ORDINANCE NO. 6517

AN ORDINANCE TO AMEND CHAPTER 15.03, ZONING DEFINITIONS OF THE MUNICIPAL CODE (ZONING ORDINANCE) OF THE 2020 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA, BY AMENDING SECTION 15.03.230 "DWELLING, SINGLE-FAMILY DETACHED"; SECTION 15.03.457 "MANUFACTURED HOME" AND 15.03.486 "MODULAR HOME".

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

SECTION 1. That Chapter 15.03 Zoning Definitions of the Municipal Code (Zoning Ordinance) of the 2020 Municipal Code of Council Bluffs, Iowa, be and the same is hereby amended by amending Section 15.03.230, "Dwelling, Single-Family Detached"; Section 15.03.457, "Manufactured Home" and Section 15.03.486, "Modular Home" to read as follows:

15.03.230 Dwelling, Single-Family Detached
Single-family detached dwelling: A building containing only one dwelling unit, as defined in CBMC Chapter 17.01 "Housing Definitions," that is not attached to any other dwelling unit. A single-family detached dwelling can either be built on-site, a manufactured home, as defined in CMBC Section 15.03.457, or a modular home, as defined in CMBC Section 15.03.486. Mobile homes, recreational vehicles, housing mounted on self-propelled or drawn vehicles, tents, or other forms of temporary housing or portable housing shall not be included in this definition. All single-family detached dwellings shall include at least one kitchen and one bathroom.

15.03.457 Manufactured Home
Manufactured home: A factory-built structure containing one dwelling unit, as defined in CBMC Chapter 17.01 "Housing Definitions," that is manufactured or constructed under the authority of 42 U.S.C. Section 5403 and is required by federal law to display a seal from the U.S. Department of Housing and Urban Development. A manufactured home must have been constructed on or after June 15, 1976. A manufactured home shall be considered the same as any site-built single-family detached dwelling.

15.03.486 Modular Home
Modular home: A factory-built structure containing one dwelling unit, as defined in CBMC Chapter 17.01 "Housing Definitions," that is manufactured or constructed to comply with the Iowa State Building Code for Modular Factory-Built Structures, and must display the seal issued by the State Building Code Commissioner. A modular home shall be considered the same as any site-built single-family detached dwelling.

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

PASSED
AND September 12, 2022.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 8-22-22
Second Consideration: 9-12-22
Public Hearing: 9-12-22
Third Consideration: _____