ORDINANCE NO. 6568

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF COUNCIL BLUFFS, IOWA, AS ADOPTED BY REFERENCE IN SECTION 15.27.020 OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY REZONING PROPERTY LEGALLY DESCRIBED AS THE SOUTH 100 FEET OF LOT 1 AND ALL OF LOTS 2 AND 3, ALL IN BLOCK 16, BAYLISS FIRST ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA FROM R-3/LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT TO C-1/COMMERCIAL DISTRICT, AS SET FORTH AND DEFINED IN CHAPTER 15.14 OF THE MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, WITH LIMITED PERMITTED USES AS SET FORTH BELOW.

BE IT ORDAINED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

SECTION 1. That the Zoning Map of the City of Council Bluffs, Iowa, as adopted by reference in Section 15.02.070 of the 2020 Municipal Code of the City of Council Bluffs, Iowa, be and the same is hereby amended by rezoning property legally described as the South 100 feet of Lot 1 and all of Lots 2 and 3, all in Block 16, Bayliss First Addition, City of Council Bluffs, Pottawattamie County, Iowa from R-3/Low Density Multifamily Residential District to C-1/Commercial District, as set forth and defined in Chapter 15.14 of the Municipal Code of Council Bluffs, Iowa.

Limited permissible uses for this property shall apply. No Conditional Uses are permitted. The following are the only permitted Principal Uses pursuant to CBMC 15.14.020:

E. Consumer service establishment;
F. Cultural service;
G. Financial service;
K. Religious assembly.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason declared illegal or void, then the lawful provisions of this ordinance which are severable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

SECTION 4. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its final passage and publication, as by law provided.

ADOPTED
AND October 9, 2023.
APPROVED

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CHAD M. HANNAN Mayor Pro Tem

Attest: _____

JODI QUAKENBUSH City Clerk

First Consideration: 8-28-23
Second Consideration: 9-11-23
Public Hearing: 9-11-23
Third Consideration: 10-9-23