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## Land Uses

### Allowed

- ◆ Conventional Home (including modular homes)

### Limited

(additional standards with administrative approval)

- ◆ Bed and Breakfast home
- ◆ Child Care Home
- ◆ Child Development Home
- ◆ Home Business
- ◆ Home Occupation
- ◆ Outdoor Recreation
- ◆ Urban Farming
- ◆ Community Garden
- ◆ Gardening

### Conditional

(additional standards with Board of Adjustment approval)

- ◆ Child Care Center
- ◆ Community Center
- ◆ Funeral Home
- ◆ Assisted Living or Congregate Care
- ◆ Medical or Dental Office
- ◆ Place of Assembly
- ◆ Transitional Service Facility
- ◆ Wireless Telecommunication Tower

### Uses Not Listed

Uses not listed above, or determined not to be a subcategory of those listed above, are prohibited.

Accessory uses and structures are treated separately in Subchapter 25.02-F of the Municipal Code.

# Zoning and Sign Code Brief

## NC.1 Zoning District Overview

The information gives a general overview of the NC.1 (Neighborhood Conservation) zoning district. It is not all inclusive. Additional standards or exceptions may apply to based on your property. Contact the Planning Division on whether your lot or building is conforming as plat- ted relative to lot width and lot area (25.03.020.2).

## Development Standards

Single-family attached and multiple-family dwellings are not allowed in the NC.1 district.

### Setback Requirements

Development <sup>1</sup>	Front	Interior Side	Street Side	Rear
Single-Family De- tached Dwellings	35 feet	20 feet	25 feet or 20 feet <sup>2</sup>	35 feet

1. Additional standards may apply to limited and conditional uses (25.02-D)  
 2. Prevailing standards in the immediate vicinity of the property (660 feet) apply

### Bulk Requirements

Development <sup>1</sup>	Minimum Lot Width	Minimum Lot Area	Building Height	Building Cover- age Ratio
Single-Family Detached Dwellings	200 feet or 120 feet <sup>2</sup>	2 acres or 1 acres <sup>2</sup>	35 feet	10%

1. Additional standards may apply to limited and conditional uses (25.02-D)  
 2. Prevailing standards in the immediate vicinity of the property (660 feet) apply

## Design Standards

Design standards apply to NC districts, specifically for orientation, massing, form, scale, roof type and pitch, materials, garages, and driveways shall be consistent with the majority of other buildings on the block. In addition, all uses require off-street parking consisting of Portland cement concrete or asphalt. Required spaces are refer- enced in Table 25.05.030.2.1 of the Municipal Code.

