

**ORDINANCE NO. 2020-01**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SHUEYVILLE, IOWA BY AMENDING CHAPTER 6-2-5 CLASS R-1, SINGLE FAMILY RESIDENTIAL AND 6-2-6 CLASS R-2, OLD TOWN SINGLE FAMILY RESIDENTIAL SETBACK REQUIREMENTS FOR ACCESSORY BUILDINGS.**

**BE IT ENACTED** by the City Council of the City of Shueyville, Iowa:

**SECTION 1. 6-2-5 MODIFIED.** To include an additional section for accessory uses setback requirements for storage sheds, which is hereby adopted to read as follows:

**6-2-5 CLASS R-1 DISTRICT - SINGLE FAMILY RESIDENTIAL.**

- (3) The following regulations shall apply to any structure, building or dwelling constructed or altered in any Class R-1 district:

	<b>Minimum Lot Area</b>	<b>Minimum lot width and depth (feet)</b>	<b>Minimum front yard (feet)</b>	<b>Minimum side yard (feet)</b>	<b>Minimum rear yard (feet)</b>	<b>Maximum height</b>
Single-family dwelling	1 acre	100 (width) 100 (depth)	30	20	30	2 ½ stories or 37.5 feet
Other uses	2 acres	100 (width) 100 (depth)	30	30	30	2 ½ stories or 37.5 feet
Accessory Uses* (Garages)	N/A	N/A	N/A	20	30	2 ½ stories or 37.5 feet
Accessory Uses* (Storage Sheds)	N/A	N/A	N/A	5	5	18 feet

\*No Accessory Buildings shall be closer than 10 feet from the Main Building and shall not be greater than 30% of the rear yard.

**6-2-6 CLASS R-2 DISTRICT - OLD TOWN SINGLE FAMILY RESIDENTIAL.**

(3) The following regulations shall apply to any structure, building or dwelling constructed or altered in a class R-2 district:

	<b>Minimum Lot Area (square feet)</b>	<b>Minimum lot width and depth (feet)</b>	<b>Minimum front yard (feet)</b>	<b>Minimum side yard (feet)</b>	<b>Minimum rear yard (feet)</b>	<b>Maximum height</b>
Single-family dwelling	6,000 (square feet)	50 (width) 100 (depth)	30	10	30	2 ½ stories or 37.5 feet
Other uses	2 acres	100 (width) 100 (depth)	30	30	30	2 ½ stories or 37.5 feet
Accessory Uses (Garages)*	N/A	N/A	N/A	10	30	2 ½ stories or 37.5 feet
Accessory Uses* (Storage Sheds)	N/A	N/A	N/A	5	5	18 feet

\*No Accessory Buildings shall be closer than 10 feet from the Main Building and shall not be greater than 30% of the rear yard

**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 REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.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 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.** This Ordinance shall be in effect April 14, 2020 and after its final passage, approval and publication as provided by law.

PASSED and APPROVED this 14<sup>th</sup> day of April 2020.

1<sup>st</sup> Reading- April 14, 2020, Motion Foss                      2<sup>nd</sup> Motion Neuhaus  
Ayes: Neuhaus, Foss, Frisk, Lacy  
Nays: none  
Absent: Anderson

2<sup>nd</sup> Reading- April 14, 2020, Motion Neuhaus      2<sup>nd</sup> Motion Frisk  
Ayes: Lacy, Foss, Frisk, Neuhaus  
Nays: none  
Absent: Anderson

3<sup>rd</sup> Reading – April 14, 2020, Motion Lacy              2<sup>nd</sup> Motion Foss  
Ayes: Lacy, Foss, Frisk, Neuhaus  
Nays: none  
Absent: Anderson

By: \_\_\_\_\_  
Mickey Coonfare, Mayor

ATTEST: \_\_\_\_\_  
Teresa Eadie, City Clerk

PASSED and APPROVED this 14<sup>th</sup> day of April 2020.

Published on 22 day of April, 2020.

A complete copy of this Ordinance is available on Shueyville website at [www.shueyvilleia.com](http://www.shueyvilleia.com) or at Shueyville City Hall at 2863 120<sup>th</sup> St NE Swisher, IA 52338, or by emailing [Sheuyville@southslope.net](mailto:Sheuyville@southslope.net).