

ORDINANCE NO. 779

AN ORDINANCE AMENDING CHAPTER 165 “ZONING REGULATIONS.”

WHEREAS, the Planning & Zoning Commission of the City of West Branch, Iowa, believes that the clarification of certain sections in the Zoning Code will lead to a clearer understanding of the Code’s requirements; and

WHEREAS, the Planning & Zoning Commission of the City of West Branch, Iowa, believes that a more uniform and consistent wording in the language contained within certain sections in the Zoning Code will aide in making the Zoning Code more navigable and lead to more consistent interpretation of the requirements; and

WHEREAS, the Planning & Zoning Commission recommends to the City Council of the City of West Branch, adoption of these amendment recommendations in the Zoning code; and

WHEREAS, the City Council of the City of West Branch, Iowa has reviewed these recommendations and concurs with the Planning & Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED:

1. BE IT ENACTED by the City Council of West Branch, Iowa, that Chapter 165 “ZONING REGULATIONS” of the Code of West Branch, Iowa is hereby amended by revising the following subsections to Chapter 165.

165.34 I-2 DISTRICT REQUIREMENTS - Amend by adding number 5:

5. Area Regulations.

A. Lot Requirements: None.

B. Yard Requirements:

(1) Front Yard. No Building shall be constructed within forty (40) feet of the front lot line.

(2) Side Yards. On lots adjacent to a residential district, all buildings and incidental areas shall be located so as to provide a minimum side yard of twenty (20) feet on the side adjacent to the residential district. All other side yards shall be a minimum of eight (8) feet.

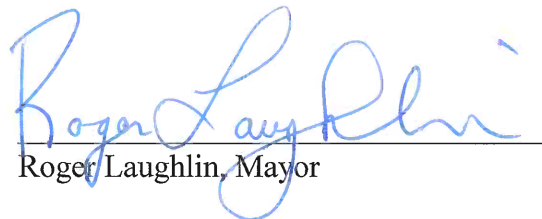
(3) Rear Yards. No building shall be constructed within twenty (20) feet of the rear lot line.

Passed and approved this 4th day of January, 2021.

First Reading: December 7, 2020

Second Reading: December 21, 2020

Third Reading: January 4, 2021


Roger Laughlin, Mayor

Attest: Leslie Brick

Leslie Brick, Deputy Clerk

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING ON THE PROPOSED AMENDMENT TO SECTION 165.34 OF THE WEST BRANCH ZONING ORDINANCE.

YOU ARE FURTHER NOTIFIED that a public hearing will be held by the City Council of the City of West Branch, Cedar County, in the Council Chambers at the City Office, located at 110 N. Poplar Street in West Branch, IA at 7:00 p.m. on **Monday, December 7, 2020**. The public hearing will add clarity and consistency to the language in the aforementioned section of Chapter 165 "Zoning Regulations".

All interested persons are invited to attend these meetings and be heard on the aforementioned proposed adoption of the amendment. Further information regarding same may be obtained by contacting the West Branch City Clerk.



REQUEST FOR COUNCIL CONSIDERATION

MEETING DATE:	December ²¹ 7, 2020
AGENDA ITEM:	Approve First Reading Ordinance 779 – Amending Chapter 165 Zoning Regulations ^{2nd}
CITY GOAL:	Establish a sound and sustainable government supported by professionalism, progressive thinking and modernizing the organization.
PREPARED BY:	Deputy City Clerk Leslie Brick
DATE:	November 25, 2020

BACKGROUND:

During the College Street Bridge project construction, a property owner on College Street questioned the area regulations for his property that is currently zoned I-2. Upon review of this code section, it was noted that there were no area regulations listed for this particular zoning. Planning & Zoning Commission reviewed other code sections and determined the following regulations would be appropriate for this zone as follows:

165.34 – Amend by adding number 5:

5. Area Regulations.

A. Lot Requirements: None.

B. Yard Requirements:

(1) Front Yard. No Building shall be constructed within forty (40) feet of the front lot line.

(2) Side Yards. On lots adjacent to a residential district, all buildings and incidental areas shall be located so as to provide a minimum side yard of twenty (20) feet on the side adjacent to the residential district. All other side yards shall be a minimum of eight (8) feet.

(3) Rear Yards. No building shall be constructed within twenty (20) feet of the rear lot line.

The Planning & Zoning Commission approved the language addition at their November 24, 2020 meeting.

STAFF RECOMMENDATION:	Approve First Reading Ordinance 779
REVIEWED BY CITY ADMINISTRATOR:	
COUNCIL ACTION:	
MOTION BY:	
SECOND BY:	