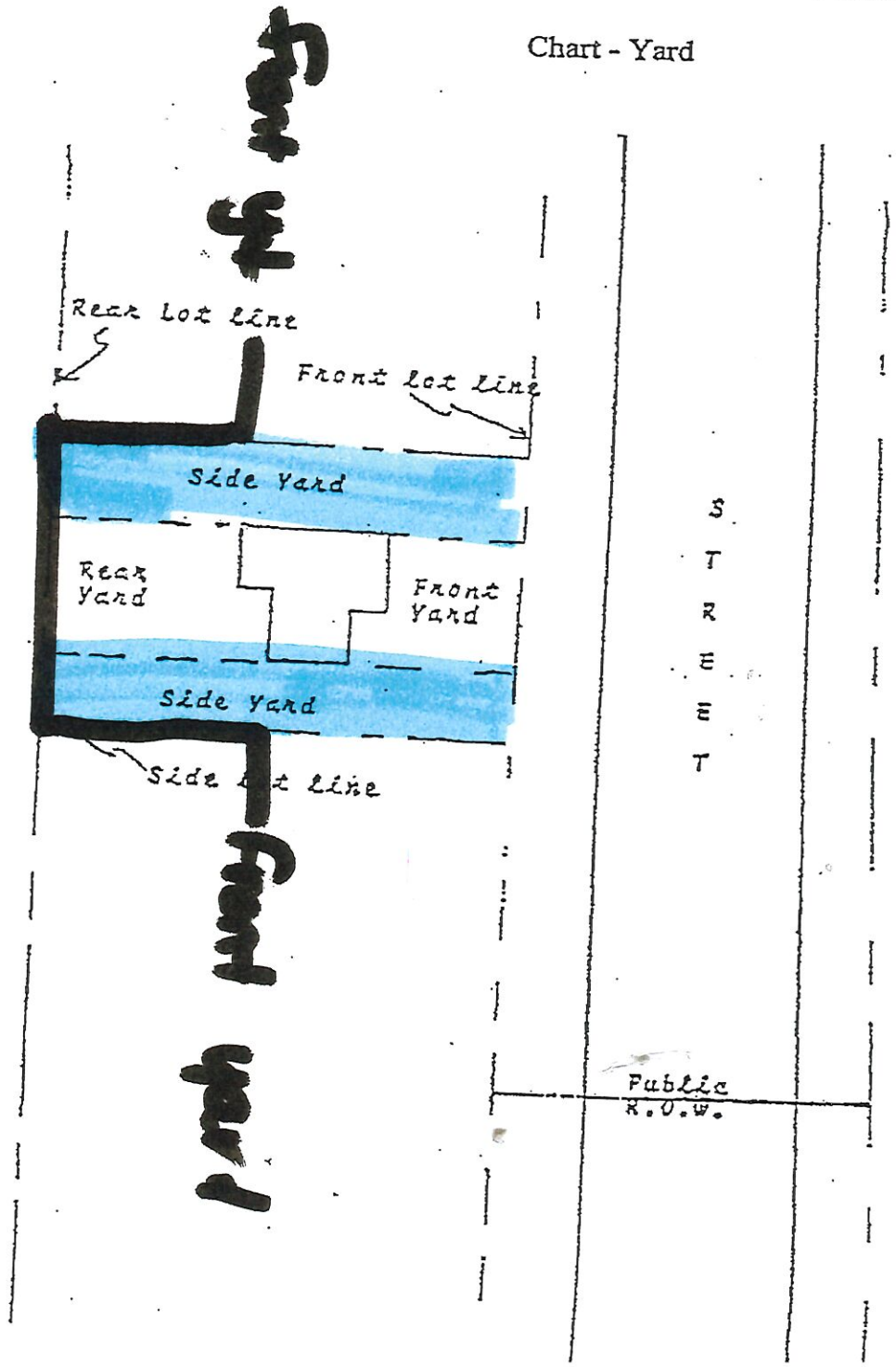
A. Fences:

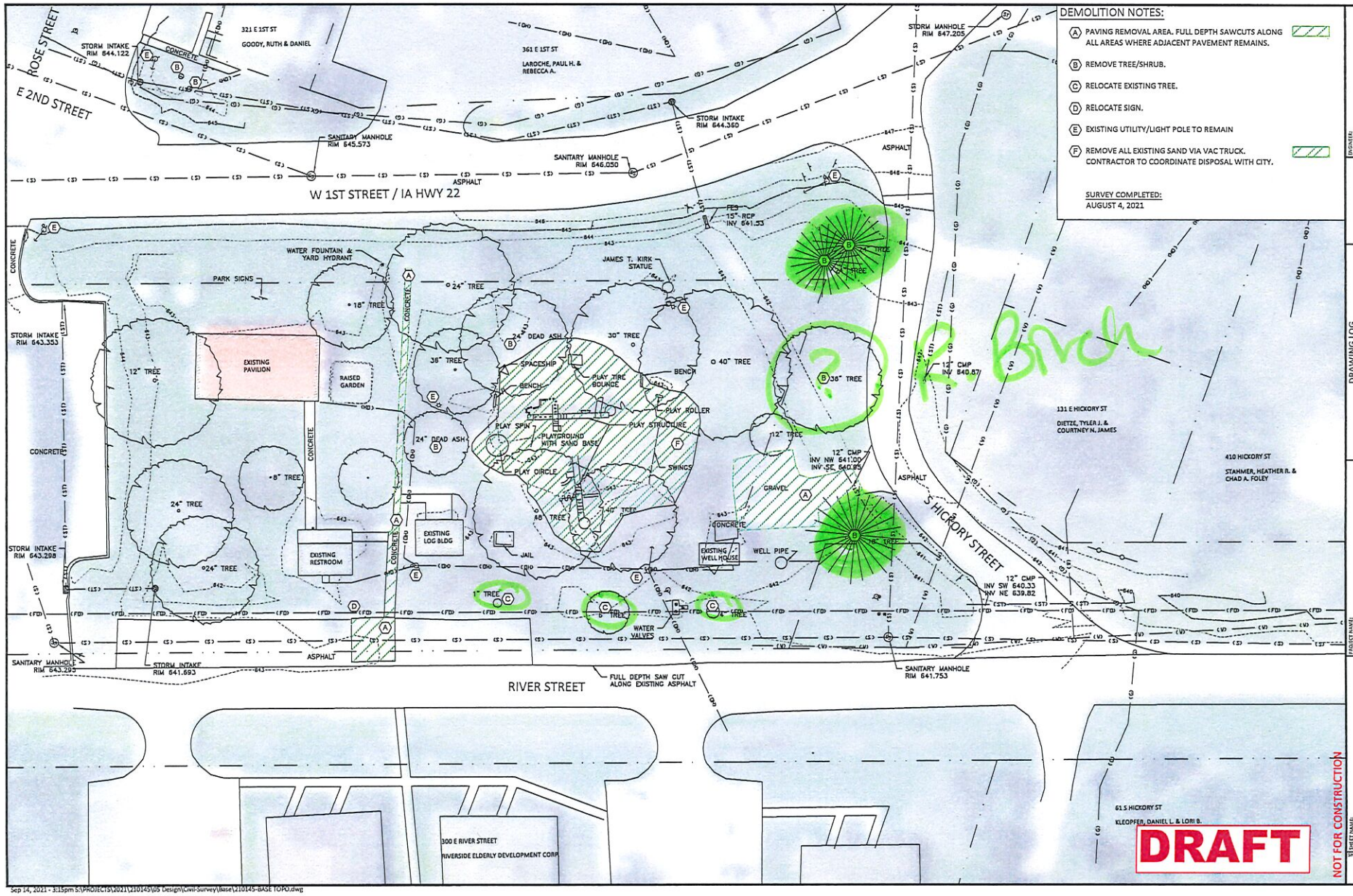
1. No portion of a fence or hedge, excluding pergolas and arbors, shall exceed 6 feet in height. The height shall be measured vertically from the finished grade of the yard.
2. Fences and hedges within the front-yard shall not exceed 3 feet in height, or be constructed of more than 30% solid material.
3. Fences and hedges not more than 6 feet high may be erected on those portions of a lot that are as far back or further back from the street than the main building.

B. Swimming and Landscape Pool Fences: Fences shall be provided for all permanent outdoor swimming and landscape pools with a depth greater than 18", or capacity greater than 5,000 gallons. Swimming and Landscape Pool fences shall meet the following conditions:

1. Swimming and Landscape Pool Fences must be at least four feet high from the ground level, but should not exceed 6' above level of the pool. Spacing of the fence should not allow a 4" sphere to pass through.
2. Swimming and Landscape Pool Fences must have a self-closing and self-latching device on the gate.

Chart - Yard


Rear Lot Line
Front Lot Line
Side Yard
Rear Yard
Front Yard
Side Yard
Side Lot Line
STREET
Public R.O.W.



Current Railroad Park

GENERAL NOTES

EXISTING PARKING STALLS = 18
PROPOSED PARKING STALLS = 28
TOTAL PARKING STALLS = 46

New Sidewalks

New ADA playground

Additional Sidewalk (Loop)

DRAFT

NOT FOR CONSTRUCTION

AXIOM CONSULTANTS
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DRAWING LOG

REV	DESCRIPTION OF CHANGES	DATE

PROJECT NAME: RAILROAD PARK
CLIENT NAME: CITY OF RIVERSIDE
SHEET NAME: PAVING AND GRADING CLEAN
PROJECT NO.: 210145
DESIGNER INITIALS: BOELK
SHEET NUMBER: C2.00C

Sep 14, 2021 - 3:15pm S:\PROJECTS\2021\210145\05 Design\Civil-Survey\Sheets\210145 - C2.00 C3.00 C4.00 C9.00.dwg

Proposed Railroad Park