

**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MODIFIED.** Article 5, Table 1 “Bulk Requirements” of the Zoning Ordinances of the City of Independence, Iowa is repealed and replaced with Table 1 “Bulk Requirements” as shown on Exhibit “A” attached.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 \_\_\_\_\_ 2024.

\_\_\_\_\_  
Brad Bleichner, Mayor, City of Independence, IA

ATTEST:

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

First Reading: June 10, 2024  
Second Reading: \_\_\_\_\_  
Third Reading: \_\_\_\_\_

I certify that the foregoing was published as Ordinance No. 2024-\_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 2024.

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

# Exhibit “A”

Table 1 – Bulk Requirements:

District Use	Maximum Building Height <sup>1</sup>	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	---	---	---	<sup>2</sup>	---	---
C-2	35 Ft. or 3 Stories	---	---	25 Ft.	<sup>3</sup>	---	<sup>2</sup>
M-1	---	---	---	25 Ft.	10 Ft.	25 Ft.	<sup>2</sup>
M-2	---	---	---	25 Ft.	10 Ft.	25 Ft.	<sup>2</sup>
ACCESSORY BUILDINGS FOR R-1, R-2, & R-3 DISTRICTS <sup>4</sup>	18 Ft. or 1 story, whichever is lower	---	---	---	<sup>5</sup>	Same as permitted uses	<sup>6</sup>

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

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

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

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

<sup>5& 6</sup> Accessory building to be placed in the rear or side yards may reduce minimum side and rear yard requirements to four (4) feet.