

**CITY OF ALTA, IOWA**  
**ORDINANCE #16-02**

AN ORDINANCE AMENDING THE ALTA 2015 ZONING ORDINANCE AND THE CITY'S OFFICAL ZONING MAP BY AMENDING THE BOUNDARIES OF AN EXISTING (IN) INDUSTRIAL ZONING DISTRICT TO (C-2) GENERAL COMMERCIAL ZONING DISTRICT.

**WHEREAS**, the zoning ordinance and zoning map on file in the office of the City Clerk designates certain standards as provided by Chapter 414, Code of Iowa, and

**WHEREAS**, the Planning and Zoning Commission has considered the proposed zoning change and it is deemed advisable and recommended by the Planning and Zoning Commission to amend the Alta Zoning Map.

**WHEREAS**, all property owners within two hundred feet (200') were notified of the proposed rezoning in writing, and in accordance with the city's zoning ordinance and all other applicable state laws.

**NOW THEREFORE IT BE ORDAINED**, by the City Council of Alta, Iowa;

**Section 1. AMEND ZONING ORDINANCE AND ZONING MAP TO REFLECT A CHANGE IN ZONING DISTRICTS.**

The Zoning Ordinance and Official Zoning Map of Alta, Iowa is hereby amended by changing the zoning district from (IN) Industrial District to (C-2) General Commercial District on the city's Official Zoning Map for property legally described as Parcel 26-91-38 Alta Corp. Aud. Subdivision NW NE Lot 1 (Except N 7' for Road) (Exempt) and Parcel 26-91-38 Alta Corp. Aud. Subdivision NE NE Lot 1 (Exempt) in the City of Alta, Buena Vista County, Iowa. The property is more commonly known as the Buena Vista County Fairgrounds owned by the Buena Vista Agricultural Society.

Note: a map of the proposed land being considered for rezoning is attached

**Section 2. AMEND PERMITTED USES WITHIN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT.** The Alta Zoning Ordinance is hereby amended to include the following new land uses within Section 8.2. Principal Permitted Uses.

Commercial Uses  
Campground

**Section 3. AMEND CONDITIONAL USES WITHIN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT.** The Alta Zoning Ordinance is hereby amended to include the following new land uses within Section 8.3 Conditional Uses.

Commercial Uses  
Trailer or Recreational Vehicle Park  
Outdoor Entertainment and Recreation

Section 4. REPEAL CONDITIONAL USE WITHIN THE C-2 GENERAL COMMERCIAL ZONING DISTRICT. The Alta Zoning Ordinance is hereby amended to repeal the following land use classification from Section 8.3 Conditional Uses.

Commercial Uses  
Vehicle Storage

Section 5. REPEALER. All ordinances or parts of the previously adopted Alta Zoning Ordinance or Official Zoning Map in conflict with the provisions of this zoning amendment are hereby repealed.

Section 6. SEVERABILITY CLAUSE. If any section, provision or any part of this zoning amendment is determined to be invalid or unconstitutional, such adjudication shall not affect the validity of the previously adopted Alta Zoning Ordinance or Official Zoning Map as a whole, or any part or provision of the zoning amendment not determined to be invalid or unconstitutional.

Section 7. EFFECTIVE DATE. This zoning amendment shall be in full force and effect from after passage and publication in a newspaper of general circulation.

Passed and approved this 12th day of December, 2016.

\_\_\_\_\_  
Mayor, City of Alta

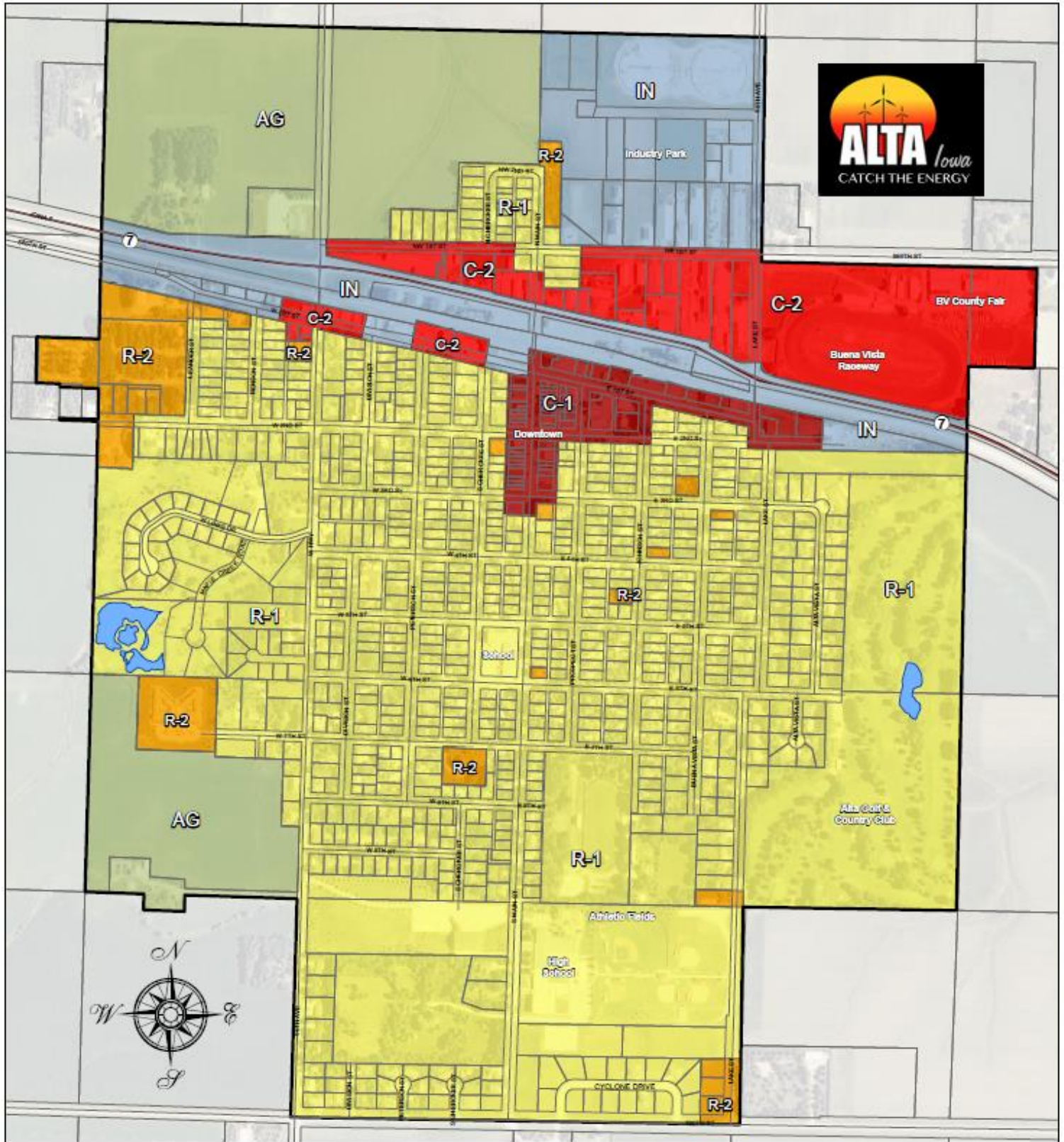
Attest:

\_\_\_\_\_  
Alta City Clerk

I certify that the foregoing was published as Ordinance #16-02 on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
(signed)

# CITY OF ALTA OFFICIAL ZONING MAP



<b>AG</b> - Agriculture	<b>C-1</b> - Downtown Commercial	- City Limits
<b>R-1</b> - Single Family Residential	<b>C-2</b> - General Commercial	- Streets/Roads
<b>R-2</b> - Multi Family Residential	<b>IN</b> - Industrial	- IA Highway 7
		- Water/Ponds



**NWIPDC GIS & Mapping Services**  
 Date Prepared: August 21, 2018  
 Amendment #1: September 15, 2018  
 Amendment #2:  
 Amendment #3:  
 Map Prepared By:  
 NORTHWEST IOWA PLANNING AND DEVELOPMENT COMMISSION  
 GOVERNMENTAL SERVICES CENTER  
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