



Phone: 712-279-6340
 Fax: 712-224-5218
 E-mail: planzone@sioux-city.org

Land Uses

Allowed

- ◆ Conventional Home (including modular homes)
- ◆ Public Safety Facility

Limited

(additional standards with administrative approval)

- ◆ Lot Line Home
- ◆ Duplex
- ◆ Twin Home
- ◆ Multiplex
- ◆ Live-Work Use
- ◆ Bed and Breakfast Home
- ◆ Child Care Home
- ◆ Child Development Home
- ◆ Home Occupation
- ◆ Outdoor Recreation
- ◆ Parking Garage or Lot
- ◆ Urban Farming
- ◆ Community Garden
- ◆ Gardening

Conditional

(additional standards with Board of Adjustment approval)

- ◆ Townhome
- ◆ Elder Group Home
- ◆ 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.3 Zoning District Overview

The information gives a general overview of the NC.3 (Neighborhood Conservation) zoning district. It is not all inclusive. Additional standards or exceptions may apply based on your property. Contact the Planning Division for information on whether your lot or building is conforming as platted relative to lot width and lot area (25.03.020.2).

Setback Requirements

Development ¹	Front	Interior Side	Street Side	Rear
Single-Family Detached Dwellings; All Other Uses	25 feet	5 feet	20 feet	25 feet
Single-Family Attached Dwellings		10 feet		15 feet

1. Additional standards may apply to limited and conditional uses (25.02-D)

Bulk Requirements

Development ¹	Minimum Lot Width	Minimum Lot Area	Building Height	Building Coverage Ratio
Single-Family Detached Dwellings; All Other Uses	60 feet	7,000 s.f. or 6,000 s.f. ²	35 feet	30%
Twin Homes and Side-by-Side Duplexes		4,500 s.f. per unit		
Over-Under Duplex		4,000 s.f. per unit		
Townhomes		3,250 s.f. per unit		
Multiplexes		3,250 s.f. per unit		

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 referenced in Table 25.05.030.2.1 of the Municipal Code.

