



# CITY OF CENTERVILLE

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## Planning and Zoning Committee Meeting Agenda

Monday, January 27, 2025 @ 5:30 PM

At Centerville City Hall

Members: Diane Burkemper, Bill Buss, Tanya Clawson, Randy Hash, Matt Janssen, Sarah Lind, Michelle Moore, Ed Shirley, Jan Spurgeon.

1. Approval of Agenda
2. Roll Call
3. Overview of Review of Comprehensive Plan
4. Discussion of Possible Zoning Updates
  - a. Fencing Requirements
  - b. Air BnBs
  - c. Amendment to Zoning Map
5. Adjourn

Jason Fraser  
City Administrator

# *City of Centerville*



## *Comprehensive Plan – 2019-2039*

*Adopted: April 1, 2019*

“Centerville is a charming community with a vibrant historic square that captures the spirit of the residents. The thriving economy is supported by unique businesses and a prosperous Industrial Park. Our heritage is preserved through celebrations that feature art, culture and music. It is a place where families and visitors can enjoy a healthy lifestyle exploring trails, parks, Rathbun Lake, and the rolling hills of southern Iowa.”

## HISTORICAL INFORMATION

*Summary provided by the 1961 Comprehensive Plan*

The City of Centerville is located near the center of Appanoose County nearly 11 miles from the Missouri border. Appanoose County is the southernmost tier of counties in the state of Iowa. Land in Appanoose County is predominately agricultural and is classed as marginal agricultural land. The soil is upland Grundy type with some Edina silt loam underlain with gritty subsoil.

The name Appanoose is of Indian decent and derived from the hereditary ruler of the Meskwaki (Fox) Indian tribe. He was the only leading chief of the Sac & Fox tribes west of the Mississippi River. Appanoose means "Chief when a child or He who was a chief when a Child." This Chief was well known to the early settlers in the southern part of Iowa.

Centerville (the county seat) was platted in October 1846, and was called Chaldea. It was decided at a later date to change the name of Chaldea to Senterville in honor of Governor Senter of Tennessee. The State Legislators, however, in enacting a name change into law made it



"Centerville" instead of the intended Senterville, and thus it has remained. Early on there were no buildings of any kind erected in Chaldea during the year 1846. Spencer F. Wadlington came to the vicinity during the summer of 1846 and built a cabin northeast of the original plat. Mr. Wadlington open the first mercantile house established in the City. The first building to be constructed within the original town site was a cabin erected by James

Wright in 1847. Later in 1848 the first Post Office was constructed.

Centerville was incorporated as a Town on March 26, 1855. A new brick Court House building was started around 1860 to replace the original log building that was constructed in 1848. The present Court House building was started in 1903 being constructed of stone with a tile roof.

Other history shows that the "Appanoose Chieftan" was the first newspaper established in Centerville.

During the early years, Centerville enjoyed a rapid growth in population reaching its peak of 8,486 in 1920. This early growth and the prosperity of the City during those years were due largely to the deep vein of coal mining industry that flourished in the region. With the increase in coal mining costs that had been experienced in the past, the coal industry began to decline with a resultant decline in the population of the City of Centerville. Today the City of Centerville will look towards a prosperous future as we update the comprehensive plan.



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## Section 1: Planning Process

## Section 1: Planning Process

### Executive Summary

#### Purpose of the Comprehensive Plan

Comprehensive planning is a transparent public process in which residents create a shared vision to promote health, safety, and prosperity of the community. The plan is a foundational document that helps guide the city's decisions. A comprehensive plan has two fundamental services:

- To provide a legal basis for land use regulations by analyzing existing conditions and developing growth goals.
- Present a unified and compelling vision for a community and establish the specific actions necessary to fulfill that vision.

The recommendations of the plan are designed to take advantage of Centerville's assets, resources and heritage to build an optimal future for the citizens of Centerville.

#### A Community Building Role

The plan presents a unified and compelling vision for a community and establishes the specific actions necessary to fulfill that vision. The plan articulates the community values and priorities, based on a public input process. The plan is designed as a working document that both defines future goals and provides a flexible implementation framework that can respond to demographic and economic environment change over time. Many opportunities in future may be beyond the current resources of the city or require conditions which do not exist at the time the plan is created.

#### Legal Role

The Centerville Comprehensive Plan provides the legal basis for the city's authority to regulate land use and development. A city that chooses to adopt zoning and subdivision ordinances (which recognize that people in a city live cooperatively and have certain responsibilities to coordinate and harmonize the uses of private property) must comply with Iowa Code that requires that these ordinances be in conformance with a comprehensive plan and its corresponding vision for the community's physical development. This includes adopting land use regulations such as zoning and subdivision ordinances, for the "health, safety, morals or general welfare of the community". These regulations govern how land is developed within a municipality and its extra-territorial jurisdiction.

#### Guidance for Decision-makers

The approved comprehensive plan will provide the framework for both public and private decision makers to make choices where the end results are in the best interest of the entire

community. The plan is the guide for City Council, city staff, the Planning and Zoning Commission, City Council, and other City Boards and commissions, as they set policy, make new public investments, and deliberate on land use and development decisions.

The foundation of the plan is based upon principles that make it valid regardless of the exact rate or extent of growth. Comprehensive planning can be vital in determining:

- The quality of life in the community;
- The character, health and accessibility of open space and natural resources;
- The degree to which storm water runoff is controlled from new development;
- The available revenues to support capital improvements and public services;
- The employment, housing, recreational and shopping needs of the community;
- The current and future demand on infrastructure and;
- The compatibility of new development, especially those that occur adjacent to existing or proposed residential land uses.

City Administration and council recognized the desperate need to update the city's Comprehensive Plan to provide direction for the city's future. The most recent plan was completed in 1961 and is no longer valid in today's society. The Centerville City Council contracted with Chariton Valley Planning & Development Council of Governments to complete the plan. CVPD was responsible for organizing the planning committee, public involvement opportunities and composition of the document.



### **Public Involvement**

Public involvement is critical to building consensus in the planning process. If the full community is involved in the planning process the comprehensive plan is stronger in its applications. It is unrealistic that all ideas presented in the comprehensive plan will receive complete agreement. However, the inclusive planning process collected a wide array of ideas and opinions, the comprehensive plan becomes the unifying element for decisions.

Public participation was sought through a variety of ways. A community wide kick-off meeting was held on September 11, 2017. This meeting was designed to inform residents on what a



comprehensive plan is and the importance of it; along with gathering input from the community members. Vision planning sessions with key stakeholders were held in September and October of 2017. Planning meeting sessions were advertised as open to the public and also included staff members of the city, council members and stakeholders. The planning sessions occurred approximately monthly from

October 2017 through June of 2018 at Centerville City Hall. A community wide survey was distributed in November 2017 and also re-distributed in April of 2018. It yielded 101 responses. Chariton Valley Planning and Development Council also made multiple presentations to local clubs and had several news articles in the local Daily lowegian Newspaper. An entire day was spent presenting and gathering input from high school students at Centerville Community School district. Refer to Appendix 6 for public involvement.

The draft Centerville Comprehensive Plan was available for public review at Chariton Valley Planning and Development Council and Centerville City Hall. The Planning & Zoning Commission held a public meeting on March 25, 2019 to gather final comments and make a formal recommendation to the Centerville City Council. The City of Centerville held a public hearing on April 1, 2019 to hear final public comments. During the regular meeting, Council would hear said recommendation and take final action on the approval of the Comprehensive Plan.



## Acknowledgments

<p><b><u>Centerville City Officials</u></b>  Darrin Hamilton, former Council Member  Dianne Senior, Council Member  Dr. Neal Sokol, Council Member  Jan Spurgeon, Council Member  Jay Dillard, Council Member  Michael O'Connor, Mayor  Neil MacArthur, former Mayor  Ron Creagan, Council Member</p>	<p><b><u>Centerville Planning and Zoning Commission</u></b>  Bill Buss  Bill Matkovich  Ed Shirley  Lori Bogle  Randy Hash  Richard Wakefield  Robert Bozwell  Roman Royer  Scott Arnold</p>	<p><b><u>City Staff</u></b>  Debra Smith  Frank Belloma  Jason Fraser, City Administrator  Jenel Barth, Drake Public Library Director  Joyce Davis  Marsha Wells  Mike Bogle  Mike Craver, City Attorney  Ryan Moore  Steve Hawkins  Tammy Johnson  Tom Demry, City Police</p>
<p><b><u>Chariton Valley Planning and Development Council of Governments</u></b>  Nichole Moore, Executive Director  Julie Pribyl, Program Support Specialist  Darwin Rhode, Alloy Specialties Inc.</p>		
<p><b><u>Planning Participants</u></b>  Al Collins  Aldo Smaniotto  Alison Fraser  Becca Emmitt  Beth Morris  Bette Howell  Bev Engle  Bev Jewett  Bill McAfee  Bob Morris  Bob Thomas  Brad Bratz  Bruce Buttell  Bruce Frevert  Cheryl Kirkland  Chester Engle  Chris Fenton  Christina Bratz  Clarence Ballanger  David Dillon  David Faris  Edith McGill  Gary Messersmith  George Reynolds  Greg Fenton  Hector Torres-Cacho, IDOT</p>	<p>Howard Davis  James Emmitt  Jane Love  Jeff White  Jim Sulser  Joe Starcevich  John Sheston  Jon Dorman  Jonathan Hart  Joni Sokol  Josh Hart  Joy Davis  Judy Dorman  Kelly Kauzlarich  Kris Larson  Kyle Ocker  Larry Heikes  Lisa Baker  Lois Reynolds  Lora Ashby  Lottie Wilson  Marcia Thomas  Mark Dekker  Mark McGill  Mary Ann Bonds  Mary Wells  Matt Haden, Co Engineer</p>	<p>Michael Ashby  Mikal McGill  Mike Bogle  Mike Lamb, ADLM  Mike Miller  Nancy Buss, HEC  Natalie Close  Nicole Cox  Pam Messersmith  Pat McAfee  Peggy Johnson  Phil Visser  Rhonda Raskie  Richard Reynolds  Rusty Kirkland  Ryan Stober  Sam Belloma  Sarah Lind  Shane Frevert  Shawn Dekker  Sheila Shelton  Sherry Henshaw  Susan McDanel  Tony Kury  Tracy Morris  Wilma Faris</p>
<p><b><u>Comprehensive Planning Committee</u></b>  Bev Jewett, Resident  Jan Spurgeon, Council Member  Jason Fraser, City Administrator  Mary Wells, Main Street  Mike Craver, City Attorney  Natalie Close, Chamber  Patti Lind, Resident  Sarah Lind, AEDC  <b><u>Additional Planning Resources Cited:</u></b> Full list in Appendix</p>		

## Comprehensive Plan Timeline

<p>August 15, 2017 September 11, 2017</p>	<p>Meeting to go over comprehensive plan information Comprehensive Plan – Kick-off meeting @ City Hall @ 5:30 pm <b>Issues &amp; Opportunities Element</b></p>
<p>September 13, 2017 October 4, 2017 October 9, 2017</p>	<p>1<sup>st</sup> Vision Statement Session @ CVPD office 1-4 pm 2<sup>nd</sup> Vision Statement Session @ CVPD office 1-4 pm Comprehensive Plan Meeting @ City Hall @ 5:30 pm <b>Economic Development Element</b></p>
<p>November 8, 2017 November 13, 2017</p>	<p>3<sup>rd</sup> Vision Statement Session @ CVPD office 1-4 pm Comprehensive Plan Meeting @ City Hall <b>Community Facilities Element</b> <b>Community Character Element</b></p>
<p>December 11, 2017</p>	<p>Comprehensive Plan Meeting @ City Hall <b>Transportation Element</b></p>
<p>January 8, 2018</p>	<p>Comprehensive Plan Meeting @ City Hall <b>Housing Element</b></p>
<p>February 12, 2018</p>	<p>Comprehensive Plan Meeting @ City Hall <b>Public Infrastructure &amp; Utilities Element</b></p>
<p>April 9, 2018</p>	<p>Comprehensive Plan Meeting @ City Hall <b>Agricultural/ Natural Resources Element /Hazards Element</b></p>
<p>May 14, 2018</p>	<p><b>Land Use Element</b> Comprehensive Plan Meeting @ City Hall</p>
<p>June 11, 2018 July - Oct, 2018</p>	<p><b>Land Use – P&amp;Z Mapping</b> CVPD work on draft Comp plan Review 1<sup>st</sup> Draft of Comp plan with committee</p>
<p>Oct-Nov, 2018 December 2018 January 2019 April 1, 2019</p>	<p>Revisions to the document City Council &amp; Planning Committee Review Centerville Council meeting - review Review Final Comp Plan with Council for approval/adoption Public Hearing for Public Comments</p>

## Section 2: Introduction

## Section 2: Introduction & Community Profile

### Iowa Smart Planning

The plan lays out a vision for the future of Centerville, Iowa. The community has approximately 5,528 (2010 US Census) residents and is the county seat to Appanoose County, Iowa. The plan identifies issues and opportunities for Centerville’s land use, infrastructure, public facilities, housing and natural resources. These findings are paired with community input to provide a unified vision for the city’s future. The action steps will provide direction to improve the quality of life and make the city more attractive for potential growth.

### Iowa’s Smart Planning Legislation

In the spring of 2010, the Iowa State Legislature passed the “Iowa Smart Planning Act” as a way to guide and encourage the development of local comprehensive plans. The legislation outlines 10 Smart Planning Principles and 13 comprehensive plan elements that Iowa cities should use to develop comprehensive plans. These guidelines are intended to improve economic opportunities, preserve the natural environment, protect quality of life, and ensure equitable decision-making processes.

The Centerville Comprehensive Plan was created in compliance with the guidelines of the Iowa Smart Planning Act. Section 6: Appendix provides an overview of this compliance. The smart planning principle and comprehensive plan elements as defined in legislation are listed below. Though the sets of elements and principles may look similar, they differ in that the 10 smart planning principles are meant to be the overarching values that inform each of the 13 elements of the plan.

#### **Exhibit 1: IOWA’S SMART PLANNING LEGISLATION PRINCIPALS AND ELEMENTS**

<b>10 SMART PLANNING PRINCIPALS</b>	<b>13 COMPREHENSIVE PLAN ELEMENTS</b>
1. COLLABORATION	1. PUBLIC PARTICIPATION
2. EFFICIENCY, TRANSPARENCY, AND CONSISTENCY	2. ISSUES and OPPORTUNITIES
3. CLEAN, RENEWABLE, AND EFFICIENT ENERGY	3. LAND USE
4. OCCUPATIONAL DIVERSITY	4. HOUSING
5. REVITALIZATION	5. PUBLIC INFRASTRUCTURE and UTILITIES
6. HOUSING DIVERSITY	6. TRANSPORTATION
7. COMMUNITY CHARACTER/QUALITY OF LIFE	7. ECONOMIC DEVELOPMENT
8. NATURAL RESOURCES AND AGRICULTURAL PROTECTION	8. AGRICULTURE and NATURAL RESOURCES
9. SUSTAINABLE DESIGN	9. COMMUNITY FACILITIES
10. TRANSPORTATION DIVERSITY	10. COMMUNITY CHARACTER/QUALITY OF LIFE
	11. HAZARDS
	12. INTERGOVERNMENTAL COLLABORATION
	13. IMPLEMENTATION

## Community Profile

Centerville serves as the county seat and encompasses an area of 4.9 square miles with an approximate population density of 1,137 people per square mile according to the 2016 ACS.



The City of Centerville was established in 1846 when the coal mining industry was booming. Multiple coal mines in and around the city dictated the population trend and the local economy. Centerville’s peak population occurred in the early 1920’s as the coal industry was at its height. The community’s population and economy paralleled the trend and also began to dwindle. The population has continued to decline from that time to current.

Ten major employers are identified in Appanoose County by the Location One Information System (LOIS) website as of 2015. All but one of these are located within Centerville’s jurisdiction: (\*outside city limits)

Centerville Community Schools	Hill Phoenix, Inc.
Bemis	Honey Creek Resort
Hy-Vee	Iowa Steel and Wire Co
*Mercy Medical Center – Centerville	Wal-Mart
Wells Manufacturing Corp	Fareway Stores Inc.
Lee Container	C and C Machining

Transportation needs are provided through a roadway system, a short line railroad, a regional transit service and hiking/biking trails in the parks. State Highways 2 and 5 intersect in Centerville’s northeast quadrant of the city. There are about 54 miles of roadway in Centerville. The Appanoose Community Railroad enters the community from the southeast and crosses the southern portion of town with a stub connecting to the industrial park. The LeLah Bradley Hike and Bike Trail connects the east and south sides of the Centerville Reservoir to a park in the southwestern part of town.

Exhibit 2: Demographics	
US Census Year	Centerville’s Population
1980	6558
1990	6068
2000	5924
2010	5528
2016	5404

“Centerville boasts that its downtown area is ‘world’s largest city square’. The square offers numerous specialty shops intermingled with offices and surrounds the majestic county courthouse.” (Main Street Centerville Market Study and Strategies 2017) The square provides benches, extra wide sidewalks and abundant free parking to create a pedestrian-friendly environment. This environment also

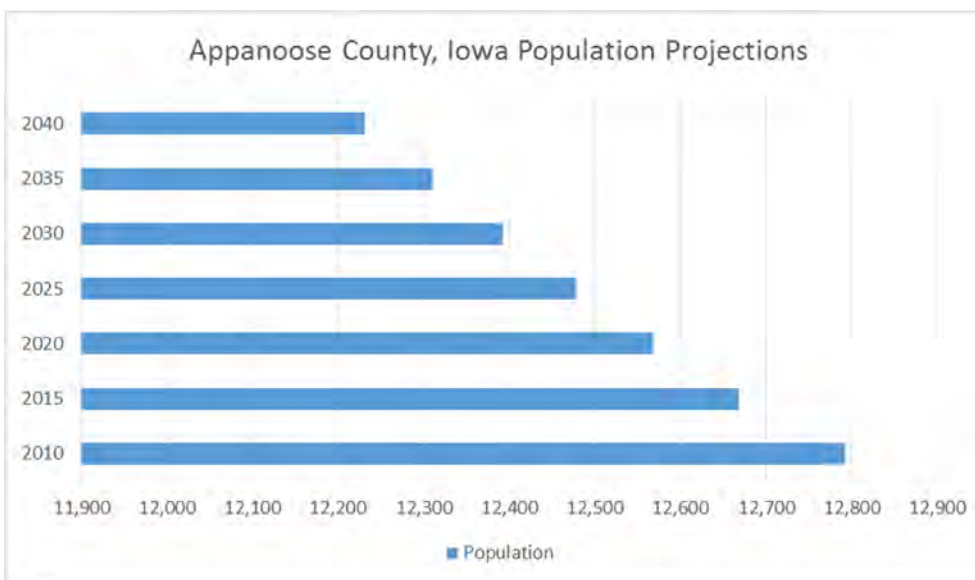
provides the square to be a great host for community events on the courthouse lawn or historic band shell.

### Population and Projections

Centerville's peak population occurred in the 1920's as the coal industry was at its highest. A few years later the industry began to suffer with less consumer usage. The community's population and economy paralleled the trend and also began to fall. Centerville's population has continued to decline from 1980 to current. Woods and Poole Population Projection indicates a continued decline in residents of all Appanoose County over the next 30 years. (See Exhibit 3.) While the population continues to decrease into the foreseeable future, Centerville's median age continues to increase as baby boomers age. In 2016, the US Census shows the median age as 45.6 years which is higher than the 2010 median age of 40 years.

As of the 2016 ACS, the total population of Centerville was 5,404 with a total of 2,452 households. Between 2000 and 2010, Centerville lost 396 people and decreased 39 households in alignment with the County's loss in both population and households.

### **Exhibit 3: Woods & Poole Population Projections**



The City of Centerville continues to decrease in the number of youth in the community. There were approximately 1,540 children under 18 years of age in 2000, 1,400 in 2010 and about 1,220 in 2015. This trend also carried through to

the senior population who reside in the community. During the past 16 years, the number of residents 65 years and above has decreased from 22.8% to 20.9%. However, the community aging overall which is evident in the increase of the median age for Centerville from 39.4 years in 2000 to 41.8 years in 2010 and to 43.8 years in 2015 (US Census data).

Centerville's vulnerable population who are most at risk to be severely impacted by a disaster or economic fluctuation are identified as young children, the elderly, those with disabilities, those living in poverty and those that are linguistically isolated. As of the 2016 ACS, the survey estimated that 2.6% of people have a primary language other than English and would be considered linguistically isolated. There are approximately 357 (6.6% of total population)

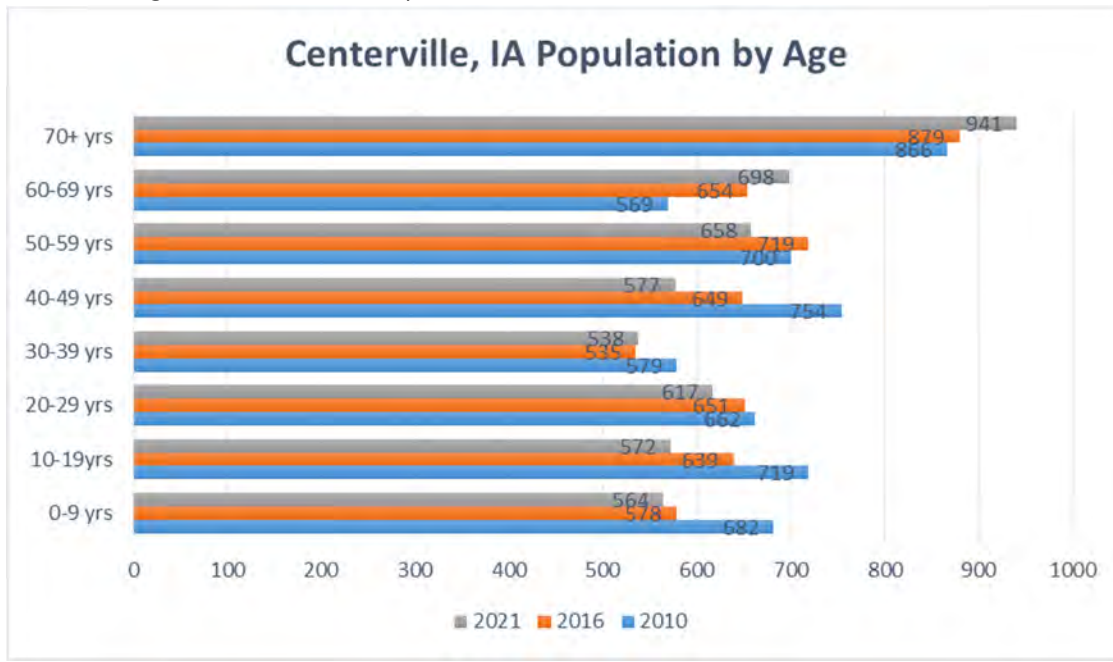
children under the age of five years. The population over the age of 75 years account for 10.6% (573 people) in Centerville. Centerville has a large number of residents living in poverty at 22.1% versus the State of Iowa's average of 12.3%. The remaining vulnerable population category would be individuals that have a disability. It is estimated that 385 residents of Centerville have a confirmed disability. That accounts for approximately 7% of the population. The combination of all these populations qualifies nearly 26% of residents.

In the 2016 ACS, median household income for Centerville was \$34,689 up from \$29,401 in the 2010 Census. More than 56% of the households in Centerville had incomes less than \$35,000 in 2016. Approximately 17.8% of the population of Centerville have incomes below the 2010 Federal Poverty Guidelines.

### **Age and Gender**

In addition to the changes in total residents, Centerville also has experienced a shift in the age distribution of its population. These changes have important socio-economic implications, including demand for jobs, housing, social economic support, health care, and other goods and services. The data indicates that the City's population is aging at a significant pace. A noticeable loss in the 30-39 years is followed by an increase for residents in their 40's and 50's. An increase of elderly residents has occurred over 7 years has taken place in 2010 and 2016 and is predicted to occur in 2021 at a greater rate. Centerville's female population is slightly higher than the male counterparts. There are approximately 2,826 women in the community compared to 2,578 of men. (Exhibit 4)

Exhibit 4: Age Distribution in Population



2016 ACS indicates that a higher percentage of Centerville males over the age of 25 years have an education level that is less than a high school diploma compared to females the same age. (Men-26%/ Women-13%). An education level can directly impact the occupations the person is eligible for and income range. The 2016 ACS also indicates that the total number of unemployed is 205 of 2324 residents over 16 years old. The majority of those unemployed residents are male (66%). This also supports why a greater number of individuals living below poverty level are men. (Men 23%/ Women 21%).

### Race and Ethnicity

Centerville is a predominantly white community that has seen only slight changes over the past fifteen years. The white population has slightly decreased in population of 1.3% since 2000

EXHIBIT 5: RACE & ETHNICITY (2016 ACS)

	2000	2010	2016
<b>RACE</b>			
WHITE	97.3%	96.5%	96.0%
BLACK	0.8%	0.9%	0.6%
ASIAN	0.4%	0.3%	0.8%
HAWAIIAN/PACIFIC ISLANDER	0.0%	0.0%	0.0%
AMERICAN INDIAN/ALASKA NATIVE	0.1%	0.4%	0.0%
SOME OTHER RACE	0.4%	0.3%	0.1%
TWO OR MORE RACES	0.9%	1.5%	2.2%
<b>ETHNICITY</b>			
HISPANIC/LATINO	1.5%	1.9%	2.4%
NOT HISPANIC/LATINO	98.5%	98.1%	94.1%

reflecting a similar trend as the State of Iowa.

The most significant increase was to the Hispanic/Latino population which increased by nearly 1% and accounts for approximately 1.9% of residents. Another increase occurred in residents that consider themselves two or more races.



## Household Characteristics

There are many important factors to consider when reviewing basic household characteristics. One important is to assess the living arrangements of individuals within households. ACS exhibits show that the number of households decreased by 124 from 2010 to 2016 to keep in align with the loss of population.



This is consistent with the trend for the State of Iowa as a whole, although its average household size was slightly higher to begin with, going from 2.46 to 2.41. When viewed in the context of the City's aging demographics, it appears that household sizes are decreasing as a result of the natural pattern of families growing older, and adult children leaving home for other places.

Additional consideration needs to be given to the difference of a "family household" or "non-family household". According to the US Census Bureau, a 'family household' is one that has at least one member of the household related to the head of household by birth, marriage, or adoption. In contrast, 'non-family member households' are those that have either one person living alone or multiple individuals who are not related to one another. In Centerville from 2000 to 2010, the percentage of households classified as 'non-family households' increased by 2.1%. At the same time the number of 'family households' decreased in average family size by 2.1%.

The average age composition of households has also changed over the years as well. For example, the percentage with households with individuals under 18 present decreased by 85 people (2.3%) and consistently the percentage of households with individuals 65 also decreased from 34.3% to 32.4%.

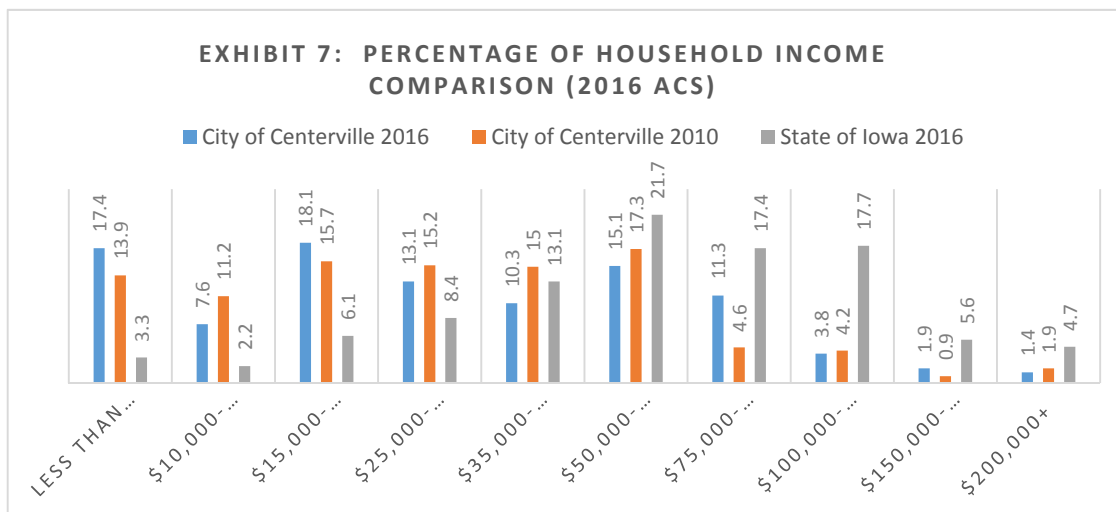
A 'group quarter' is a special category to include individuals living in some form of group living arrangement. The exhibit below includes 'Group Quarters' that have been identified in Centerville:

<b>Exhibit 6: Community Group Living Locations</b>	
<b>ENTITY</b>	<b>POPULATION</b>
Nursing/Skilled-Nursing	
Golden Age	70
Homestead	96
Centerville Specialty Care	67
Appanoose County Jail	9
Indian Hills Community College Dorms	20

## Income

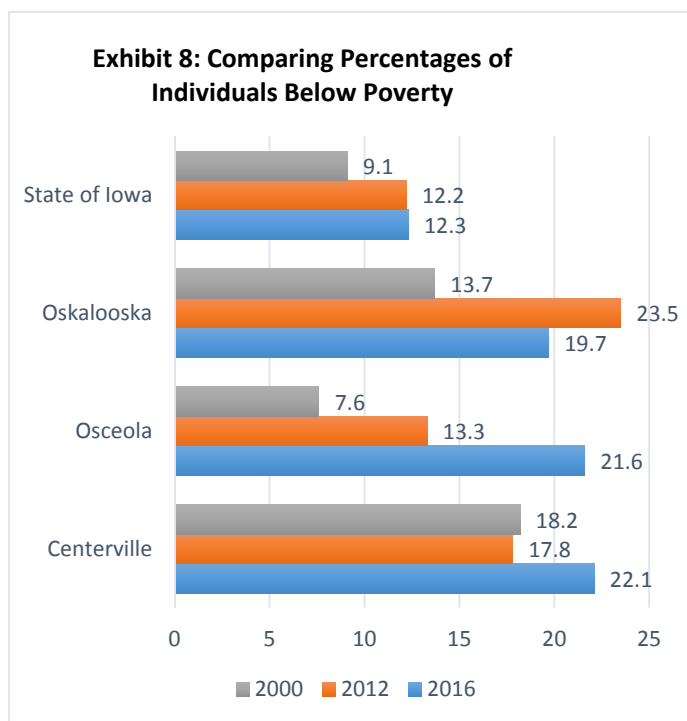
Household income levels are an indicator of local prosperity and growth potential. Exhibit 7 highlights the percentage distribution of households in each income bracket and comparing that to the years of 2010 to 2016 in Centerville and to the State of Iowa in 2016. It is evident that income ranges \$25,000-\$75,000 in Centerville had a decrease in the number of household over

those six years. In contrast, the number of Centerville households whose income was below \$25,000 (HUD’s guidelines of very low poverty level) saw an overall increase. The greatest increase in Centerville’s categories occurred in the income range of \$75,000-\$99,999. Centerville is well below the State of Iowa’s percentages in all household income categories exceeding \$50,000 per year. The city has a high level of individuals living below poverty



guidelines and is evident by the greater percentage than the State’s average of households earning below \$50,000.

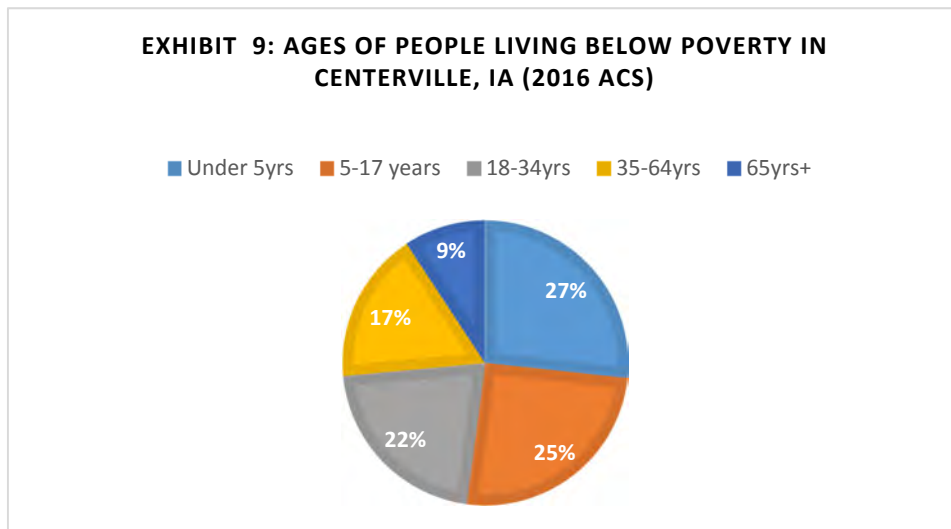
Appanoose County has ranked among the top five poorest counties in the State of Iowa for many



years now. The residents of Centerville continue to live well below the United States median household income of \$51,914 as well as the State of Iowa’s \$48,872 with Appanoose County’s median income of \$34,689 a year. While the State of Iowa has maintained near the same level of residents living below poverty over the past four years, Centerville’s poverty rate has increased at the rate of one percent each year. The ACSs indicates that in 2016 youth under the age 17 account for over half the people that live below poverty guidelines.

The 2016 ACS shows that 31.5% of Centerville’s population over the age of 25 years have attained a high school diploma or equivalency and the State of Iowa’s average is 92%. During the past five years, Centerville’s estimate of residents with a high school education over the age of 25 has decreased by approximately 8%. This has a direct impact on the work force and household income resulting in increasing poverty rates.

The education levels of residents directly correlates to the household incomes in the region. The education levels of persons 25 years and older in the city are below the State of Iowa’s averages.



## Health and Wellness

Exhibit 10: Health Rankings	Appanoose County-2017	2017 Iowa State Ranking out of 99 Counties	Appanoose County-2011	2011 Iowa State Ranking out of 99 Counties
<i>Health Outcomes</i>		93		99
<b>Length of Life</b>		93		99
Premature Death	7,900		9,161	
<b>Quality of Life</b>		85		99
Poor or fair health	13%		24%	
Low birthweight	7%		8.6%	
<i>Health Factors</i>		97		88
<b>Health Behaviors</b>		91		85
Adult smoking	17%		25%	
Adult obesity	35%		29%	
Sexually transmitted diseases	323		140	
Teen births	44		43	
<b>Clinical Care</b>		96		48
Uninsured	9%		10%	
Primary Care Physicians	1810:1		1420:1	
Dentists	6226:1		--	
Mental Health providers	1790:1		--	
Prevent Exhibit Hosp stays	67		82	
Mammography Screening	55%		47.5%	
<b>Social and Economic Factors</b>		96		90
Children in Single-Parent Households	25%		31%	
Violent Crimes	298		--	
Children in Poverty	25%		24%	
High School Graduation	87%		95%	
Some College	69%		56.7%	
Unemployment	4.8%		8.1%	
www.countyhealthrankings.org				

## County Health Rankings

Since 2011, the University of Wisconsin Population Health Institute and the Robert Wood Johnson Foundation have partnered together to publish an annual resource called 'County Health Rankings'. Each county in every state is evaluated and ranked according to two basic categories: Health Outcomes and Health Factors.

Centerville comprises 43% of Appanoose County's population and significantly impacts the data. Centerville and Appanoose County's poor health condition were brought to light at the first release of this data in 2011. Appanoose County ranked the lowest of all 99 Iowa counties in Health Outcomes including the length of life and quality of life. Over the past six years, there has been significant improvements to reduce the number of premature deaths, the number of residents in poor/fair health, and reducing the number of low birthweight babies.

However, during that same period of time, Appanoose County has fallen from 88 of 99 to 97 of 99 in the Health Factors. This includes declines to health behaviors, clinical care, and social and economic factors.

There are particular areas of concern are indicated in Exhibit 10. Specifically the increased number of residents who are obese, infected with sexually transmitted diseases, and the reduction of high school graduates.

In 2017, Appanoose County ranked worse than the State of Iowa's averages in the following categories: more premature deaths (2,000), more adult obesity (4%), greater physical inactivity (7%), higher number of teen births (17), number of residents uninsured (2%), less percentage of students graduating from high school (3%), higher unemployment than the states average (1.1%), and more children living in poverty (10%).

**Economic Conditions**

<b>Exhibit 11: Leading Employment Categories</b>	<b>Number of employees</b>	<b>Percentage of the Population</b>
<b>Employment Category</b>	TOTAL 2419	
Ag/Forestry/fishing/mining	70	2.8
Manufacturing	495	20.4
Wholesale Trade	55	2.2
Retail Trade	463	19.1
Transportation/utilities	91	3.7
Finance/real estate/insurance	85	3.5
Professional/Admin/waste mang	91	3.7
Education/Health care/Social work	477	19.7
Entertainment/Rec/Food	193	7.9
Other	154	6.3
Public Admin	126	5.2
<b>2016 ACS</b>		

**Employment**

Centerville is the largest city in Appanoose County and is larger than other cities located within the four surrounding counties. Centerville is a regional draw for retail, services and jobs. The economic pull occurs from neighboring Iowa counties but also from the Missouri counties that are just across the southern border.

The overall unemployment rate over the past seven years

continues to decline despite fluctuation in month-to-month evaluations. The highest unemployment rate of recent years occurred in January 2010 with a rate of 9.3%. The recent unemployment rate estimated by Iowa Workforce Development was 4.0% in September of 2017.

**Commuting Patterns**

The average commute for Appanoose County/Centerville residents is 16.5 minutes and the majority of workers drive alone to work. (2016 ACS). It is estimated that 1,592 residents commute to work outside the Centerville city limits and an estimated 2,135 people come to Centerville for employment. Most of those commuting outside of the city are working in Albia, Moravia, or Ottumwa. The surplus of employees coming in for employment helps bolster the economy in the City of Centerville. According to the Appanoose County Labor shed analysis performed by Iowa Workforce Development, residents that explore jobs outside of the county are willing to commute an average of 25 miles one-way for employment opportunities.

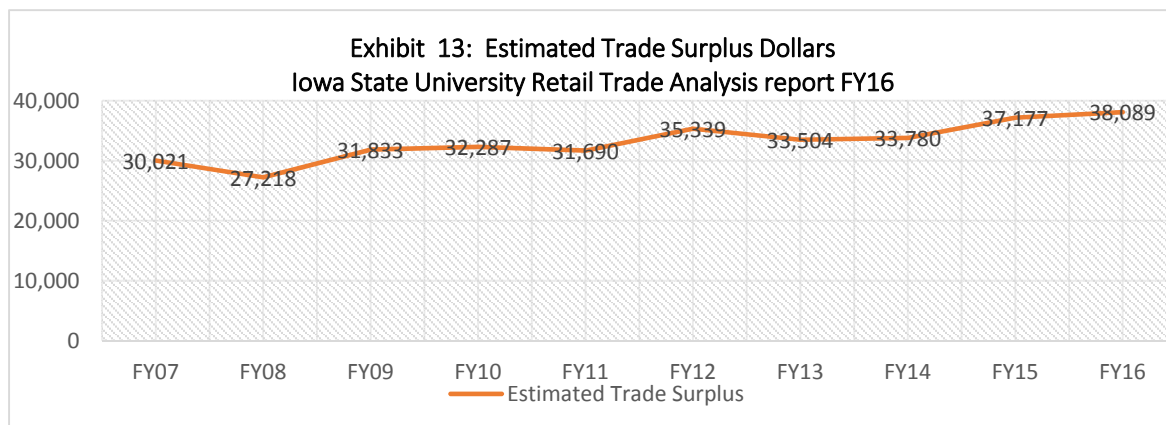
## Retail Analysis

Exhibit 12: Retail Sales Per Capita	Appanoose County Trends FY13-15	Appanoose County Trends FY16	Non-Metro Median FY16	State of Iowa FY16
Type of Firm				
Apparel Stores	119	--	122	341
Building Materials Stores	--	847	424	883
Eating and Drinking Establishments	618	689	732	1352
Food Stores (excluding non-tax food)	NA	1011	1105	1112
General Merchandise Stores	--	--	1234	1509
Home Furnishing Stores	130	143	152	395
Specialty Retail Stores	392	471	404	976
Service Establishments	1290	1427	1131	1702
Miscellaneous Retail Firms	361	381	818	985
Automotive and Related Stores	NA	404	451	595
Utilities and Transportation	992	981	658	1173
Retail by Wholesale	271	333	841	1259

*Iowa State University Retail Trade Analysis Report FY2016*

Iowa State University provides reports on retail trade for all Iowa communities based on reported sales of goods and services. Exhibit 12 and Exhibit 13 give an estimation of sale surplus and leakage for Centerville from 2007 to 2016. This information is calculated by evaluating the city's actual retail sales and the total retail sales

that would be generated if residents met all their retail needs within the city. Centerville consistently has a trade surplus supporting that it is a regional hub that attracts the spending of Centerville residents and non-residents from the surrounding area.



## Economic Development Agencies

Centerville has several organizations that are devoted to the economic development of Centerville. Appanoose Economic Development Corporation (AEDC) has the mission to “facilitate the retention, expansion, attraction and creation of businesses and jobs in Appanoose County and collaboratively work to enhance the overall business climate of the county.” The priorities of the corporation are to provide support and resources to existing and prospective industries and businesses, support a strong entrepreneurial environment, and market Appanoose County to attract new commercial and industrial development opportunities. The

services are administered through several different branches including Appanoose Industrial Corporation (AIC).

Main Street Centerville helps people “Experience Downtown Centerville, as a regional commercial district, set apart by our ‘World’s Largest Town Square’. Residents, families, and visitors appreciate our vibrant, thriving culture and the architectural character of the downtown district. The walkable, clean downtown is well known for its unique shopping and dining options, we feel a sense of belonging, love and respect.” They provide design assistance for downtown buildings, coordinate activities and events to promote the Historic Square, analyze market opportunities, recruit targeted retail, provide advice for businesses and promote historic preservation.

Centerville - Rathbun Lake Area Chamber of Commerce “is an action-oriented, volunteer organization of individuals and businesses working together to advance economic growth and promote and preserve the community assets and positive business climate. “ The focus of their work is to:

- Provide benefits to our members and provide opportunities for members to promote their business.
- Maintain the Chamber’s image in the community with emphasis on retention, recruitment and services.
- Establish and maintain rapport with local, state, and national elected officials. Advocate for issues that are important to the Centerville-Rathbun Lake area.
- Bring visitors to the Centerville-Rathbun Lake area.
- Work with other community entities to facilitate beautification and enhancement efforts and assist with other organizations in achieving goals.

### Housing Characteristics

According to the 2016 ACSs, over half (51%) of residential structures in Centerville were built prior to 1950. There was a spike in new homes built in the 1970’s with nearly 15% of the housing stock built during this decade. Approximately 43% of residential structures were built prior to 1939.

Another challenging statistic is that about 40% of homes (972 units) in Centerville are rental properties.

<b>Exhibit 14: Owner-Occupied Household Median Values Comparisons (2016 ACS)</b>	
Centerville	\$67,200
Oskaloosa	\$95,800
Osceola	\$84,800
Knoxville	\$96,700
State of Iowa	\$129,200

Estimates from the 2016 American Community Survey indicate that 72% of Centerville housing units are single-family detached. Multi-family dwellings include small apartment complexes (3-9 units) to large density units of 10 or more. Less dense apartment style living quarters account for approximately 6.8% of residences in Centerville and locations of 10+ apartments comprise 9.9% housing units. The

lowest number of housing types available in the city are single-family attached (duplexes) at 1.6% and mobile homes with 2.4%.

Single-family housing is one of the dominant uses in the City of Centerville. The City offers a wide variety of housing types within this category – everything from stately well-preserved homes near the heart of the city to modern suburban-style homes around the periphery. Centerville struggles with an aging housing stock and deteriorated conditions. Almost half of Centerville’s single family dwellings were built prior to 1950 and about one-third are valued below \$50,000. Centerville’s median value of owner-occupied structures is approximately \$67,200 compared to the state’s median owner-occupied median of \$129,200. Approximately 83% of owner-occupied houses are valued below \$100,000.

Centerville’s has identified a variety of housing challenges in the community and those are discussed in more detail in the “Housing” component of this plan.

- One concern that has been identified is that approximately 40% the total housing units are used as rental properties. The target range for rental properties is near 20%.
- There is a “Workforce Housing” shortage. This describes dwelling options for households that are below and around the median income for the housing. This income group may sometimes make too much money to be eligible for state-funded affordable housing programs, but may still find it difficult to afford market prices. There are a shortage of houses that working families can afford in the \$50-\$100k range. Small affordable properties are quickly purchased as rental properties by large landlords and the remaining homes not purchased by them are in desperate need of extensive repairs –often equal or greater than the value of the structure. This becomes a problem for employees of local industries that start a job, rent a residence and later want to purchase a home. When there are no acceptable quality homes in this price range, they relocate to neighboring communities and commute.

<b>Exhibit 15: Housing Profile</b>	
Total housing units:	2,850
Occupied:	2,452
Vacant:	398
Owner-Occupied:	1,413
Renter-Occupied:	972 (40%)
<i>(2016 ACS)</i>	

## **PUBLIC PARTICIPATION**

### Community Opinions/Priorities

The development of the Centerville Comprehensive Plan occurred over a two year timeframe.





Public input was emphasized early in the process and continued throughout the duration of the planning period. Adult committee participants and high school students were asked to provide their opinions regarding the positive attributes of the city, the challenges they see facing the city and what desires they have for their community.

Despite different perspectives, adults and the youth agreed on several outlooks. Details of the opinions can be found in Section 6: Appendix.

A majority of participants strongly believe that the greatest community asset is the Historic Downtown Square. The Square offers abundant shopping, dining and is home to the Appanoose County Courthouse. The students also appreciate people who create a wonderful small town atmosphere.



Adults take pride in the education available at Centerville Community Schools and Indian Hills Community College, as well as that there are variety of recreation options through natural resources and local services available.

**EXHIBIT 16: SUMMARY OF OPINIONS**

<b>YOUTH – POSITIVES ABOUT CENTERVILLE</b>	Small town atmosphere, people, variety of restaurants, community events, and Historic Square
<b>ADULT – POSITIVES ABOUT CENTERVILLE</b>	Local education systems (public school and college), historic downtown, and recreation options
<b>YOUTH – CHALLENGES IN CENTERVILLE</b>	Drugs and Alcohol problems, Lack of entertainment options for youth, overall poor attitude of residents, and safety (especially around the Square at night)
<b>ADULT – CHALLENGES IN CENTERVILLE</b>	Lack of funding for projects, declining tax base, and overall poor attitude of residents
<b>YOUTH – DESIRES FOR CENTERVILLE</b>	More activity/entertainment for youth, cleaner city and schools, more restaurants, and higher housing standards that improve housing appearances/landscape
<b>ADULT – DESIRES FOR CENTERVILLE</b>	Increase business and industry, improve infrastructure, increase/improve recreation, and analyze/assess and improve Historic Square building conditions.

Every community has a variety of challenges they face and residents will prioritize differently. The priority of citizens will be influenced by perspective and experience. This is evident when analyzing the opinions collected from the youth of Centerville, who commented on more social aspects of the community as a challenge. They believe the most troubling issues with the city are drug/alcohol usage, lack of entertainment options for youth, poor attitudes of residents and

concerns for personal safety. They believe their safety is compromised at school with too many fights, that a high level of stealing/crime creates safety concerns, and that a very high level of drugs and alcohol appear acceptable when the police seem complacent about it. The youth also recognized that many of these problems stem from the significant poverty level and the associated challenges facing residents in Centerville.

The adults suggested many challenges evolve from the issues of a declining tax base and lack of funding to make critical and aesthetic improvements to the city. Centerville has a rich history that dates back to the early 1900's but unfortunately this also dates many of the commercial buildings, residential dwellings and infrastructure as well. Maintaining those critical structures in the city can be very expensive for private owners or municipal entities that are located in a significantly poor county. This challenge can also be compounded by the apathy and low civic engagement of residents that committee members identified.

When discussing Centerville's future, it became evident that the majority of participants have similar desires. Priority was given to improve appearance of the city by creating improved quality housing stock/conditions and assure structural integrity of historic commercial buildings. Adults and youth both identified the need to unify and increase recreational opportunities available in Centerville. Residents also desire to increase local business and industry.

### **Survey Results**

Chariton Valley Planning and Development Council of Governments distributed a survey on behalf of the City of Centerville. Questions gathered opinions regarding community assets, deficiencies, desires, housing conditions, recreational opportunities, occupations, infrastructure and economic status. Approximately 100 surveys were completed. The profile of the most common participant would be a female over 40 years old, owns her own home, resides in a two person household (68% had no minor children), annual income of over \$50,000, hold a bachelor's degree or higher, supports mandatory trash pickup and curbside recycling, seldom uses the library, shops more than twice a month online and knows little about disaster preparedness.

While the information gathered is important to consider, it is not an accurate glimpse of the average Centerville resident. The US Census indicates the following average profile for a Centerville resident: median age is 43.8 years, approximately 74% of households have 1-2 residents in it, approximately 18% of the population over 25 years have a bachelor degree or higher level of education (31.5% have obtained a high school education or equivalency and 11.5% have below a high school education) and the annual median household income of \$30,442. The full survey can be viewed in Section 6: Appendix

## **EMERGING THEMES & ISSUES**

### **Housing/ Neighborhoods**

Housing revitalization was identified as an essential need in Centerville. More than a third of homes were constructed prior to 1939 and are in need of renovations or updates. Additional concerns are for homes constructed prior to 1970 because of the concerns with lead-based paint, asbestos and current radon hazard. This accounts for approximately 73% of the housing stock in the city. Centerville has a high amount of rental properties (42%). Planning committee members want to see increased home ownership to create a better sense of community and pride.

### **Infrastructure**

The city has been aggressively addressing the aging infrastructure in the city. The sanitary sewer rehabilitation has occurred in ten phases over the past fifteen years. Overall conditions of the storm water and water system are stated as 'good' condition. A strong infrastructure is crucial for economic growth. Infrastructure maintenance is an ongoing challenge for every community.

### **Human Capital**

A reoccurring issue was the poor attitude of the residents in Centerville. This can be seen in several capacities throughout the city. Manufacturing companies state that they have ample job opportunities but are challenged to find people that are willing to work. Members discussed how to retain or entice 'Millennials' to come back after completing their post-high school education. This is a growing challenge that many rural communities will face in the upcoming years. When discussing this topic with high school students they stated they would be looking for employment diversity and places that offer "a career, not just a job" and a higher salaried position. It is also critical to acknowledge a very active core group of citizens that extensively volunteer with organizations like the Garden Club, the Chamber of Commerce, Centerville Main Street, Rotary, etc. The city and its active residents would like to develop greater volunteerism in the youth and believes this can create a stronger sense of community pride and belonging.

### **Transportation**

The committee and the public commented on the need to improve the sidewalk system, particularly safe routes to school buildings. Participants discuss the importance of ADA compliance for sidewalks and the need to create an audit of conditions. Community leaders discussed improving truck traffic in the industrial park area to reduce large vehicles in residential neighborhoods. Centerville will also collaborate with Iowa Department of Transportation for traffic safety audits and traffic patterns. The Centerville Municipal Airport recently updated zoning ordinance and other improvement plans. The city desires to increase opportunities/services and enhance features of the facility to allow for larger aircraft to utilize

the airport. The short line railroad in Centerville provides a critical resources to the businesses in the Industrial Park and is certainly an economic asset to attract additional employers. The City and the residents support expansion of the short rail to benefit additional patrons. Transit opportunities are often scarce in rural communities due to the increased expense when traveling to services. The public transit system that provides service to Centerville is 10-15 Transit, which is based out of Ottumwa. The City sees a potential increase in alternative options with the increasing popularity of Uber, Lyft, and Autonomous cars.

### **Community Character**

The Centerville Historic Square was identified by all as the city's greatest asset and focal point of community character. Committee members and youth particularly enjoy the variety of activities that are hosted on the Square. Residents identify the small town atmosphere as one the most positive attributes of the community. However, the youth indicate they have safety concerns in the community and the school system.



### **Parks & Recreation**

Parks and recreation improvements and expansions were among many discussions throughout the planning. Residents and community leaders would like to have Centerville become a 'walkable community'. Efforts to accomplish this would include recreational trail development, trail connectivity, improved sidewalk conditions and potential partnerships with local recreational organizations. The youth had many recommendations for activities intended for young children through teenagers to be active and entertained.

### **Economics**

Considering the challenges with human capital and labor, Centerville's focus is to retain large employers, promote entrepreneurship, and possibly develop 'cottage businesses' of 10-12 people. Centerville has a declining unemployment rate over the past eight years as it steadily decreased from 8.7% in 2009 to a low of 3.8% in 2017. Centerville is a local shopping hub for the surrounding rural counties. This provides a strong economy to the Historic Square and businesses in the city.

## Development

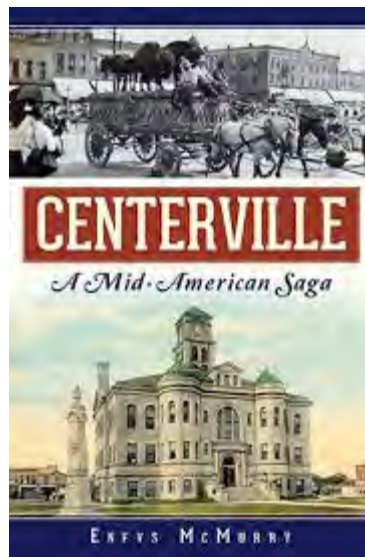
Appanoose Economic Development Corporation partnered with the city to establish a “certified site” to entice businesses to locate to Centerville. This location complies with planning and zoning identified by the city and would allow for efficient development. There are numerous residential lots available for development within the city limits. The City of Centerville purchased multiple residential lots and installed new infrastructure to have locations prepared for future development in an established neighborhood. Committee members frequently spoke about the potential of lots when dilapidated structures were removed at locations throughout the city.

## Governance

Committee members believe that trust is an important factor between the public and local government. This relationship has improved over the past few years. Transparency, efficiency and collaboration in government was discussed as a critical smart planning principle.

## Education

A good education system and partnership with Indian Hills Community College was a priority for all participants. The school district was brought into conversations throughout the comprehensive planning process. Centerville Community School district had representatives at several meetings to provide input. The city and the school district need to coordinate efforts for future development intentions to ensure infrastructure compatibility and the city’s Land Use Plan. Community consensus College is a tremendous asset be more effort needs to events and functions.



is that Indian Hills Community to the city and that there needs to incorporate the students into

## Goals & Objectives

### Community Character – Quality of Life

*“Enhance our quality of life by uniting local efforts to establish programs, events and city policy that will promote healthy living and wellness in a clean community.”*

- Develop a comprehensive system of parks, trails and open spaces that meet the needs of all age groups in Centerville and attract tourists to the city.
- Support progressive organizations that utilize a vast volunteer base to enhance the quality of life and services while preserving heritage for residents of Centerville.
- Continue to support a high quality of critical services to ensure residents’ health and safety through law enforcement, and emergency services, health/mental health care and access to preventative measures.
- Ensure that all city residents have access to city parks and recreational facilities within ¼ - ½ mile walking distance.
- Created a phased plan to expand and connect key attraction points into Centerville’s trail system.
- Develop a new Parks and Recreation Master Plan.

### Economic Development

*“Continue to develop a strong economy that supports and attracts quality businesses, industry and tourism.”*

- Implement an action plan to preserve the integrity and enhancement of the buildings and atmosphere of the historic square as the heart of the community as well as other business and economic growth areas.
- Promote Centerville as a tourist destination.
- Support existing industries, recruit new businesses and assist in the creation of new businesses that could improve the local tax base, increase employment and build wealth.
- Centerville will provide high quality and diverse housing options for all residents to maintain a great quality of living and healthy economy.
- Establish governmental operations that promote fiscal soundness and viability of city government operations through an established trusting relationship with residents.

## Transportation

*“Provide efficient, safe and reliable transportation systems in the City.”*

- Improve reliability, system resiliency and capacity for all transportation modes
- Reduce crash frequency and severity
- Provide ease of access and mobility options to residents

## Housing

*“Offer affordable, diverse and high quality housing stock in clean neighborhoods that encourage homeownership.”*

- Create new neighborhoods, not just new houses - Neighborhoods have focal points such as a park or a school, are interconnected with the rest of the community through streets and trails, and preserve important natural areas.
- Provide diverse housing types, with an emphasis on providing housing to the underserved and making available quality rental options.
- Provide more homes that moderate income families can afford.
- Rehabilitate deteriorated housing and invest in existing neighborhoods.
- Priority areas to develop should be adjacent to the existing city boundaries before development of outer areas.

## Public Infrastructure & Utilities

*“Provide efficient infrastructure systems that will be maintained by qualified professionals.”*

- Provide an economical and efficient expansion of high quality infrastructure that includes water, storm water, sewer systems, streets, sidewalks/trails and utility options.
- Promote public safety by providing well trained, equipped, and staffed police force, fire protection, and first responders and strategic planning to protect infrastructure & residents from hazards.
- Establish a five year plan for infrastructure needs that will prioritize work locations and potentially identify combined projects (i.e. burying powerlines with water/sewer repairs and sidewalk replacement).
- Encourage energy efficiency and use of alternative sources for private homes, private businesses, and municipal use.

## Land Use, Environmental Goals & Zoning

*“Encourage development that maximizes infrastructure efficiency, prioritizes infill and contiguous growth, revitalizes neighborhoods, is sensitive to environmental features, promote green strategies and considers transportation in land use decisions.”*

- Encourage redevelopment or adaptive reuse of vacant or underutilized buildings and sites.
- Use the 10 principles of land use development as criteria for making land use decisions.
- Preserve sensitive natural areas from development, based on the sensitive areas identified in the Hazard Mitigation Plan.
- Encourage reinvestment in our existing neighborhoods by utilizing ‘smart growth’ principles.
- Use the Comprehensive Plan and future Land Use maps as the basis for all land use decisions such as annexation, subdivision review and re-zoning in the future.
- Prioritize “green strategies” that promote an environmentally conscious and sustainability approach in all future development.
- Approve the Extra-Territorial Zoning area.

## Governmental Operations

*“Promote fiscal soundness and viability of city government operations through an established trusting relationship with residents.”*

- It’s important to periodically review existing and potential intergovernmental agreements to provide the most efficient and cost-effective service.
- Establish and maintain open communication with local, state, and federal governments as well as organizations. This can occur through conversations, meetings, associations, memberships, and other forms that promote cooperation and further community goals.
- Partner with other entities who have an interest in implementing the recommendations of this plan.
- Abide by all legal requirements.





service of automobiles, trucks, or heavy equipment. The following are considered automotive and equipment use types:

- (1) Automotive Rental and Sales. Sale or rental of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles or boats, including incidental storage, maintenance, and servicing. Typical uses include new and used car dealerships; motorcycle dealerships; and boat, trailer, and recreational vehicle dealerships.
  - (2) Auto Services. Provision of fuel, lubricants, parts and accessories, and incidental services to motor vehicles; and washing and cleaning and/or repair of automobiles, noncommercial trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts. Typical uses include service stations, car washes, muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, and similar repair and service activities but exclude dismantling, salvage, or body and fender repair services.
  - (3) Body Repair. Repair, painting, or refinishing of the body, fender, or frame of automobiles, trucks, motorcycles, motor homes, recreational vehicles, boats, tractors, construction equipment, agricultural implements, and similar vehicles or equipment. Typical uses include body and fender shops, painting shops, and other similar repair or refinishing garages.
  - (4) Equipment Rental and Sales. Sale or rental of trucks, tractors, construction equipment, agricultural implements, factory-built homes, and similar heavy equipment, including incidental storage, maintenance, and servicing. Typical uses include truck dealerships, construction equipment dealerships, and factory-built home sales establishments.
  - (5) Equipment Repair Services. Repair of trucks, tractors, construction equipment, agricultural implements, and similar heavy equipment. Typical uses include truck repair garages, tractor and farm implement repair services, and machine shops, but exclude dismantling, salvage, or body and fender repair services.
- (c) Bed and Breakfast. A lodging service that provides overnight or short-term accommodations to guests or visitors, usually including provision of breakfast. Bed and breakfasts are usually located in large residential buildings that have been adapted for this use. For the purpose of this definition, bed and breakfasts are always (i) either (A) owned and operated by the resident owner or (B) single-family, duplex, two-family, townhouse, downtown residential building rented through an online or third-party guest reservation service (e.g. airbnb or vrob), (ii) include no more than eight units, and (iii) accommodate each guest or visitor for less than a one-month period.
- (d) Business Support Services. Establishments or places of business primarily engaged in the sale, rental or repair of equipment, supplies and materials or the provision of services used by office, professional and service establishments to the firms themselves but excluding automotive, construction and farm equipment. Typical uses include office equipment and supply firms, small business machine repair shops or hotel equipment and supply firms, messenger and delivery services, custodial or maintenance services, and convenience printing and copying.
- (e) Business or Trade Schools. A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college or university, or public or private educational facility.
- (f) Campground. Facilities providing camping or parking areas and incidental services for travelers in recreational vehicles or tents, which accommodate each guest or visitor for no more than seven consecutive days during any one-month period.
- (g) Cocktail Lounge. A use engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, including taverns, bars, cocktail lounges, and similar uses other than a restaurant as that term is defined in this section.

AG RR R-1 R-2 R-3 R-4 UC LC CC DC GC BP LI GI

	AG	RR	R-1	R-2	R-3	R-4	UC	LC	CC	DC	GC	BP	LI	GI	
Corporate offices					C		P	P	P	P	P	P	P	P	
General offices					C		P	P	P	P	P	P	P	P	
Financial services					C		P	P	P	P	P	P	P	P	
Medical offices					C		P	P	P	P	P	P	P	C	
<b>Commercial Uses</b>															
Agricultural sales and services							C		C	C	P		P	P	
Automotive rental and sales							P		C	P	P		C		17.22.050(C)
Automotive services							C	C	P	P	P		P	P	17.22.050(A), (B)
Body repair							C		C	C	P		P	P	17.22.050(A)
Equipment rental and sales							C			C	P		P	P	17.22.050(C)
Equipment repair services											P		P	P	17.22.050(A)
Bed and breakfast	C			C	P		P	P	P	P	P				17.22.050(D)
Business support services							P	P	P	P	P	P	P	P	
Business and trade schools									P	P	P	P	P	P	
Campground									C		C				17.22.050(E)
Cocktail lounge							C		C	C	P	C	P	P	17.22.050(F)
Commercial recreation (indoor)							C	C	P	P	P	P	P	P	17.22.050(F)
Commercial recreation (outdoor)											P		P	P	
Communications services							P	C	P	P	P	P	P	P	
Construction sales and service							C		C	C	P		P	P	
Consumer services							P	P	P	P	P	P	P	P	
Convenience storage									C		C		P	P	17.22.050(G)
Crematorium							C	C	C	C	C		C	C	
Food sales (convenience)							P	C	P	P	P	P	P	P	
Food sales (limited)							P	P	P	P	P	P	P	P	

- (4) Group homes are permitted in the DC district only on levels above street level for buildings that have facades facing the courthouse square except that units specifically designed and reserved for occupancy by handicapped people may be located on the street level.
- (e) Religious Assembly. Facilities developed for religious assembly in AG, RR, R-1, and R-2 districts shall maintain a forty-foot setback from all property lines.

*(Ord. 1332 § 1, May 20, 2019)*

**17.22.050 - Supplemental use regulations-Commercial uses.**

- (a) Auto Services, Equipment Repair Services, and Body Repair.
  - (1) Where permitted in commercial districts, all repair activities in auto services, equipment repair services, and body repair must take place within a completely enclosed building. Outdoor storage is permitted only where incidental to such uses, provided that such storage is completely screened so as not to be visible from residential areas or public rights-of-ways. Screening is subject to provisions of 0.
  - (2) Any spray painting must take place within structures designed for that purpose and approved by the building official.
- (b) Auto Washing Facilities.
  - (1) Each conveyor-operated auto washing facility shall provide eighty feet of stacking capacity per washing lane on the approach side of the washing structure and stacking space for two vehicles on the exit side.
  - (2) Each auto washing facility shall provide stacking space for two automobiles per bay on the approach side and one space per bay on the exit side of the building.
- (c) Automobile and Equipment Rental and Sales.
  - (1) All outdoor display areas for rental and sales facilities shall be hard-surfaced.
  - (2) Body repair services are permitted as an accessory use to automobile rental and sales facilities, provided that such repair services shall not exceed twenty-five percent of the gross floor area of the building.
- (d) Bed and Breakfasts. Bed and breakfasts permitted in the DC district must provide any sleeping facility only on levels above street level except that units specifically designed and reserved for occupancy by handicapped people may be located on the street level.
- (e) Campgrounds.
  - (1) Minimum Size. Each campground shall have a minimum size of one acre.
  - (2) Setbacks. All campgrounds shall maintain a fifty-foot front yard setback and a twenty-five-foot buffer yard from all other property lines.
  - (3) Each campground must maintain water supply, sewage disposal, and water and toilet facilities in compliance with all city ordinances; or, alternately, be limited to use by self-contained campers, providing their own on-board water and disposal systems.
- (f) Cocktail Lounges. No cocktail lounge shall be permitted in the DC downtown commercial district that is within two hundred feet of another cocktail lounge.