

ORDINANCE NO. 2026-05

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP REFERENCED IN CHAPTER 165 (ZONING REGULATIONS) OF THE CODE OF ORDINANCES OF THE CITY OF RIVERSIDE, IOWA, BY REZONING CERTAIN PROPERTY LOCATED AT 1178 ENTERPRISE DRIVE, PARCEL ID 409326001, FROM C-3 COMMERCIAL DISTRICT TO M-1 INDUSTRIAL PARK DISTRICT.

WHEREAS, the City of Riverside, Iowa, has adopted Chapter 165, Zoning Regulations, of the Code of Ordinances of the City of Riverside, Iowa, including an Official Zoning Map establishing zoning district classifications within the City;

WHEREAS, Eastern Iowa Light and Power Cooperative has submitted a rezoning application requesting that property located at 1178 Enterprise Drive, Parcel ID 409326001, be rezoned from C-3 Commercial District to M-1 Industrial Park District;

WHEREAS, the property subject to the rezoning request is legally described in the application as: Outlot A in Enterprise Park Plat 1, filed of record in the Office of the Washington County Recorder on August 6, 2009, in Book 23, at Page 0111, except approximately 1 acre, to be surveyed;

WHEREAS, the rezoning application identifies the current use of the property as agriculture and the proposed use of the property as industrial commercial business;

WHEREAS, pursuant to Section 165.27 of the Code of Ordinances of the City of Riverside, Iowa, the Planning and Zoning Commission reviewed the rezoning application and recommended approval of the requested rezoning from C-3 Commercial District to M-1 Industrial Park District;

WHEREAS, the City has set a public hearing on said rezoning request for August 3, 2026, at 6:00 p.m.;

WHEREAS, the City Council, after notice and public hearing as required by law, has determined that the requested amendment to the Official Zoning Map is appropriate and in the best interests of the City of Riverside, Iowa;

Be it, therefore, ordained by the Council of the City of Riverside, Iowa, as follows:

Section 1: Rezoning and Amendment to Official Zoning Map. The Official Zoning Map referenced in Chapter 165 of the Code of Ordinances of the City of Riverside, Iowa, is hereby amended by changing the zoning classification of the following described real property from C-3 Commercial District to M-1 Industrial Park District:

Outlot A in Enterprise Park Plat 1, filed of record in the Office of the Washington County Recorder on August 6, 2009, in Book 23, at Page 0111, except approximately 1 acre, to be surveyed.

Section 2: Map Entry. The City Clerk, Zoning Administrator, or other appropriate City official is hereby directed to make the necessary change and entry on the Official Zoning Map to reflect the rezoning approved by this ordinance, including the ordinance number and date of publication.

Section 3. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

Section 4. Severability. 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 5. Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Passed and adopted by the Council and approved by the mayor on the 17th day of August 2026.

ATTEST:

Allen Schneider, Mayor

Stephanie Thomann, City Clerk

First Reading: August 3, 2026
Second Reading: August 17, 2026
Third Reading: Waived
Final Approval Given: August 17, 2026

I certify that the foregoing was published as Ordinance No. 2026-05 on the 8th day of October 2026.

Stephanie Thomann, City Clerk