

ORDINANCE NO. 2024-

AN ORDINANCE AMENDING THE CITY ZONING ORDINANCE OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO BULK REQUIREMENTS, AS SET FORTH IN ARTICLE 5 TABLE 1

BE IT ENACTED by the City Council of the City of Independence, Iowa;

SECTION 1. SECTION MODIFIED. Article 5, Table 1 “Bulk Requirements” of the Zoning Ordinances of the City of Independence, Iowa is repealed and replaced with Table 1 “Bulk Requirements” as shown on Exhibit “A” attached.

SECTION 2. SEVERABILITY. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 3. EFFECTIVE DATE. This ordinance shall be effective after its passage and publication as required by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 202____.

Brad Bleichner, Mayor, City of Independence, IA

ATTEST:

Susi Lampe, IaCMC, IaCFO, City Clerk/Treasurer of the City of Independence, IA

First Reading: _____
Second Reading: _____
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2024-_____ on the _____ day of _____ 202____.

Susi Lampe, IaCMC, IaCFO, City Clerk/Treasurer of the City of Independence, IA

Exhibit “A”

Table 1 – Bulk Requirements:

District Use	Maximum Building Height ¹	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Side Street, Corner Lot	Minimum Rear Yard
A-1							
SINGLE FAMILY	35 Ft. or 3 Stories	3 Acres	200 Ft.	58 Ft.	35 Ft.	58 Ft.	58 Ft.
OTHER PERMITTED USES	---	3 Acres	200 Ft.	58 Ft.	35 Ft.	58 Ft.	58 Ft.
R-1							
SINGLE FAMILY	35 Ft. or 3 Stories	10,000 Sq. Ft.	80 Ft.	25 Ft.	8 Ft.	25 Ft.	30 Ft.
NOT SERVED BY PUBLIC WATER AND/OR PUBLIC SEWER	35 Ft. or 3 Stories	30,000 Sq. Ft.	80 Ft.	25 Ft.	8 Ft.	25 Ft.	30 Ft.
OTHER PERMITTED USES	---	30,000 Sq. Ft.	160 Ft.	40 Ft.	16 Ft.	40 Ft.	40 Ft.
R-2							
SINGLE FAMILY	35 Ft. or 3 Stories	7,000 Sq. Ft.	66 Ft.	25 Ft.	5 Ft.	25 Ft.	25 Ft.
MULTI-FAMILY (UP TO 2 FAMILY)	35 Ft. or 3 Stories	8,000 Sq. Ft.	70 Ft.	25 Ft.	7 Ft.	25 Ft.	25 Ft.
OTHER PERMITTED USES	---	10,000 Sq. Ft.	80 Ft.	30 Ft.	7 Ft.	40 Ft.	30 Ft.
R-3							
SINGLE FAMILY	---	6,000 Sq. Ft.	60 Ft.	20 Ft.	5 Ft.	25 Ft.	30 Ft.
TWO FAMILY	---	7,200 Sq. Ft.	60 Ft.	20 Ft.	5 Ft.	25 Ft.	30 Ft.
MULTI-FAMILY (3 PLEX OR LARGER)	35 Ft. or 3 Stories	8,000 Sq. Ft.	65 Ft.	20 Ft.	10 Ft.	25 Ft.	35 Ft.
OTHER PERMITTED USES	---	1 Acre	180 Ft.	40 Ft.	16 Ft.	40 Ft.	40 Ft.
R-4							
PER UNIT	---	4,000 Sq. Ft.	40 Ft.	20 Ft.	10 Ft.	---	10 Ft.
MOBILE HOME PARK	25 Ft.	5 Acres	360 Ft.	40 Ft.	40 Ft.	40 Ft.	40 Ft.
R/C-1							
THE “R-2” BULK REQUIREMENTS MUST BE MET IF THE USE OF THE LAND IS RESIDENTIAL.							
THE “C-2” BULK REQUIREMENTS MUST BE MET IF THE USE OF THE LAND IS COMMERCIAL.							
THE “R-2” BULK REQUIRMENTS MUST BE MET IF THE USE OF THE LAND IS COMMERCIAL AND ADJOINS RESIDENTIAL.							
PERMITTED USES IN “R/X-1” ARE SET FORTH IN ARTICLE XI OF THIS ORDINANCE.							
C-1	35 Ft. or 3 Stories	---	---	---	²	---	---
C-2	35 Ft. or 3 Stories	---	---	25 Ft.	³	---	²
M-1	---	---	---	25 Ft.	10 Ft.	25 Ft.	²
M-2	---	---	---	25 Ft.	10 Ft.	25 Ft.	²
ACCESSORY BUILDINGS FOR R-1, R-2, & R-3 DISTRICTS ⁴	18 Ft. or 1 story, whichever is lower	---	---	---	⁵	Same as permitted uses	⁶

¹ Maximum Height shall be measured by either the designated footage or by stories, whichever is lower.

² None required except adjoining any “R” District, in which case not less than 15 feet.

³ The Independence City Council reserves the authority to determine the set-back requirement on a case-by-case basis.

⁴ Maximum Coverage of Lot for Accessory Buildings shall be thirty (30) percent of rear yard.

^{5& 6} Accessory building to be placed in the rear or side yards may reduce minimum side and rear yard requirements to four (4) feet.