
Sec. 3.5.3.1. Setback, driveways, sidewalks, and parking for commercial/retail/office/industrial use buildings.

The City of Iowa Colony Unified Development Code is a part of the Iowa Colony zoning ordinance, subdivision ordinance, and building codes. Other parts of those ordinances currently indicate minimum building setbacks. Over time, those other regulations will be incorporated into the Unified Development Code. Until the incorporation is complete, there may be conflicts between regulations for the same condition in the Unified Development Code and in those other sources. In the case of conflict between a regulation in the Unified Development Code and a regulation for the same condition in other parts of the zoning ordinance, subdivision ordinance, or building codes, the regulation expressed in the Unified Development Code shall prevail and supersede all other regulations, but only to the extent necessary to resolve the conflict. Regulations for building setbacks for nonresidential zoning districts and nonresidential uses are as follows:

- (a) *Front building setback for commercial/retail/office use buildings.* To encourage both pedestrian and vehicular building access, depending on the type of street frontage, the front wall of a building shall be located at or behind the building setback line per the zoning ordinance.
- (b) *Front building setback for industrial use buildings.* All industrial use buildings, regardless of the type of street frontage, shall be set back a minimum 50 feet from the front property line but may be more than 50 feet if the owner can provide evidence satisfactory to the city that a deeper setback is required for public safety.