

ORDINANCE NO. _____

AN ORDINANCE AMENDING APPENDIX A, ARTICLE II – ZONING DISTRICT SECTION 202.4 AND
203.4 AND 202.3(8) AND 203.3(8)

BE IT ORDAINED by the City Council of the City of Oelwein, Iowa, as follows:

Section 1. That APPENDIX A – ZONING, Article II. Zoning Districts – Section 202.4 and 203.4 and 202.3(8) and 203.3(8) be deleted in their entirety.

Section 2. That APPENDIX A – ZONING, Article II. Zoning Districts – Section 202.4 and 203.4 be amended to read as follows:

Lot Area and Setbacks:

A. Minimum Lot area: 5000 Square Feet

B. Minimum Lot Width: 50'

C. Minimum Front yard: 15'

D. Minimum Rear yard: 15'

E. Minimum Side Yard: Each principal residential structure shall provide two (2) side yards. The minimum side yard setback shall be five (5) feet. One (1) side yard may have a setback of zero (0) feet from the interior side lot line, provided the opposite side yard complies with Subsection F of this section. In no case shall both side yards be less than five (5) feet unless otherwise permitted under approved townhouse or attached dwelling provisions.

F. Minimum Building Separation:

1. A minimum separation distance of ten (10) feet shall be maintained between principal structures located on separate lots.

2. Building separation shall be measured as the horizontal distance between the closest exterior walls of principal structures.

3. Where an existing or proposed principal structure on an adjacent lot is located at a zero (0) foot side setback along a common property line, any new principal structure constructed on the adjoining lot shall maintain a minimum ten (10) foot setback from that same property line.

4. Compliance with the ten (10) foot minimum building separation requirement shall supersede the minimum five (5) foot side yard requirement where necessary.

G. Building Code Compliance. Any structure located less than five (5) feet from an interior side lot line shall comply with applicable fire-resistance rating and opening protection requirements of the adopted International Residential Code. Nothing in this section shall reduce or eliminate building code requirements governing fire separation distance.

H. Corner Lots. The side yard adjacent to a public street on a corner lot shall not be eligible for a zero (0) foot side setback and shall comply with the required street side yard setback for the district.

Section 3. 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 4. Effective Date. Effective April 13, 2026, this ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Section 5. That all Ordinances or parts thereof in conflict herewith be and the same are hereby repealed.

First reading:	March 9, 2026
Second reading:	March 23, 2026
Third reading:	April 13, 2026

Passed and adopted by the City Council of the City of Oelwein, Iowa, this day of April 13, 2026.

Brett DeVore, Mayor

Attest:

Dylan Mulfinger, City Administrator

Recorded April 14, 2026.

Second Reading on March 23, 2026.

It was moved by _____ and seconded
_____ that the Ordinance as read be adopted,
and upon roll call there were:

AYES NAYS ABSENT ABSTAIN

Weber
Payne
Cantrell
Cannon
Gearhart
Ricchio

First Reading on: March 9, 2026.

It was moved by _____ and seconded by
_____ that the Ordinance as read be
adopted, and upon roll call there were:

AYES NAYS ABSENT ABSTAIN

Weber
Payne
Cantrell
Cannon
Gearhart
Ricchio

Third Reading on April 13, 2026.

It was moved by _____ and seconded by
_____ that the Ordinance as read be adopted,
and upon roll call there were:

AYES NAYS ABSENT ABSTAIN

Weber
Payne
Cantrell
Cannon
Gearhart
Ricchio