



**MARSHALLTOWN
MORE THAN EVER**

**CITY OF MARSHALLTOWN
PLAN ZONING COMMISSION
NOTICE OF PUBLIC MEETING
CITY HALL COUNCIL CHAMBERS
10 WEST STATE STREET
MARCH 12, 2026, 5:00 PM**

AGENDA

CALL TO ORDER

ROLL CALL

Jon Boston, Matthew Brodin, Mahala Casady, Deirdre Gruendler, Benjamin Harris-Medina, Patrick Streit, Stephen Valbracht

APPROVAL OF MEETING MINUTES

1. Approval of February 12, 2026 Meeting Minutes

BUSINESS

2. Conduct a Public Hearing and Consider Making A Recommendation of Zoning Text Amendments Relating to the Accessory Structure Locations and Definitions

ADJOURNMENT

MISSION STATEMENT

The City of Marshalltown collaborates to provide a welcoming, safe, vibrant, and growing community.

Planning and Zoning Commission – Regular Meeting

Meeting Minutes – February 12th, 2026

Call to Order

Meeting was called to order at 5:00 PM in the City Council Chambers at 10 W. State Street

Roll Call:

Present: Boston, Harris-Medina, Valbrecht, Brodin, Gruendler, Streit, Valbrecht

Absent: Brodin, Casady (Doyle)

APPROVAL OF MEETING MINUTES

1. January 2026 meeting minutes.

Minutes approved as distributed.

BUSINESS

1. **Consider Making a Recommendation Regarding Animal Keeping Regulations**

Clayton Ender, Assistant Director of Housing and Community Development, provided a staff review.

Commission discussion focused on poultry language and zoning clarity, including the risk of allowing poultry in non residential districts based on wording.

Commission direction:

Recommend revising Chapter 90 poultry language to state poultry and domestic fowl are allowed only in agricultural zoned areas, while keeping the existing distance limits. Commission also directed staff to remove conflicting language in subsection B3 related to residential zoning references.

Motion by Valbrecht to recommend the Chapter 90 change to allow poultry only in agricultural zoned areas, with existing distance limits, and to strike conflicting subsection language.

Seconded by Harris-Medina.

All eyes upon roll call. Motion carries.

2. Consider Making a Recommendation Regarding a Zoning Text Amendment Pertaining to Accessory Structure Locations and Definitions

Clayton Ender, Assistant Director of Housing and Community Development, provided a staff review.

Commission discussion:

Commission supported clearer definitions and requested a diagram be added to the measurements section for public clarity.

Chair Boston requested replacing “accessory building” with “accessory building or structure” throughout the applicable section so the rule covers non building accessory structures.

Moved by Valbrect to recommend approval of the text amendment with these additions: Add an illustrative diagram in the measurements section. Revise wording throughout to read “accessory building or structure.

Seconded by Harris-Medina.

All ayes upon roll call. Motion carries.

ADJOURNMENT

Staff provided updates for next scheduled meeting.

Clayton Ender noted a pre application meeting on February 23 for the Bobcat Energy Center, which is expected to lead to a special use permit and site plan review later this year.

Adjourned 5:28 pm

MARSHALLTOWN

I O W A

HOUSING & COMMUNITY DEVELOPMENT

Deb Millizer, Director
Clayton Ender, Assistant Director
24 North Center Street
Marshalltown, IA 50158-4911
Tel - (641) 754-5756
Fax - (641) 754-5717

TO: Planning and Zoning Commission
FROM: Clayton Ender, AICP, Assistant Housing & Community Development Director
DATE: March 12th, 2026
RE: Conduct a Public Hearing and Consider Making A Recommendation of Zoning Text Amendments Relating to the Accessory Structure Locations and Definitions

City Staff Contact:	Clayton Ender, AICP Assistant Director of Housing and Community Development Phone: 641-754-5756 Email: cender@marshalltown-ia.gov
Applicant:	City of Marshalltown 24 N Center Street Marshalltown IA 50158
Recommendation:	Staff recommends approval.
Review Criteria:	<p>In determining whether to approve, approve with conditions, or deny a zoning text amendment, the review bodies shall consider the following review criteria:</p> <ol style="list-style-type: none">1. The request complies with the applicable standards of this Zoning Ordinance, the City Code of Ordinances, and any applicable county, state, or federal requirements. <p>The request does not conflict with any known local, state, or federal law or administrative rule.</p> <ol style="list-style-type: none">2. The request substantially conforms to any associated prior approval for the development, including, but not limited to, a special use permit, Master Development Plan, or Site Plan. <p>The zoning text amendment will not conflict with any known previously approved special use permits, master development plan's, or site plan's.</p>

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Any existing accessory structure that might become non-conforming as a result of these changes would be permitted to remain as a legal non-conforming structure. Any destruction of a non-conforming structure would be reviewed in accordance to the adopted non-conforming structure standards of the zoning ordinance.

3. The administrative body has considered the recommendation of staff.

Staff recommends approval.

4. The request is consistent with applicable policies of the Comprehensive Plan and applicable utility plans and capital improvements plans; or, if it addresses a topic that is not contained or not fully developed in the Comprehensive Plan, the request does not impair the implementation of the Comprehensive Plan.

The request is consistent with applicable policies of the Comprehensive Plan and applicable utility plans and capital improvements plans.

5. The request promotes the purposes of this Zoning Ordinance as established in § 156.A.002, Purposes, and in other applicable purpose statements in this chapter.

In the opinion of staff this zoning text amendment promotes the purpose of the zoning ordinance. Specifically, § 156.A.002(F)(1) “Establish transparent regulations and review procedures for development, the duties and powers of responsible administrative bodies, and reasonable penalties and enforcement mechanisms for violations of this Zoning Ordinance.”

6. The proposed amendment helps to mitigate adverse impacts of the use and development of land on the natural or built environments, including, but not limited to, mobility, air quality, water quality, noise levels, stormwater management, wildlife protection, and vegetation; or will be neutral with respect to these issues;

This amendment would not result in adverse impacts to mobility, air quality, water quality, noise levels, stormwater management, wildlife protection, and vegetation.

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- 7. The proposed amendment is necessary to address a changing condition that was not anticipated in the Comprehensive Plan or this Zoning Ordinance; and**

These amendments are intended to provide definitions that were not included in the zoning ordinance rewrite of 2022 and to address street side yard accessory structure locations that were not accounted for in the 2022 zoning code rewrite.

- 8. The proposed amendment advances the strategic objectives of the City Council, such as fiscal responsibility, efficient use of infrastructure and public services, and other articulated city objectives.**

The proposed amendment would advance the city council's strategic plan strategy #3 "Continually improve and sustain the City's infrastructure, organization, and services."

Attachments: Draft Ordinance

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ORDINANCE 15116

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF MARSHALLTOWN, IOWA, CHAPTER 156, ZONING – ACCESSORY STRUCTURE LOCATIONS AND DEFINITIONS

WHEREAS, the City Council of the City of Marshalltown, Iowa, has adopted Chapter 156 (Zoning); and

WHEREAS, the City Council finds the following amendments to Chapter 156 to be in the best interest of the City and the public in general.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARSHALLTOWN, IOWA:

Section 1. Amendment. §156.C.007(E) shall be amended to read as follows:

(E) Residential accessory uses, structures, and buildings. Residential accessory uses, structures, and buildings include sheds for the storage of household items and equipment, garages, pergolas, and similar structures. Except as provided in the standards of this division, the following standards shall apply to residential accessory uses, structures, and buildings:

- (1) *Location.*
 - (a) No accessory building or structure, or part thereof, shall be located in the front yard or street side yard.
 - (b) Any accessory structure or building that is not a part of the main building shall be located not less than five feet from any portion of the main building or any other structure or building on the lot (not including fences).
- (2) *Front and street side setbacks.* Accessory structures and buildings shall comply with the front setback standards and the street side setback standards for the principal structure established in § 156.B.004, Residential District Development Standards.
- (3) *Dimensional requirements.* Residential accessory uses, structures, and buildings shall comply with the dimensional requirements established in Table 156.C.007-1, Accessory Structure Dimensional Requirements, below.
- (4) *Side yard setback.* Any accessory structure or building located entirely or in part in a side yard shall be erected in conformity with the side yard regulations of the zoning district in which the building is located.
- (5) *Rear lot line.* Where the rear lot line of a corner lot is the side lot line of the adjoining lot, the side yard regulations of the district shall apply to the location of the accessory building or structure.
- (6) *Attached buildings and structures.* Attached accessory buildings and structures, such as attached garages, shall comply with the setbacks of the principal structure.
- (7) *Storage.* Semi-trailers and shipping containers shall not be used for storage in residential zoning districts.

Section 2. Amendment. Table 156.B.008.a-1, located within § 156.B.008, shall be amended to add the following row to the existing table:

Table 156.B.008.a-1 Measurements		
Measurement	Methodology	Illustration
Yard Types	<p>Front Yard: The line which adjoins a public street. In the case of a corner lot, it shall be the shortest dimension on a public street or as designated by the Zoning Administrator based on the practical front yard of the property as determined by factors such as, but not limited to, the existing or proposed building façade configuration and the characteristics of surrounding properties.</p> <p>Rear Yard: The boundary which is opposite and most distant from the front lot line. In case of an interior triangular or gore-shaped lot, it shall mean a straight line 10 feet in length which is parallel to the front lot line or its cord, and intersects the two (2) other lot lines at points most distant from the front lot line.</p> <p>Street Side Yard: Any lot line which adjoins a public street, but which is not a front lot line.</p> <p>Side Yard: Any lot line that is not a front lot line, a rear lot line, or a street side line.</p>	

Section 3. Amendment. §156.M.003 shall be amended to add the following definitions to the existing list of definitions, in alphabetic order:

FACADE, SIDE. Any portion of a building which is neither the front building façade or the rear building façade.

Lot line. A line dividing one lot from another lot or from a street or alley.

- (1) **Front:** The line which adjoins a public street. In the case of a corner lot, it shall be the shortest dimension on a public street or as designated by the Zoning Administrator based on the practical front yard of the property as determined by factors such as, but not limited to, the existing or proposed building façade configuration and the characteristics of surrounding properties.
- (2) **Rear:** The boundary which is opposite and most distant from the front lot line. In case of an interior triangular or gore-shaped lot, it shall mean a straight line 10 feet in length which is parallel to the front lot line or its cord, and intersects the two (2) other lot lines at points most distant from the front lot line.
- (3) **Street Side:** Any lot line which adjoins a public street, but which is not a front lot line.
- (4) **Side:** Any lot line that is not a front lot line, a rear lot line, or a street side line.

Section 4. Amendment. The following existing definitions within §156.M.003 shall amended to read as follows:

YARD. A space on the same lot with a principal building, open, unoccupied and unobstructed by buildings or structures from ground to sky except where encroachment and accessory buildings are expressly permitted herein.

- (1) **Front Yard.** The portion of a property located between the front lot line and the front building façade of a primary structure. The front yard extends the full width of the lot.
- (2) **Street Side Yard.** The portion of a property located between the street side lot line and the side building façade of a primary structure. The street side yard excludes areas of the lot which are defined as being a part of the front yard.
- (3) **Side Yard.** The portion of a property located between the side lot line and the side building façade of a primary structure. The side yard is limited to that area that is between the front building façade and the rear building façade.
- (4) **Rear Yard.** The portion of a property located between the rear lot line and the rear building façade of a primary structure. The rear yard excludes any yard area defined as being part of the street side yard.

Section 5. Severability Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. When Effective. This ordinance shall be in full force and effect after its final passage, approval and publication as provided by law.

Passed this ____ day of _____ 2026 and signed this ____ day of _____ 2026.

Signatures on the following page.

CITY OF MARSHALLTOWN, IOWA

Mike Ladehoff, Mayor

ATTEST:

Alicia Hunter, City Clerk

I, Alicia Hunter, City Clerk of the City of Marshalltown, Iowa, do hereby certify that the foregoing ORDINANCE was passed and approved by the City Council of the City of Marshalltown, Iowa, on the ____ day of _____ 2026, and was published in the Marshalltown Times-Republican, a newspaper of general circulation in the City of Marshalltown, Iowa, on the ____ day of _____ 2026.

Alicia Hunter, City Clerk

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