City of Denison Application

Business Zoning Compliance

111 North Main Street | Denison, Iowa 51442
712-263-3143 | FAX: 712-263-4342
EMAIL: buildinginspector@denisonia.com

BUSINESS

REASON FOR APPLICATION: ☐ New business ☐ Change of use
☐ Verification of compliance with zoning/code requirements
☐ Other:

Business Name

Business Street Address

Business Phone

Business Email

ZONING DISTRICT: In what zone is your business located? *(Businesses located in residential zones will need to apply for a home-based business occupancy permit.)*

☐ AG: Agricultural District
☐ RR: Rural Residential District
☐ HC-1 Health Care District
☐ BP: Business Park District
☐ C-1: Neighborhood Commercial District
☐ C-2: Highway Commercial District
☐ C-3: Central Business District
☐ I-1: Light Industrial
☐ I-2: Heavy Industrial

SPECIAL / OVERLAY DISTRICTS
☐ Core Overlay District (uptown)
☐ PUD: Planned Unit Development District
☐ HW30: Highway 30 Corridor Overlay District
☐ FP/FW Floodplain/Floodway Overlay District
☐ AV: Aviation Overlay District

Please review Denison's Code of Ordinances (Chapters 165-180) for information and guidelines for the district in which your business is located.

Chapter 166: Property Use Types
Chapter 169: Supplemental Use Regulations
- 166.03 / 169.02 Agricultural
- 166.04 / 169.03 Residential
- 166.05 / 169.04 Civic
- 166.06 Office
- 166.07 / 169.05 Commercial
- 166.08 Parking
- 166.09 / 169.06 / 169.07 / 169.10 Industrial
- 166.10 Transportation
- 166.11 / 169.08 / 169.09 Miscellaneous
- 169.09 Accessory Uses
- 169.11 Temporary Uses

ZONING AND SUBDIVISION / PROPERTY
- 165 General Provisions and Definitions
- 166 Use Types
- 167 District Regulations
- 168 Flood Plain Regulations
- 169 Supplemental Use Regulations
- 170 Supplemental Development Regulations
- 171 Landscaping and Screening Standards
- 172 Off-Street Parking and Loading
- 173 Sign Regulations
- 174 Administration and Enforcement
- 175 Airport Zoning Regulations
- 176 Core Overlay District Regulations
- 180 Subdivision Regulations

NATURE OF BUSINESS (Please be specific.)

DAYS/HOURS OF OPERATION: What are your normal hours and days of operation?

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

EMPLOYEES: Total Number of Employees:_____
Total Number of Employees on-site at any one time:_____
Do you have off-street parking for on-site employees? ☐ Yes ☐ No

CUSTOMERS: How many dedicated off-street parking spaces do you have for customers? _____

OFFICE USE

Date Received	Date Reviewed

☐ Approved ☐ Approved with Conditions

Building Official / Authorized Representative _____ Date _____

PRIMARY OWNER

Please list any other owners and contact information on a separate sheet and attach to this.

Name

Address

City / State / Zip

Cell Phone / Home Phone

Email

APPLICANT SIGNATURE

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not.

This does not presume to give authority to violate or cancel the provisions of any other state or local laws. If approved by the City, I understand the approval is only for the use as described in this application at this location. Any changes requires re-application.

I understand that I and/or my contractors will need to apply for the following permits as necessary as these become applicable.
- Building (New Construction or Remodel)
- Plumbing / Mechanical
- Fence
- Sign
- Roof
- Curb Break / Curb Grinding
- Drive Approach / Sidewalk
- Demolition / Removal
- Land Disturbance / Grading
- Right of Way

Applicant/Primary Owner Signature

Date

CODE OF ORDINANCES, CITY OF DENISON (HELPFUL INFORMATION)

Below are some of the more common use types found in Chapter 166 of the Code of Ordinances, City of Denison.

CHAPTER 166.07 COMMERCIAL USE TYPES.

Commercial uses include the sale, rental, service, and distribution of goods; and the provision of services other than those classified under other use types.

1. Agricultural Sales and Service.
2. Automotive and Equipment Services. (Automobile Auction Lots / Automotive Rental and Sales / Auto Services / Body Repair / Equipment Rental and Sales / Equipment Repair Services)
3. Bed and Breakfast
4. Business Support Services.
5. Business or Trade Schools.
6. Campground.
7. Cocktail Lounge.
8. Commercial Recreation (Controlled Impact).
9. Commercial Recreation (High Impact).
10. Communications Services.
11. Construction Sales and Services.
12. Consumer Services.
13. Convenience Storage.
14. Food Sales. (Convenience Food Sales / Limited Food Sales / General Food Sales / Supermarkets)
15. Funeral Services.
16. Gaming Facilities.
17. Kennels.
18. Laundry Services.
19. Liquor Sales.
20. Lodging.
21. Personal Improvement Services.
22. Personal Services.
23. Pet Services.
24. RV (Recreation Vehicle) Storage.
25. Research Services.
26. Restaurants. (Drive-in /Fast Food / General)
27. Restricted (or Adult) Businesses.
28. Retail Services.
29. Stables and/or Riding Academies.
30. Surplus Sales.
31. Trade Services.
32. Travel Centers.
33. Truck Stops.
34. Vehicle Storage (Short-term
35. Veterinary Services (General).
36. Veterinary Services (Large Animal).

CHAPTER 166.08 PARKING USE TYPES.

1. Off-Street Parking.
2. Parking Structure.

CHAPTER 166.09 INDUSTRIAL USE TYPES.

Industrial use types include the on-site extraction or production of goods by nonagricultural methods, and the storage and distribution of products.

1. Agricultural Industry.
2. Construction Yards.
3. Custom Manufacturing.
4. Light Industry.
5. General Industry.
6. Heavy Industry.
7. Recycling Collection.
8. Recycling Processing
9. Resource Extraction.
10. Salvage Services.
11. Vehicle Storage (Long-term
12. Warehousing (Enclosed).
13. Warehousing (Open).

CHAPTER 166.10 TRANSPORTATION USE TYPES. (Abbreviated.)

Transportation use types include the use of land for the purpose of providing facilities supporting the movement of passengers and freight from one point to another.

1. Aviation (General).
2. Aviation (Private).
3. Railroad Facility.
4. Transportation Terminal.
5. Truck Terminal.

CHAPTER 166.11 MISCELLANEOUS USE TYPES. (Abbreviated.)

1. Alternative Energy Production Devices.
2. Amateur Radio Tower.
3. Communications Tower.
4. Construction Batch Plant
5. Landfill A (Non-putrescible Solid Waste Disposal).
6. Landfill B (Putrescible and Non-putrescible Solid Waste Disposal
7. Wind Energy Conservation System (WECS).

CHAPTER 167.12 USE MATRIX: LEVELS OF PERMITTED USES

Within zoning districts in Denison, different uses are permitted with different conditions. These are displayed in the Use Matrix. Levels of permission include:

1. Uses Which are Permitted by Right. These uses are permitted subject to issuance of a building permit by the Building Official, subject only to compliance with all regulations of this ordinance. Uses permitted by right might be subject to supplemental regulations contained in this ordinance. These uses are indicated in the Use Matrix by a "P" in the applicable cell.
2. Special Uses. These uses are subject to approval of a Special Use Permit by the Zoning Board of Adjustment, following the procedure set forth in Section 174.11. These uses are indicated in the Use Matrix by a "S" in the applicable cell.
3. Site Plan Approval. Some use types require an additional site plan approval by the Zoning Administrator/Building Official, based on specific criteria for review. This procedure is set forth in Section 174.06. These uses are indicated in the Use Matrix by an asterisk (*) following the citing of a specific use type.