

ORDINANCE NO. 829

AN ORDINANCE AMENDING CHAPTER 165 OF THE CODE OF ORDINANCES BY
INCORPORATING RESIDENTIAL LIVABILITY FLEXIBLE FRONT YARD
ALLOWANCES.

WHEREAS, the City's comprehensive plan encourages the use of zoning techniques to preserve the city's small town identity;

WHEREAS, it has been determined that the strict application of the zoning code may prevent the city's goal in preserving the small town identity; and

WHEREAS, the City has drafted an ordinance to allow for flexible front yard allowances in residential districts.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of West Branch, Iowa :

Section 1. Amendment. Chapter 165 of the Code of Ordinances is hereby amended by adding and incorporating Section 165.50, which reads as follows:

“165.50 RESIDENTIAL LIVABILITY FLEXIBLE FRONT YARD ALLOWANCES

1. Residential Livability Flexible Front Yard Allowances: It is the intent of the City's 2019-2020 Comprehensive Plan to encourage community interaction and preserve its small town feel through zoning design techniques.
2. Living Pedestrian Space Minimum Requirements: In all properties located in an R-1 or R-2 District, the base of a living quarter such as a front door, porch, or other pedestrian friendly entrance is allowed a minimum fifteen (15) foot front setback. Garages, storage spaces, and other non-pedestrian friendly entrances must have a twenty-five (25) foot minimum front setback.”

Section 2. This ordinance shall be in full force and effect from and after its publication as by law provided.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

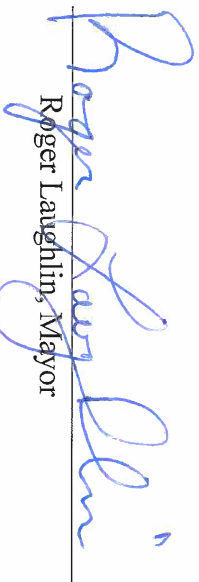
Section 4. If any section, provision or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any part, section, or provision thereof not adjudged invalid or unconstitutional.

Passed and approved this 7th day of July, 2025.

First Reading: June 2, 2025
Second Reading: June 16, 2025
Third Reading: July 7, 2025

ATTEST:


Alycia Horbas, City Clerk


Roger Laughlin, Mayor

I certify that the foregoing was published as Ordinance No. 829 on the 17th day
of July, 2025.