

ORDINANCE 615

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF EVANSDALE, IOWA, THAT BY AMENDING THE PLANNING AND ZONING CODE, CHAPTER 170, SECTION V, ITEM F OF THE EVANSDALE MUNICIPAL CODE PERTAINING TO ACCESSORY BUILDINGS.

BE IT ENACTED by the City Council of the City of Evansdale, Iowa:

SECTION 1. SECTION MODIFIED. Chapter 170, Section V, Item F of the Code of Ordinances of the City of Evansdale, Iowa is repealed and the following adopted in lieu thereof:

ITEM F ACCESSORY BUILDINGS. No accessory building shall be erected in any required court or front yard. Accessory buildings shall be distant at least five (5) feet from alley lines and at least five (5) feet from lot lines of adjoining lots which are in any "R" District, except that accessory buildings constructed in the rear sixty (60) percent of the lot may be erected three (3) feet from interior lot lines, and on a corner lot they shall conform to the setback regulations on the side street. Accessory buildings, except stables, may be erected as a part of the principal building, or if at least six (6) feet therefrom may be connected thereto by a breezeway or similar structure, provided all yard requirements for a principal building are complied with. An accessory building which is not a part of the main building shall not occupy more than thirty (30) percent of the rear yard and shall not exceed fifteen (15) feet in height; however, this regulation shall not be interpreted to prohibit the construction of a four hundred forty (440) square foot garage on a minimum rear yard. A freestanding or attached portable shelter consisting of a fabric covering stretched over poles used as a carport or similar structure shall be prohibited in conjunction with any residential use.

SECTION 2. 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 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

PASSED AND APPROVED BY THE COUNCIL THE _____ DAY OF _____, 2011.

First Reading: 04/05/2011
Second Reading: 04/19/2011
Third Reading: 05/03/2011

ATTEST:

Chad Deutsch, Mayor

Becky Walters, City Clerk

I certify that the foregoing was published as Ordinance 615 on the _____ day of _____, 20____.

Becky Walters, City Clerk