

## CITY OF TIFFIN ORDINANCE NO. 2025-523

AN ORDINANCE REZONING GROVE PARK AREA, TIFFIN, IOWA, FROM PLANNED DEVELOPMENT OVERLAY CONCEPT AND SITE DISTRICT/MULTI-FAMILY 12-PLEX RESIDENTIAL DISTRICT (OPD/R-12) AND PLANNED DEVELOPMENT OVERLAY CONCEPT AND SITE DISTRICT/MIXED USE COMMERCIAL DISTRICT (OPD/C-1B) TO A PLANNED DEVELOPMENT OVERLAY CONCEPT AND SITE DISTRICT/MULTI-FAMILY 4-PLEX RESIDENTIAL DISTRICT (OPD/R-4) FOR GROVE PARK, TIFFIN, IOWA

BE IT ENACTED BY THE CITY COUNCIL OF TIFFIN, IOWA:

Section 1. Purpose. The purpose of this ordinance is to rezone property, at the request of the applicant, Pace Construction, LLC, known as LOT 30 of Tiffin East, Tiffin, Iowa, in accordance with the recorded plat thereof, containing 5.86 acres and subject to easements and restrictions of record, from Planned Development Overlay Concept and Site District/Multi-Family 12-Plex Residential District (OPD/R-12) and Planned Development Overlay Concept and Site District/Mixed Use Commercial District (OPD/C-1B) to a Planned Development Overlay Concept and Site District/Multi-Family 4-Plex Residential District (OPD/R-4), consisting of rowhomes totaling 56 units as shown on the attached documents. Such property to be known as Grove Park Rowhomes.

Section 2. Amendment. The following legally described property:

BEGINNING at the Southeast corner of Lot 30 of Tiffin East, Tiffin, Iowa, in accordance with the Plat thereof recorded in Plat Book 34, at Page 6, in the records of the Johnson County Recorder's Office; Thence S86°49'30"W, along the South line of said Lot 30, a distance of 371.22 feet; Thence N87°01'33"W, along said South line, 61.88 feet; Thence N52°57'00"W, along a Southwesterly line of said Lot 30, a distance of 46.08 feet; Thence N19°28'27"W, along said Southwesterly line, 46.08 feet; Thence N02°44'11"W, along the West line of said Lot 30, a distance of 219.75 feet; Thence N89°00'54"E, 490.12 feet, to a point on the East line of said Lot 30; Thence S00°56'06"E, along said East line, 157.12 feet; Thence S01°07'59"E, along said East line, 124.71 feet, to said POINT OF BEGINNING, containing 3.20 acres, and subject to easements and restrictions of record.

shall be changed from zoning classification Planned Development Overlay Concept and Site District/Multi-Family 12-Plex Residential District (OPD/R-12) to Planned Development Overlay Concept and Site District/Multi-Family 4-Plex Residential District (OPD/R-4), that the official zoning map of the City be amended to reflect the change described herein. Approval of this zoning classification change is subject to Council

approval of a Developer's Agreement as required by City, Planned Development Overlay District Agreement(s) as required by City, compliance with the requirements of the Tiffin Zoning Code - Planned Development Overlay District, and the Developer executing all easement agreements the City may require.

Section 3. Amendment. The following legally described property:

LOT 30 OF TIFFIN EAST, TIFFIN, JOHNSON COUNTY, IOWA, IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN PLAT BOOK 34, AT PAGE 6, IN THE RECORDS OF THE JOHNSON COUNTY RECORDER'S OFFICE,

EXCEPTING THEREFROM,

BEGINNING at the Southeast corner of Lot 30 of Tiffin East, Tiffin, Iowa, in accordance with the Plat thereof recorded in Plat Book 34, at Page 6, in the records of the Johnson County Recorder's Office; Thence S86°49'30"W, along the South line of said Lot 30, a distance of 371.22 feet; Thence N87°01'33"W, along said South line, 61.88 feet; Thence N52°57'00"W, along a Southwesterly line of said Lot 30, a distance of 46.08 feet; Thence N19°28'27"W, along said Southwesterly line, 46.08 feet; Thence N02°44'11"W, along the West line of said Lot 30, a distance of 219.75 feet; Thence N89°00'54"E, 490.12 feet, to a point on the East line of said Lot 30; Thence S00°56'06"E, along said East line, 157.12 feet; Thence S01°07'59"E, along said East line, 124.71 feet, to said POINT OF BEGINNING, containing 3.20 acres, and subject to easements and restrictions of record.

shall be changed from zoning classification Planned Development Overlay Concept and Site District/Mixed Use Commercial District (OPD/C-1B) to Planned Development Overlay Concept and Site District/Multi-Family 4-Plex Residential District (OPD/R-4), that the official zoning map of the City be amended to reflect the change described herein. Approval of this zoning classification change is subject to Council approval of a Developer's Agreement as required by City, Planned Development Overlay District Agreement(s) as required by City, compliance with the requirements of the Tiffin Zoning Code - Planned Development Overlay District, and the Developer executing all easement agreements the City may require.

Section 4. Certification and Recording. Upon passage and approval of this ordinance, the City Clerk is hereby authorized and directed to certify a copy of this ordinance and to record the same, at the office of the County Recorder of Johnson County, Iowa, at the owner's expense, all as provided by law.

Section 5. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 6. Severability. If any section, provision, or part of this ordinance shall be adjudged to be 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 7. Effective Date. This ordinance shall be in effect after its final passage, approval, and posting as provided by law.

On the 2<sup>nd</sup> day of December 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson Havens introduced Ordinance No. 2025-523, and moved that it be given its first reading. The motion was seconded by Councilperson Orris.

Ayes: Havens, Orris, Olney, Schnedler, Limkemann.

Nays: None.

Five members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and Ordinance No. 2025-523, was read the first time, discussed, and placed on record.

On the 16<sup>th</sup> day of December 2025, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson Havens introduced Ordinance No. 2025-523, and moved that it be given its second reading. The motion was seconded by Councilperson Orris.

Ayes: Orris, Olney, Schnedler, Limkemann, Havens.

Nays: None.

Five members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and Ordinance No. 2025-523, was read the second time and discussed and placed on record.

On the 6<sup>th</sup> day of January 2026, at a regular meeting of the Tiffin City Council, Tiffin, Iowa, Councilperson \_\_\_\_\_ introduced Ordinance No. 2025-523, and moved that it be given its third and last reading. The motion was seconded by Councilperson \_\_\_\_\_.

Ayes:

Nays:

\_\_\_\_\_ members of the Council being present and having voted "Aye", Mayor Tim Kasperek declared the motion carried, and the ordinance was passed and adopted.

Whereupon the Mayor declared that Ordinance No. 2025-523 be adopted and signified his approval of same by fixing his signature thereto. Passed by the Council on the \_\_\_\_\_ day of \_\_\_\_\_ 2026 and approved by the Mayor on the \_\_\_\_\_ day of \_\_\_\_\_ 2026.

CITY OF TIFFIN, IOWA:

By: \_\_\_\_\_  
Tim Kasperek, Mayor

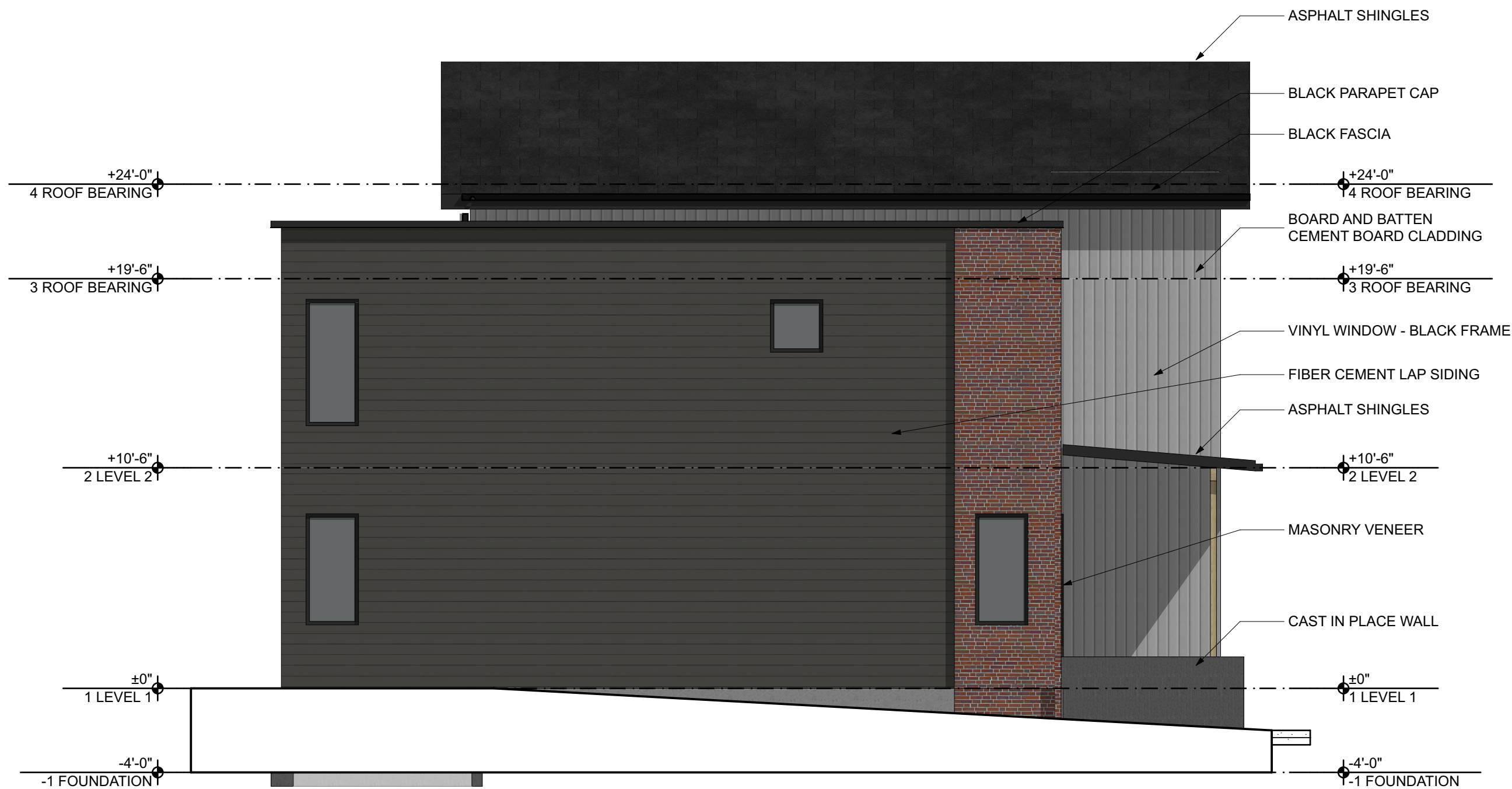
ATTEST:

\_\_\_\_\_  
Abigail Hora, City Clerk

**I, Abigail Hora, City Clerk of the City of Tiffin, Iowa, state that an ordinance entitled** AN ORDINANCE REZONING GROVE PARK AREA, TIFFIN, IOWA, FROM PLANNED DEVELOPMENT OVERLAY CONCEPT AND SITE DISTRICT/MULTI-FAMILY 12-PLEX RESIDENTIAL DISTRICT (OPD/R-12) AND PLANNED DEVELOPMENT OVERLAY CONCEPT AND SITE DISTRICT/MIXED USE COMMERCIAL DISTRICT (OPD/C-1B) TO A PLANNED DEVELOPMENT OVERLAY CONCEPT AND SITE DISTRICT/MULTI-FAMILY 4-PLEX RESIDENTIAL DISTRICT (OPD/R-4) FOR GROVE PARK, TIFFIN, IOWA, and known as No. 2025-523 was duly passed by the Council on the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_ 2026, and signed by the Mayor on the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_ 2026, and published on the \_\_\_\_\_<sup>th</sup> day of \_\_\_\_\_ 2026, by posting copies thereof in three public places within the limits of the City of Tiffin, Iowa. That I posted copies of Ordinance No. 2025-523 in the following places:

The Depot, Tiffin, Iowa  
Casey's, Tiffin, Iowa  
Solon State Bank, Tiffin, Iowa

\_\_\_\_\_  
Abigail Hora, City Clerk



2  
A.200  
WEST ELEVATION  
SCALE: 3/16" = 1'-0"



1  
A.200  
SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

#### GENERAL NOTES

1. ARCHITECTURAL 0'-0" = 000.00 CIVIL FFE OF LOBBY.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD (ONE SIDE) OF DEMISING + CORRIDOR WALLS UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENINGS.
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING, UNLESS NOTED OTHERWISE, AND CENTERLINE OF OPENINGS.
4. ALL GWB WALLS AND CEILINGS TO BE PAINTED 'P1' UNLESS NOTED OTHERWISE.
5. ALL GWB WALLS TO HAVE RUBBER BASE UNLESS NOTED OTHERWISE.
6. KEY SPACES ARE DESCRIBED ON ENLARGED PLAN SHEETS, REFERENCED FROM THE OVERALL FLOOR PLAN.
7. REFER TO A.501 FOR HORIZONTAL AND VERTICAL ASSEMBLY INFORMATION.
8. REFER TO A.601 FOR WINDOW ELEVATIONS, WINDOW TAGS REFER TO THESE ELEVATIONS.
9. REFER TO A.601 FOR ROOM FINISH + DOOR SCHEDULES.
10. ALL EXTERIOR WALLS TO EXTEND TO UNDERSIDE OF SHEATHING ABOVE.
11. ALL CEILING MATERIALS/HEIGHTS ATTACH TO UNDERSIDE OF FLOOR/ROOF STRUCTURE UNLESS NOTED OTHERWISE. CEILING HEIGHTS ARE INDICATED OFF OF ASSOCIATED FLOOR LEVEL.
12. ALL WALLS 60A UNLESS NOTED OTHERWISE ON RESIDENTIAL FLOORS.
13. ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND DETAILING.

GROVE PARK ROWHOMES - UNIT TYPE A

443 E MARENGO RD,  
TIFFIN, IA 52340

PRELIMINARY - NOT FOR CONSTRUCTION

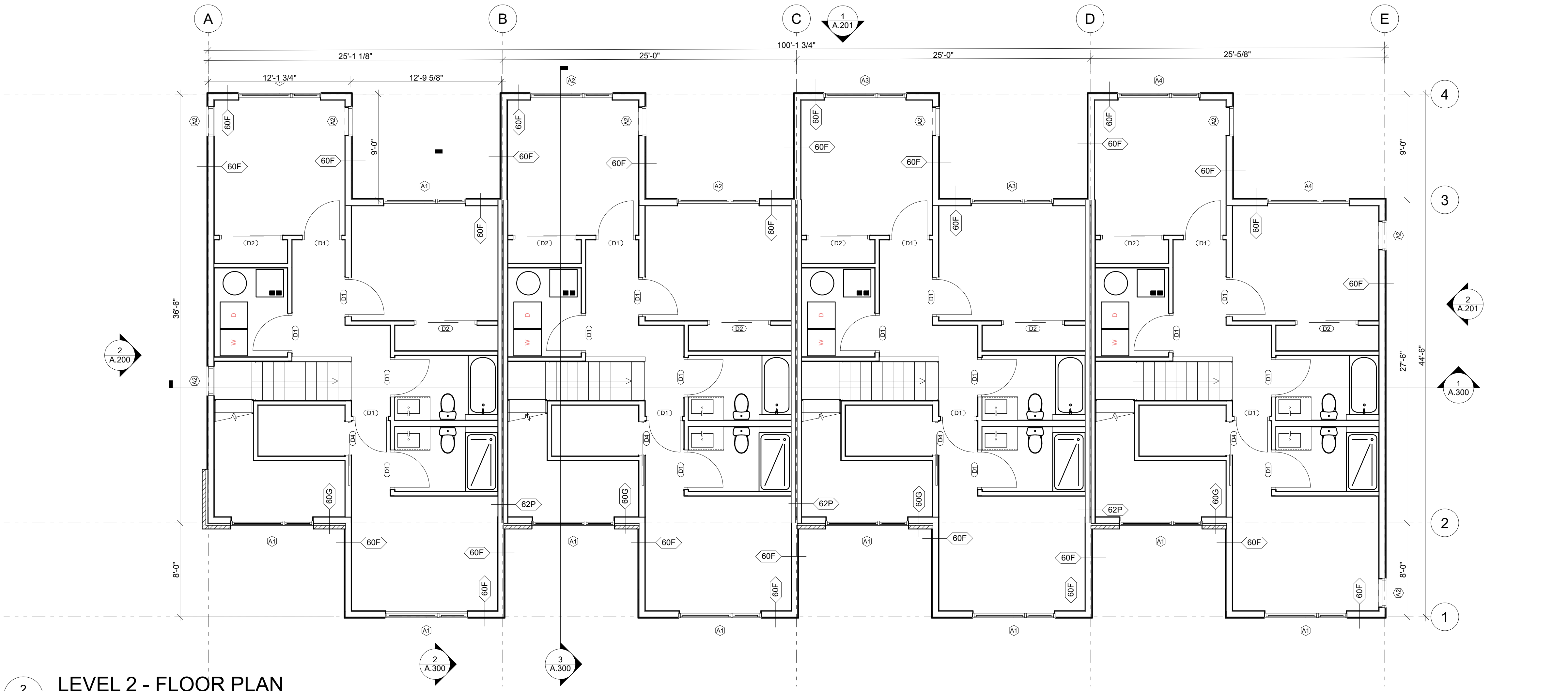
GNITSHOT  
ARCHITECTURE  
305 EAST COURT AVENUE, DES MOINES, IA 50309  
T 515-243-0074

2024.07  
SD CHECKSET  
2025.05.28

| NO. | REVISION SCHEDULE | DESCRIPTION | DATE |
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BUILDING  
ELEVATIONS

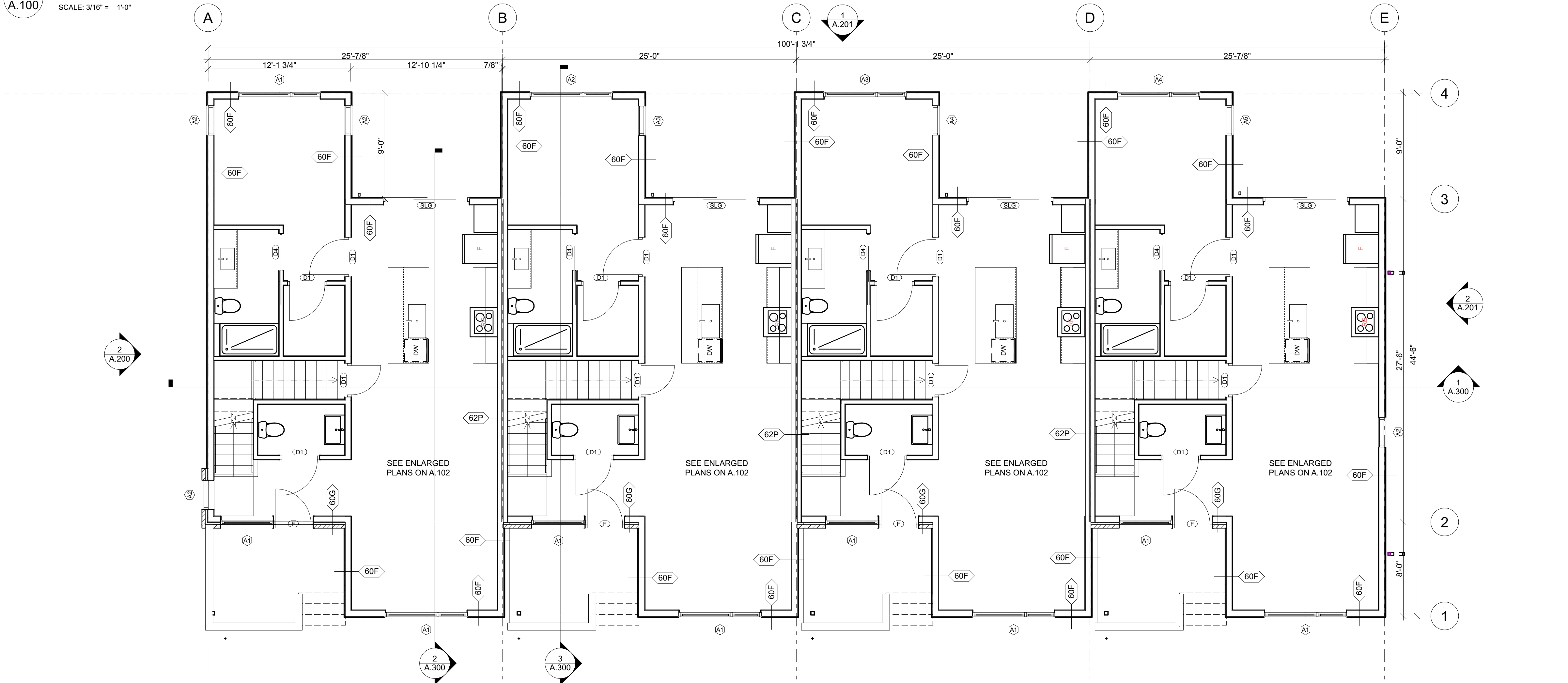
A.200



2  
A.100

LEVEL 2 - FLOOR PLAN

SCALE: 3/16" = 1'-0"



1  
A.100

LEVEL 1 - FLOOR PLAN

SCALE: 3/16" = 1'-0"

#### GENERAL NOTES

1. ARCHITECTURAL 0'-0" = 000.00 CIVIL FFE OF LOBBY.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD (ONE SIDE) OF DEMISING + CORRIDOR WALLS UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENINGS.
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING, UNLESS NOTED OTHERWISE, AND CENTERLINE OF OPENINGS.
4. ALL GWB WALLS AND CEILINGS TO BE PAINTED 'P1' UNLESS NOTED OTHERWISE.
5. ALL GWB WALLS TO HAVE RUBBER BASE UNLESS NOTED OTHERWISE.
6. KEY SPACES ARE DESCRIBED ON ENLARGED PLAN SHEETS, REFERENCED FROM THE OVERALL FLOOR PLAN.
7. REFER TO A.501 FOR HORIZONTAL AND VERTICAL ASSEMBLY INFORMATION.
8. REFER TO A.601 FOR WINDOW ELEVATIONS, WINDOW TAGS REFER TO THESE ELEVATIONS.
9. REFER TO A.601 FOR ROOM FINISH + DOOR SCHEDULES.
10. ALL EXTERIOR WALLS TO EXTEND TO UNDERSIDE OF SHEATHING ABOVE.
11. ALL CEILING MATERIALS/HEIGHTS ATTACH TO UNDERSIDE OF FLOOR/ROOF STRUCTURE UNLESS NOTED OTHERWISE. CEILING HEIGHTS ARE INDICATED OFF OF ASSOCIATED FLOOR LEVEL.
12. ALL WALLS 60A UNLESS NOTED OTHERWISE ON RESIDENTIAL FLOORS.
13. ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND DETAILING.

#### GROVE PARK ROWHOMES - UNIT TYPE A

443 E MARENGO RD,  
TIFFIN, IA 52340

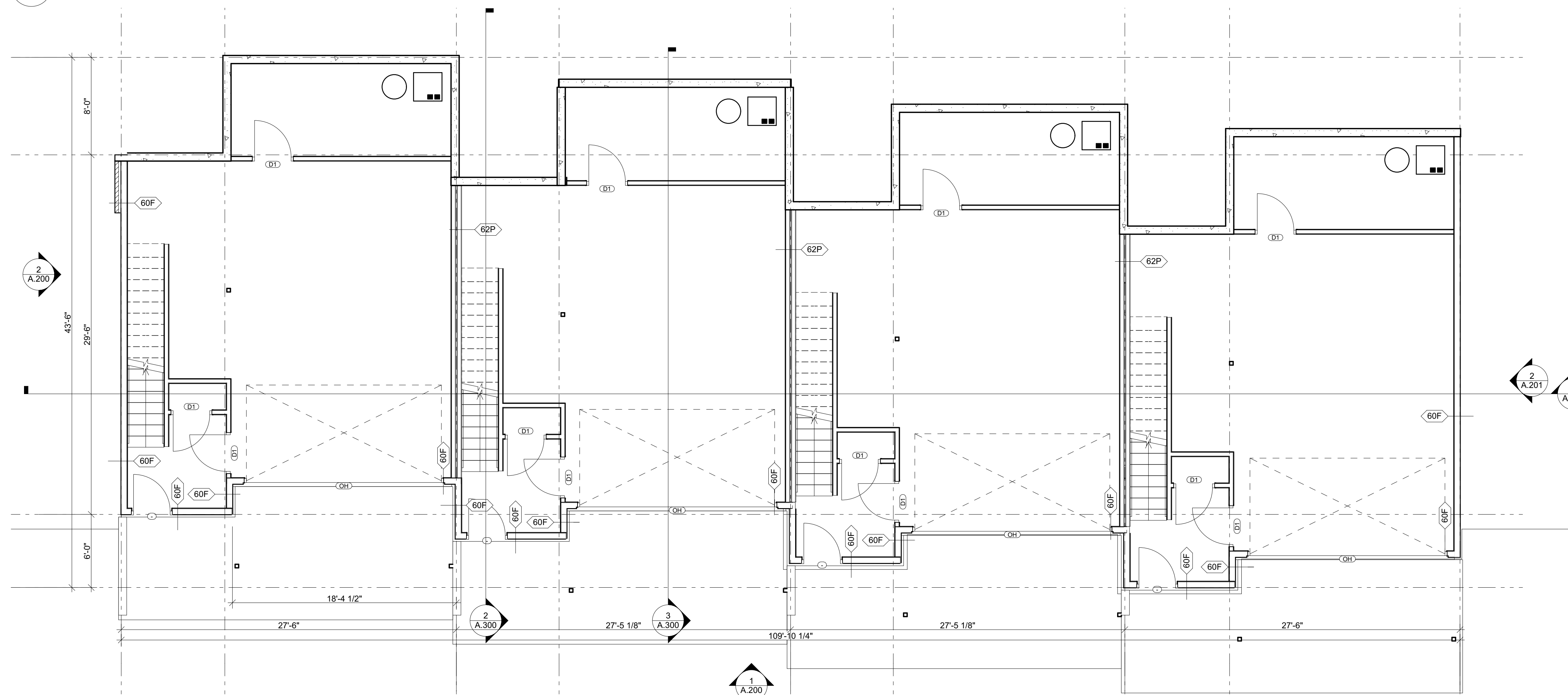
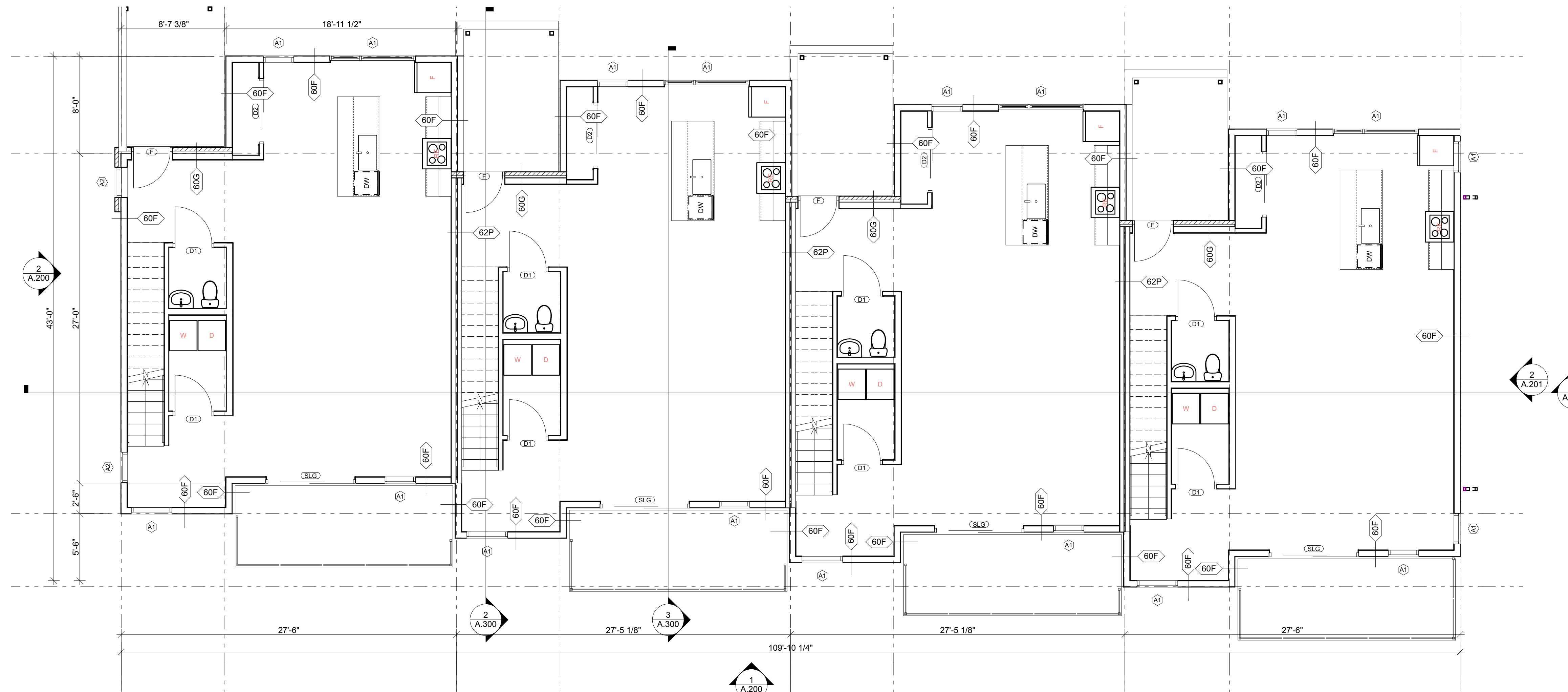
PRELIMINARY - NOT FOR CONSTRUCTION

**GN17SHOT**  
ARCHITECTURE

305 EAST COURT AVENUE, DES MOINES, IA 50309  
T 515-243-0074

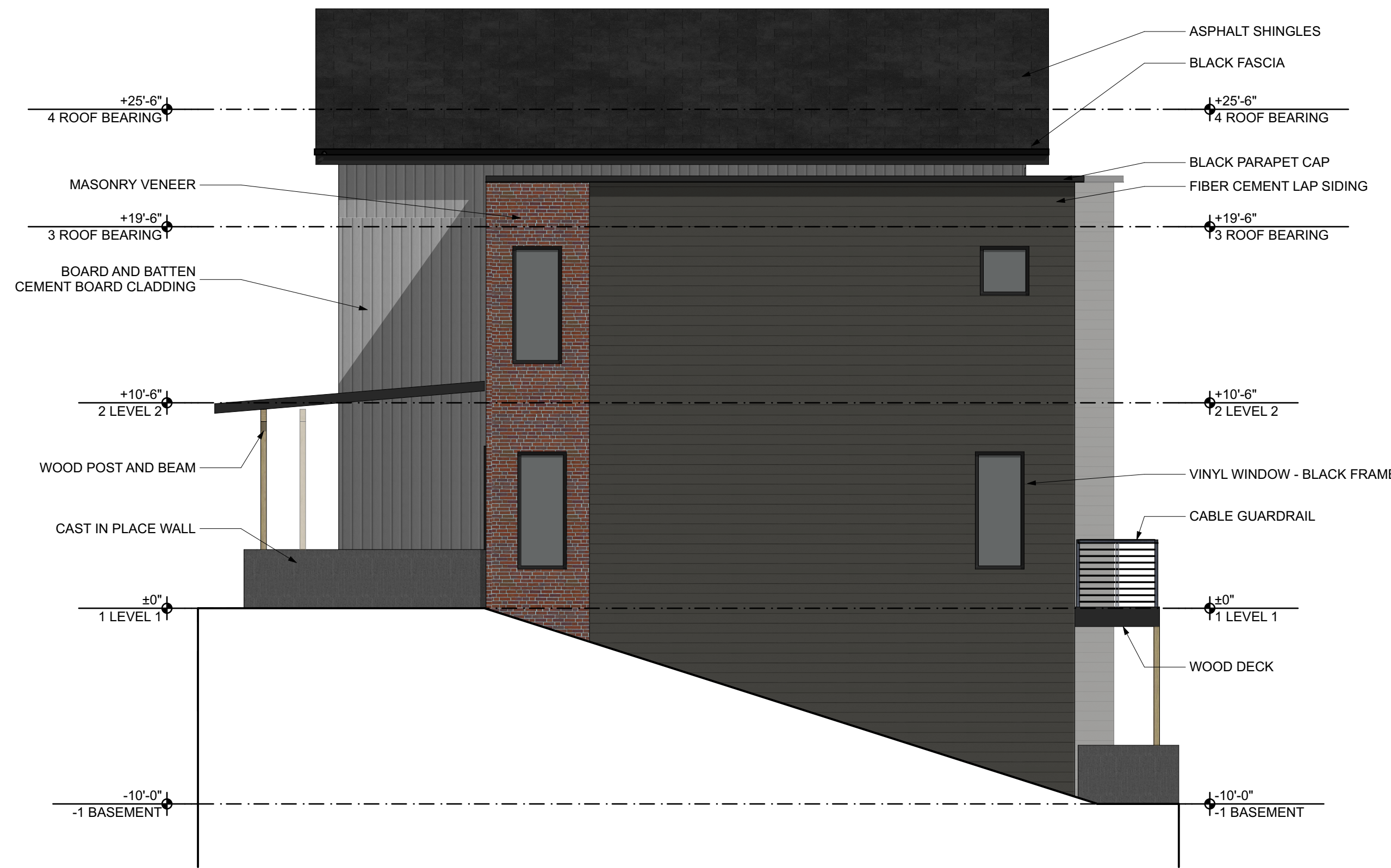
FLOOR PLANS

**A.100**



## GENERAL NOTES

1. ARCHITECTURAL 0'-0" = 0'-00.00 CIVIL FFE OF LOBBY.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD (ONE SIDE) OF BUILDING & CORRIDOR WALLS UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENINGS.
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING, UNLESS NOTED OTHERWISE, AND CENTERLINE OF OPENINGS.
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12. ALL WALLS 60A UNLESS NOTED OTHERWISE ON RESIDENTIAL FLOORS.
13. ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND DETAILING.



2  
A.200 WEST ELEVATION  
SCALE: 3/16" = 1'-0"



1  
A.200 SOUTH ELEVATION  
SCALE: 3/16" = 1'-0"

#### GENERAL NOTES

1. ARCHITECTURAL 0'-0" = 000.00 CIVIL FFE OF LOBBY.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD (ONE SIDE) OF DEMISING + CORRIDOR WALLS UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENINGS.
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8. REFER TO A.601 FOR WINDOW ELEVATIONS, WINDOW TAGS REFER TO THESE ELEVATIONS.
9. REFER TO A.601 FOR ROOM FINISH + DOOR SCHEDULES.
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12. ALL WALLS 60A UNLESS NOTED OTHERWISE ON RESIDENTIAL FLOORS.
13. ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND DETAILING.

GROVE PARK ROWHOMES - UNIT TYPE B  
443 E MARENGO RD,  
TIFFIN, IA 52340

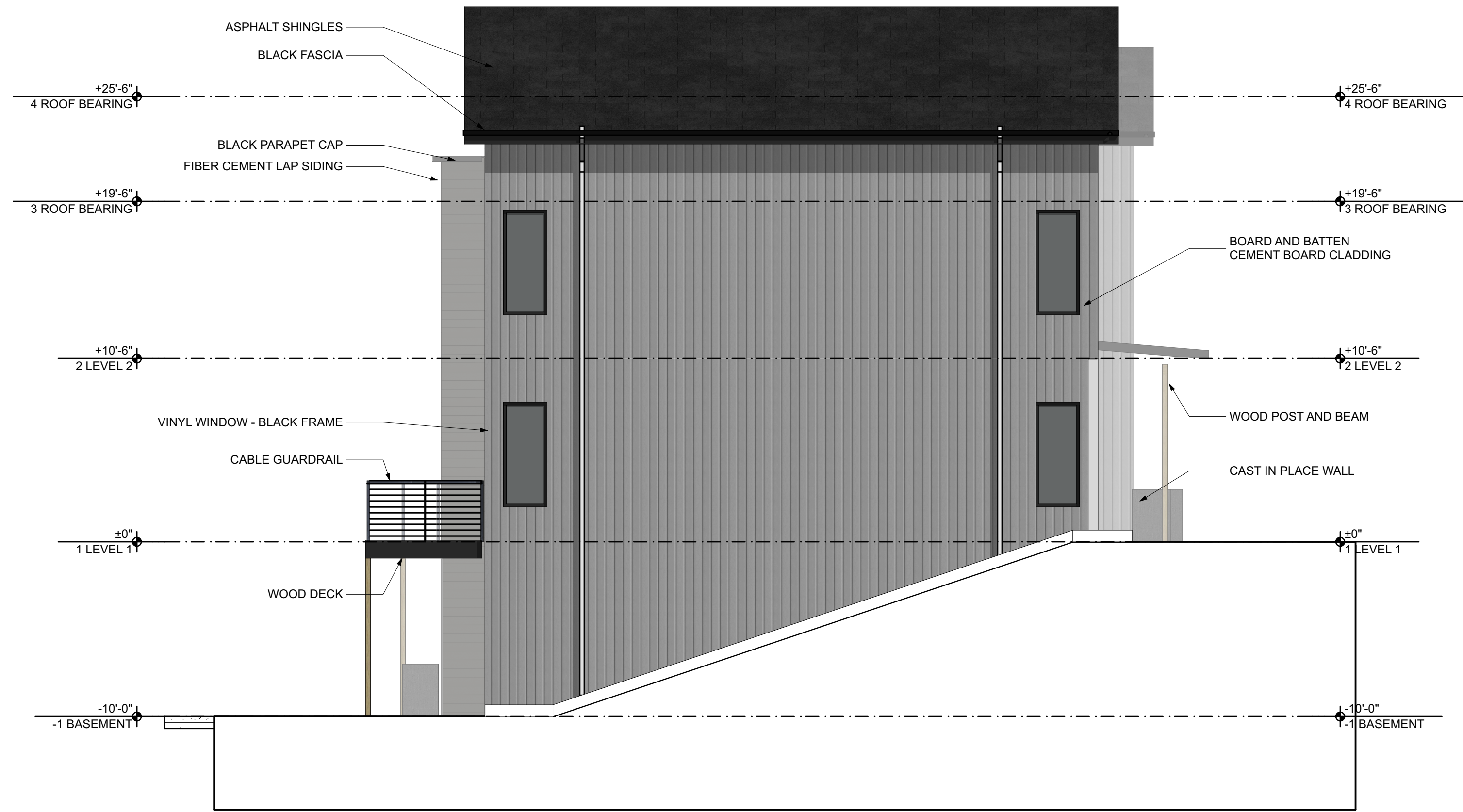
GN17SHOT  
ARCHITECTURE  
305 EAST COURT AVENUE, DES MOINES, IA 50309  
T 515-243-0074

PRELIMINARY - NOT FOR CONSTRUCTION

| REVISION SCHEDULE |             |            |
|-------------------|-------------|------------|
| NO.               | DESCRIPTION | DATE       |
| 2024.07           | SD CHECKSET | 2025.05.28 |

BUILDING  
ELEVATIONS

A.200



2  
A.201  
EAST ELEVATION  
SCALE: 3/16" = 1'-0"



1  
A.201  
NORTH ELEVATION  
SCALE: 3/16" = 1'-0"

#### GENERAL NOTES

1. ARCHITECTURAL 0'-0" = 000.00 CIVIL FFE OF LOBBY.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD (ONE SIDE) OF DEMISING + CORRIDOR WALLS UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENINGS.
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12. ALL WALLS 60A UNLESS NOTED OTHERWISE ON RESIDENTIAL FLOORS.
13. ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND DETAILING.

GROVE PARK ROWHOMES - UNIT TYPE B  
443 E MARENGO RD,  
TIFFIN, IA 52340

GN17SHOT  
ARCHITECTURE  
305 EAST COURT AVENUE, DES MOINES, IA 50309  
T 515-243-0074

PRELIMINARY - NOT FOR CONSTRUCTION

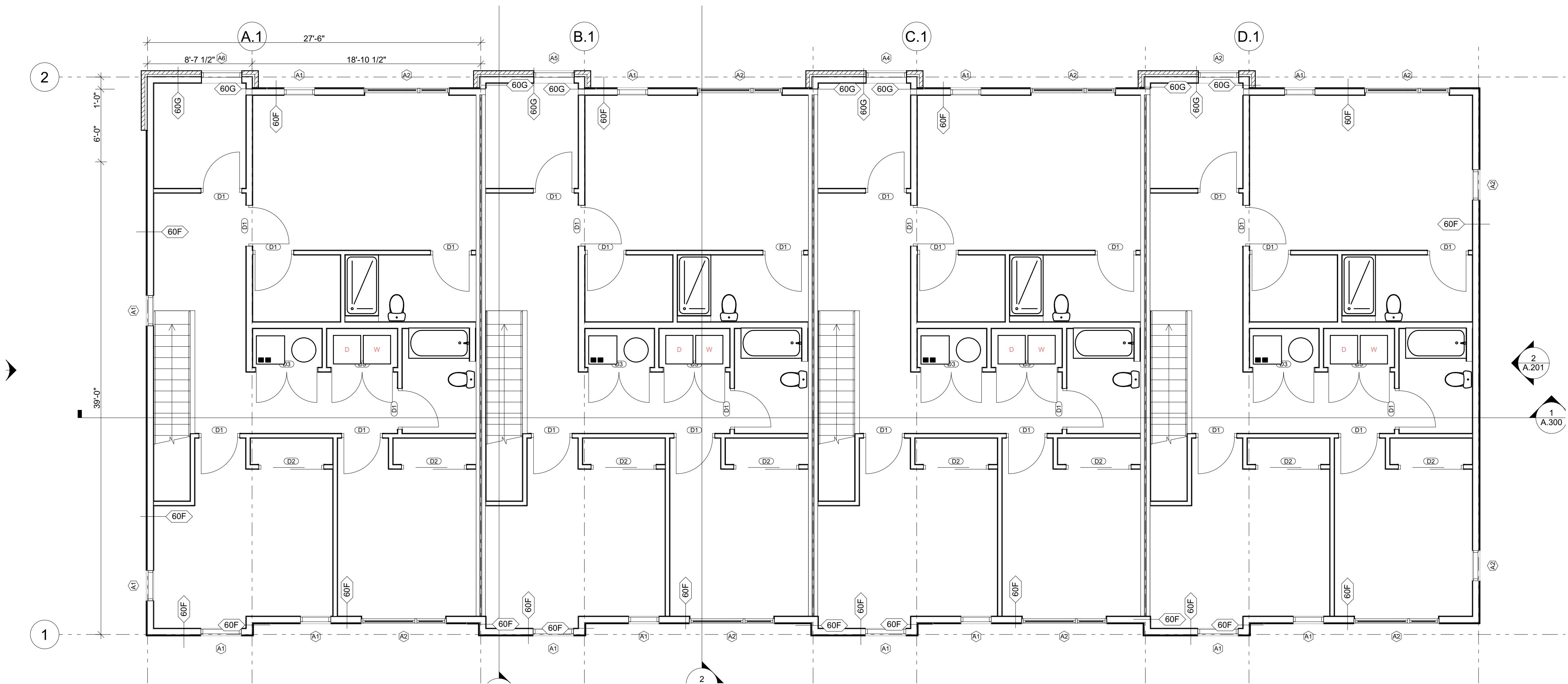
2024.07

SD CHECKSET  
2025.05.28

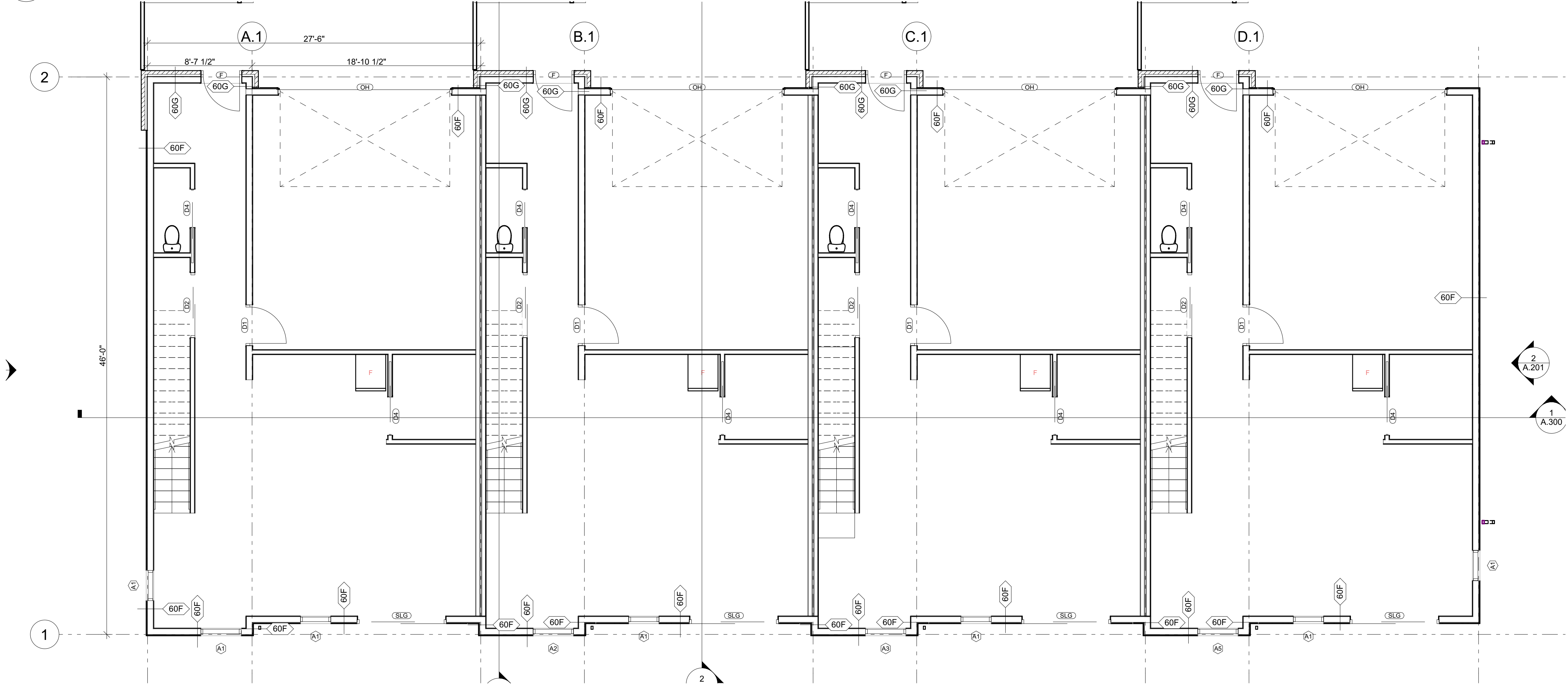
| NO. | REVISION SCHEDULE<br>DESCRIPTION | DATE |
|-----|----------------------------------|------|
|-----|----------------------------------|------|

BUILDING  
ELEVATIONS

A.201



2  
A.100  
LEVEL 2 - FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1  
A.100  
LEVEL 1 - FLOOR PLAN  
SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. ARCHITECTURAL 0'-0" = 000.00 CIVIL FFE OF LOBBY.
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12. ALL WALLS 60A UNLESS NOTED OTHERWISE ON RESIDENTIAL FLOORS.
13. ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND DETAILING.

GROVE PARK ROWHOMES - UNIT TYPE C

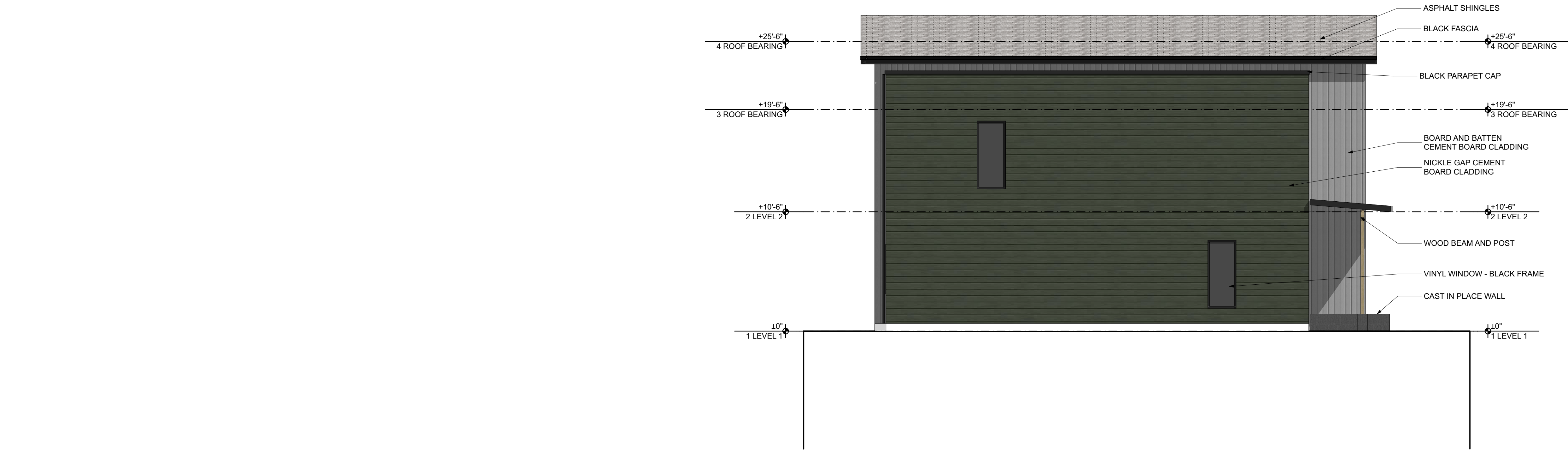
443 E MARENGO RD,  
TIFFIN, IA 52340

PRELIMINARY - NOT FOR CONSTRUCTION

GN17SHOT  
ARCHITECTURE  
305 EAST COURT AVENUE, DES MOINES, IA 50309  
T 515-243-0074

FLOOR PLANS

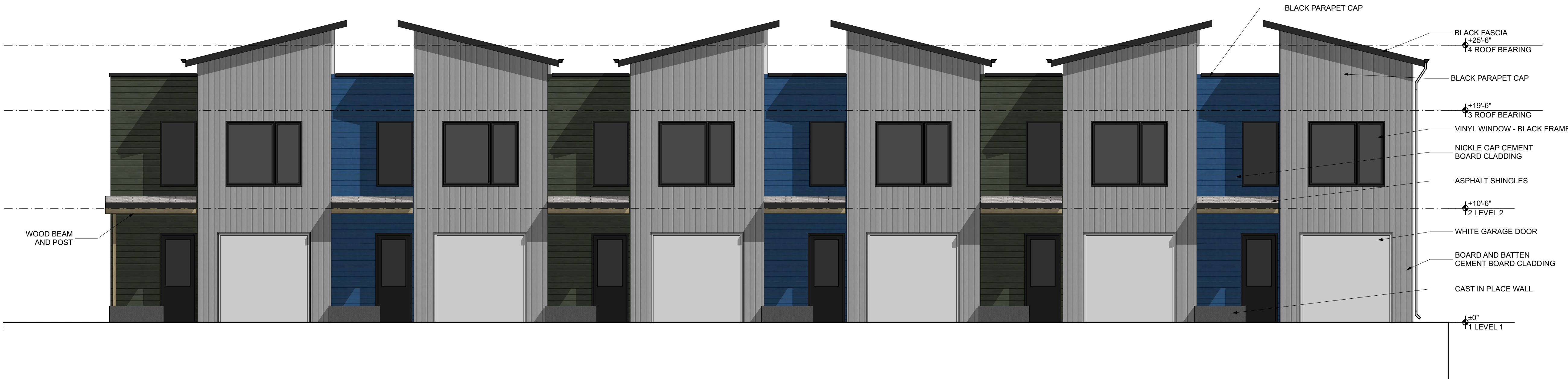
A.100



2  
A.200

## WEST ELEVATION

SCALE: 3/16" = 1'-0"



1  
A.200

## SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

### GENERAL NOTES

1. ARCHITECTURAL 0'-0" = 000.00 CIVIL FFE OF LOBBY.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD (ONE SIDE) OF DEMISING + CORRIDOR WALLS UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENINGS.
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12. ALL WALLS 60A UNLESS NOTED OTHERWISE ON RESIDENTIAL FLOORS.
13. ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND DETAILING.

## GROVE PARK ROWHOMES - UNIT TYPE D

443 E MARENGO RD,  
TIFFIN, IA 52340

PRELIMINARY - NOT FOR CONSTRUCTION

2024.07

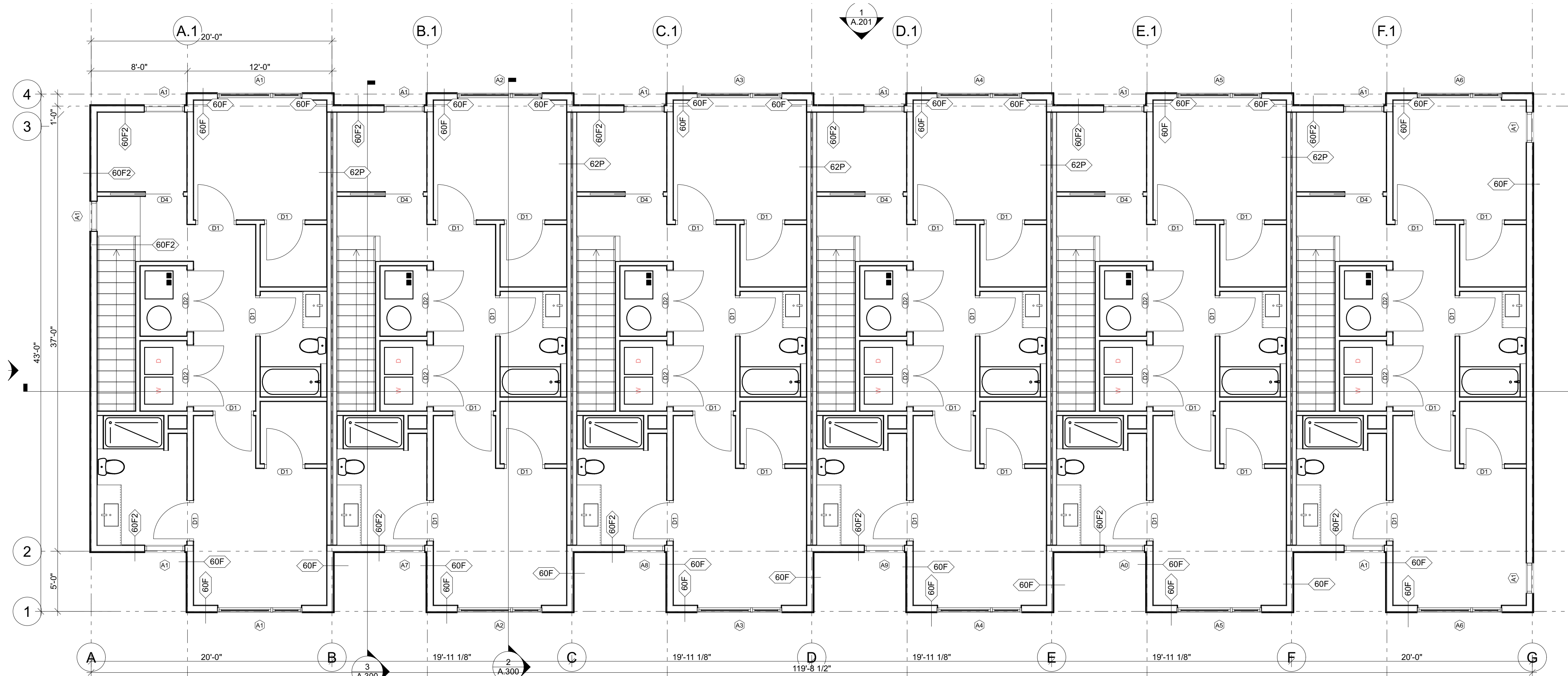
SD CHECKSET  
2025.05.28

| NO. | REVISION SCHEDULE<br>DESCRIPTION | DATE |
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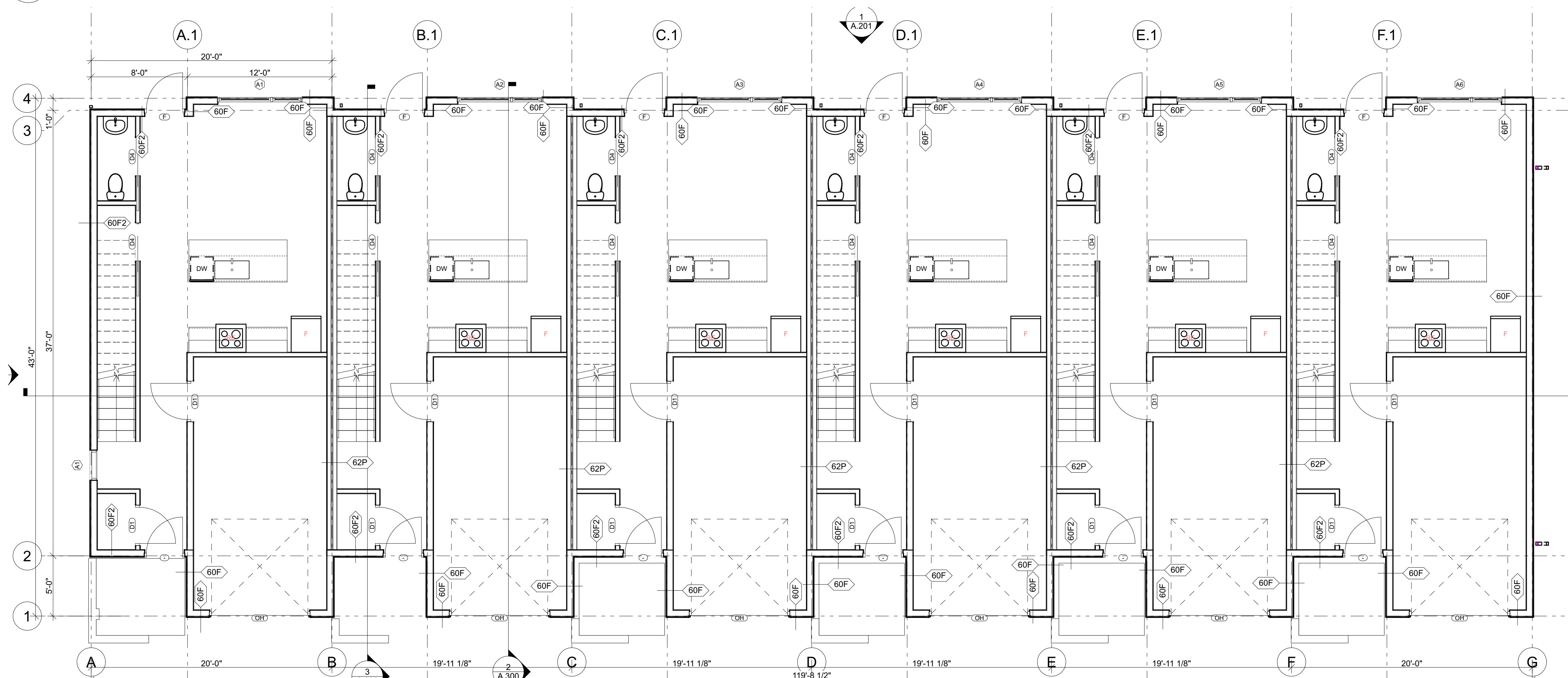
BUILDING  
ELEVATIONS

A.200

GNITSHOT  
ARCHITECTURE  
T 515-243-0074  
305 EAST COURT AVENUE, DES MOINES, IA 50309



2  
A.100  
LEVEL 2 - FLOOR PLAN  
SCALE: 3/16" = 1'-0"



1  
A.100  
LEVEL 1 - FLOOR PLAN  
SCALE: 3/16" = 1'-0"

#### GENERAL NOTES

1. ARCHITECTURAL 0'-0" = 000.00 CIVIL FFE OF LOBBY.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD (ONE SIDE) OF DEMISING + CORRIDOR WALLS UNLESS NOTED OTHERWISE AND CENTERLINE OF OPENINGS.
3. EXTERIOR DIMENSIONS ARE TO EXTERIOR FACE OF SHEATHING, UNLESS NOTED OTHERWISE, AND CENTERLINE OF OPENINGS.
4. ALL GWB WALLS AND CEILINGS TO BE PAINTED 'P1' UNLESS NOTED OTHERWISE.
5. ALL GWB WALLS TO HAVE RUBBER BASE UNLESS NOTED OTHERWISE.
6. KEY SPACES ARE DESCRIBED ON ENLARGED PLAN SHEETS, REFERENCED FROM THE OVERALL FLOOR PLAN.
7. REFER TO A.501 FOR HORIZONTAL AND VERTICAL ASSEMBLY INFORMATION.
8. REFER TO A.601 FOR WINDOW ELEVATIONS, WINDOW TAGS REFER TO THESE ELEVATIONS.
9. REFER TO A.601 FOR ROOM FINISH + DOOR SCHEDULES.
10. ALL EXTERIOR WALLS TO EXTEND TO UNDERSIDE OF SHEATHING ABOVE.
11. ALL CEILING MATERIALS/HEIGHTS ATTACH TO UNDERSIDE OF FLOOR/ROOF STRUCTURE UNLESS NOTED OTHERWISE. CEILING HEIGHTS ARE INDICATED OFF OF ASSOCIATED FLOOR LEVEL.
12. ALL WALLS 60A UNLESS NOTED OTHERWISE ON RESIDENTIAL FLOORS.
13. ALL SITE WORK INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GENERAL REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR COMPLETE SITE SCOPE AND DETAILING.

#### GROVE PARK ROWHOMES - UNIT TYPE D

443 E MARENGO RD,  
TIFFIN, IA 52340

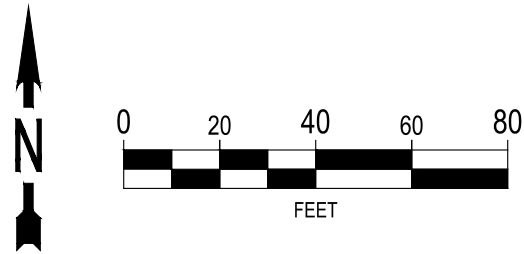
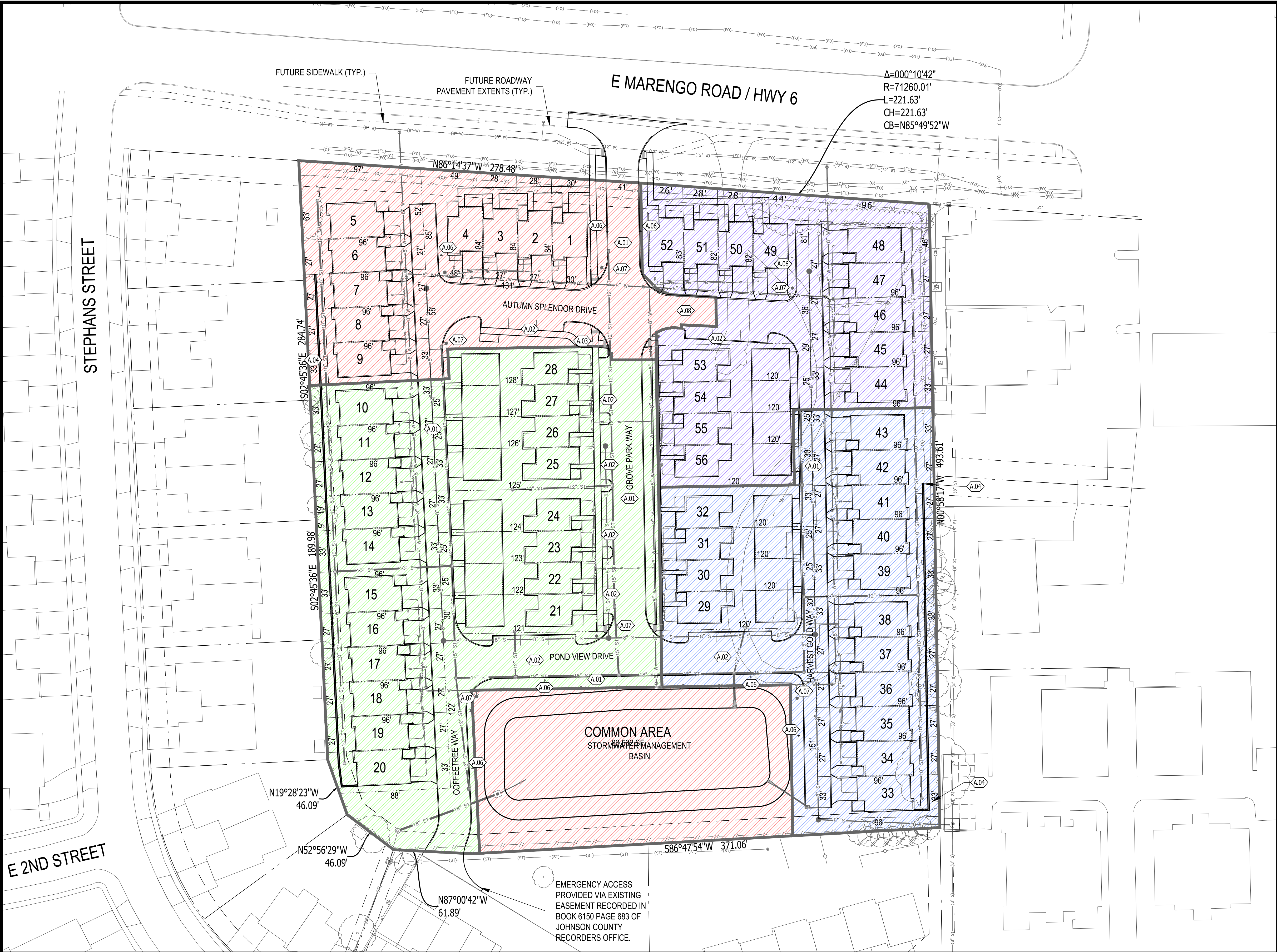
PRELIMINARY - NOT FOR CONSTRUCTION

**GN17SHOT**  
ARCHITECTURE  
305 EAST COURT AVENUE, DES MOINES, IA 50309  
T 515-243-0074

FLOOR PLANS

**A.100**

2:02/24/24 17:00 DRAWINGS/24317 C200.DWG, C200, 10/31/2025 8:47:25 PM  
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KEYNOTES:

- A.01 PCC ROADWAY PAVEMENT (7")
- A.02 PCC PARKING LANE PAVEMENT (5")
- A.03 PCC SIDEWALK
- A.04 RETAINING WALL. REFER TO SHEET C420.
- A.05 RETAINING WALL. REFER TO SHEET C421.
- A.06 "NO PARKING - FIRE LANE" SIGN
- A.07 STREET LIGHT
- A.08 PAVED TURN AROUND MEETING INTERNATIONAL FIRE CODE (IFC) TO BE CONSTRUCTED AS PART OF PHASE I IMPROVEMENTS.

| PHASE   | UNITS                     |
|---------|---------------------------|
| PHASE 1 | STORM WATER BASIN & 1 - 9 |
| PHASE 2 | 10 - 28                   |
| PHASE 3 | 29 - 43                   |
| PHASE 4 | 43 - 56                   |

NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, WORK IN THE RIGHT-OF-WAY PERMIT FROM IOWA DOT. THE DEVELOPER AND CONTRACTOR ACKNOWLEDGE THAT HIGHWAY 6 WILL BE RECONSTRUCTED AT SOME FUTURE TIME. THIS RECONSTRUCTION MAY REQUIRE MODIFICATIONS TO THE ENTRANCE DRIVE PAVEMENT. ADDITIONAL APPROVALS MAY BE REQUIRED BY THE CITY OF TIFFIN FOR DESIGN CHANGES NEEDED TO ACCOMMODATE THIS FUTURE CONSTRUCTION.
- 

|     |                                  |          |
|-----|----------------------------------|----------|
| H   | ADDRESS CITY COMMENTS            | 10-31-25 |
| G   | ADDRESS CITY COMMENTS            | 10-13-25 |
| F   | REVISED SITE PLAN                | 09-29-25 |
| E   | REVISED PHASING & UTILITY LAYOUT | 09-29-25 |
| D.1 | REVISED PARKING CALCULATIONS     | 08-14-25 |
| NO. | REVISION                         | DATE     |



CLIENT  
PACE CONSTRUCTION, LLC  
1321 SUNSET STREET, SUITE 1  
IOWA CITY, IA 52246

PROJECT  
GROVE PARK ROWHOMES

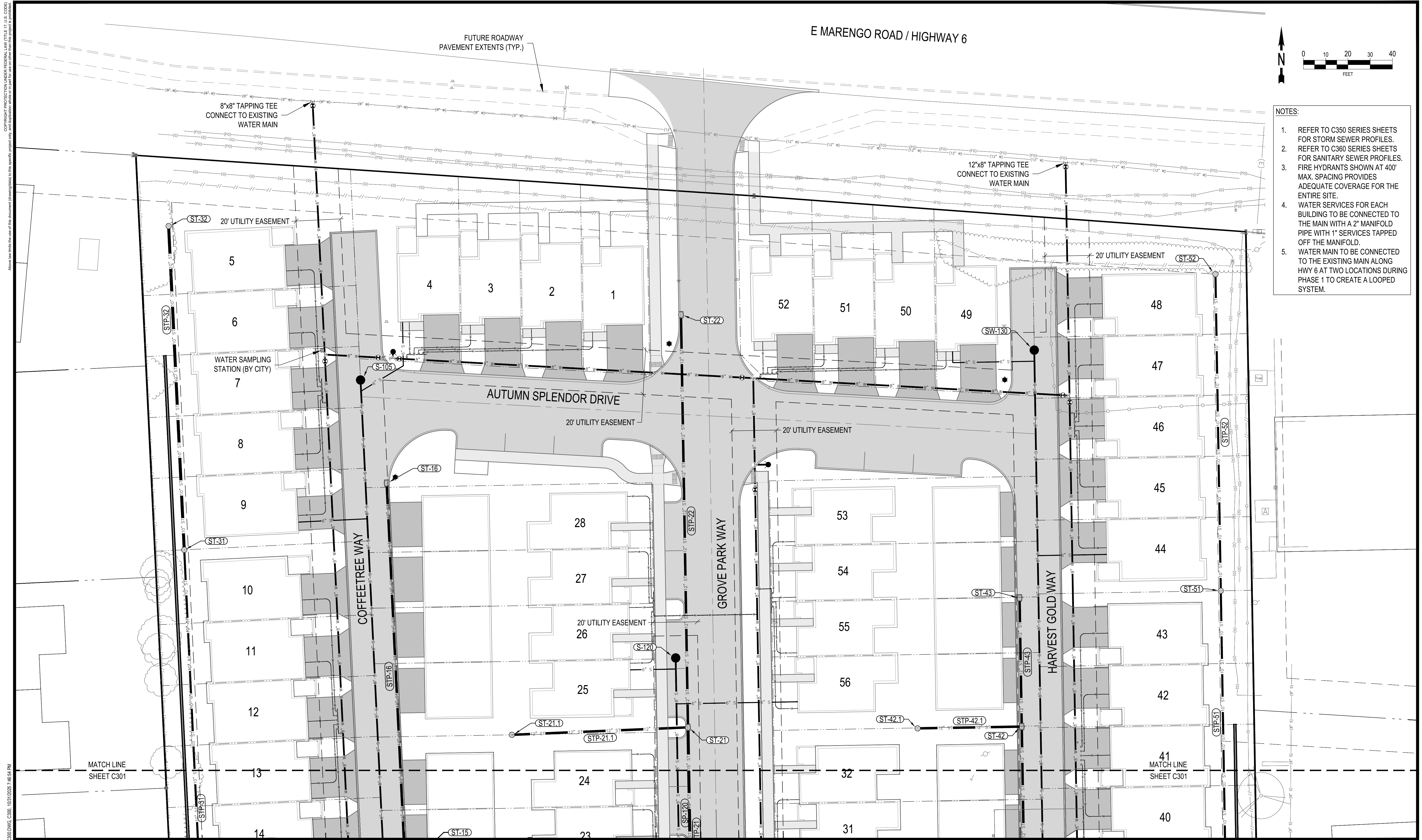
SHEET TITLE  
SITE LAYOUT PLAN

PROJECT NUMBER:  
**24317**  
ISSUED DATE: 10-31-2025  
DRAWN BY: KJB  
CHECK BY: MJW  
APPROVED BY: MJW

SHEET NUMBER  
**C200**



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- NOTES:
1. REFER TO C350 SERIES SHEETS FOR STORM SEWER PROFILES.
  2. REFER TO C360 SERIES SHEETS FOR SANITARY SEWER PROFILES.
  3. FIRE HYDRANTS SHOWN AT 400' MAX. SPACING PROVIDES ADEQUATE COVERAGE FOR THE ENTIRE SITE.
  4. WATER SERVICES FOR EACH BUILDING TO BE CONNECTED TO THE MAIN WITH A 2" MANIFOLD PIPE WITH 1" SERVICES TAPPED OFF THE MANIFOLD.
  5. WATER MAIN TO BE CONNECTED TO THE EXISTING MAIN ALONG HWY 6 AT TWO LOCATIONS DURING PHASE 1 TO CREATE A LOOPED SYSTEM.



|     |                                  |          |
|-----|----------------------------------|----------|
| H   | ADDRESS CITY COMMENTS            | 10-31-25 |
| G   | ADDRESS CITY COMMENTS            | 10-13-25 |
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| E   | REVISED PHASING & UTILITY LAYOUT | 09-29-25 |
| D.1 | REVISED PARKING CALCULATIONS     | 08-14-25 |
| NO. | REVISION                         | DATE     |



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IOWA CITY, IA 52246

PROJECT  
GROVE PARK ROWHOMES

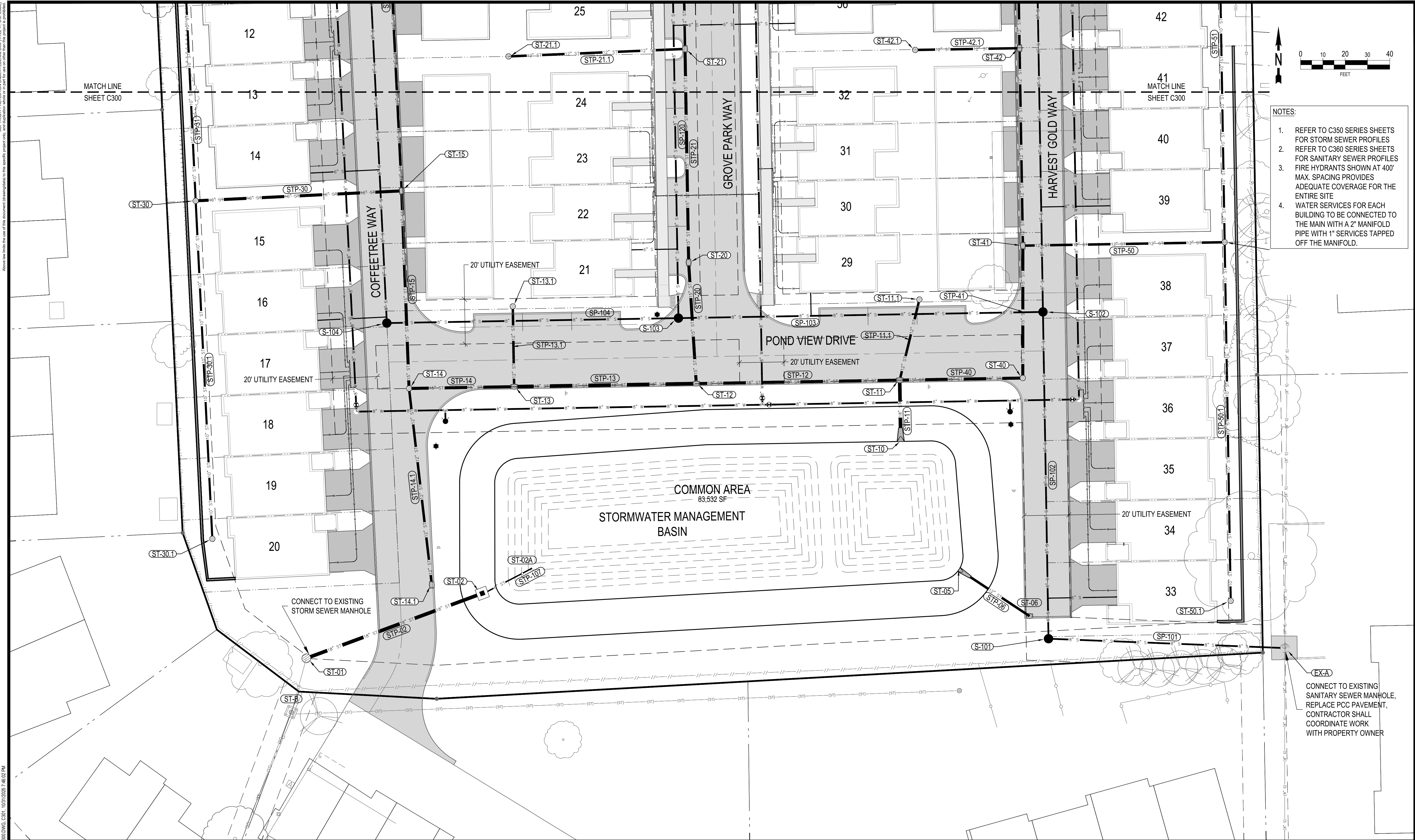
SHEET TITLE  
SITE UTILITIES PLAN  
NORTH

PROJECT NUMBER:  
**24317**  
ISSUED DATE: 10-31-2025  
DRAWN BY: KJB  
CHECK BY: MJW  
APPROVED BY: MJW

SHEET NUMBER  
**C300**



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- NOTES:
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  2. REFER TO C360 SERIES SHEETS FOR SANITARY SEWER PROFILES
  3. FIRE HYDRANTS SHOWN AT 400' MAX. SPACING PROVIDES ADEQUATE COVERAGE FOR THE ENTIRE SITE
  4. WATER SERVICES FOR EACH BUILDING TO BE CONNECTED TO THE MAIN WITH A 2" MANIFOLD PIPE WITH 1" SERVICES TAPPED OFF THE MANIFOLD.

|     |                                  |          |
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| E   | REVISED PHASING & UTILITY LAYOUT | 09-29-25 |
| D.1 | REVISED PARKING CALCULATIONS     | 08-14-25 |
| NO. | REVISION                         | DATE     |



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IOWA CITY, IA 52246

PROJECT  
GROVE PARK ROWHOMES

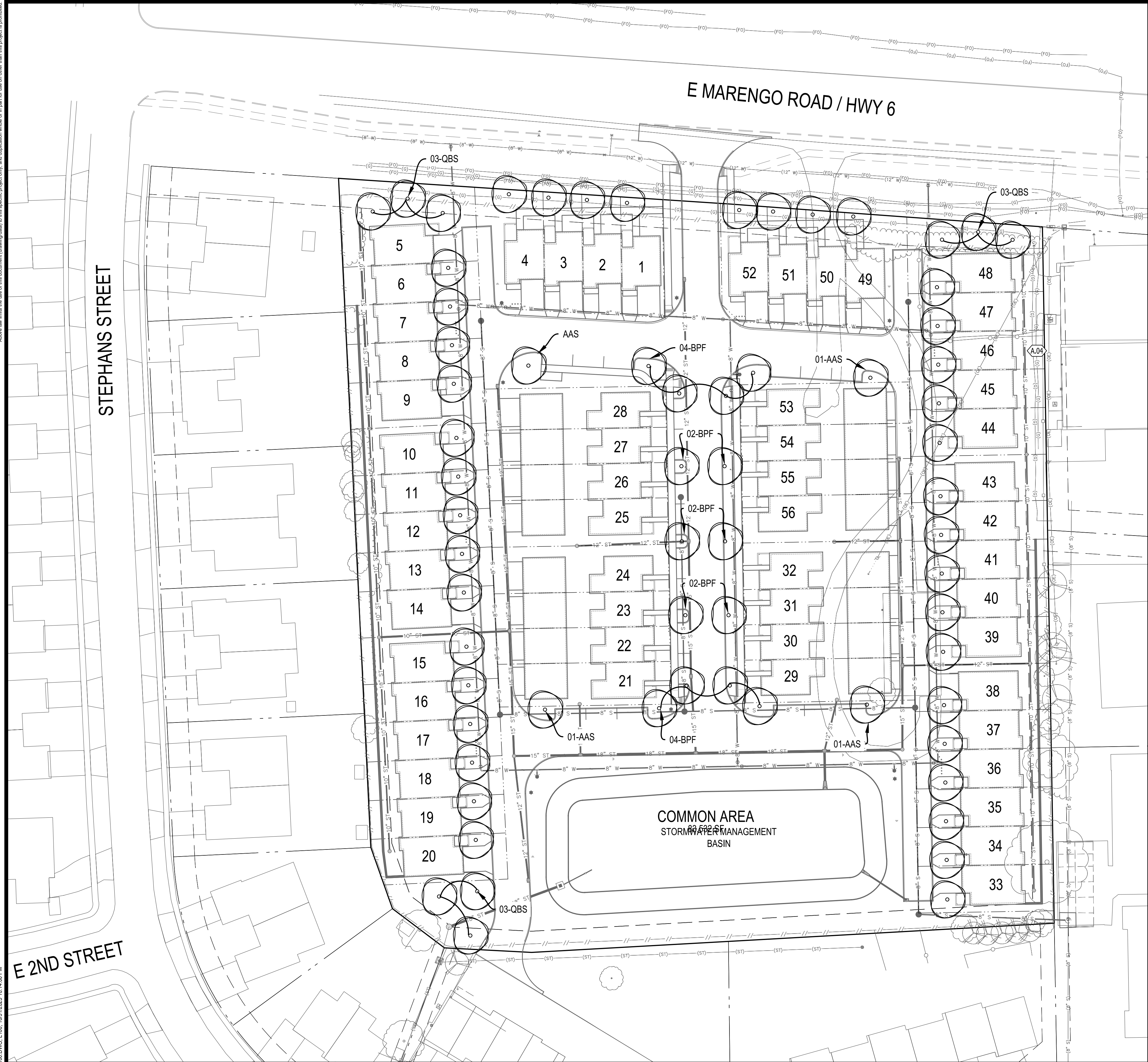
SHEET TITLE  
SITE UTILITIES PLAN  
SOUTH

PROJECT NUMBER:  
**24317**  
ISSUED DATE: 10-31-2025  
DRAWN BY: KJB  
CHECK BY: MJW  
APPROVED BY: MJW

SHEET NUMBER  
**C301**



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NOTES:

- TREES ON THE PLAN THAT HAVE HAVE A QUANTITY AND TYPE SPECIFIED WILL BE PLANTED BY THE DEVELOPER PRIOR TO OCCUPANCY OF THE ADJACENT UNITS.
- TREES WITHOUT A QUANTITY AND TYPE SPECIFIED SHALL BE CHOSEN FROM THE "HOMEOWNER OPTIONS" LIST INCLUDED BELOW.
- EACH UNIT SHALL HAVE A TREE PLANTED IN THE FRONT YARD AS SHOWN. THE TREES SHALL BE SELECTED FROM THE "HOMEOWNER OPTIONS" LIST INCLUDED BELOW. UNITS 21 - 32 AND 53 - 56 ARE EXEMPT FROM THIS REQUIREMENT BECAUSE THE TREES FOR THESE UNITS WILL BE PLANTED IN THE PARKWAY AS SHOWN BY THE DEVELOPER.

SPECIFIED TREES

| ID  | QTY | BOTANICAL / COMMON NAME                                             | ROOT | NOTES                                                              |
|-----|-----|---------------------------------------------------------------------|------|--------------------------------------------------------------------|
| AAS | 4   | Aesculus "Autumn Splendor"<br>AUTUMN SPLENDOR BUCKEYE               | BB   | 30' - 45' H x 30' - 35' W;<br>MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE |
| BPF | 14  | Betula platyphylia "Fargo" DAKOTA PINNACLE<br>DAKOTA PINNACLE BIRCH | BB   | 30' - 40' H x 25' - 35' W;<br>MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE |
| QBS | 9   | Quercus bicolor<br>SWAMP WHITE OAK                                  | BB   | 50' - 75' H x 50' - 60' W;<br>MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE |

HOMEOWNER OPTIONS

| ID  | BOTANICAL / COMMON NAME                                             | ROOT | NOTES                                                              |
|-----|---------------------------------------------------------------------|------|--------------------------------------------------------------------|
| AAS | Aesculus "Autumn Splendor"<br>AUTUMN SPLENDOR BUCKEYE               | BB   | 30' - 45' H x 30' - 35' W;<br>MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE |
| BPF | Betula platyphylia "Fargo" DAKOTA PINNACLE<br>DAKOTA PINNACLE BIRCH | BB   | 30' - 40' H x 25' - 35' W;<br>MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE |
| CBF | Carpinus betulus "Fastigiata"<br>COMMON HORNBEAM                    | BB   | 30' - 40' H x 20' - 30' W;<br>MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE |
| COH | Celtis occidentalis "Prairie Pride"<br>HACKBERRY                    | BB   | 40' - 50' H x 40' - 60' W;<br>MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE |
| GDE | Gymnocladus dioica "Espresso"<br>KENTUCKY COFFEETREE                | BB   | 40' - 50' H x 25' - 35' W;<br>MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE |
| NSB | Nyssa sylvatica<br>BLACK GUM                                        | BB   | 30' - 50' H x 20' - 30' W;<br>MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE |
| QBS | Quercus bicolor<br>SWAMP WHITE OAK                                  | BB   | 50' - 75' H x 50' - 60' W;<br>MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE |
| QRL | Quercus rubra "Long"<br>RED OAK                                     | BB   | 60' - 75' H x 45' - 50' W;<br>MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE |
| QXW | Quercus x w arei "Long" REGAL PRINCE<br>REGAL PRINCE OAK            | BB   | 40' - 60' H x 20' - 25' W;<br>MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE |
| TMH | Tilia mongolica "Harvest Gold"<br>MONGOLIAN LINDEN                  | BB   | 25' - 45' H x 20' - 30' W;<br>MIN 1.5' TRUNK DIA. @ 6' ABOVE GRADE |

|     |                                  |          |
|-----|----------------------------------|----------|
| H   | ADDRESS CITY COMMENTS            | 10-31-25 |
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| D.1 | REVISED PARKING CALCULATIONS     | 08-14-25 |
| NO. | REVISION                         | DATE     |



CLIENT  
PACE CONSTRUCTION, LLC  
1321 SUNSET STREET, SUITE 51  
IOWA CITY, IA 52246

PROJECT  
GROVE PARK ROWHOMES

SHEET TITLE  
LANDSCAPE PLAN

PROJECT NUMBER:

24317

ISSUED DATE: 10-31-2025

DRAWN BY: KJB

CHECK BY: MJW

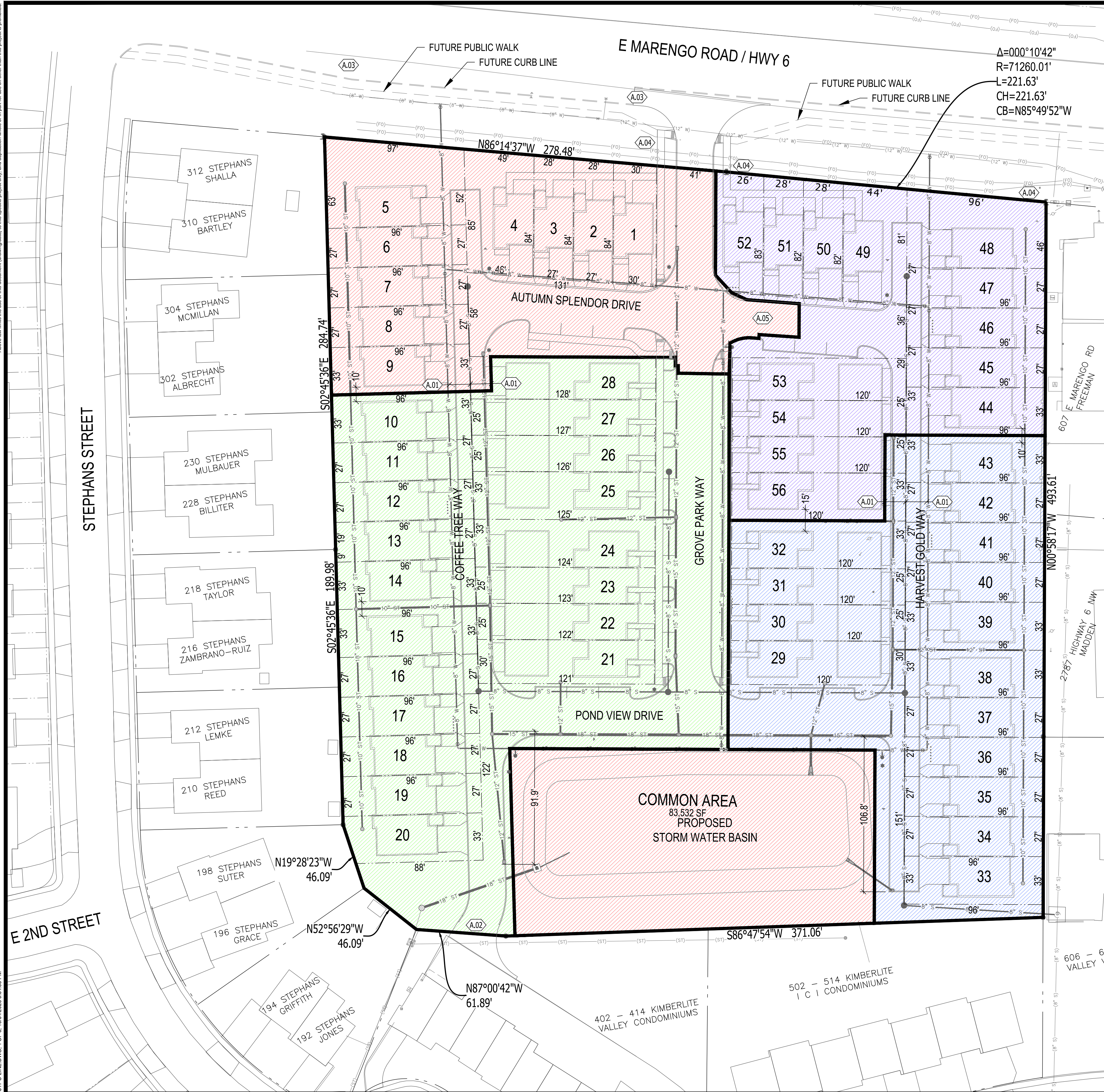
APPROVED BY: MJW

SHEET NUMBER

L100



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### LEGAL DESCRIPTION

LOT 30, TIFFIN EAST, TIFFIN, IOWA ACCORDING TO THE PLAT THEREOF  
RECORDED IN BOOK 34 PAGE 6, PLAT RECORDS OF JOHNSON COUNTY.

### APPLICANT INFORMATION

PROPERTY OWNER  
443 MARENGO LC

DEVELOPER  
PACE CONSTRUCTION, LLC  
1321 SUNSET STREET, SUITE 1  
IOWA CITY, IA 52246

CIVIL ENGINEER  
SHOEMAKER AND HAALAND  
MICHAEL J. WELCH, PE  
160 HOLIDAY ROAD  
CORALVILLE, IA 52241  
319-351-7150

### NOTES

- ALL STREETS ARE PRIVATE AND OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (HOA).
- ALL STORM SEWER STRUCTURES AND PIPING AREA PRIVATE.
- ALL SANITARY SEWER AND WATER MAIN IS PUBLIC AND LOCATED WITHIN UTILITY EASEMENTS.
- ACCESS EASEMENT PROVIDED OVER ALL PRIVATE STREETS FOR CITY MAINTENANCE ACCESS.
- TEMPORARY TURNAROUNDS TO BE PROVIDED AS REQUIRED DURING EACH PHASE TO MEET FIRE MARSHALL'S REQUIREMENTS.
- STORM WATER BASIN TO BE COMPLETED IN PHASE 1.
- REFER TO PAGE 2 FOR TYPICAL STREET SECTION.
- REFER TO PAGE 2 FOR EXISTING AND PROPOSED CONTOURS.
- REFER TO PAGE 3 FOR ACCESS AND UTILITY EASEMENT INFORMATION.

### UNIT AND PARKING INFORMATION

| UNIT             | PHASE 1  |             |     | PHASE 2  |             |     | PHASE 3  |             |     | PHASE 4  |             |     | PROJECT TOTALS |      |             |     | LOT NOS.         |
|------------------|----------|-------------|-----|----------|-------------|-----|----------|-------------|-----|----------|-------------|-----|----------------|------|-------------|-----|------------------|
|                  | UNIT QTY | PARKING GAR | DRV | UNIT QTY | PARKING GAR | DRV | UNIT QTY | PARKING GAR | DRV | UNIT QTY | PARKING GAR | DRV | UNIT QTY       | BEDS | PARKING GAR | DRV |                  |
| TYPE "A" (4-BED) | 0        | 0           | 0   | 8        | 16          | 0   | 4        | 8           | 0   | 4        | 8           | 0   | 16             | 64   | 32          | 0   | 21 - 32, 53 - 56 |
| TYPE "B" (3-BED) | 4        | 8           | 8   | 0        | 0           | 0   | 0        | 0           | 0   | 4        | 8           | 8   | 8              | 24   | 16          | 16  | 1 - 4, 49 - 52   |
| TYPE "C" (3-BED) | 5        | 10          | 10  | 11       | 22          | 22  | 11       | 22          | 22  | 5        | 10          | 10  | 32             | 96   | 64          | 64  | 5 - 20, 33 - 48  |
| GUEST PARKING    | --       | 0           | 3   | --       | 0           | 11  | --       | 0           | 3   | --       | 0           | 3   | --             | --   | 0           | 20  | --               |
| TOTAL            | 9        | 18          | 21  | 19       | 38          | 33  | 15       | 30          | 25  | 13       | 26          | 21  | 56             | 184  | 112         | 100 | --               |

GAR = GARAGE  
DRV = DRIVEWAY / STREET

PROJECT TOTAL  
56 UNITS  
184 BEDS  
212 PARKING SPACES

PARKING REQUIRED  
1 SPACE PER BEDROOM (MIN. 2 PER UNIT) 1 x 184 = 184 SPACES  
1 SPACE PER FOUR UNITS 1/4 x 56 = 14 SPACES  
TOTAL 198 SPACES

### PROPERTY INFORMATION

CURRENT ZONING  
NEIGHBORHOOD COMMERCIAL DISTRICT - C1-B

PROPOSED ZONING  
PLANNED OVERLAY DISTRICT - OPD  
UNDERLYING ZONE - R-5

PROPERTY AREA  
255,097 SF 5.86 AC

OPD PROPERTY INFORMATION  
MINIMUM DIMENSIONS  
LOT AREA 2,200 SF  
LOT WIDTH 27 FEET  
LOT DEPTH 80 FEET  
DRIVEWAY LENGTH (TO BACK OF CURB) 20 FEET  
SIDEYARD 10 FEET  
BUILDING SETBACK - PRINCIPAL USE 10 FEET  
BUILDING SETBACK - ACCESSORY USE 5 FEET  
REAR SETBACK 15 FEET

ALL PROPOSED STREETS ARE PRIVATE AND LOCATED IN A COMMON SHARED LOT.  
THE ALLEYS ARE LOCATED IN A SHARED ACCESS EASEMENT.

REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION, INCLUDING EXISTING AND PROPOSED TOPOGRAPHY.

### KEYNOTES:

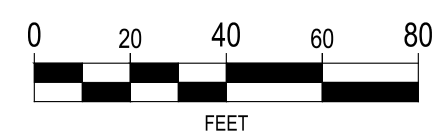
- A.01 14.5' ACCESS EASEMENT
- A.02 EMERGENCY ACCESS VIA EASEMENT (BOOK 6150, PAGE 683)
- A.03 RIGHT-TURN LANE AND PUBLIC SIDEWALK TO BE CONSTRUCTED AS PART OF HWY 6 IMPROVEMENTS.
- A.04 DEVELOPER TO CONSTRUCT SIDEWALK AND DRIVEWAY CROSSING, INCLUDING CURB RAMPS, WITH THIS DEVELOPMENT
- A.05 PAVED TURN AROUND MEETING INTERNATIONAL FIRE CODE (IFC) TO BE CONSTRUCTED AS PART OF PHASE I IMPROVEMENTS.

### CITY APPROVAL:

APPROVED BY THE CITY OF TIFFIN, IOWA.

CITY CLERK

DATE



|     |                                  |          |
|-----|----------------------------------|----------|
| H   | ADDRESS CITY COMMENTS            | 10-31-25 |
| G   | ADDRESS CITY COMMENTS            | 10-13-25 |
| F   | REVISED SITE PLAN                | 09-29-25 |
| E   | REVISED PHASING & UTILITY LAYOUT | 09-29-25 |
| D.1 | REVISED PARKING CALCULATIONS     | 08-14-25 |
| NO. | REVISION                         | DATE     |



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PACE CONSTRUCTION, LLC  
1321 SUNSET STREET, SUITE 1  
IOWA CITY, IA 52246

PROJECT  
GROVE PARK ROWHOMES

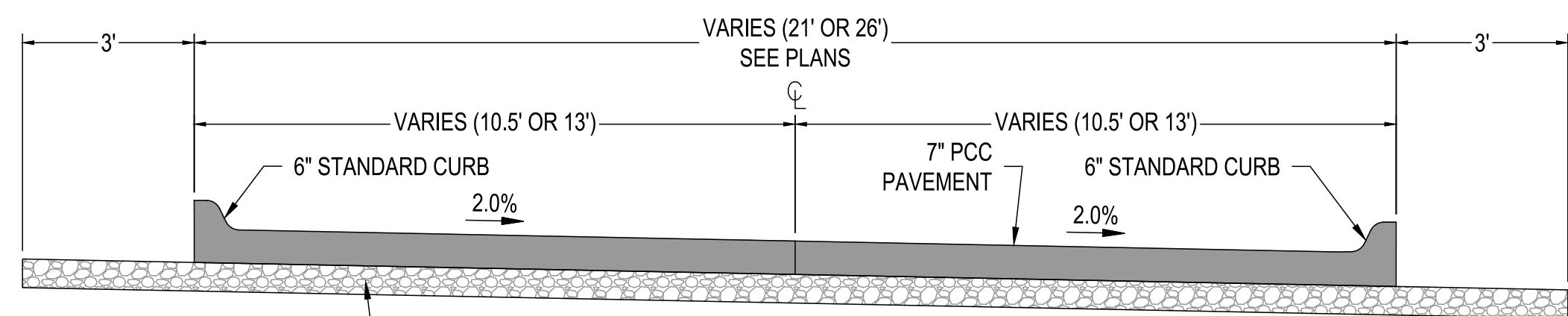
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PRELIMINARY PLAT

PROJECT NUMBER:  
24317  
ISSUED DATE: 10-31-2025  
DRAWN BY: KJB  
CHECK BY: MJW  
APPROVED BY: MJW

SHEET NUMBER  
1 of 3



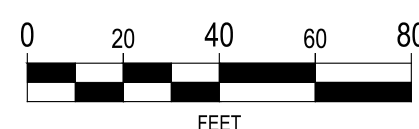
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### ROAD TYPICAL SECTION

NOT TO SCALE  
CROSS-SLOPE DIRECTION PER PLANS

4  
2 of 3



|     |                                  |          |
|-----|----------------------------------|----------|
| H   | ADDRESS CITY COMMENTS            | 10-31-25 |
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1321 SUNSET STREET, SUITE 1  
IOWA CITY, IA 52246

PROJECT  
GROVE PARK ROWHOMES

SHEET TITLE  
PRELIMINARY PLAT

PROJECT NUMBER:  
**24317**  
ISSUED DATE: 10-31-2025  
DRAWN BY: KJB  
CHECK BY: MJW  
APPROVED BY: MJW

SHEET NUMBER  
**2 of 3**

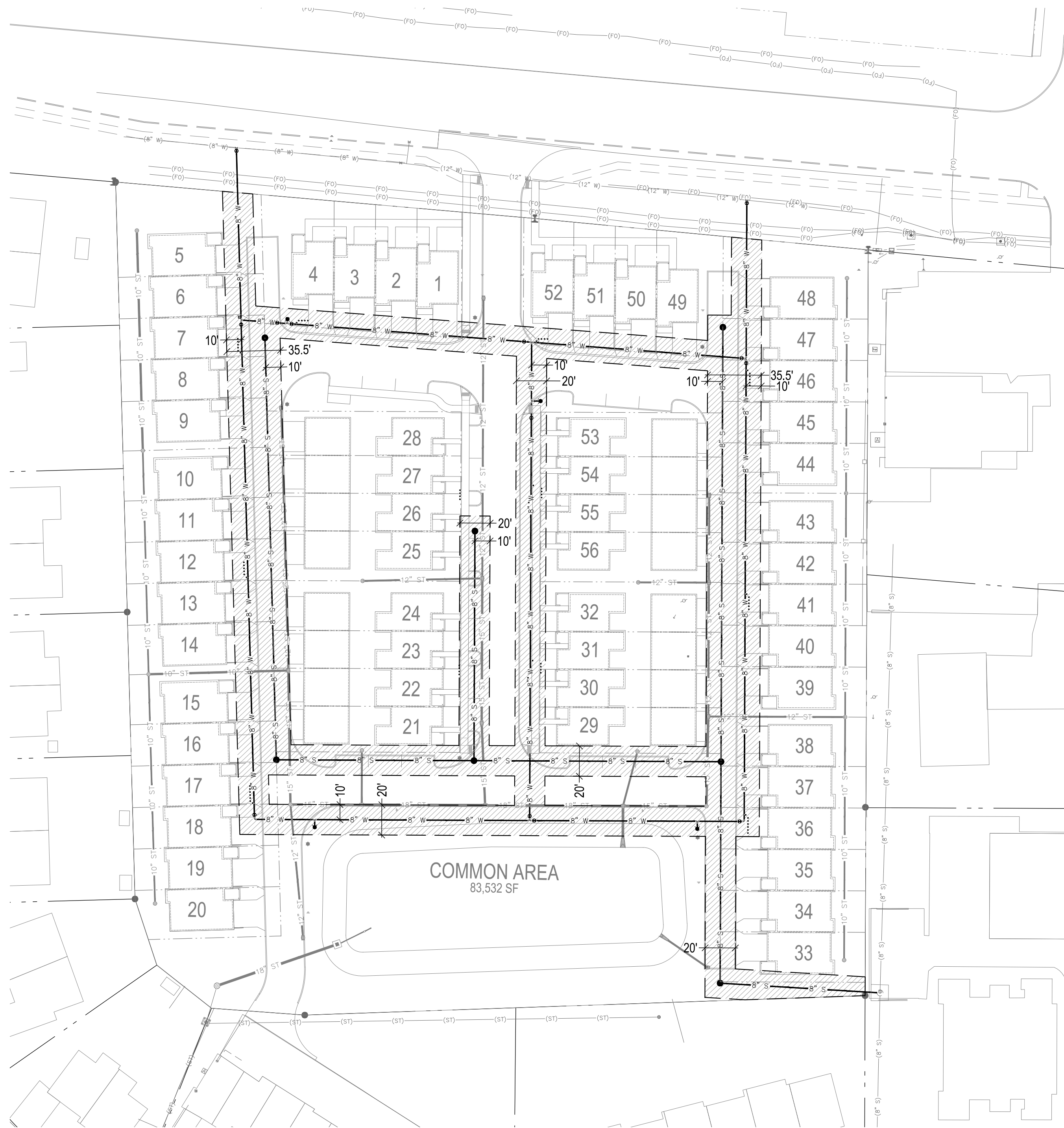


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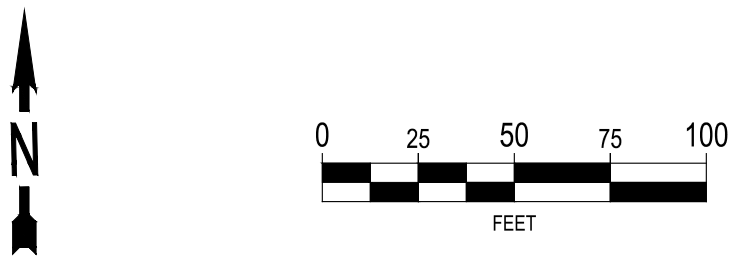
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PUBLIC ACCESS EASEMENT



PUBLIC UTILITY EASEMENT



|     |                                  |          |
|-----|----------------------------------|----------|
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| G   | ADDRESS CITY COMMENTS            | 10-13-25 |
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| D.1 | REVISED PARKING CALCULATIONS     | 08-14-25 |
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1321 SUNSET STREET, SUITE 1  
IOWA CITY, IA 52246

PROJECT  
GROVE PARK ROWHOMES

SHEET TITLE  
PRELIMINARY PLAT

PROJECT NUMBER:  
**24317**  
ISSUED DATE: 10-31-2025  
DRAWN BY: KJB  
CHECK BY: MJW  
APPROVED BY: MJW

SHEET NUMBER  
**3 of 3**



# Development Narrative

## Grove Park Rowhomes Planned Development Overlay District

### GENERAL PROJECT DESCRIPTION

This property is currently zoned C-1B (Neighborhood Business District). The proposed development will be using a base-zone of R-4 (Multi-Family 4-Plex) and will include twelve (12) attached, single-family buildings with four (4) to six (6) units per building. All units will have two (2) means of egress. The type “A” units have detached garages with access to the garage from an alley. The Type “B” and “C” units have front-loaded attached garages.

The Grove Park Planned Development Overlay District is being requested, within the underlying R-4 zoning district to 56 dwelling units (184 bedrooms), private streets, open space with a pond,

### COMPLIANCE WITH THE PURPOSE OF THE OPD DISTRICT

This proposed development complies with the purpose of the Planned Development Overlay District by incorporating single-family units with a variety of unit types. The two-story, single-family units are compatible with the existing residential uses to the west and south.

### DEVIATION FROM DEVELOPMENT STANDARDS

#### Lot Dimension Standards

##### Lot Frontage Width

|                         |                  |
|-------------------------|------------------|
| R-4 district =          | 80 feet          |
| OPD District proposed = | 27 feet per unit |

##### Lot Depth

|                         |          |
|-------------------------|----------|
| R-4 District =          | 100 feet |
| OPD District proposed = | 80 feet  |

##### Lot Area

|                         |                   |
|-------------------------|-------------------|
| R-4 District =          | 16,000 SF         |
| OPD District proposed = | 2,200 SF per unit |

##### Front Yard Depth, Principal Use

|                         |         |
|-------------------------|---------|
| R-4 District =          | 20 feet |
| OPD District proposed = | 10 feet |

|                         |         |
|-------------------------|---------|
| Side Yard, Two Story    |         |
| R-4 District =          | 12 feet |
| OPD District proposed = | 10 feet |
| Rear Yard Depth         |         |
| R-4 District =          | 30 feet |
| OPD District proposed = | 15 feet |

The “per unit” lot frontage and lot area values allow for rowhouse / townhome units to be built but sold as individual lots. This arrangement allows homebuyers to obtain more favorable financing which would otherwise not be available if they were structured as a condominium.

The above deviations from the base zone are to allow for rowhouse / townhome style development on this transitional property between the duplexes to the west, commercial lots to the east, and townhomes and condominiums to the south. The net density is approximately 11 units/acre which is a significant reduction from the previously approved PAD for this property.

## Open Space

The requirements for 5% open space results in approximately 0.29 acres of open space. The developer proposes constructing a public walk within the Highway 6 right-of-way along the entire frontage of the property (500 feet). The streets and walks within the development will be connected to this public walk, creating a safe and efficient route for the residents of the development to access Jim Bartels City Park. The west boundary of the park is located approximately 300 feet east of the development property. The walking time from the center of the ball diamonds at the park to the center of the development is approximately 5 minutes (1,200 feet).

## PHASING PLAN

The project will be completed in four phases. The first phase will consist of two buildings containing a total of nine units. The first phase will include the construction of the sanitary sewer from the southeast corner of the site to Phase 1 in the northwest corner. It will also include the construction of the storm water basin. This will ensure that the first phase and all subsequent phases meet the storm water requirements of the site.

Phase 2 will continue to the south of Phase 1 with the extension of the west alley and the Central Drive. This phase will add four additional principal buildings containing 19 units. This phase provides a looped street network and completes a looped water main. Emergency access is also provided at the southwest corner of the site to provide for two means of access.

Phase 3 fills in the southeast corner of the site with the addition of three principal buildings containing fifteen units. This phase adds the east alley. Temporary emergency turn arounds will be constructed where the alley length exceeds 150 feet.

Phase 4 completes the development by adding the last three principal buildings and 13 units. Upon its completion, the water main will be a true looped system with two connections to the main located along Highway 6. Further, the streets will be connected with no dead ends longer than 150 feet.

## DESCRIPTION OF DESIGN THEMES AND STANDARDS

The design theme of the single-family rowhomes utilizes an urban feel and residential scale that creates a natural transition from the commercial properties to the east to the residential properties to the west. The north units are designed to front on Highway 6 which is appropriate for an urban highway.

## RESTRICTIVE AND PROTECTIVE COVENANTS

Being a planned development the developer will oversee all infrastructure and building construction within the proposed district eliminating the need for covenants.

## LEGAL DESCRIPTION AND LOCAL ADDRESS

Legal Description: The 5.86 acres described is that of Lot 30, Tiffin East as recorded on the final plat.

Addresses will be Grove Park Drive designations with each building having an address number and each unit within the buildings having an additional number or letter designation. The developer will work with the city and emergency services to properly designate all addresses within the proposed district.

# GROVE PARK ROWHOMES

## LOT 30, TIFFIN EAST

### SITE DISTRICT

#### Grove Park Rowhomes, Lot 30, Tiffin East Site District

##### **.01 INTENT AND DESCRIPTION OF DISTRICT**

This district intends to establish a Single-Family district providing fifty-six (56), attached units in the form of 4-plex, five-plex, and six-plex buildings with attached and detached garages.

#### Grove Park Rowhomes, Lot 30, Tiffin East Site District

##### **.02 PRINCIPAL USES AND STRUCTURES PERMITTED**

- A.** Attached Single-Family Dwellings (6-units maximum)

#### Grove Park Rowhomes, Lot 30, Tiffin East Site District

##### **.03 ACCESSORY USES AND STRUCTURES PERMITTED**

The following uses and structures, accessory to a principal permitted use or a special exception use, are permitted subject to the provisions of Section 9.05 of the Tiffin Zoning Ordinance

- A.** Outdoor patios or decks associated with individual units
- B.** Accessory uses or structures according to Section 9.05 of the Tiffin Zoning Ordinance
- C.** Temporary uses or structures used in conjunction with construction work, provided, such buildings comply with provisions of Section 9.21 of the Tiffin Zoning Ordinance.

#### Grove Park Rowhomes, Lot 30, Tiffin East Site District

##### **.04 SPECIAL EXCEPTION USES**

Special exceptions, as listed in Table C of the Commercial Districts Business, Office, Specialized section of the Tiffin Zoning Ordinance, may be allowed subject to the issuance of special use permits in accordance with the provisions of section 11.07 of the Tiffin Zoning Ordinance

#### Grove Park Rowhomes, Lot 30, Tiffin East Site District

##### **.05 AREA REQUIREMENTS**

- A.** Minimum Lot Size Requirements:
  - 1. Frontage: 27 feet per unit
  - 2. Depth: 80 feet
  - 3. Area: 2,200 square feet per unit

- B. Minimum Yard Requirements:**
  - 1. Front Yard Setback: 10 feet
  - 2. Side Yard Setback: 5 feet
  - 3. Rear Yard Setback: 15 feet
- C. Maximum Building Height:** 2-1/2 stories or 38 feet

**Grove Park, Lot 30, Tiffin East Site District**

**.06 SIGN REGULATIONS**

Signs are permitted according to the provisions of Section 6 of the Tiffin Zoning Ordinance

**Grove Park, Lot 30, Tiffin East Site District**

**.07 PARKING REGULATIONS**

Parking requirements shall be provided according to the provisions of Section 7 of the Tiffin Zoning Ordinance unless further specified below.

**A. Single-Family Residential**

- 1. **Dwellings:** One space per bedroom (minimum two (2) per unit) plus one (1) additional parking space per four (4) units

**Grove Park, Lot 30, Tiffin East Site District**

**.08 LIGHTING REGULATIONS**

Exterior lighting is regulated according to the provisions of Section 8 of the Tiffin Zoning Ordinance unless further specified below.

**A. All exterior lighting shall comply with the following:**

- 1. Height and Glare Control
  - i. Light fixtures must be mounted no higher than fifteen feet (15") above grade.
  - ii. All bulbs that exceed two thousand (2,000) lumens must be fully shielded as installed.
  - iii. Bulbs used for flood lights must not exceed two thousand (2,000) lumens.
- 2. Light Trespass Standards
  - i. Any floodlights that are visible from any neighboring residential property must be aimed downward at an angle no higher than forty five (45) degrees from vertical.
  - ii. Light fixtures used to illuminate flags, statues, or objects mounted on a pole or pedestal must have a narrow cone of light that does not extend beyond the illuminated object.
  - iii. Bulbs must be shielded from view of abutting properties and the street.

**Grove Park, Lot 30, Tiffin East Site District**

**.09 LANDSCAPE REGULATIONS**

The landscaping plan shall follow approved landscaping plans.

**Grove Park, Lot 30, Tiffin East Site District**

**.10 SCREENING AND BUFFERING REGULATIONS**

Screening and Buffering shall follow approved screening and buffering plans.

**Grove Park, Lot 30, Tiffin East Site District**

**.11 SITE PLAN REGULATIONS**

Site plan shall follow approved site plan.

**Grove Park, Lot 30, Tiffin East Site District**

**.12 SPECIAL REGULATIONS**

- A.** Each residential unit may be owned by third parties other than the developer after Certificate of Occupancy has been issued.
- B.** Storage of commercial vehicles, including, but not limited to the “party bus”, shall not be permitted upon issuance of a Certificate of Occupancy for the first unit constructed.
- C.** The existing building on the property may remain and be used for construction purposes related to the development of the property.
- D.** The existing granular-surfaced parking area at the northeast corner of the property is for the benefit of the property located at 607 E Marengo Road, Tiffin, IA 52340. This area may remain in use until the commencement of construction for Phase 4. Access to said area shall only be permitted from 607 E Marengo Road.
- E.** There may be additional guidelines covered in the covenants provided by the Developer subject to review and approval