



ZONING BRIEF

**604 East Hillcrest
Avenue, Indianola, IA
50125, USA**

Prepared On

10-12-2023

Report ID

18640-10-10-2023

1. Zoning Regulations

Zone Code	R-3
Zone Name	Multi Family Residential
Zone Type	Residential
Zone Sub Type	Multi Family
Zone Guide	The R-3 zoning district is intended accommodate single-family attached residential dwellings and multi-family dwellings including rowhouses, townhomes, and apartments and certain non-residential uses common within multi- family residential areas.
Link	https://codelibrary.amlegal.com/codes/indianolaia/latest/indianola_ia/0-0-0-8016
Current Use	Senior Living Facility (per online information)
Year Built	2010
Jurisdiction	City of Indianola, IA
Zoning Map Link	https://beacon.schneidercorp.com/Application.aspx?AppID=9&LayerID=35&PageTypeID=1&PageID=964

2. Permitted Uses

As of Right

Single-family dwelling, semi-detached (traditional duplex on two lots)

Two-family dwelling on one lot (duplex on one lot) does not include the conversion of an existing single-family home into 2 dwelling units)

Townhouse dwelling (3+ units)

Multiple family dwelling (3+ apartment or condo units)

Family home / Group care facility

Elder group home

Assisted living residential facility

Nursing or convalescent home

Public or private parks, golf courses, golf driving ranges, country clubs, swimming pools, playgrounds, and indoor or outdoor recreational facilities and ball fields

Public Utilities (not including gas and electrical power distribution stations, storage or maintenance yards or buildings)

Government buildings and properties

Child Care Center

Cemetery, mausoleum, columbarium

Bed & breakfast inn

Short-term rental

Special uses

Supervised group residence

College, university, vocational and trades schools

Membership or religions organization, social club or lodge, and other place of public assembly

Public or private elementary, middle, or high school

Boarding or rooming house

Wireless telecommunications facility tower

Wireless telecommunications facility co-located

Commercial broadcast antennas, towers, and satellite dishes

3. Controls

Minimum Lot Width 80 ft	Minimum Lot Street Frontage 20 ft
Minimum Front Yard Setback 30 ft	Minimum Side Yard Setback 30 ft
Minimum Rear Yard Setback 30 ft	Minimum Separation Between Principal Buildings 30 ft
Maximum Building Height 50 ft	Minimum Open Space 25 percent
Max Dwelling Units Per Acre 20	

4. Comments

Is the current use allowed and permitted?

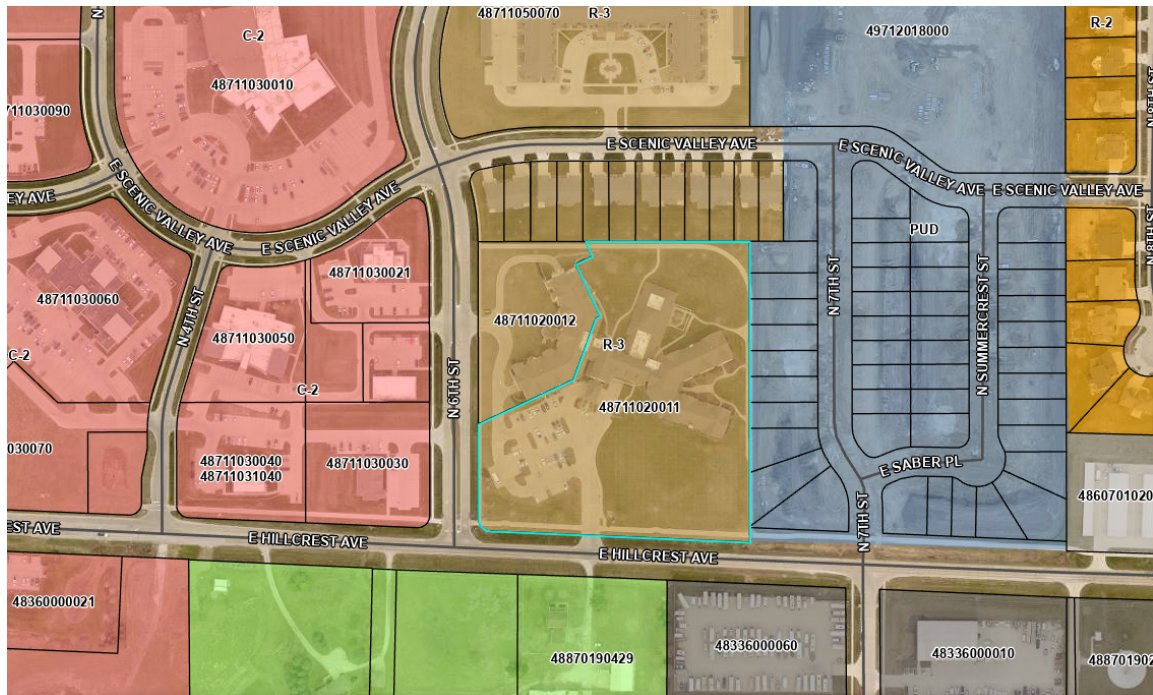
The current Senior Living Facility use is permitted by right within the XX District.

Please reach out to April Dinger, Zoning Report Manager, at April@Zoneomics.com with any questions regarding the report.

Attachment List

Attachment Name	Attachment Description
Not Applicable	Not Applicable

ZONING MAP



If you have any questions about Zoneomics Report or other services please contact Zoneomics

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