City of Muscatine
Planning & Zoning Commission

AGENDA

Monday, November 17, 2025 – 5:30 p.m.

City Council Chamber, City Hall, 215 Sycamore St, Muscatine, Iowa

1. **Roll Call**

2. **Mission Statement**

   "The Planning and Zoning Commission is a seven-member group of residents of the City who are appointed by the Mayor and City Council. We serve as non-professionals and without compensation. Our purpose is to advise the City Council on managing the growth of the City. This involves reviewing subdivisions, rezoning requests, the use of public property, and reports related to land use policy and long-range planning. Recognizing that our decisions will not satisfy everyone, we attempt to base our decisions on what is best for the long-term interest of the City. We ask your input, pro or con, on issues before us in order that we formulate the best decisions possible. Please take this opportunity to share your thoughts and concerns with us. Our recommendations are not taken lightly by the City Council, but the City Council, your elected representatives, make the final decisions on all issues."

3. **Minutes**

   Approval of minutes from the October 20, 2025 meeting

4. **Zoning Ordinance**

   Muscatine, like most Iowa communities, has historically relied on single-family zoning that overwhelmingly restricts residential land use to site-built single-family homes. However, the State Legislature has determined that this restrictive approach creates a barrier to building needed housing options in Iowa. Consequently, the state has passed recent laws that limit how restrictive cities and counties can be with single-family zoning, particularly concerning: accessory dwelling units, group homes, and manufactured homes. This presentation will detail what the State Code now mandates be allowed in single-family zones for these three housing types and the amendments to the necessary to City Code to bring it into compliance with state law.

5. **Adjournment**

MINUTES
October 20, 2025 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Sharon Froelich, Jodi Hansen, Kent Jurgersen, Andrew Anderson, Kayla Bendorf and Mark Fortenbacher

Unexcused:

Excused: Mark Seaman

Staff: Andrew Fangman, Senior City Planner, Community Development
April Limburg, City Planner, Community Development

Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and read the mission statement.

Minutes:
Andrew Anderson motioned to approve the August 12, 2025 minutes; seconded by Kent Jurgersen. All ayes, motion carried.

Comprehensive Plan. Andrew Fangman gave a presentation on the new City of Muscatine Comprehensive Plan. This plan is the product of over a year of dedicated work, extensive analysis, and, most importantly, robust public engagement designed to capture the true aspirations of Muscatine's residents. It updates the 2013 plan to reflect the community's recent growth and change, providing the essential legal basis for our land use decisions and establishing a compelling vision for the next 15 to 20 years. Crafted by RDG Planning and Design in conjunction with City staff and a Steering Committee, this draft is built around four central, guiding themes-Make it Ambitious, Make it Home, Make it Connected, and Make it Adventurous-that will steer policy recommendations across key areas like Land Use & Design, Mobility, Housing & Neighborhoods, Parks & Trails, and Public Facilities. Following this discussion, the Commission will be asked to take action-either at this meeting or a future one, depending on their readiness-to vote and recommend approval of the new Comprehensive Plan by the City Council. The Commission discussed a land use map regarding the area labeled commercial property between the bypass and 200th St. The discussion was about growth in the area as well as the cost of being the infrastructure over from Mulberry. With the possibility of a subdivision being established in the area as well as businesses, the Commission felt the area would be more suited for a mixed used to encompass with residential and commercial. There was also discussion about future development in the location where the dome was placed.
Andrew made a motion to recommended the comprehensive plan with the change the land use map containing the bypass and 200th St to be a mixed use instead of commercial; seconded by Sharon. All ayes, motion carried.

Action to set 5:30 on the third Monday of the month as the standing meeting date and time of the Planning and Zoning Commission. Andrew made a motion to set the time and date of the meetings; seconded by Kent. All ayes, motion carried.

Election of Officers: Mark made a motion to elect Jodi as Chair and Andrew as Vice; seconded by Sharon. All ayes, motion carried.

Meeting adjourned at 6:45 p.m.

ATTEST:

Jodi Hansen, Chairperson
Planning and Zoning Commission

Respectfully Submitted,

Andrew Fangman, Secretary
Senior City Planner

To: Planning and Zoning Commission

From: Andrew Fangman, Senior Planner

Date: November 17, 2025

Re: An Amendment to City Code to Reflect State Mandated Changes to the Regulation of Accessory Dwelling Units, Group Homes, and Manufactured Homes

Introduction

Comprehensive citywide zoning regulations governing all aspects of land use were first adopted by the City of Muscatine in 1957.

A defining feature of these initial regulations was the creation of zoning districts—encompassing much of Muscatine—that restrict land use almost exclusively to site-built single-family homes, with few exceptions for schools, churches, and parks.

Since then, there have been dozens of minor revisions and several major rewrites to the zoning regulations within the City Code. However, throughout all these changes accruing over nearly 70 years, the regulations governing what can be built and what land uses are permitted in the various single-family residential zoning districts remain substantially the same as the regulations first adopted in 1957.

The approach taken by Muscatine toward single-family zoning—creating districts that essentially only allow for site-built single-family homes and applying them to the overwhelming majority of residentially zoned areas—mirrors the approach taken by nearly every other Iowa community. However, the argument has been successfully made to the state legislature that dedicating so much available land exclusively to site-built, single-family residences has become a barrier to constructing certain housing options needed by many Iowans. For this reason, the state legislature has taken a number of recent actions that specifically limit how restrictive cities and counties in Iowa can be with single-family zoning regarding accessory dwelling units, group homes, and manufactured homes.

This memo is divided into two parts: an analysis of the new State Code requirements for single-family residential zones (concerning accessory dwelling units, group homes, and manufactured homes), and a proposal for Commission review detailing the necessary City Code changes for compliance.

Accessory Dwelling Units: Recent Changes in State Code

With the intent to increase housing availability and affordability, the Iowa State Legislature passed, and the Governor signed, Senate File 592 (SF 592). This legislation, which took effect on July 1, 2025, mandates that all cities and counties in Iowa must permit at least one accessory dwelling unit (ADU) on the same lot as a single-family home. This requirement applies even if the zoning of a lot does not allow for multiple dwelling units on a single lot.

An ADU is an additional residential dwelling unit located on the same lot as a single-family home. It can be either attached to or detached from the primary residence. For the purpose of SF 592, an ADU is further defined as not exceeding 1,000 square feet or 50% of the size of the

primary residence, whichever is larger.

In addition to requiring cities to allow ADUs on all single-family lots, SF 592 also prohibits cities from imposing the following restrictions and regulations on the development of ADUs.

The following requirements imposed on ADUs cannot be more restrictive than those for the single-family residences they share a lot with: maximum building heights, minimum setback requirements, minimum lot sizes, minimum building frontages, maximum lot coverages, and density requirements.

Beyond this, the following restrictions on how ADUs can be regulated have been imposed:

- ADUs cannot be required to match the exterior design, roof pitch, or finishing materials of the single-family residence they share a lot with.
- The use of an ADU as a rental unit cannot be prohibited. Rental housing licensing and regulations must be applied to ADUs in the same manner as all other types of dwelling units.
- Cities cannot require that additional off-street parking spaces be constructed for an ADU beyond what is already required for the existing single-family home.
- Restrictions on the occupancy of either the single-family residence or the ADU by any of the following manners are prohibited:
    - Requiring the property owner to be a resident of the single-family residence or the ADU.
    - Requiring a familial, marital, or employment relationship to exist between the occupants of the single-family residence and the occupants of the ADU.
    - Restricting the occupancy of an ADU based on income or age.
- Any requirement for new or separate utility lines between the accessory dwelling unit and public utility service connections.

SF 592 imposes the following restrictions and requirements on ADUs located on single family lots.

- An ADU's size is capped at 1,000 square feet or 50% of the primary residence's size, whichever is larger. However, cities may permit larger ADUs.
- ADUs must comply with adopted building code.
- ADUs may be prohibited by a deed restriction (covenants) or the rules of a common interest community (such as a condominium association). Both are contractually based obligations between private property owners and, as such, cannot be enforced, mandated, or be required to exist by a city.

Currently, City Code does not allow ADUs in zoning districts that restrict residential uses to one dwelling unit per lot. However, as of July 1st, SF 592 has made this local prohibition on ADUs in single-family residential areas unenforceable. For this reason, it is no longer enforced within the City of Muscatine.

Accessory Dwelling Units: Proposed Changes to City Code

For the sake of transparency and good customer service, the regulations in the City Code should reflect what is actually enforceable. This proposed amendment to the City Code will make all

the necessary changes to allow for and regulate ADUs as mandated by state law. Below are the specific code changes being proposed to accomplish this.

The following definition of an "accessory dwelling unit" is being proposed for inclusion in Section 10-31-1 of City Code (the definition section of the zoning ordinance):

"Accessory Dwelling Unit (ADU)": An additional residential dwelling unit located on the same lot as a single-family residence that is either attached to or detached from the principal single-family residence.

Chapter 20 of the zoning ordinance (Title 10 of the City Code) contains the specific regulations that apply to accessory structures and uses across all zoning districts. To comply with state law requiring cities to allow Accessory Dwelling Units (ADUs), a new section regulating ADUs is being proposed for inclusion in Chapter 20. The proposed language reflects the minimum standards now mandated by state code. The Commission may either recommend adopting these specific standards or recommend adopting more permissive standards.

Section 10-20-6 Accessory Dwelling Units

One accessory dwelling unit on the same lot as a single-family residence, shall be allowed, in accordance with the following conditions:

- ***A.*** *An accessory dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single-family residence.*
- ***B.*** *An accessory dwelling unit shall conform to the established setback requirements for its zoning district. However, the lesser setback requirements for accessory buildings, as established in Section 10-20-3, may be applied to detached accessory dwelling units under the following conditions:*
    1. *The cumulative size of the accessory dwelling unit, all garages (attached to any structure on the parcel or detached), and any other accessory buildings present on the lot does not exceed the size restrictions for accessory buildings established in Section 10-20-2.*
    2. *The placement and setbacks of the detached accessory dwelling unit conform to those established for accessory buildings in Section 10-20-3.*
- ***C.*** *An accessory dwelling unit shall comply with all applicable building regulations as defined in Title 8, or if it a manufactured home have been constructed under the authority of 42 U.S.C. Section 5403 and which displays a seal from the U.S. Department of Housing and Urban Development certifying that it is in compliance with 42 U.S.C. Section 5403.*
- ***D.*** *If a manufactured home is used as an accessory dwelling unit, it shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes.*
- ***E.*** *Mobile homes, recreational vehicles, campers, or tents, shall not be used an accessory dwelling unit.*
- ***F.*** *New or separate utility lines between the accessory dwelling unit and public utility service connections shall not be required. However, if full utility access that includes a separate metering system for billing purposes cannot be provided to the accessory dwelling unit, then new or separate utility lines may be required.*

Group Homes: Recent Changes in State Code

Currently, the City Code defines and regulates group homes differently than it does single-family residences. The definition and regulations for group homes, contained within the City Code, haven't changed since 1976.

However, since that time, the state legislature has passed several mandates that require certain types of group homes to be treated as single-family homes for zoning purposes. The specifically protected types of group homes are:

- Residential care facilities serving three to five persons with an intellectual disability, chronic mental illness, a developmental disability, or a brain injury.
- Child foster care facilities with fewer than six children.
- Elder group homes with three to five residents.
- Maternity group homes.

There are fifteen different zoning districts within the City Code that allow for some or all forms of residential uses as a permitted use. Of these, only the R-6 Multi-Family Residential District permits group homes in a manner that is fully consistent with state law mandates.

The remaining 14 districts restrict group homes in ways that are currently unenforceable under state law. These restrictions specifically include provisions that:

- Do not permit group homes at all.
- Permit them, but with restrictions not permissible under state code.
- Require prior approval of a Conditional Use Permit by the Zoning Board of Adjustment and include restrictions not permissible under state code.
- Require the group home to be part of a City Council-approved development plan in districts where land uses are based on such a plan.

The City has been required by State Code to allow group homes even when the placements conflict with the zoning ordinance. This has led to awkward situations and confusion among residents, who question the City's lack of enforcement of its own rules.

Group Homes: Proposed Changes to City Code

For the sake of transparency and good customer service, the regulations in the City Code should reflect what is actually enforceable. This proposed amendment will make all the necessary changes to allow for and regulate group homes as mandated by state law.

To accomplish this, the existing definition of a "group home" in Section 10-31-1 of the City Code (the definition section of the zoning ordinance) would be deleted and replaced with the following definition:

"Group Home" a community-based residential home that meets one of the following criteria:

A. *Family home meaning a residential care facility as defined under Chapter 135C.1(21) of the Iowa Code or a child foster care facility as defined by Iowa Code Chapter 237.1(6).*

1. *Residential care facility means any institution, place, building, or agency providing for a period exceeding twenty-four (24) hours accommodation, board, personal assistance, and other essential daily living activities to three (3) individuals or more. Further a care facility falling under the definition of Iowa Code 135C.1(21) must serve persons with an intellectual disability, chronic mental illness, a developmental disability, or brain injury as described by section 135.62 of the Code. A residential care facility is to have five (5) or fewer residences to remain in compliance with Iowa Code 135C.2.*

2. *Child foster care facility means the provision of parental nurturing, which includes but is not limited to the furnishing of food, lodging, training, education, supervision, treatment, or other care, to a child on a full-time basis. Child foster care exemptions are governed and fined by Iowa Code 237.1(6) as defined under Chapter 237.1(6) of the Iowa Code. This facility is limited to fewer than six (6) children and does not enumerate individual foster care family homes licensed under chapter 237 of the Iowa Code.*

B. *Elder group home meaning a single-family or multiple-family housing residence as required under Iowa Code 414.31 and is operated by a person who is providing room, board, and personal care and may provide health-related services to three (3) through five (5) elders, defined as those at least sixty (60) years of age or older, who are not related to the person providing the service within the third degree of consanguinity or affinity, and which is staffed by an on-site manager twenty-four (24) hours per day, seven (7) days per week as required under Iowa Code 231B.1.*

C. *Maternity group home should be interpreted liberally pursuant to Iowa Code section 414.27 but means a community-based residential home as defined by section 414.22 that provides room and board, personal care, supervision, training, support, and education in a family environment for women who are either pregnant or who have given birth within the preceding twenty-four (24) months and live with their children, and includes overnight room accommodations and administrative and office space for those person who provide such services. A conditional use permit, special use permit, special exception, or variance is not required, however the group homes shall not be located within contiguous city block areas as provider for in Iowa Code 414.27(3).*

D. *Any other occupancy of a dwelling unit that state or federal law mandates be treated the same as a single-family residence in zoning-related matters and pursuant to section 103A.7, 104A.2, and 104A.6 of the Iowa Code. Further the City Ordinance shall not be interpreted as more restrictive than the rules adopted for the special classification by the director and state building code requirements for single or multiple-family housing. In the event this section of the Ordinance conflicts with State or Federal law, then the ordinance is preempted.*

E. *None of the above definitions include alternatives to incarceration, such as halfway houses, where residents are placed by court order and are under 24-hour supervision by employees or contractors of the Iowa Department of Corrections. This definition does not include alternatives to incarceration, such as halfway houses, where residents are placed by court order and are under 24-hour supervision by employees or contractors of the Iowa Department of Corrections."*

In the following zoning districts, it is being proposed that group homes be removed as a conditional use and added as a permissive use:

- R-1 Residential – Remove *10-6-2(A) and add 10-6-1(I)*
- R-2 Residential – Remove *10-6-2(A) and add 10-6-1(I)*
- R-3 Residential – Remove *10-6-2(A) and add 10-6-1(I)*
- R-4 Residential – Remove *10-7-2(B) and add 10-7-1(I)*

Currently, certain types of group homes are permitted in the R-5 Residential District, but with specific limitations and restrictions. This amendment would remove those existing restrictions and limitations, establishing group homes simply as a permitted use. *10-8-1(D)*

This new definition of "group home" would then be added a listed permissive use in the following zoning districts:

- R-6 Residential – *10-9-1(J)*
- R-L Large Scale Residential – *10-10-4(E)*
- S-1 Special Development– *10-16-3(AD)*
- S-2 Institutional Office– *10-17-3(S)*

This new definition of "group home" would then be added as a listed permissive use in the following zoning districts. However, it would include the same minimum lot size requirement of two acres that a single-family residential use requires in these districts:

- AG Agricultural – *10-3-1(P)*
- M-1 Light Industrial – *10-14-1(O)*

Manufactured & Mobile Homes: Recent Changes to State Code

The current City Code defines a "mobile home" as *"A transportable manufactured structure built on a chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities."*

Since Muscatine's initial adoption of its zoning ordinance, the City Code has severely restricted the placement of mobile homes, allowing them only in mobile home parks, mobile home park subdivisions, or as part of a City Council-approved development plan.

Recent changes to state code have made the severe restrictions on placing structures that City Code currently defines as mobile homes, but which were constructed after 1976, unenforceable.

State code now uses distinct and mutually exclusive definitions:"

A "**manufactured home**" is a factory-built structure built under the authority of 42 U.S.C. §5403, the mandatory, uniform federal standards for manufactured homes built in the U.S., and which displays a seal from the U.S. Department of Housing and Urban Development, and was constructed on or after June 15, 1976.

A "**mobile home**" is a vehicle without motive power used or manufactured/constructed to permit its use as a conveyance on public streets and highways, and designed, constructed, or

reconstructed to be used as a place for human habitation by one or more persons. It also includes any such vehicle with motive power not registered as a motor vehicle in Iowa. A mobile home is not built to a mandatory building code, contains no state or federal seals, and was built before June 15, 1976.

Under City Code, the current definition of a "mobile home" encompasses both the state's definition of a "mobile home" and a "manufactured home."

State code now prohibits cities from adopting or enforcing zoning regulations that deny a proposed residential structure solely based on it being a manufactured home. Structures built before 1976 (classified as mobile homes by the state) are exempt from this provision, meaning cities may still limit their placement.

State code requires that a manufactured home be located and installed using the same standards as a site-built, single-family dwelling on the same lot. This includes requirements for a permanent foundation system, setback, and minimum square footage. Additionally, the manufactured home must be assessed and taxed as a site-built dwelling.

To prevent cities from implementing *de facto* bans on manufactured homes through impossible development standards, the State imposed several limiting provisions. Cities shall not:

- Require a perimeter foundation system for a manufactured home which is incompatible with the structural design of the manufactured home structure.
- Require more than one permanent foundation system for a manufactured home.
- Adopt or enforce construction, building, or design ordinances, regulations, requirements, or restrictions which would mandate width standards greater than twenty-four feet, roof pitch, or other design standards for manufactured housing if the housing otherwise complies with the mandatory, uniform federal standards for manufactured homes built in the U.S. (42 U.S.C. §5403).

Manufactured & Mobile Homes: Proposed Changes to City Code

The City has been allowing the placement of manufactured homes as required by state code, even when such placements conflict with current City Code. This practice has created awkward situations and led residents to question the enforcement of local regulations. For the sake of transparency and good customer service, the regulations in the City Code must be updated to reflect what is actually enforceable.

The following definitions are being proposed for inclusion in Section 10-31-1 of City Code (the definition section of the zoning ordinance):

"Manufactured Home" *a factory-built structure built under authority of 42 U.S.C.§5403, that is required by federal law to display a seal from the United States Department of Housing and Urban Development, and was constructed on or after June 15, 1976.*

"Ma*nufactured-Mobile Home Park" A property under single ownership, upon which multiple mobile or manufactured homes are located, occupied as dwellings, and each home may or may not be under separate ownership from the land on which it sits.*

"Manufactured-Mobile Home Park Lot" *means a leaseable or rentable portion of land within a manufactured home park that has been reserved for the placement of a single manufactured or mobile home.*

*"**Mobile Home**" any vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designed, constructed, or reconstructed as will permit the vehicle to be used as a place for human habitation by one or more persons; but shall also include any such vehicle with motive power not registered as a motor vehicle in Iowa. A "mobile home" is not built to a mandatory building code, contains no state or federal seals, and was built before June 15, 1976.*

Chapter 23 of the zoning ordinance (Title 10) currently regulates mobile homes and mobile home courts. The proposed amendment will delete the current code language and replace it with a modified version. The intent of this modification is solely to reflect changes necessitated by state law without introducing any other significant alterations.

The key changes include:

- **Renaming**: The term "mobile home court" will be officially renamed "manufactured-mobile home park."
- **Mobile Home Placement**: The placement of mobile homes (pre-1976 units) will continue to be restricted to manufactured-mobile home parks, and their use as an accessory dwelling unit (ADU) will be prohibited.
- **Manufactured Home Placement:** Manufactured homes (post-1976 units) will be allowed in any location where a single-family dwelling is a permitted use, as an accessory dwelling unit, as well as within manufactured-mobile home parks.
- **Skirting Requirement:** A skirting requirement will be instituted for manufactured homes installed outside of manufactured-mobile home parks.
- **Zoning Designation:** Manufactured-mobile home parks will continue to be allowed only as a conditional use in the R-4 Residential District, mirroring the current restriction on mobile home courts.

CHAPTER 10-23 MANUFACTURED AND MOBILE HOME REGULATIONS

10-23-1 Mobile Home Regulations
10-23-2 Manufactured Home Regulations
10-23-3 Manufactured-Mobile Home Park Standards

10-23-1 Mobile Home Regulations

Mobile homes shall comply with the following regulations:

- ***A.*** *May only be used as a dwelling in a manufactured-mobile home park which conforming to the with the requirements of this chapter.*
- ***B.*** *No mobile home outside of an approved manufactured- mobile home park shall be connected to utilities, except those mobile homes being offered for sale and not inhabited.*
- ***C.*** *No mobile shall be used an accessory dwelling unit*

10-23-2 Manufactured Home Regulations

Manufactured homes shall comply with the following regulations and may only be located as follows:

- ***A.*** *In an approved manufactured-mobile home park*

B. *If located on a residential lot outside of an approved manufactured-mobile home park, they must meet the following standards:*

1. *The manufactured home shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes pursuant to State Code.*
2. *Shall conform to the established height, area, and setback requirements for its zoning district.*
3. *Skirting must be installed on manufactured homes toto fully enclose the open space between the home and the ground. Skirting materials shall be durable, suitable for exterior exposures, and installed according to the manufacturer's instructions. The skirting must be secured to ensure stability, minimize vibrations, reduce susceptibility to wind damage, and compensate for possible frost heave.*

C. *If a manufactured home is used as an accessory dwelling unit, it shall*

1. *Meet all requirements for an accessory dwelling unit as set forth in Section 10-20-6*
2. *Meet the skirting requirements as set forth in Section 10-23-2(B)(3)*
3. *The manufactured home shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes pursuant to State Code.*

10-23-3 Manufactured-Mobile Home Park Standards

Manufactured-Mobile Home Parks shall meet the following minimum standards:

A. *Each manufactured-mobile home park lot provided for the occupancy of a single manufactured or mobile home unit shall have an area of not less than four thousand (4,000) square feet and a width of not less than forty-five feet (45').*

B. *No manufactured-mobile home park shall be permitted to have an average density of more than nine dwelling units per acre*

C. *Each manufactured-mobile home park shall provide an area of not less than ten (10) acres.*

D. *Provide tie-downs, anchors, or a foundation in accordance with Iowa Admin. Code r. 661-322. "State Building Code—Manufactured Housing Support and Anchorage Systems.*

E. *All lot services in a manufactured-mobile home park shall be provided in accordance with applicable building, plumbing, electrical, mechanical, housing, fire and gas codes.*

F. *All manufactured-mobile home parks shall provide manufactured-mobile home park lot sufficient in size that no manufacture or mobile home or any structure, addition, or appurtenance thereto is located less than ten feet (10') from the nearest adjacent park boundary.*

G. *Space between manufactured or mobile homes may be used for the parking of motor vehicles if the space is clearly designated, meets parking area surfacing standards contained within Section 10-27-8, and the vehicle is parked at least ten feet (10') from the nearest adjacent dwelling.*

H. *Each manufactured or mobile home site shall abut or face a clear unoccupied space, driveway, roadway, or street of not less than twenty feet (20') in width, which shall have unobstructed access to a public highway, street, or alley.*

I. *The manufactured-mobile home park shall be surrounded by a landscaped strip of open space fifty feet (50') wide along the street frontage of a major street and twenty-five feet (25') wide along all other lot lines or street frontage.*

J. *Manufactured and mobile home parks in existence as of January 1, 2025, shall be considered as having met all of the requirements of this section. Any enlargement, additions, or extensions to such manufactured and mobile home park shall be in accordance with the provisions of this section.*

The proposed amendment would remove "mobile home park subdivision" as an allowed use in the R-4 Residential District, *10-7-1(H)* Under current code, this is the only provision that allows a mobile home to be installed similarly to a traditional single-family home (one home on one privately owned parcel). Now that state code permits the placement of a manufactured home in all locations where stick-built construction is allowed, the specific provision for a mobile home park subdivision with unique development standards is unnecessary and confusing.

Conclusion

These proposed amendments represent a necessary and significant overhaul of Muscatine's long-standing zoning framework for single-family residential areas. By addressing Accessory Dwelling Units (ADUs), Group Homes, and Manufactured Homes, the City Code will be brought into compliance with recent state legislative mandates, specifically Senate File 592. This action removes unenforceable, outdated restrictions that have historically limited housing options, thereby increasing transparency for residents, developers, and staff.

The Commission's role is now to review these detailed changes. Since the majority of these proposals are driven by state preemption, the code language often reflects the minimum standards required by law. The Commission must therefore decide whether to recommend the adoption of these state-mandated standards or to adopt more permissive standards for ADUs Group Homes, and Manufactured Homes.

MINUTES
October 20, 2025 – 5:30 p.m.
Planning and Zoning Commission
Muscatine City Hall
City Council Chambers

Present: Sharon Froelich, Jodi Hansen, Kent Jurgersen, Andrew Anderson, Kayla Bendorf and Mark Fortenbacher

Unexcused:

Excused: Mark Seaman

Staff: Andrew Fangman, Senior City Planner, Community Development
April Limburg, City Planner, Community Development

Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and read the mission statement.

Minutes:
Andrew Anderson motioned to approve the August 12, 2025 minutes; seconded by Kent Jurgersen. All ayes, motion carried.

Comprehensive Plan. Andrew Fangman gave a presentation on the new City of Muscatine Comprehensive Plan. This plan is the product of over a year of dedicated work, extensive analysis, and, most importantly, robust public engagement designed to capture the true aspirations of Muscatine's residents. It updates the 2013 plan to reflect the community's recent growth and change, providing the essential legal basis for our land use decisions and establishing a compelling vision for the next 15 to 20 years. Crafted by RDG Planning and Design in conjunction with City staff and a Steering Committee, this draft is built around four central, guiding themes-Make it Ambitious, Make it Home, Make it Connected, and Make it Adventurous-that will steer policy recommendations across key areas like Land Use & Design, Mobility, Housing & Neighborhoods, Parks & Trails, and Public Facilities. Following this discussion, the Commission will be asked to take action-either at this meeting or a future one, depending on their readiness-to vote and recommend approval of the new Comprehensive Plan by the City Council. The Commission discussed a land use map regarding the area labeled commercial property between the bypass and 200th St. The discussion was about growth in the area as well as the cost of being the infrastructure over from Mulberry. With the possibility of a subdivision being established in the area as well as businesses, the Commission felt the area would be more suited for a mixed used to encompass with residential and commercial. There was also discussion about future development in the location where the dome was placed.
Andrew made a motion to recommended the comprehensive plan with the change the land use map containing the bypass and 200th St to be a mixed use instead of commercial; seconded by Sharon. All ayes, motion carried.

Action to set 5:30 on the third Monday of the month as the standing meeting date and time of the Planning and Zoning Commission. Andrew made a motion to set the time and date of the meetings; seconded by Kent. All ayes, motion carried.

Election of Officers: Mark made a motion to elect Jodi as Chair and Andrew as Vice; seconded by Sharon. All ayes, motion carried.

Meeting adjourned at 6:45 p.m.

ATTEST:

Jodi Hansen, Chairperson
Planning and Zoning Commission

Respectfully Submitted,

Andrew Fangman, Secretary
Senior City Planner

To: Planning and Zoning Commission

From: Andrew Fangman, Senior Planner

Date: November 17, 2025

Re: An Amendment to City Code to Reflect State Mandated Changes to the Regulation of Accessory Dwelling Units, Group Homes, and Manufactured Homes

Introduction

Comprehensive citywide zoning regulations governing all aspects of land use were first adopted by the City of Muscatine in 1957.

A defining feature of these initial regulations was the creation of zoning districts—encompassing much of Muscatine—that restrict land use almost exclusively to site-built single-family homes, with few exceptions for schools, churches, and parks.

Since then, there have been dozens of minor revisions and several major rewrites to the zoning regulations within the City Code. However, throughout all these changes accruing over nearly 70 years, the regulations governing what can be built and what land uses are permitted in the various single-family residential zoning districts remain substantially the same as the regulations first adopted in 1957.

The approach taken by Muscatine toward single-family zoning—creating districts that essentially only allow for site-built single-family homes and applying them to the overwhelming majority of residentially zoned areas—mirrors the approach taken by nearly every other Iowa community. However, the argument has been successfully made to the state legislature that dedicating so much available land exclusively to site-built, single-family residences has become a barrier to constructing certain housing options needed by many Iowans. For this reason, the state legislature has taken a number of recent actions that specifically limit how restrictive cities and counties in Iowa can be with single-family zoning regarding accessory dwelling units, group homes, and manufactured homes.

This memo is divided into two parts: an analysis of the new State Code requirements for single-family residential zones (concerning accessory dwelling units, group homes, and manufactured homes), and a proposal for Commission review detailing the necessary City Code changes for compliance.

Accessory Dwelling Units: Recent Changes in State Code

With the intent to increase housing availability and affordability, the Iowa State Legislature passed, and the Governor signed, Senate File 592 (SF 592). This legislation, which took effect on July 1, 2025, mandates that all cities and counties in Iowa must permit at least one accessory dwelling unit (ADU) on the same lot as a single-family home. This requirement applies even if the zoning of a lot does not allow for multiple dwelling units on a single lot.

An ADU is an additional residential dwelling unit located on the same lot as a single-family home. It can be either attached to or detached from the primary residence. For the purpose of SF 592, an ADU is further defined as not exceeding 1,000 square feet or 50% of the size of the

primary residence, whichever is larger.

In addition to requiring cities to allow ADUs on all single-family lots, SF 592 also prohibits cities from imposing the following restrictions and regulations on the development of ADUs.

The following requirements imposed on ADUs cannot be more restrictive than those for the single-family residences they share a lot with: maximum building heights, minimum setback requirements, minimum lot sizes, minimum building frontages, maximum lot coverages, and density requirements.

Beyond this, the following restrictions on how ADUs can be regulated have been imposed:

- ADUs cannot be required to match the exterior design, roof pitch, or finishing materials of the single-family residence they share a lot with.
- The use of an ADU as a rental unit cannot be prohibited. Rental housing licensing and regulations must be applied to ADUs in the same manner as all other types of dwelling units.
- Cities cannot require that additional off-street parking spaces be constructed for an ADU beyond what is already required for the existing single-family home.
- Restrictions on the occupancy of either the single-family residence or the ADU by any of the following manners are prohibited:
    - Requiring the property owner to be a resident of the single-family residence or the ADU.
    - Requiring a familial, marital, or employment relationship to exist between the occupants of the single-family residence and the occupants of the ADU.
    - Restricting the occupancy of an ADU based on income or age.
- Any requirement for new or separate utility lines between the accessory dwelling unit and public utility service connections.

SF 592 imposes the following restrictions and requirements on ADUs located on single family lots.

- An ADU's size is capped at 1,000 square feet or 50% of the primary residence's size, whichever is larger. However, cities may permit larger ADUs.
- ADUs must comply with adopted building code.
- ADUs may be prohibited by a deed restriction (covenants) or the rules of a common interest community (such as a condominium association). Both are contractually based obligations between private property owners and, as such, cannot be enforced, mandated, or be required to exist by a city.

Currently, City Code does not allow ADUs in zoning districts that restrict residential uses to one dwelling unit per lot. However, as of July 1st, SF 592 has made this local prohibition on ADUs in single-family residential areas unenforceable. For this reason, it is no longer enforced within the City of Muscatine.

Accessory Dwelling Units: Proposed Changes to City Code

For the sake of transparency and good customer service, the regulations in the City Code should reflect what is actually enforceable. This proposed amendment to the City Code will make all

the necessary changes to allow for and regulate ADUs as mandated by state law. Below are the specific code changes being proposed to accomplish this.

The following definition of an "accessory dwelling unit" is being proposed for inclusion in Section 10-31-1 of City Code (the definition section of the zoning ordinance):

"Accessory Dwelling Unit (ADU)": An additional residential dwelling unit located on the same lot as a single-family residence that is either attached to or detached from the principal single-family residence.

Chapter 20 of the zoning ordinance (Title 10 of the City Code) contains the specific regulations that apply to accessory structures and uses across all zoning districts. To comply with state law requiring cities to allow Accessory Dwelling Units (ADUs), a new section regulating ADUs is being proposed for inclusion in Chapter 20. The proposed language reflects the minimum standards now mandated by state code. The Commission may either recommend adopting these specific standards or recommend adopting more permissive standards.

Section 10-20-6 Accessory Dwelling Units

One accessory dwelling unit on the same lot as a single-family residence, shall be allowed, in accordance with the following conditions:

- ***A.*** *An accessory dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single-family residence.*
- ***B.*** *An accessory dwelling unit shall conform to the established setback requirements for its zoning district. However, the lesser setback requirements for accessory buildings, as established in Section 10-20-3, may be applied to detached accessory dwelling units under the following conditions:*
    1. *The cumulative size of the accessory dwelling unit, all garages (attached to any structure on the parcel or detached), and any other accessory buildings present on the lot does not exceed the size restrictions for accessory buildings established in Section 10-20-2.*
    2. *The placement and setbacks of the detached accessory dwelling unit conform to those established for accessory buildings in Section 10-20-3.*
- ***C.*** *An accessory dwelling unit shall comply with all applicable building regulations as defined in Title 8, or if it a manufactured home have been constructed under the authority of 42 U.S.C. Section 5403 and which displays a seal from the U.S. Department of Housing and Urban Development certifying that it is in compliance with 42 U.S.C. Section 5403.*
- ***D.*** *If a manufactured home is used as an accessory dwelling unit, it shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes.*
- ***E.*** *Mobile homes, recreational vehicles, campers, or tents, shall not be used an accessory dwelling unit.*
- ***F.*** *New or separate utility lines between the accessory dwelling unit and public utility service connections shall not be required. However, if full utility access that includes a separate metering system for billing purposes cannot be provided to the accessory dwelling unit, then new or separate utility lines may be required.*

Group Homes: Recent Changes in State Code

Currently, the City Code defines and regulates group homes differently than it does single-family residences. The definition and regulations for group homes, contained within the City Code, haven't changed since 1976.

However, since that time, the state legislature has passed several mandates that require certain types of group homes to be treated as single-family homes for zoning purposes. The specifically protected types of group homes are:

- Residential care facilities serving three to five persons with an intellectual disability, chronic mental illness, a developmental disability, or a brain injury.
- Child foster care facilities with fewer than six children.
- Elder group homes with three to five residents.
- Maternity group homes.

There are fifteen different zoning districts within the City Code that allow for some or all forms of residential uses as a permitted use. Of these, only the R-6 Multi-Family Residential District permits group homes in a manner that is fully consistent with state law mandates.

The remaining 14 districts restrict group homes in ways that are currently unenforceable under state law. These restrictions specifically include provisions that:

- Do not permit group homes at all.
- Permit them, but with restrictions not permissible under state code.
- Require prior approval of a Conditional Use Permit by the Zoning Board of Adjustment and include restrictions not permissible under state code.
- Require the group home to be part of a City Council-approved development plan in districts where land uses are based on such a plan.

The City has been required by State Code to allow group homes even when the placements conflict with the zoning ordinance. This has led to awkward situations and confusion among residents, who question the City's lack of enforcement of its own rules.

Group Homes: Proposed Changes to City Code

For the sake of transparency and good customer service, the regulations in the City Code should reflect what is actually enforceable. This proposed amendment will make all the necessary changes to allow for and regulate group homes as mandated by state law.

To accomplish this, the existing definition of a "group home" in Section 10-31-1 of the City Code (the definition section of the zoning ordinance) would be deleted and replaced with the following definition:

"Group Home" a community-based residential home that meets one of the following criteria:

A. *Family home meaning a residential care facility as defined under Chapter 135C.1(21) of the Iowa Code or a child foster care facility as defined by Iowa Code Chapter 237.1(6).*

1. *Residential care facility means any institution, place, building, or agency providing for a period exceeding twenty-four (24) hours accommodation, board, personal assistance, and other essential daily living activities to three (3) individuals or more. Further a care facility falling under the definition of Iowa Code 135C.1(21) must serve persons with an intellectual disability, chronic mental illness, a developmental disability, or brain injury as described by section 135.62 of the Code. A residential care facility is to have five (5) or fewer residences to remain in compliance with Iowa Code 135C.2.*

2. *Child foster care facility means the provision of parental nurturing, which includes but is not limited to the furnishing of food, lodging, training, education, supervision, treatment, or other care, to a child on a full-time basis. Child foster care exemptions are governed and fined by Iowa Code 237.1(6) as defined under Chapter 237.1(6) of the Iowa Code. This facility is limited to fewer than six (6) children and does not enumerate individual foster care family homes licensed under chapter 237 of the Iowa Code.*

B. *Elder group home meaning a single-family or multiple-family housing residence as required under Iowa Code 414.31 and is operated by a person who is providing room, board, and personal care and may provide health-related services to three (3) through five (5) elders, defined as those at least sixty (60) years of age or older, who are not related to the person providing the service within the third degree of consanguinity or affinity, and which is staffed by an on-site manager twenty-four (24) hours per day, seven (7) days per week as required under Iowa Code 231B.1.*

C. *Maternity group home should be interpreted liberally pursuant to Iowa Code section 414.27 but means a community-based residential home as defined by section 414.22 that provides room and board, personal care, supervision, training, support, and education in a family environment for women who are either pregnant or who have given birth within the preceding twenty-four (24) months and live with their children, and includes overnight room accommodations and administrative and office space for those person who provide such services. A conditional use permit, special use permit, special exception, or variance is not required, however the group homes shall not be located within contiguous city block areas as provider for in Iowa Code 414.27(3).*

D. *Any other occupancy of a dwelling unit that state or federal law mandates be treated the same as a single-family residence in zoning-related matters and pursuant to section 103A.7, 104A.2, and 104A.6 of the Iowa Code. Further the City Ordinance shall not be interpreted as more restrictive than the rules adopted for the special classification by the director and state building code requirements for single or multiple-family housing. In the event this section of the Ordinance conflicts with State or Federal law, then the ordinance is preempted.*

E. *None of the above definitions include alternatives to incarceration, such as halfway houses, where residents are placed by court order and are under 24-hour supervision by employees or contractors of the Iowa Department of Corrections. This definition does not include alternatives to incarceration, such as halfway houses, where residents are placed by court order and are under 24-hour supervision by employees or contractors of the Iowa Department of Corrections."*

In the following zoning districts, it is being proposed that group homes be removed as a conditional use and added as a permissive use:

- R-1 Residential – Remove *10-6-2(A) and add 10-6-1(I)*
- R-2 Residential – Remove *10-6-2(A) and add 10-6-1(I)*
- R-3 Residential – Remove *10-6-2(A) and add 10-6-1(I)*
- R-4 Residential – Remove *10-7-2(B) and add 10-7-1(I)*

Currently, certain types of group homes are permitted in the R-5 Residential District, but with specific limitations and restrictions. This amendment would remove those existing restrictions and limitations, establishing group homes simply as a permitted use. *10-8-1(D)*

This new definition of "group home" would then be added a listed permissive use in the following zoning districts:

- R-6 Residential – *10-9-1(J)*
- R-L Large Scale Residential – *10-10-4(E)*
- S-1 Special Development– *10-16-3(AD)*
- S-2 Institutional Office– *10-17-3(S)*

This new definition of "group home" would then be added as a listed permissive use in the following zoning districts. However, it would include the same minimum lot size requirement of two acres that a single-family residential use requires in these districts:

- AG Agricultural – *10-3-1(P)*
- M-1 Light Industrial – *10-14-1(O)*

Manufactured & Mobile Homes: Recent Changes to State Code

The current City Code defines a "mobile home" as *"A transportable manufactured structure built on a chassis and designed to be used as a dwelling, with or without a permanent foundation, when connected to the required utilities."*

Since Muscatine's initial adoption of its zoning ordinance, the City Code has severely restricted the placement of mobile homes, allowing them only in mobile home parks, mobile home park subdivisions, or as part of a City Council-approved development plan.

Recent changes to state code have made the severe restrictions on placing structures that City Code currently defines as mobile homes, but which were constructed after 1976, unenforceable.

State code now uses distinct and mutually exclusive definitions:"

A "**manufactured home**" is a factory-built structure built under the authority of 42 U.S.C. §5403, the mandatory, uniform federal standards for manufactured homes built in the U.S., and which displays a seal from the U.S. Department of Housing and Urban Development, and was constructed on or after June 15, 1976.

A "**mobile home**" is a vehicle without motive power used or manufactured/constructed to permit its use as a conveyance on public streets and highways, and designed, constructed, or

reconstructed to be used as a place for human habitation by one or more persons. It also includes any such vehicle with motive power not registered as a motor vehicle in Iowa. A mobile home is not built to a mandatory building code, contains no state or federal seals, and was built before June 15, 1976.

Under City Code, the current definition of a "mobile home" encompasses both the state's definition of a "mobile home" and a "manufactured home."

State code now prohibits cities from adopting or enforcing zoning regulations that deny a proposed residential structure solely based on it being a manufactured home. Structures built before 1976 (classified as mobile homes by the state) are exempt from this provision, meaning cities may still limit their placement.

State code requires that a manufactured home be located and installed using the same standards as a site-built, single-family dwelling on the same lot. This includes requirements for a permanent foundation system, setback, and minimum square footage. Additionally, the manufactured home must be assessed and taxed as a site-built dwelling.

To prevent cities from implementing *de facto* bans on manufactured homes through impossible development standards, the State imposed several limiting provisions. Cities shall not:

- Require a perimeter foundation system for a manufactured home which is incompatible with the structural design of the manufactured home structure.
- Require more than one permanent foundation system for a manufactured home.
- Adopt or enforce construction, building, or design ordinances, regulations, requirements, or restrictions which would mandate width standards greater than twenty-four feet, roof pitch, or other design standards for manufactured housing if the housing otherwise complies with the mandatory, uniform federal standards for manufactured homes built in the U.S. (42 U.S.C. §5403).

Manufactured & Mobile Homes: Proposed Changes to City Code

The City has been allowing the placement of manufactured homes as required by state code, even when such placements conflict with current City Code. This practice has created awkward situations and led residents to question the enforcement of local regulations. For the sake of transparency and good customer service, the regulations in the City Code must be updated to reflect what is actually enforceable.

The following definitions are being proposed for inclusion in Section 10-31-1 of City Code (the definition section of the zoning ordinance):

"Manufactured Home" *a factory-built structure built under authority of 42 U.S.C.§5403, that is required by federal law to display a seal from the United States Department of Housing and Urban Development, and was constructed on or after June 15, 1976.*

"Ma*nufactured-Mobile Home Park" A property under single ownership, upon which multiple mobile or manufactured homes are located, occupied as dwellings, and each home may or may not be under separate ownership from the land on which it sits.*

"Manufactured-Mobile Home Park Lot" *means a leaseable or rentable portion of land within a manufactured home park that has been reserved for the placement of a single manufactured or mobile home.*

*"**Mobile Home**" any vehicle without motive power used or so manufactured or constructed as to permit its being used as a conveyance upon the public streets and highways and so designed, constructed, or reconstructed as will permit the vehicle to be used as a place for human habitation by one or more persons; but shall also include any such vehicle with motive power not registered as a motor vehicle in Iowa. A "mobile home" is not built to a mandatory building code, contains no state or federal seals, and was built before June 15, 1976.*

Chapter 23 of the zoning ordinance (Title 10) currently regulates mobile homes and mobile home courts. The proposed amendment will delete the current code language and replace it with a modified version. The intent of this modification is solely to reflect changes necessitated by state law without introducing any other significant alterations.

The key changes include:

- **Renaming**: The term "mobile home court" will be officially renamed "manufactured-mobile home park."
- **Mobile Home Placement**: The placement of mobile homes (pre-1976 units) will continue to be restricted to manufactured-mobile home parks, and their use as an accessory dwelling unit (ADU) will be prohibited.
- **Manufactured Home Placement:** Manufactured homes (post-1976 units) will be allowed in any location where a single-family dwelling is a permitted use, as an accessory dwelling unit, as well as within manufactured-mobile home parks.
- **Skirting Requirement:** A skirting requirement will be instituted for manufactured homes installed outside of manufactured-mobile home parks.
- **Zoning Designation:** Manufactured-mobile home parks will continue to be allowed only as a conditional use in the R-4 Residential District, mirroring the current restriction on mobile home courts.

CHAPTER 10-23 MANUFACTURED AND MOBILE HOME REGULATIONS

10-23-1 Mobile Home Regulations
10-23-2 Manufactured Home Regulations
10-23-3 Manufactured-Mobile Home Park Standards

10-23-1 Mobile Home Regulations

Mobile homes shall comply with the following regulations:

- ***A.*** *May only be used as a dwelling in a manufactured-mobile home park which conforming to the with the requirements of this chapter.*
- ***B.*** *No mobile home outside of an approved manufactured- mobile home park shall be connected to utilities, except those mobile homes being offered for sale and not inhabited.*
- ***C.*** *No mobile shall be used an accessory dwelling unit*

10-23-2 Manufactured Home Regulations

Manufactured homes shall comply with the following regulations and may only be located as follows:

- ***A.*** *In an approved manufactured-mobile home park*

B. *If located on a residential lot outside of an approved manufactured-mobile home park, they must meet the following standards:*

1. *The manufactured home shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes pursuant to State Code.*
2. *Shall conform to the established height, area, and setback requirements for its zoning district.*
3. *Skirting must be installed on manufactured homes toto fully enclose the open space between the home and the ground. Skirting materials shall be durable, suitable for exterior exposures, and installed according to the manufacturer's instructions. The skirting must be secured to ensure stability, minimize vibrations, reduce susceptibility to wind damage, and compensate for possible frost heave.*

C. *If a manufactured home is used as an accessory dwelling unit, it shall*

1. *Meet all requirements for an accessory dwelling unit as set forth in Section 10-20-6*
2. *Meet the skirting requirements as set forth in Section 10-23-2(B)(3)*
3. *The manufactured home shall be converted to real property by being placed on a permanent foundation and assessed for real estate taxes pursuant to State Code.*

10-23-3 Manufactured-Mobile Home Park Standards

Manufactured-Mobile Home Parks shall meet the following minimum standards:

A. *Each manufactured-mobile home park lot provided for the occupancy of a single manufactured or mobile home unit shall have an area of not less than four thousand (4,000) square feet and a width of not less than forty-five feet (45').*

B. *No manufactured-mobile home park shall be permitted to have an average density of more than nine dwelling units per acre*

C. *Each manufactured-mobile home park shall provide an area of not less than ten (10) acres.*

D. *Provide tie-downs, anchors, or a foundation in accordance with Iowa Admin. Code r. 661-322. "State Building Code—Manufactured Housing Support and Anchorage Systems.*

E. *All lot services in a manufactured-mobile home park shall be provided in accordance with applicable building, plumbing, electrical, mechanical, housing, fire and gas codes.*

F. *All manufactured-mobile home parks shall provide manufactured-mobile home park lot sufficient in size that no manufacture or mobile home or any structure, addition, or appurtenance thereto is located less than ten feet (10') from the nearest adjacent park boundary.*

G. *Space between manufactured or mobile homes may be used for the parking of motor vehicles if the space is clearly designated, meets parking area surfacing standards contained within Section 10-27-8, and the vehicle is parked at least ten feet (10') from the nearest adjacent dwelling.*

H. *Each manufactured or mobile home site shall abut or face a clear unoccupied space, driveway, roadway, or street of not less than twenty feet (20') in width, which shall have unobstructed access to a public highway, street, or alley.*

I. *The manufactured-mobile home park shall be surrounded by a landscaped strip of open space fifty feet (50') wide along the street frontage of a major street and twenty-five feet (25') wide along all other lot lines or street frontage.*

J. *Manufactured and mobile home parks in existence as of January 1, 2025, shall be considered as having met all of the requirements of this section. Any enlargement, additions, or extensions to such manufactured and mobile home park shall be in accordance with the provisions of this section.*

The proposed amendment would remove "mobile home park subdivision" as an allowed use in the R-4 Residential District, *10-7-1(H)* Under current code, this is the only provision that allows a mobile home to be installed similarly to a traditional single-family home (one home on one privately owned parcel). Now that state code permits the placement of a manufactured home in all locations where stick-built construction is allowed, the specific provision for a mobile home park subdivision with unique development standards is unnecessary and confusing.

Conclusion

These proposed amendments represent a necessary and significant overhaul of Muscatine's long-standing zoning framework for single-family residential areas. By addressing Accessory Dwelling Units (ADUs), Group Homes, and Manufactured Homes, the City Code will be brought into compliance with recent state legislative mandates, specifically Senate File 592. This action removes unenforceable, outdated restrictions that have historically limited housing options, thereby increasing transparency for residents, developers, and staff.

The Commission's role is now to review these detailed changes. Since the majority of these proposals are driven by state preemption, the code language often reflects the minimum standards required by law. The Commission must therefore decide whether to recommend the adoption of these state-mandated standards or to adopt more permissive standards for ADUs Group Homes, and Manufactured Homes.