

ORDINANCE NO. 15,630

AN ORDINANCE to amend the Official Zoning Map of the City of Des Moines, Iowa, set forth in Section 134-277 of the Municipal Code of the City of Des Moines, Iowa, 2000, by rezoning and changing the district classification of certain property located in the vicinity of 1159 24<sup>th</sup> Street from the Limited “NPC” Neighborhood Pedestrian Commercial District to revised Limited “NPC” Neighborhood Pedestrian Commercial District classification.

Be It Ordained by the City Council of the City of Des Moines, Iowa:

Section 1. That the Official Zoning Map of the City of Des Moines, Iowa, set forth in Section 134-277 of the Municipal Code of the City of Des Moines, Iowa, 2000, be and the same is hereby amended by rezoning and changing the district classification of certain property located in the vicinity of 1159 24<sup>th</sup> Street, more fully described as follows, from the Limited “NPC” Neighborhood Pedestrian Commercial District to revised Limited “NPC” Neighborhood Pedestrian Commercial District classification:

Lot 22, DRAKE UNIVERSITY 3RD ADDITION, an Official Plat, all now included in and forming a part of the City of Des Moines, Polk County, Iowa.

Section 2. That this ordinance and the zoning granted by the terms hereof are subject to the following imposed additional conditions which have been agreed to and accepted by execution of an Acceptance of Rezoning Ordinance by all owners of said property and are binding upon the owners and their successors, heirs, and assigns as follows:

- A. The following uses of structures and land shall not be permitted upon the Property:
  - 1. Gas stations;
  - 2. Locker plant;
  - 3. Automotive and motorcycle accessory and parts store;
  - 4. Lawn mower repair shops;
  - 5. Radio stations;
  - 6. Animal hospitals, veterinary clinics, or kennels;

7. Automobile, trailer, motorcycle, boat and farm implement establishments for display, hire, rental and sales (including sales lots);
8. Ballrooms and dance halls;
9. Billiards parlors, pool halls and game rooms;
10. Carpenter and cabinet making shops for retail custom work;
11. Commercial baseball fields, swimming pools, skating rinks, golf driving ranges miniature golf courses, trampoline centers, and similar recreational uses and facilities;
12. Communication towers/antennas (excluding an extension of 20 feet or less from an existing building);
13. Drive-in theaters;
14. Lumber yards;
15. Mini-warehouse;
16. Monument sales yards;
17. Any business holding a liquor license, beer or wine permit which is not operated as either:
  - a. a restaurant at least half of whose gross income is derived from the sale of prepared food and food-related services; or
  - b. a gallery and performing arts assembly use that occupies no more than 3,000 square feet of gross floor area (considered a tavern under provisions of the Zoning Ordinance) that is operated in compliance with an approved Conditional Use Permit including, but not limited to, hours of operation, sales requirements, and parking arrangements;
18. Plumbing and heating shops;
19. Sheet metal shops;
20. Sign painting shops;
21. Mobile home parks;
22. Used car sales lots;
23. Garage for general motor vehicle repair;
24. Automobile washing establishments;
25. Adult entertainment businesses; and
26. Off-premises advertising signs.

B. Signage upon the Property shall be limited to that allowed in the "C-1" Neighborhood Retail Commercial District.

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

Section 4. That the City Clerk is hereby authorized and directed to cause certified copies of the Acceptance of Rezoning Ordinance, this ordinance, vicinity map and proof of publication of this ordinance to be properly filed in the office of the County Recorder of the county in which the subject property is located.

FORM APPROVED:

Glenna K. Frank, Assistant City Attorney

T. M. Franklin Cownie, Mayor

Attest:

I, Diane Rauh, City Clerk of the City of Des Moines, Iowa, hereby certify that the above and foregoing is a true copy of an ordinance (Roll Call No. 17- 2086), passed by the City Council of said City at a meeting held December 4, 2017 signed by the Mayor on December 4, 2017 and published and provided by law in the Business Record on December 22, 2017. Authorized by Publication Order No. 10206.

Diane Rauh, City Clerk