

ORDINANCE NO. 01-2017

AN ORDINANCE AMENDING THE SPRINGVILLE ZONING CODE, OF THE CITY OF SPRINGVILLE, IOWA, BY AMENDING SECTIONS 165.11, 165.12, AND 165.13 IN REFERENCE TO THE BULK REQUIREMENTS GRAPHS FOR REQUIRED YARDS

BE IT ENACTED by the City Council of the City of Springville, Iowa, the Springville Zoning Code is hereby amended as follows:

Purpose: The purpose of this Ordinance is to change the yard setback requirements in R-1, R-2, and R-3 Districts, as recommended by the Springville Planning and Zoning Commission.

SECTION 1. SECTION MODIFIED. Section 165.11 R-1 LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT, # 4 Bulk Requirements Graph is hereby replaced with the following:

	Minimum Lot Area	Minimum Lot Width And Depth	Minimum Front Yard	Minimum Side Yard	Street Side, Corner Lot	Minimum Rear Yard	Maximum Building Height
R-1	9,500 Square Feet	80 Feet (width) 100 Feet (Depth)	25 Feet	8 Feet	15 Feet	25 Feet	2.5 Stories or 37.5 Feet
All Other Uses	10,000 Square Feet	80 Feet (width)	40 Feet	20 Feet	20 Feet	40 Feet	2.5 Stories or 37.5 Feet

Minimum width and depth dimensions may not be construed to imply a minimum lot size of 8,000 square feet. In regard to overall minimum lot dimensions set by this chapter, the total area will supersede any conflicting combinations of widths or depths that do not equal the minimum area requirement.

A lot of record as of the effective date of this zoning ordinance that has less area or width than herein required may be used for any purpose permitted in this district, provided all other provisions of this chapter are met.

SECTION 2. SECTION MODIFIED. Section 165.12 R-2 MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT, # 4 Bulk Requirements Graph is hereby replaced with the following:

	Minimum Lot Area	Minimum Lot Width And Depth	Minimum Front Yard	Minimum Side Yard	Street Side, Corner Lot	Minimum Rear Yard	Maximum Building Height
R-2	6,000 Square Feet	60 Feet (width) 100 Feet (Depth)	25 Feet	8 Feet	15 Feet	25 Feet	2.5 Stories or 37.5 Feet
All Other Uses	10,000 Square Feet	80 Feet (width)	30 Feet	15 Feet	20 Feet	30 Feet	2.5 Stories or 37.5 Feet

In regard to overall minimum lot dimensions set by this chapter, the total area will supersede any conflicting combinations of widths or depths that do not equal the minimum area requirement.

A lot of record as of the effective date of this zoning ordinance that has less area or width than herein required may be used for any purpose permitted in this district, provided all other provisions of this chapter are met.

SECTION 3. SECTION MODIFIED. Section 165.13 R-3 MULTIPLE-FAMILY RESIDENTIAL DISTRICT, # 5 Bulk Requirements Graph is hereby replaced with the following:

	Minimum Lot Area	Minimum Lot Width And Depth	Minimum Front Yard	Minimum Side Yard	Street Side, Corner Lot	Minimum Rear Yard	Maximum Building Height
Single-family Dwelling	9,500 Square Feet	80 Feet (width) 100 Feet (Depth)	25 Feet	8 Feet	15 Feet	25 Feet	2.5 Stories or 37.5 Feet
Two-family Dwelling	8,000 Square Feet	80 Feet (width) 100 Feet (Depth)	25 Feet	8 Feet (1 Story) 10 Feet (2 Stories) 12 Feet (3 Stories)	15 Feet	25 Feet	2.5 Stories or 37.5 Feet
Multi-family Dwelling	7,000 s.f. plus 1,500 s.f. per dwelling unit over one	80 Feet (width) 100 Feet (Depth)	25 Feet	8 Feet (1 Story) 10 Feet (2 Stories) 12 Feet (3 Stories)	15 Feet	25 Feet	3 Stories or 45 Feet
All Other Uses	10,000 Square Feet	80 Feet (width)	40 Feet	20 Feet	25 Feet	40 Feet	3 Stories or 45 Feet

In regard to overall minimum lot dimensions set by this chapter, the total area will supersede any conflicting combinations of widths or depths that do not equal the minimum area requirement.

A lot of record as of the effective date of this zoning ordinance that has less area or width than herein required may be used for any purpose permitted in this district, provided all other provisions of this chapter are met.

SECTION 4. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.


SECTION 5. WHEN EFFECTIVE. This ordinance shall be in effect as of from and after its final passage, approval and publication as provided by law.

Introduced and approved the first reading on June 5, 2017.

Second reading approved and third reading waived on June 5, 2017.

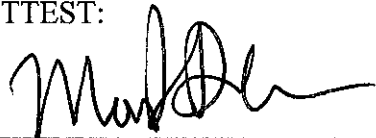
Final approval given June 5, 2017.

Ayes: Dennis Thies, Penny Sindelar, Brad Merritt, Pat Hoyt Sr., Mareta Ralston



Roger Shebetka, Mayor

ATTEST:



Mark Bloom, City Clerk/Treasurer

I certify that the foregoing was posted as Ordinance No. 01-2017 on the 7th day of June, 2017.



Mark Bloom, City Clerk/Treasurer