ORDINANCE NO. 6394

AN ORDINANCE TO AMEND CHAPTER 15.08A-R-1/SINGLE-FAMILY RESIDENTIAL ESTATES DISTRICT OF THE 2015 MUNICIPAL CODE OF COUNCIL BLUFFS, IOWA BY AMENDING SECTION 15.08A.050 "SITE DEVELOPMENT REGULATIONS" AND SECTION 15.08A.060 "ADDITIONAL REGULATIONS".

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

SECTION 1. That Chapter 15.08A-R-1/Single-Family Residential Estates District of the 2015 Municipal Code of Council Bluffs, Iowa, be and is hereby amended by amending Section 15.08A.050 "Site development regulations" and Section 15.08A.060 "Additional regulations" to read as follows:

15.08A.050 - Site development regulations.

Minimum Lot Size

Lot area:	43,560 square feet (1 acre)
Lot width at front building line:	125 feet
Lot depth:	200 feet

Minimum Setbacks	Principal Structure	Accessory Structure
Front yard:	35 feet	Greater of 35 feet or existing front setback line of principal structure
Interior side yard:	20 feet at building setback line	10 feet
Street side yard:	30 feet	30 feet
Rear yard:	35 feet	10 feet
Maximum height:	35 feet	18 feet
Lot coverage: all structures	20% maximum	

One principal structure per lot.

1**5.08A.060 - Additional regulations.**

01. Private Sewage Disposal System. The construction, use, and maintenance of individual sewage disposal systems in the R-1E district shall comply with Chapter 69 of the Iowa Administrative Code.
02. Cluster Lots Prohibited. The subdivision of cluster lots under Chapter 14.10 of the municipal code shall be prohibited in the R-1E district.

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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 August 12, 2019.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 7-22-19
Second Consideration: 8-12-19
Public Hearing: 8-12-19
Third Consideration: _____