

ORDINANCE NO. 1072 (2025/2026)

AN ORDINANCE AMENDING CHAPTER 165 OF THE NEVADA MUNICIPAL CODE (LAND DEVELOPMENT – ZONING REGULATIONS) TO PROHIBIT STORAGE USES ON THE FIRST FLOOR OF MULTI-STORY BUILDINGS IN THE DOWNTOWN CORRIDOR DISTRICT

BE IT ENACTED by the City Council of the City of Nevada, Iowa, as follows:

SECTION 1. SECTION ADDED. The Codes of Ordinances of the City of Nevada is amended by adding a new section to Chapter 165 (Land Development – Zoning Regulations); Section 165.16(4) titled Storage Use Restrictions in the DC District, is hereby adopted to read as follows:

165.16 Supplemental Use Regulations: Storage Use Restrictions in the DC District.

- A. In the Downtown Corridor (DC) District, the use of the first floor of any building with more than one story for storage purposes is prohibited, except where such storage is clearly incidental and accessory to a permitted principal use on the same floor.
- B. This restriction shall not apply to buildings that are one story in height.
- C. For the purposes of this section, “storage” shall mean the use of space for the keeping of goods, materials, equipment, or personal property not intended for immediate sale, display, or active use.

SECTION 2. REPEALER. All ordinances and resolutions or parts thereof, in conflict herewith are hereby repealed.

SECTION 3. SEVERABILITY. 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 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed and approved 1st Reading on this 10th day of November, 2025.

Passed and approved 2nd Reading on this 24th day of November, 2025.

Passed and approved 3rd and final Reading on this 8th day of December, 2025.

Ryan Condon, Mayor

Kerin Wright, City Clerk

1st Reading – November 10, 2025

Motion by Council Member Dane Nealson, seconded by Council Member Sandy Ehrig, to adopt the first reading of Ordinance No. 1072 (2025/2026).

AYES: Nealson, Ehrig, Corbin, Sampson, Skaggs

NAYS: Spence

ABSENT: None

2nd Reading – November 24, 2025

Motion by Council Member Dane Nealson, seconded by Council Member Steve Skaggs, to approve the second reading of Ordinance No. 1072 (2025/2026).

AYES: Nealson, Skaggs, Ehrig, Corbin, Sampson

NAYS: None

ABSENT: Spence

3rd Reading – December 8, 2025

Motion by Council Member __, seconded by Council Member __, to approve the third and final reading of Ordinance No. 1072 (2025/2026).

AYES: —

NAYS: —

ABSENT: —

The Mayor declared Ordinance No. 1072 (2025/2026) adopted.

I hereby certify that the foregoing is a true copy of a record of the adoption of Ordinance No. 1072 (2025/2026) at the regular Council Meeting of the City of Nevada, Iowa, held on the 8th day of December, 2025.

Kerin Wright, City Clerk