**ORDINANCE NO. 6422**

**AN ORDINANCE TO AMEND CHAPTER 15.13 "A-P/ADMINISTRATIVE-PROFESSIONAL DISTRICT" OF THE 2015 MUNICIPAL CODE (ZONING ORDINANCE) BY AMENDING SECTION 15.13.050 "SITE DEVELOPMENT REGULATIONS".**

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

**SECTION 1.** That Chapter 15.13 "A-P/Administrative-Professional District" of the 2015 Municipal Code (Zoning Ordinance) is hereby amended by amending Section 15.13.050 "Site Development Regulations" to add additional language that allows any property, or combination or contiguous properties owned by the same person or entity, which contains a minimum of one and one-half acres of total land area, to adopt a site specific development plan" to read as follows:

**15.13.050 Site Development Regulations**

Any property, or combination of contiguous properties owned by the same person or entity, that are zoned A-P District and contain a minimum of one and one-half acres of total land area, shall be allowed to adopt a site specific development plan in accordance with the procedures stated in Section 15.28.060 of this Title.

**Minimum Lot Size**

| | |
|---|---|
| Lot area | 5,000 square feet |
| Lot width | 50 feet |
| Lot depth | 100 feet |

| **Minimum Setbacks** | **Principal Structure** | **Accessory Structure** |
|---|---|---|
| Front yard | 20 feet | Greater of 20 feet or existing front setback line of principal structure |
| Interior side yard | 5 feet | 3 feet |
| Street side yard | 15 feet | 15 feet |
| Rear yard | 20 feet | 3 feet |
| Maximum height | 50 feet | 18 feet |
| Lot coverage: all structures: | 50% maximum | |

(Ord. 5406 § 2 (part), 1998)

Case #ZT-20-003

**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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 10, 2020.
APPROVED

_____
MATTHEW J. WALSH Mayor

Attest: _____
JODI QUAKENBUSH City Clerk

First Consideration: 7-27-20
Second Consideration: 8-10-20
Public Hearing: 8-10-20
Third Consideration: Request to Waive