

**ORDINANCE NO. 25-08**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF NORWALK, IOWA  
BY AMENDING THE MAPLE HEIGHTS PLANNED UNIT DEVELOPMENT REGARDING LOCATION  
AND TYPE OF RESIDENTIAL USES**

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF NORWALK, IOWA:

**Section 1.** **Purpose.** The purpose of this ordinance is to amend the Official Zoning Map of the City of Norwalk, Iowa, under the provisions of Title 175 (Zoning Regulations), Chapter 175A (General Provisions), Section 175A.07 (Zoning District Boundaries and Official Zoning Map) of the Norwalk Municipal Code.

**Section 2.** **Official Zoning Map Amended.** The official zoning map of the City of Norwalk, Iowa is amended regarding the Maple Heights Planned Unit Development.

**Section 3.** **Amendment.** Section 11.2 Land Use Parcel B of the Maple Heights Planned Unit Development is hereby deleted and replaced with new Land Use Parcels B1 & B2, as identified below:

**Land Use Parcel B1:** All general use regulations and provisions set forth in Chapter 175, Zoning, of the City Code for R-3 District, shall apply to any development proposal for property located within Land Use Parcel B1 shown on the PUD Master Plan of the Maple Heights PUD Ordinance, unless noted otherwise in this ordinance. Land Use Parcel B1 incorporates approximately 17 acres and contains approximately 128 dwelling units for an average density of no more than 7.5 dwelling units per acre.

- a. **Allowed Uses:** All permitted principal and accessory uses and special uses as provided in the City Code for the R-3 Districts.
- b. **Lot Access:** All units within Parcel B1 that have access to a private alleyway are prohibited from having the driveway access directly to a public street. Driveway and garage access shall be permitted through a private alleyway. In limited circumstances, the City may approve lot access to a public street when the access does not negatively impact City operations.
- c. **Pedestrian Network:** Parcel B1 shall have pedestrian paths located throughout that provide pedestrian access to the front porch of each unit.
- d. **Setbacks and Bulk Regulations One Family Townhouse:**
  - i. **Lot Width - Minimum 38 feet**
  - ii. **Lot Depth - Minimum 75 feet**
  - iii. **Fence Details - no fences common fences**
  - iv. **Public Street Setback - Minimum 15 feet and Maximum 25 feet**
  - v. **Public Street Front Porch Setback - covered front porches that are not fully enclosed, minimum seven (7) feet.**

- vi. Front Porch Requirement - One Family Townhouses shall have a covered front porch projecting off the facade of the house which is opposite the garage entrance to the unit. Front porches shall have a minimum of eight (8) feet.
- vii. Side Yard Setback - Minimum five (5) feet one-side, 10 feet minimum total sum of the side yard setbacks.
- viii. Rear Yard Principal Building Setback - Minimum 20 feet
- ix. Alleyway Setback - Minimum 20 feet.
- x. Garages - garages are not required. The developer may include a no garage, single, double or three car design. Minimum of 75% of the units must have a garage. No more than three (3) lots with units that have no garage shall not be adjacent to one another.

e. Setbacks and Bulk Regulations for Multiple-Family Townhouse:

- i. Lot Configuration - Individual multiple-family townhome units shall each be on their own platted lot with a shared common lot line.
- ii. Townhouse Unit Limitations - Townhouse structures shall contain no more than four (4) attached units.
- iii. Lot Width - Minimum 20 feet
- iv. Lot Depth - Minimum 75 feet
- v. Public Street Setback - Minimum 15 feet and Maximum 25 feet
- vi. Public Street Front Porch Setback - covered front porches that are not fully enclosed, minimum seven (7) feet.
- vii. Front Porch Requirement - Townhouses shall have a covered front porch projecting off the facade of the house which is opposite the garage entrance to the unit. Front porches shall have a minimum of eight (8) feet.
- viii. Building Separation - Minimum ten (10) feet of building separation
- ix. Alleyway Setback - Minimum twenty (20) feet.
- x. Garage - Each unit requires a garage. The developer may include single or double car garages.

f. Accessory Dwelling Units: Accessory Dwelling Units, as defined in Chapter 175A.05, shall be permitted above any garage located on an alley load single family lot. Accessory Dwelling Units shall be the following requirements:

- i. Bulk regulations shall be the same as those for a detached garage due to the shared nature of the structure.
- ii. The footprint of the ADU shall match the footprint of the garage
- iii. An ADU is only allowed as a second floor above the two car garage. It is not the intent to allow multi-story ADUs.
- iv. Maximum height of a garage with an ADU shall be 30 feet to accommodate the pitch of a roof.

- v. ADUs must be provided with one (1) additional parking spot to that required for residential dwellings. On-street parking at the front of the lot may count towards the parking requirement.
- vi. ADUs shall be subjected to the same building codes and inspection protocols as principal buildings.
- vii. All ADUs shall have connections to all public utilities. ADUs may be permitted to connect to the utility service lines of the principal dwelling.
- viii. A deed restriction shall be created and recorded with Warren County restricting the independent sale of an ADU and requiring adherence to size limitations and other requirements found in this Chapter.

g. Additional Requirements: All other requirements shall meet the standards of the R-3 Zoning Districts based on the proposed development.

**Land Use Parcel B2:** All general use regulations and provisions set forth in Chapter 175, Zoning, of the City Code for R-3 District, shall apply to any development proposal for property located within Land Use Parcel B2 shown on the PUD Master Plan of the Maple Heights PUD Ordinance, unless noted otherwise in this ordinance. Land Use Parcel B2 incorporates approximately 12.4 acres and contains approximately 116 dwelling units for an average density of no more than 9.4 dwelling units per acre.

- a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the R-3 Districts.
- b. Lot Access: All units within Parcel B2 that have access to a private alleyway are prohibited from having the driveway access directly to a public street. Driveway and garage access shall be permitted through a private alleyway.
- c. Pedestrian Network: Parcel B2 shall have pedestrian paths located throughout that provide pedestrian access to the front porch of each unit.
- d. Setbacks and Bulk Regulations for Multiple-Family Townhouse:
  - i. Lot Configuration - Individual multiple-family townhome units shall each be on their own platted lot with a shared common lot line.
  - ii. Townhouse Unit Limitations - Townhouse structures shall contain no more than six (6) attached units.
  - iii. Lot Width - Minimum 20 feet
  - iv. Lot Depth - Minimum 75 feet
  - v. Public Street Setback - Minimum 15 feet and Maximum 25 feet
  - vi. Public Street Front Porch Setback - Covered front porches that are not fully enclosed, minimum seven (7) feet.
  - vii. Front Porch Requirement - Townhouses shall have a covered front porch projecting off the facade that faces a public street. Front porches shall have a minimum of eight (8) feet.

1. The City may approve a townhome project front without porches along public streets if the project contains a landscaped buffer that meets the criteria of Buffer 1 identified in 175F.04 Buffer Standards of the City Zoning Ordinance.
- viii. Building Separation - Minimum ten (10) feet of building separation.
- ix. Alleyway Setback - Minimum twenty (20) feet
- x. Garage - Each unit requires a garage. The developer may include a single or double car garage.

e. Accessory Dwelling Units: Accessory Dwelling Units, as defined in Chapter 175A.05, shall be permitted above any garage located on an alley load single family lot. Accessory Dwelling Units shall meet the following requirements:

- i. Bulk regulations shall be the same as those for a detached garage due to the shared nature of the structure.
- ii. The footprint of the ADU shall match the footprint of the garage.
- iii. An ADU is only allowed as a second floor above the two car garage. It is not the intent to allow multi-story ADUs.
- iv. Maximum height of a garage with an ADU shall be 30 feet to accommodate the pitch of a roof.
- v. ADUs must be provided with one additional parking spot of that required for residential dwellings. On-street parking at the front of the lot may count towards the parking requirement.
- vi. ADUs shall be subjected to the same building codes and inspection protocols as principal buildings.
- vii. All ADUs shall have connections to all public utilities. ADUs may be permitted to connect to the utility service lines of the principal dwelling.
- viii. A deed restriction shall be created and recorded with Warren County restricting the independent sale of an ADU and requiring adherence to size limitations and other requirements found in this Chapter.

f. Additional Requirements: All other requirements shall meet the standards of the R-3 Zoning District based on the proposed development.

**Section 4. Amendment.** Section 11.6 Land Use Parcel F of the Maple Heights Planned Unit Development is hereby deleted and replaced with new Land Use Parcel F, as identified below:

**Land Use Parcel F:** All general use regulations and provisions set forth in Chapter 175, Zoning, of the City Code for the general R-1 Single-Family Residential District shall apply to any development proposal for property located within Land

Use Parcel F shown on the PUD Master Plan of the Maple Heights PUD Ordinance, unless noted otherwise in this Ordinance. Land Use Parcel F incorporates approximately 47.3 acres and approximately 225 single family lots.

- a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the R-1 district, in accordance with the specified minimum lot width suffix.
- b. Setbacks and Bulk Regulations Single Family Homes:
  - i. Lot Width - Minimum 45 feet
  - ii. Lot Depth - Minimum 100 feet
  - iii. Front Yard Setback - Minimum 15 feet and Maximum 25 feet, (minimum 22 feet setback for garage doors facing the street).
  - iv. Front Porch Setback - Covered front porches that are not fully enclosed, minimum eight (8) feet.
  - v. Front Porch Requirement - Homes built on Single-Family Lots may have a covered front porch projecting off the front facade of the house into the front setback.
  - vi. Side Yard Setback - Minimum five (5) feet one-side, 10 feet minimum total sum of the site yard setbacks.
  - vii. Rear Yard Setback - Minimum 20 feet
  - viii. Driveway Width - The width of driveways serving a single lot shall be 16' at the front property line. The driveway shall be allowed to taper back onto the property to a wider width that meets all other City driveway requirements.
  - ix. Garage - Each unit requires a garage. The developer may include a single or double car garage.
- c. Setbacks and Bulk Regulations for Two-Family Homes:
  - i. Lot Configuration - Individual two-family townhome units shall each be on their own platted lot with a shared common lot line.
  - ii. Lot Width - Minimum 30 feet
  - iii. Lot Depth - Minimum 100 feet
  - iv. Front Yard Setback - Minimum 15 feet and Maximum 25 feet, (minimum 22 feet setback for garage doors facing the street).
  - v. Side Yard Setback - Minimum five (5) feet one-side and zero (0) feet on the other side.
  - vi. Rear Yard Setback - Minimum 20 feet
  - vii. Driveway Width - The width of driveways serving a single lot shall be 16' at the front property line. The driveway shall be allowed to taper back onto the property to a wider width that meets all other City driveway requirements.
  - viii. Garage - Each unit requires a garage. The developer may include a single or double car garage.

- d. Accessory Dwelling Units: Accessory Dwelling Units, as defined in Chapter 175A.05, shall be permitted above any garage located on a single family lot. Accessory Dwelling Units shall be the following requirements:
  - i. Bulk regulations shall be as follows:
    - 1. Side Yard Setback - Minimum five (5) feet one-side, 11 feet minimum total sum of the side yard setbacks.
    - 2. Rear Yard Setback - 10 feet
    - 3. Separation from all other structures - 10 feet
    - 4. Maximum building footprint - 650 square feet, or the footprint of the principal structure, whichever is lesser
    - 5. Maximum height - 15 feet, or higher if allowed via Special Use Permit under the Zoning Ordinance requirements for accessory structure.
  - ii. The footprint of the ADU shall match the footprint of the garage.
  - iii. An ADU is only allowed as a second floor above the garage. It is not the intent to allow multi-story ADUs.
  - iv. Maximum height of a garage with an ADU shall be 30 feet to accommodate the pitch of a roof.
  - v. ADUs must be provided with one additional parking spot to that required for residential dwellings. On-street parking at the front of the lot may count towards the parking requirement.
  - vi. ADUs shall be subjected to the same building codes and inspection protocols as principal buildings.
  - vii. All ADUs shall have connections to all public utilities. ADUs may be permitted to connect to the utility service lines of the principal dwelling.
  - viii. A deed restriction shall be created and recorded with Warren County restricting the independent sale of an ADU and requiring adherence to size limitations and other requirements found in this Chapter.

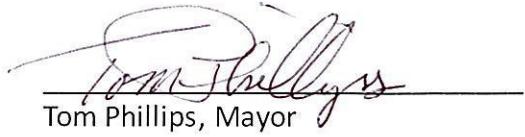
**Section 5.** **Amendment.** Exhibit "A" of the Maple Heights Planned Unit Development is hereby deleted and replaced with new attached Exhibit "A" PUD Master Plan.

**Section 6.** **Repealer.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**Section 7.** **Saving Clause.** If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

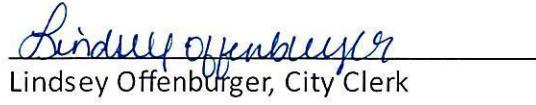
**Section 8.** **Effective Date.** This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Norwalk, Iowa on the 27th day of March, 2025.



Tom Phillips, Mayor

Attest:



Lindsey Offenburger

Lindsey Offenburger, City Clerk

First Reading: February 20, 2025

Second Reading: March 6, 2025

Third Reading: March 27, 2025

Clerk's Certificate

I certify that the foregoing was published as Ordinance No. 25-08 on the 3rd day of April, 2025.



Lindsey Offenburger

City Clerk

**P.U.D. MASTER PLAN**  
**MAPLE**  
**HEIGHTS**  
**Norwalk, Iowa**

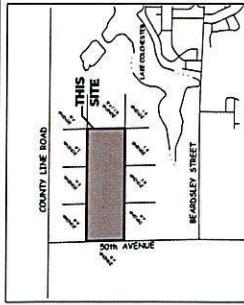
**OWNER**  
 THOMAS A. KARL, TRUST  
 1400 E. CYRUS SEAD DRIVE  
 PARKLAND, FL 33071-1400

**APPLICANT**  
 LIND FEEZER & ASSOCIATES INCORPORATED, LLC  
 200 W. 1ST CENTER STREET  
 SPRINGVILLE, UT 84432

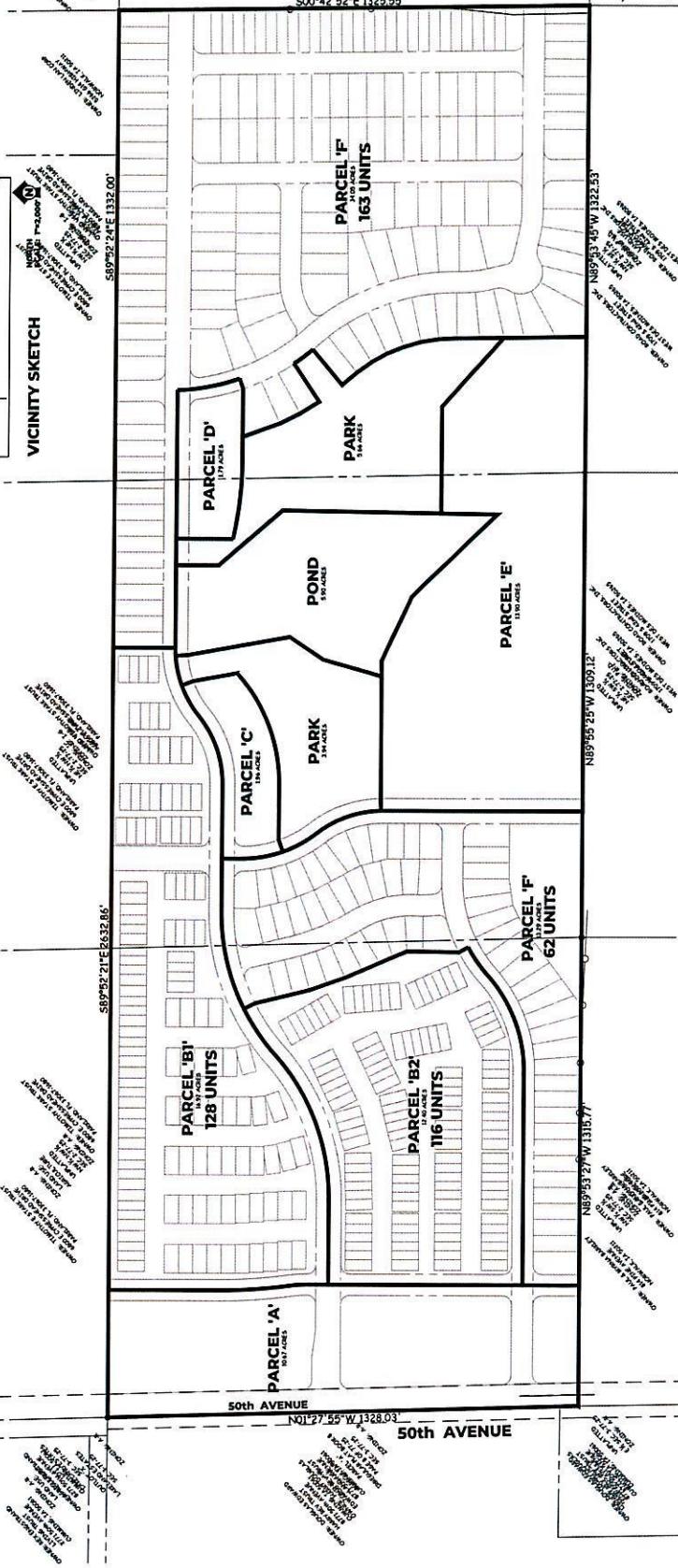
**ZONING**  
 EXISTING: A-1 AGRICULTURAL, RESERVE  
 PROPOSED: R-1 RESIDENTIAL, COMMERCIAL  
 R-2 MULTIFAMILY, COMMERCIAL  
 R-3 INDUSTRIAL, COMMERCIAL  
 R-4 COMMERCIAL, INDUSTRIAL

**UTILITIES**  
 CITY OF NORWALK WATER, WORCE  
 CITY OF NORWALK SANITARY SEWER SYSTEM  
 CITY OF NORWALK STORM SEWER SYSTEM

**EXHIBIT A**



**VICINITY SKETCH**



**COOPER CRAWFORD**  
**& Associates**  
 Civil Engineers & Land Surveyors  
 475 S. 5th STREET, SUITE 800, WEST DES MOINES, IOWA 50311  
 PHONE: (515) 224-1544  
 FAX: (515) 224-1545  
 DATE: 6/23/2011  
 REVISION: 1  
 JOB NUMBER: CC  
**2747**  
 SCALE: 1"=150'  
 P.U.D. MASTER PLAN  
 MAPLE HEIGHTS  
 ONE CALL.

SHEET 1 OF 1

## MAPLE HEIGHTS PUD

### ORDINANCE NO. 23-15

#### AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF NORWALK, IOWA, BY REZONING CERTAIN PROPERTY FROM A-R, PC, AND R-1(60) TO PLANNED UNIT DEVELOPMENT (PUD) AND TO ADOPT THE MASTER PLAN AND ESTABLISH THE RULES, REGULATIONS, AND GUIDELINES FOR THE DEVELOPMENT OF THE MAPLE HEIGHTS PUD

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF NORWALK, IOWA:

**Section 1.** **Purpose.** The purpose of this ordinance is to change the Official Zoning Map of the City of Norwalk, Iowa, under the provisions of Title 175 (Zoning Regulations), Chapter 175A (General Provisions), Section 175A.07 (Zoning District Boundaries and Official Zoning Map) of the City of Norwalk Municipal Code, and to adopt a master plan pursuant to Chapter 175B (Zoning District Regulations), Section 175B.19 (Planned Unit Development), Subsection 175B.19.3 (Master Plan).

**Section 2.** **Official Zoning Map Amended.** The Official Zoning Map of the City of Norwalk, Iowa, is amended from A-R, PC, and R-41(60) to PUD, for the property legally described as follows:

#### LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 77, RANGE 25 WEST OF THE 5TH P.M., CITY OF NORWALK, WARREN COUNTY, IOWA, CONTAINING 120.473 ACRES MORE OR LESS (INCLUDES 1.982 ACRES ROAD RIGHT-OF-WAY).

**Section 3.** **Master Plan Adoption.** Attached hereto and made a part of this rezoning approval, for concept description and delineation is the Master Plan Document for the Maple Heights PUD marked Exhibit "A". The Master Plan is adopted to establish the rules, regulations, and development of guidelines for the land use and performance standards pursuant to Section 175B.19.4 of the Municipal Code of the City of Norwalk, Iowa, for the development of the Maple Heights PUD. The Master Plan layout, including the relationship of uses to each other and the relationship of land use to the general plan framework, and development requirements, shall be used as the implementation guide.

Individual parcels within the PUD may be developed independent of other parcels or tracks, provided the minimum requirements are met, unless modified herein, and the development of the parcel allows for the proper development of other parcels or tracks within the PUD.

It is recognized that shifts or modifications to the Master Plan layout and reasonable adjustments to the PUD Land Use Parcel boundaries may be made in order to establish workable street patterns, storm water management systems or

## MAPLE HEIGHTS PUD

facilities, elevations, grades, and/or usable building sites. Any modifications to the Master Plan considered by the Zoning Administrator to be major or significant and any amendments to the PUD text shall be made pursuant to Subsection 175B.19.7 of the Municipal Code of the City of Norwalk, Iowa.

**Section 4. Required Plans.** The following plans shall be required as a part of the processing of any development application for any property within the Maple Heights PUD.

1. **Service Confirmation Plans for Public Sanitary Sewers, Storm Sewers, Water Mains and Streets:** Prior to or in conjunction with any Subdivision Plat and/or Site Plan, engineering design plans shall be provided to the City by the developer which demonstrate that properly sized and located public sanitary sewers, storm sewers, water mains, and streets will be constructed adjacent to or across the respective property in order to fully serve other parcels within the PUD.
2. **Platting:** Prior to, or in conjunction with development of any portion of the PUD, said area shall be platted in accordance with the City of Norwalk's subdivision regulations to delineate within a plat the parcel to be developed except as noted in this ordinance.
  - a. **Plats-of-Surveys:** In order to facilitate the sale or transfer of ownership of parcels within the PUD, a Plat-of-Survey may be created in accordance with State Law and submitted to the City of Norwalk for its review and approval following a finding of general compliance within the intent of the PUD. It is understood that the transfer of title of any Parcel in the PUD is an interim measure to facilitate development of the PUD and will ultimately culminate in the Final Platting of the respective Parcel. Parcels created by Plat-of-Survey shall not be buildable and no building permit shall be issued until the parcel is platted as part of a Subdivision Plat is approved and the final plat is recorded. No public or private infrastructure improvements are required to be installed or surety posted for any parcels created by Plat-of-Survey.
  - b. **Outlots:** As part of a Subdivision Plat, Outlot(s) may be created to facilitate the sale or transfer of ownership. Outlots shall not be buildable and no building permit shall be issued until such time that a Subdivision Plat is approved and the final plat is recorded that replats said Outlot(s) into one or more regular Subdivision Lots. No public or private infrastructure improvements are required to be installed or surety posted for any Outlots created by Subdivision Plat.

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- c. **Acquisition Plats:** Public Street rights-of-way may be established by Acquisition Plat following the review and approval by the City.
- d. **Public Street Frontage:** Lots without public street frontage shall be permitted provided the frontage requirements of the subdivision regulations have been otherwise satisfied by an abutting or surrounding lot which is under common ownership by an Owners' Association with all properties within the master development plan being part of the Association, or there have been cross parking and access easements executed which provide for the unrestricted use and access to the drives and parking for all members of the Association.
- e. **Postage Stamp Lots:** Individual lots created within a common lot or outlot that is owned and controlled by an Owners' Association or condominium regime, commonly referred to as a *Postage Stamp Lot*, may be permitted provided it is within an approved master planned development and the surrounding common lot or outlot meets the City's requirements for lot frontage, and provides for cross access/egress and public utilities for the Postage Stamp Lots.

3. **Development Applications:** Site Plans for all non-single family residential zoned parcels within the Maple Heights PUD shall be submitted to the City for its review and approval in accordance with the City's site plan review process prior to the development, and must meet the intent of the approved PUD Master Plan.

### Section 5. **General Conditions.** The following general site development criteria are applicable to the Maple Heights PUD:

- 1. Any regulation, standard, provision or requirement that is not specifically addressed within this document that is regulated elsewhere in the Municipal Code of Norwalk, Iowa, the requirements of the Municipal Code shall be enforced.
- 2. All subdivisions, public streets, public street rights-of-way, public improvements, and other general development improvements shall adhere to the standards and design criteria set forth in the Norwalk Subdivision Ordinance and the Statewide Urban Design Specifications (SUDAS) as adopted or as amended by the City of Norwalk, pertaining thereto, unless otherwise stated within this Ordinance.
- 3. On-street parking may be allowed on streets as permitted by the City for convenience to adjoining property owners and for community use.

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Provisions for on-street parking will be reviewed by the City as development occurs. All off-street parking shall be in accordance with Chapter 175E, Off-street Parking and Loading, of the Zoning Ordinance.

4. Applicable in all areas located within a 100-year frequency flood hazard zone, or in adjoining drainageways, detention areas, or other storm water management areas involving potential flood hazards, no building shall be erected which has a lowest floor elevation, including basements, of less than one (1) foot above the determined level of the one hundred (100) year frequency flood event; or the building shall be flood proofed to the same elevation in accordance with the City of Norwalk Floodplain Ordinance. No building shall be erected within 25-feet of any major drainage (as determined by the storm water management plan), storm water detention basin or pond, unless approved by the City.
5. The Developer, its successors and assigns, if any, shall pay all construction and engineering costs for the development and improvement of its property, including improvements located in all rights-of-way to be dedicated to the City, all in accordance with the current City policies and ordinances in affect at the time of development.
6. The physical character of the Maple Heights PUD dictates the configuration of transportation access to the property. All street names shall be determined at the time of platting. Street names stated in this ordinance are in reference to street names noted on the PUD Master Plan.

**Section 6. Street Circulation and Right-of-Way.** Exhibit A shows a conceptual roadway circulation system for the main corridors in the PUD area. The minimum standards of each road classification are as follows and shall follow the City Subdivision Regulations.

At a minimum, the Developer of each area shall design the local street circulation system and shall extend designated roadways across its plat to adjacent areas. Public street right-of-way shall be dedicated to the City at the time of platting consistent with the City's current Subdivision standards.

On-street parking is encouraged throughout the development.

Alleys may be permitted in residential areas to provide access to the rear of the lots where said lot also has frontage on a public street. Alleys serving multiple properties shall be privately owned and maintained by a property owner(s) or property owners association. Dead-end alleys shall be provided with a means of turning around at the end of the alley. Public utilities shall not be located within an alley.

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The Developer of each area shall submit to the City for its review and approval, as a part of the Subdivision Plat review and approval process, a roadway alignment and circulation plan (including phasing) which satisfies the City's development requirements and standards. The roadway alignment and circulation plan shall also provide adequate connections to all adjacent plats, Land Use Area Parcels, and adjoining properties within and adjacent to the PUD.

The design and construction of the street (whether public or private) shall comply with the City's public street design standards and procedures.

**Section 7. Pedestrian Trails.** Pedestrian trails as identified on the PUD Master Plan shall be installed within the public street rights-of-way (or within the private street easement if applicable) by the developer at the time of street installation. These trails shall be in lieu of the corresponding street sidewalk. The City shall reimburse the developer for the installation cost of the pedestrian trail that is in excess of the installation cost of a standard 5 ft sidewalk. A trail shall be installed by the developer around the pond as part of the developer's parkland dedication responsibility.

**Section 8. Parkland Dedication.** All development within this PUD shall comply with the City's parkland dedication requirements. Parkland required under current City codes will be dedicated to the City in the area identified as Park Parcels in the PUD Master Plan. Trees that are in good condition shall be maintained around the pond. The City will accept the current pond as part of the park, however, the acreage size of the pond shall not count toward the Parkland Dedication requirement. A location within the Park Parcels shall be graded to accommodate the potential for a future playground.

Once the land dedication has been fulfilled, the remaining parkland dedication requirements shall be satisfied by the installation of improvements within this designated park site and installation of pedestrian trails identified on the PUD Master Plan.

**Section 9. Sanitary Sewer Service and Storm Water Drainage.** Each Developer shall extend across its plat sanitary sewer and storm sewers at sufficient capacity and appropriate elevations and locations to serve the respective service area.

The Developer of all areas within the PUD shall submit to the City for its review and approval, as part of the Subdivision Plat and any Site Plan review and approval process, a sanitary sewer service and storm water drainage plan which satisfies the City's development standards and regulations. The sanitary sewer service and storm water drainage plan shall also provide for sufficient service within the respective service area both within and adjacent to the PUD.

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Sufficient service is defined herein as sanitary sewer and storm water drainage facilities (pipes, structures, drainageways, detention ponds, and similar facilities) adequately sized and designed, including location and depth/elevation, to accommodate the expected flows generated within the service area.

Furthermore, the design shall provide for the extension of the facilities across or through the respective Subdivision Plat and/or Site Plan so that all areas within the service area including those located 'upstream' from the Plat and/or Site Plan shall be adequately served.

**Section 10. Storm Water Management.** As a part of the review and approval for each Subdivision Plat and Site Plan, a storm water management plan for the area within the Subdivision Plat and/or Site Plan shall be submitted to the City for its approval. All storm water management plans shall comply with the current City design standards and shall incorporate best practices of the latest version of the Iowa Storm Water Management Manual specifically including Water Quality Volume and Channel Protection Storage Volume, and to all other standards applicable to the subdivision plat or site plan. Specific emphasis shall be placed on the Unified Sizing Criteria and Water Quality Volume.

The storm water management plan shall take into account all off-site drainage that passes through the site for both the undeveloped and developed conditions. It is understood that as development of areas outside of the PUD's boundaries progresses, those areas shall provide the necessary storm water management facilities to control flows and sedimentations from off-site properties.

The method of storm water management and the storm water conveyance system shall be approved by the City prior to the improvement of any Subdivision Plats or Site Plans.

**Section 11. Land Use Design Criteria.** In addition to the general conditions as stated above, the following land use design criteria shall apply to the areas designated on the Maple Heights PUD Master Plan. The PUD Master Plan document, which is made a part of this rezoning action, delineates land use area parcels of the PUD as A through F. The following development standards and use regulations shall apply to each of the following development PUD Land Use Parcels:

1. **Land Use Parcel A:** All general use regulations and provisions set forth in Chapter 175, Zoning, of the City Code for C-5, Traditional Commercial District, shall apply to any development proposal for property located within Land Use Parcel A shown on the PUD Master Plan of the Maple Heights PUD ordinance, unless noted otherwise in this ordinance. Land Use Parcel A incorporates approximately 10.71 acres.

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- a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the C-5 district, except the following uses shall be prohibited:
  - i. Adult Entertainment Facilities
  - ii. After Hours Businesses
  - iii. Delayed Deposit Services Business including check cashing, payday lending, and car title loan establishments
  - iv. Extended Stay and Apartment Hotels
  - v. Pawnshops
  - vi. Smoking Lounges, Smoking Dens or Hookah Lounges

Additional Allowed Uses: Pet daycare centers (defined as short-term, daytime boarding for household pets, with no outdoor kennels) may be approved by Special Use Permit by the Board of Adjustment in accordance with Chapter 175J of the City Code.

- b. Setbacks: The front yard setback shall be established based on the planned right-of-way and street paving width for the street on which the buildings shall front. Buildings may have a zero (0) setback from the street right-of-way, but shall maintain a minimum setback of sixteen (16) feet from the back of the street's curb. Front Yard setback requirements shall apply to all street frontages. On corner lots, adequate vision clearance shall be preserved.

No other setback is required, except if adjoining another zoning district, in which case the setback shall be twenty-five (25) feet. Buildings shall either be adjoined or maintain a minimum 10 foot separation.

- c. Building Heights: No building shall exceed four (4) stories in height, not including roof-top patios.
- d. Off-Street Parking and Loading: No parking area or access drive shall be located between a building and the public street right-of-way, with the exception that parking may be allowed between the building and the eastern Parcel A boundary. Public parking within close proximity of property planned for development or redevelopment may be used in fulfillment of off-street parking.
- e. A Type 1 landscape buffer shall be required between commercial parking lots and internal local public street.

## MAPLE HEIGHTS PUD

- f. **Storage and Display:** Outdoor storage is prohibited. Limited and temporary outdoor display and sales of retail goods, including lawn and garden centers, may be specifically permitted by the City Council as part of the Site Plan review and approval process.
- 2. **Land Use Parcel B:** All general use regulations and provisions set forth in Chapter 175, Zoning, of the City Code for R-1, R-2, and R-3 Districts, shall apply to any PUD Master Plan of the Maple Heights PUD ordinance, unless noted otherwise in this ordinance. Land Use Parcel B incorporates approximately 52.3 acres and contains approximately 401 dwelling units for an average density of no more than 8 dwelling units per acre.
  - a. **Allowed Uses:** All permitted principal and accessory uses and special uses as provided in the City Code for the R-1, R-2, and R-3 Districts.
  - b. **Lot Access:** All units within Parcel B shall prohibit driveway access directly to a public street. Driveway and garage access will only be permitted through a private alleyway at the rear of the lot.
  - c. **Setbacks and Bulk Regulations for R-1:**
    - i. Lot Width - Minimum 45 feet.
    - ii. Lot Depth - Minimum 100 feet.
    - iii. Front Yard Setback - Minimum 15 feet and Maximum 25 feet.
    - iv. Front Porch Setback - Covered front porches that are not fully enclosed, minimum eight (8) feet.
    - v. Front Porch Requirement - Homes built on Single-Family Lots shall be required to have an eight (8) foot covered front porch projecting off the front facade of the house into the front setback.
    - vi. Side Yard Setback - Minimum five (5) feet one-side, 10 feet minimum total sum of the side yard setbacks.
    - vii. Rear Yard Principal Building Setback - Minimum 20 feet.
    - viii. Rear Yard Garage Alleyway Setback - Minimum 5 feet.
  - d. **Setback and Bulk Regulations for R-2:**
    - i. Lot Configuration - Individual two-family units shall each be on their own platted lot with a shared common lot line.
    - ii. Lot Width - Minimum 30 feet.
    - iii. Lot Depth - Minimum 100 feet.
    - iv. Front Yard Setback - Minimum 15 feet and Maximum 25 feet.

## MAPLE HEIGHTS PUD

- v. Front Porch Setback - Covered front porches that are not fully enclosed, minimum eight (8) feet.
- vi. Front Porch Requirement - Homes built on Two-Family Lots shall be required to have an eight (8) foot covered front porch projecting off the front facade of the house into the front setback.
- vii. Side Yard Setback - Minimum five (5) feet one-side, zero shared lot line. Total separation between buildings is ten (10) feet.
- viii. Rear Yard Principal Building Setback - Minimum 20 feet.
- ix. Rear Yard Garage Alleyway Setback - Minimum 5 feet.

e. Setbacks and Bulk Regulations for R-3:

- i. Lot Configuration - Individual multiple-family townhome units shall each be on their own platted lot with a shared common lot line.
- ii. Lot Width - Minimum 25 feet.
- iii. Lot Depth - Minimum 100 feet.
- iv. Front Yard Setback - Minimum 15 feet and Maximum 25 feet.
- v. Front Porch Setback - Covered front porches that are not fully enclosed, minimum eight (8) feet.
- vi. Front Porch Requirement - Homes built on Townhome Lots may have an eight (8) foot covered front porch projecting off the front facade of the house into the front setback.
- vii. Side Yard Setback - Minimum five (5) feet one-side, zero shared lot line. Total separation between buildings is ten (10) feet.
- viii. Rear Yard Principal Building Setback - Minimum 20 feet.
- ix. Rear Yard Garage Alleyway Setback - Minimum 5 feet.

f. Accessory Dwelling Units: Accessory Dwelling Units(ADU), as defined in Chapter 175A.05, shall be permitted above any garage located on a single family lot. Accessory Dwelling Units shall be the following requirements:

- i. Bulk regulations shall be the same as those for a detached garage due to the shared nature of the structure.
- ii. The footprint of the ADU shall match the footprint of the garage.
- iii. An ADU is only allowed as a second floor above the garage. It is not the intent to allow multi-story ADUs.
- iv. Maximum height of a garage with an ADU shall be 30 feet to accommodate the pitch of a roof.

## MAPLE HEIGHTS PUD

- v. ADUs must be provided with one additional parking spot to that required for residential dwellings. On-street parking at the front of the lot may count towards the parking requirement.
- vi. ADUs shall be subjected to the same building codes and inspection protocols as principal buildings.
- vii. All ADUs shall have connections to all public utilities. ADUs may be permitted to connect to the utility service lines of the principal dwelling.
- viii. Short-term rentals of an ADU shall only be allowed with an approved Special Use Permit.
- ix. A deed restriction shall be created and recorded with Warren County restricting the independent sale of an ADU and requiring adherence to size limitations and other requirements found in this Chapter.
- x. ADUs may only exist on properties where the property owner lives on-site.

g. **Additional Requirements:** All other requirements shall meet the standards of the R-1, R-2, and R-3 Zoning Districts based on the proposed development.

3. **Land Use Parcel C:** All general use restrictions and provisions set forth in Chapter 175, Zoning, of the City Code for C-1, Neighborhood Commercial District, shall apply to any development proposal for property located within Land Use Parcel C shown on the PUD Master Plan of the Maple Heights PUD Ordinance, unless noted otherwise in this ordinance. Land Use Parcel C incorporates approximately 1.98 acres.

- a. **Allowed Uses:** All permitted principal and accessory uses and special uses as provided in the City Code for the C-1 district, except the following uses shall be prohibited:
  - i. Adult Entertainment Facilities
  - ii. After Hours Businesses
  - iii. Delayed Deposit Services Business including check cashing, payday lending, and car title loan establishments
  - iv. Extended Stay and Apartment Hotels
  - v. Pawnshops
  - vi. Smoking Lounges, Smoking Dens, or Hookah Lounges
- b. **Setbacks:** The front yard setback shall be established based on the planned right-of-way and street paving width for the street on which the buildings shall front. Buildings may have a zero (0) setback from the street right-of-way, but shall maintain a

## MAPLE HEIGHTS PUD

minimum setback of sixteen (16) feet from the back of the street's curb. Front Yard setback requirements shall apply to all street frontages. On corner lots adequate vision clearance shall be preserved.

No other setback is required, except if adjoining a residential zoning district, in which case the setback shall be twenty-five (25) feet. Buildings shall either be adjoined or maintain 10-foot separation.

c. Building Heights: No building shall exceed two (2) stories in height.

d. Storage and Display: Outdoor storage is prohibited. Limited and temporary outdoor display and sales of retail goods, including lawn and garden centers, may be specifically permitted by the City Council as part of the Site plan review and approval process.

4. **Land Use Parcel D**: All general use regulations and provisions set forth in Chapter 175, Zoning, of the City Code for C-1, Neighborhood Commercial District, shall apply to any development proposal for property located within Land Use Parcel D shown on the PUD Master Plan of the Maple Heights PUD ordinance, unless noted otherwise in this ordinance. Land Use Parcel D incorporates approximately 1.57 acres.

a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the C-1 district, except the following uses shall be prohibited:

- i. Adult Entertainment Facilities
- ii. After Hours Businesses
- iii. Delayed Deposit Services Business including check cashing, payday lending, and car title loan establishments
- iv. Extended Stay and Apartment Hotels
- v. Pawnshops
- vi. Smoking Lounges, Smoking Dens, or Hookah Lounges

b. Setbacks: The front yard setback shall be established based on the planned right-of-way and street paving width for the street on which the buildings shall front. Buildings may have a zero (0) setback from the street right-of-way, but shall maintain a minimum setback of sixteen (16) feet from the back of the street's curb. Front yard setback requirements shall apply to all street frontages. On corner lots adequate vision clearance shall be preserved.

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No other setback is required, except if adjoining another zoning district, in which case the setback shall be twenty-five (25) feet. Buildings shall either be adjoined or maintain a minimum 10-foot separation.

- c. Building Heights: No building shall exceed two (2) stories in height.
- d. Storage and Display: Outdoor storage is prohibited. Limited and temporary outdoor display and sales of retail goods, including lawn and garden centers, may be specifically permitted by the City Council as part of the Site Plan review and approval process.

5. **Land Use Parcel E**: All general use regulations and provisions set forth in Chapter 175, Zoning, of the City Code for R-3, Medium Density Multi-family Residential District shall apply to any development proposal for property located within Land Use Parcel E shown on the PUD Master Plan of the Maple Heights PUD ordinance, unless noted otherwise in this ordinance. Land Use Parcel E incorporates approximately 14.76 acres. Any development will be at an overall density of no more than twelve (12) dwelling units per acre and approximately 177 dwelling units.

- a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the R-3 District.
- b. Additional Allowed Uses:
  - i. Multiple-Family Dwelling buildings that include dwelling units that are vertically and horizontally attached.
  - ii. Portions of Parcel E may develop with the regulations of Parcel A to allow for lower story commercial uses.
- c. Setbacks and Bulk Regulations: A perimeter setback around the edges of Parcel E shall be twenty-five (25) feet. Internal setbacks shall be as follows:
  - i. Ten (10) foot minimum separation between buildings.
  - ii. Twenty-five (25) foot minimum separation from the back of curb of a private street to the building front.
  - iii. Minimum twenty-six (26) foot street width for private roads.
  - iv. Maximum height shall not exceed 3 stories.
- d. Additional Requirements: All other requirements shall meet the standards of the R-3 Zoning District, except for the following:

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- i. All multiple-family dwellings shall have no less than 70% garage spaces for each dwelling unit. The garage space may be attached or detached and shall be a minimum 10 feet in width and 20 feet in depth. The number of garage spaces required for each dwelling unit shall be for the exclusive use of the occupants of each dwelling unit. Garage spaces may not be transferred for use by another tenant or separate individual or entity.
6. **Land Use Parcel F:** All general use regulations and provisions set forth in Chapter 175, Zoning, of the City Code for the general R-1 Single-Family Residential District shall apply to any development proposal for property located within Land Use Parcel F shown on the PUD Master Plan of the Maple Heights PUD Ordinance, unless noted otherwise in this ordinance. Land Use Parcel F incorporates approximately 23.03 acres and approximately 103 single family lots.
  - a. **Allowed Uses:** All permitted principal and accessory uses and special uses as provided in the City Code for the R-1 district, in accordance with the specified minimum lot width suffix.
  - b. **Setbacks:** All setbacks shall be in accordance with the Height and Bulk Regulations for the R-F district, except as modified herein.
    - i. **Single-Family Lot Dimensions:**
      1. Lot Width - Minimum 50 feet.
      2. Lot Depth - Minimum 100 feet.
      3. Front Yard Setback - Minimum 15 feet and maximum 25 feet (minimum 22 feet setback for garage doors facing the street).
      4. Front Porch Setback - Covered front porches that are not fully enclosed, minimum eight (8) feet.
      5. Front Porch Requirement - Homes built on Single-Family Lots shall be required to have an eight (8) foot covered front porch projecting off the front facade of the house into the front setback.
      6. Side Yard Setback - Minimum five (5) feet one-side, eleven (11) feet minimum total sum of the side yard setbacks.
      7. Rear Yard Setback - Minimum 20 feet.
      8. Driveway Width - The width of driveways serving a single lot shall be 16' at the front property line. The driveway shall be allowed to taper back onto the

## MAPLE HEIGHTS PUD

property to a wider width that meets all other City driveway requirements.

c. Accessory Dwelling Units: Accessory Dwelling Units (ADU), as defined in Chapter 175A.05, shall be permitted above any garage located on a single family lot. Accessory Dwelling Units shall be the following requirements:

- i. Bulk regulations shall be as follows:
  1. Side Yard Setback - Minimum five (5) feet one-side, eleven (11) feet minimum total sum of the side yard setbacks.
  2. Rear Yard Setback - 10 feet.
  3. Separation from all other structures - 10 feet.
  4. Maximum building footprint - 650 square feet, or the footprint of the principal structure, whichever is lesser.
  5. Maximum Height - 15 feet, or higher if allowed via Special Use Permit under the Zoning Ordinance requirements for Accessory Structure.
- ii. The footprint of the ADU shall match the footprint of the garage.
- iii. An ADU is only allowed as a second floor above the garage. It is not the intent to allow multi-story ADUs.
- iv. Maximum height of a garage with an ADU shall be 30 feet to accommodate the pitch of a roof.
- v. ADUs must be provided with one additional parking spot to that required for residential dwellings. On-street parking at the front of the lot may count towards the parking requirement.
- vi. ADUs shall be subjected to the same building codes and inspection protocols as principal buildings.
- vii. All ADUs shall have connections to all public utilities. ADUs may be permitted to connect to the utility service lines of the principal dwelling.
- viii. Short-term rentals of an ADU shall only be allowed with an approved Special Use Permit.
- ix. A deed restriction shall be created and recorded with Warren County restricting the independent sale of an ADU and requiring adherence to size limitations and other requirements found in this Chapter.
- x. ADUs may only exist on properties where the property owner lives on-site.

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**Section 12. Buffering.** All developments shall comply with the City's buffer requirements. Required buffers may be included within a setback, so long as the buffer width is not reduced. No buffers shall be required internal to the development when uses are separated from each other via streets or alleyways, except as follows:

- A Type 1 landscape buffer shall be required between commercial parking lots and internal local public streets.
- A Type 1 landscape buffer shall be required along the southern boundary of Parcel E.

**Section 13. General Landscape Standards.** All areas not covered by buildings or paving shall be landscaped with turf grass, prairie grass, plant beds, shrubs, and trees in accordance herein and shall comply with the City's Open Space and Landscaping Requirements.

**Section 14. Architecture and Site Design Regulations.** All single-family residential, multi-family residential, office, commercial buildings, mixed-use buildings, industrial buildings, and accessory structures shall comply with the City's architectural standards.

**Section 15. Signage.** All signage shall be in compliance with the City Zoning Code regulations.

**Section 16. Definition.** The term "Developer" for the purpose of this Ordinance, shall mean any person, individual, form, partnership, association, corporation, estate, trust, entity, or agent or same acting or proposing to subdivide land, improve or develop land including grading or installation of utilities, or plat a Land Use Area Parcel (or fractional part therein) within the PUD by improving or grading the parcel, installing utilities, or for the construction of a building or buildings or amenities.

**Section 17. Violations and Penalties.** Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in the Municipal Code of the City of Norwalk, Iowa.

**Section 18. Other Remedies.** In addition to the provisions set out in the Violation and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

**Section 4. Repealer.** Any ordinance or parts of ordinances in conflict with this ordinance are hereby repealed.

**MAPLE HEIGHTS PUD**

**Section 5. Severability Clause.** If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

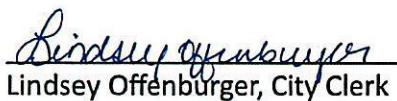
**Section 6. Effective Date.** This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Norwalk, Iowa on the 17th day of August, 2023.



Tom Phillips, Mayor

Attest:



Lindsey Offenburger  
Lindsey Offenburger, City Clerk

First Reading: July 20, 2023

Second Reading: August 3, 2023

Third Reading: August 17, 2023

**Clerk's Certificate**

I certify that the foregoing was published as Ordinance No. 23-15 on the 24th day of August, 2023.



Lindsey Offenburger  
City Clerk

## P.U.D. MASTER PLAN

# MAPLE HEIGHTS

Norwalk, Iowa

### OWNER

THE SOUTHLAND CO., INC.  
100 EAST 100TH STREET, SUITE 1000  
OMAHA, NE 68139-1500  
FAX: (402) 341-1500  
E-MAIL: [OMAHA@SOUTHLAND.COM](mailto:OMAHA@SOUTHLAND.COM)

### APPLICANT

LAND USE AND DEVELOPMENT, LLC  
100 WEST 100TH STREET, SUITE 1000  
OMAHA, NE 68139-1500  
FAX: (402) 341-1500

### UTILITIES

EXISTING: CITY OF NORWALK, WATER, WORLDS  
CITY OF NORWALK, SANITARY SEWER SYSTEM,  
CITY OF NORWALK, STORM SEWER SYSTEM

### ZONING

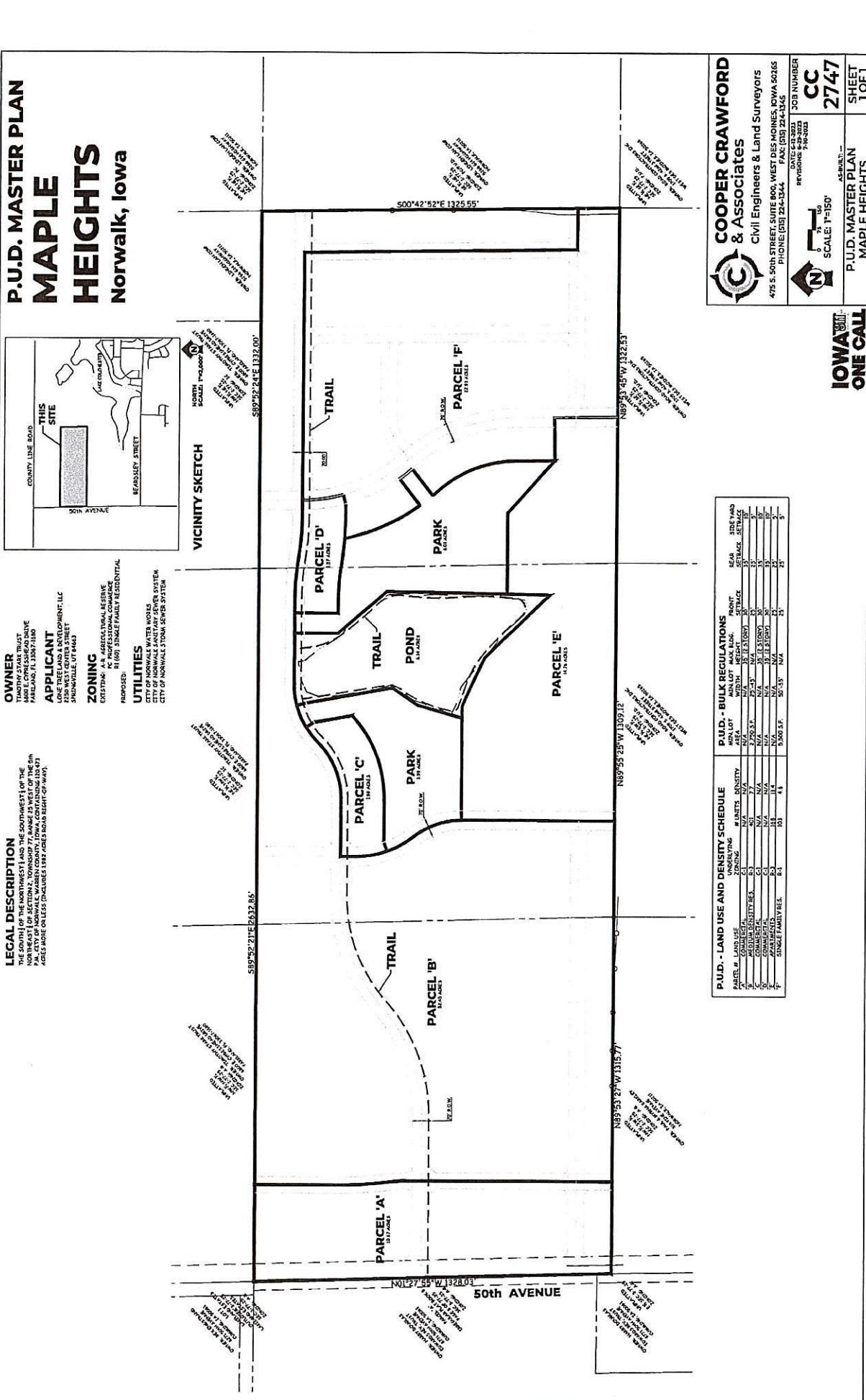
PROPOSED: A-1 AGRICULTURAL RESERVE

### UTILITIES

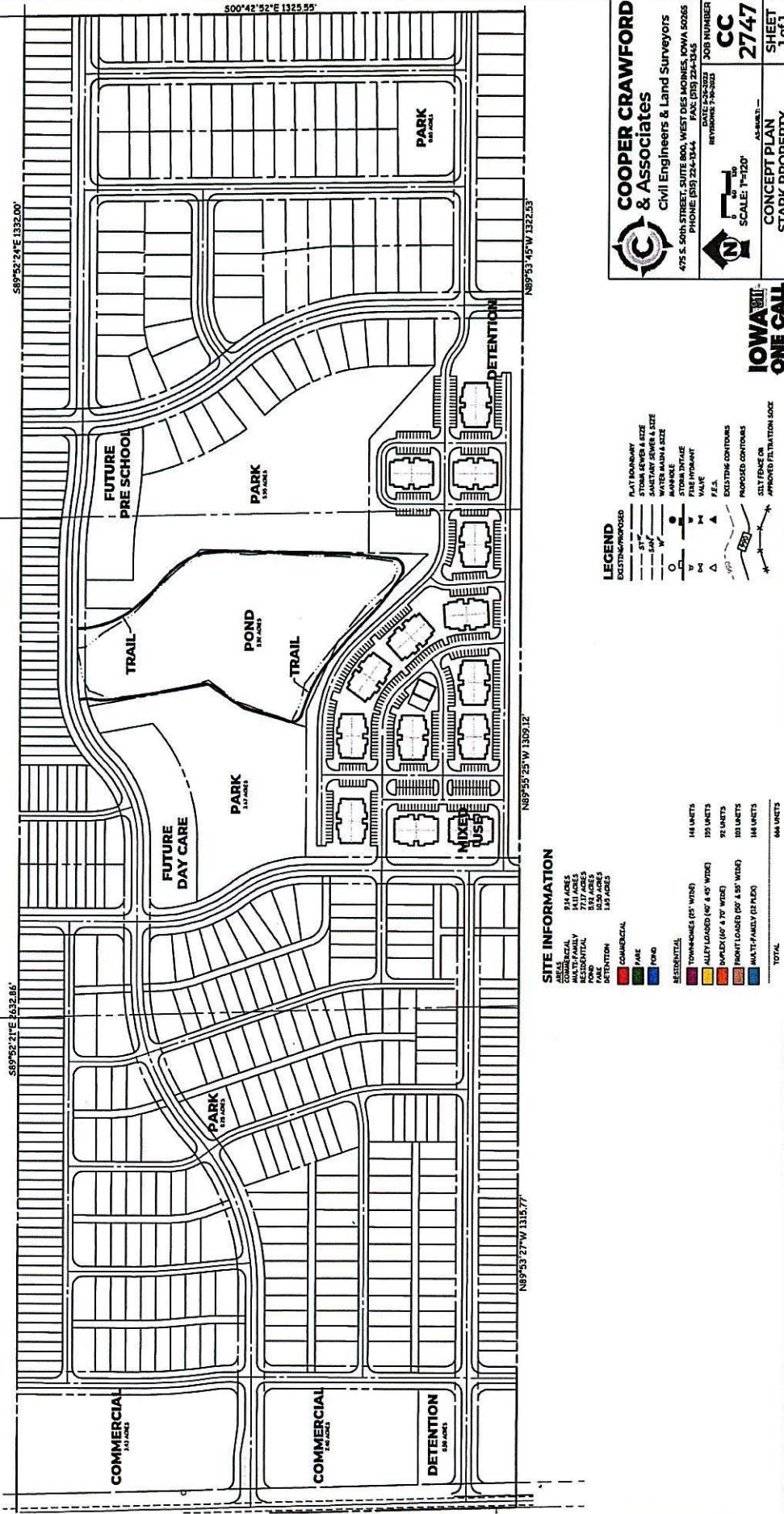
EXISTING: CITY OF NORWALK, WATER, WORLDS  
CITY OF NORWALK, SANITARY SEWER SYSTEM,  
CITY OF NORWALK, STORM SEWER SYSTEM

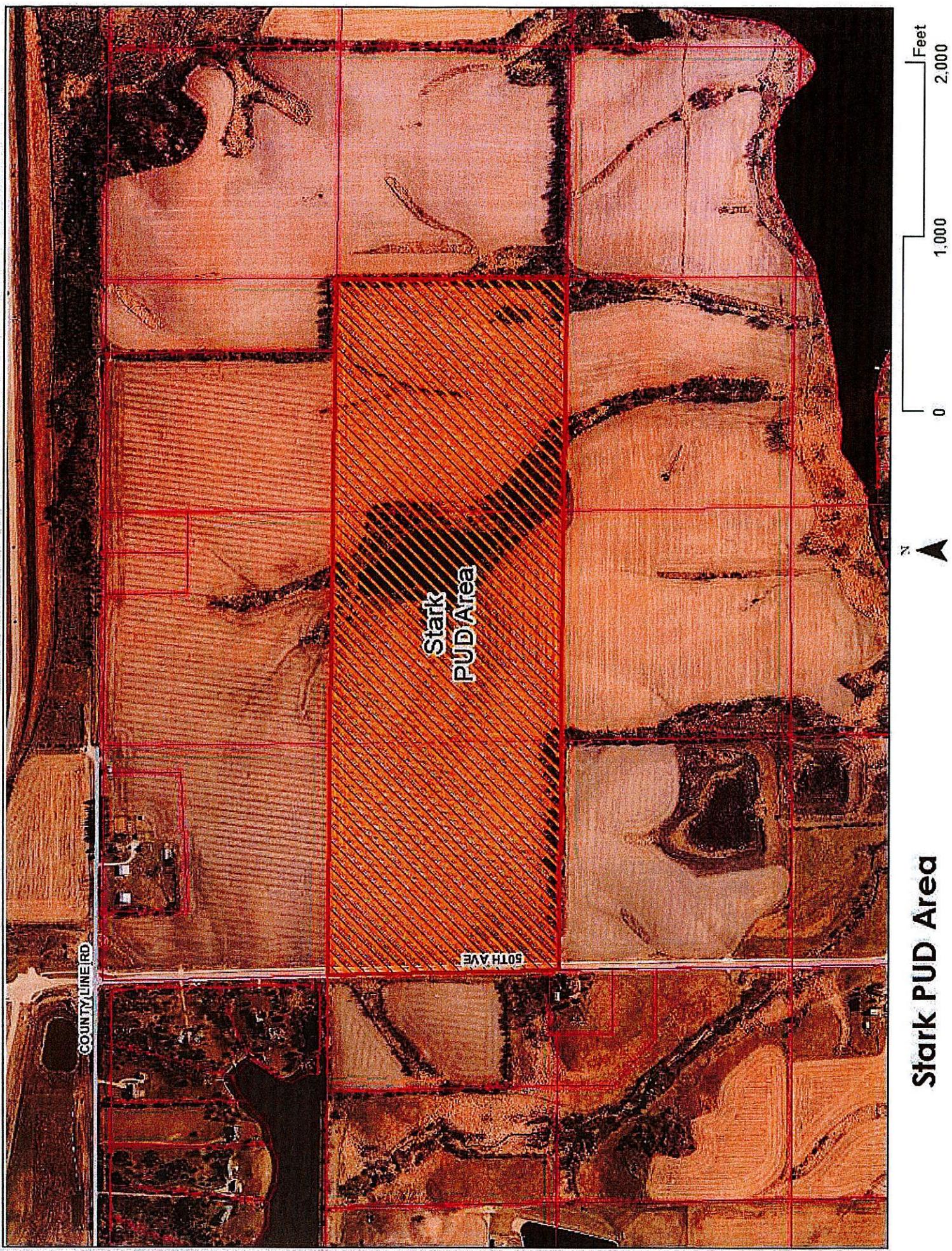
### LEGAL DESCRIPTION

THE SOUTHLAND CO., INC.  
100 EAST 100TH STREET, SUITE 1000  
OMAHA, NE 68139-1500  
FAX: (402) 341-1500  
E-MAIL: [OMAHA@SOUTHLAND.COM](mailto:OMAHA@SOUTHLAND.COM)



**CONCEPT PLAN  
STARK  
PROPERTY  
Norwalk, Iowa**





Stark PUD Area