

ORDINANCE NO. 600

**AN ORDINANCE AMENDING THE UNIFIED LAND
DEVELOPMENT ORDINANCES
OF THE CITY OF CARTER LAKE, IOWA 2006, BY AMENDING
PROVISIONS PERTAINING TO
RM MOBILE HOME RESIDENTIAL DISTRICT**

BE IT ENACTED by the City Council of the City of Carter Lake, Iowa:

SECTION 1. SECTION MODIFIED. Sections 902, 904, and 938 of the Unified Land Development Ordinances of the City of Carter Lake, Iowa 2006, are repealed and the following section adopted in lieu thereof:

902 SITE DEVELOPMENT REGULATIONS

Regulator	1 Family Detached	Other Permitted Uses
Site Area per Housing Unit (square feet) In Conventional Development	6,000	
Minimum Lot Area (square feet) In Conventional Development	2,800	2,800
Minimum Lot Width (feet) In Conventional Development	40	40
Minimum Lot Depth (feet) In Conventional Development	70	70
Minimum Yards (feet)		
Front Yard	15	15
Side Yard	5 *	5 *
Street Side Yard	15	15
Rear Yard	5 *	5
Maximum Height (feet)	35	35
Maximum Building Coverage	45%	45%
Maximum Impervious Coverage	60%	60%
Floor Area Ratio	NA	0.50
Maximum Percentage of Total Parking Located in Street Yard	NA	50%
Minimum Depth of Landscaping Adjacent to Street Right-of-Way Line (feet)	10 ** 35***	10 ** 35 ***

* Or 10 feet from any other building

** Private Street

*** Public Street

904 ADDITIONAL REQUIREMENTS

- a. Parking areas, accessory buildings, and garages must be at least three feet (3') from a side or rear lot line or ten feet (10') from any other inhabitable building. A greater separation from residential zoning districts may be required by Section 26.
- b. Swimming pools must be at least 50 feet from a side or rear lot line.

938 ADDITIONS TO TRAILER No additions shall be built onto any trailer, which shall leave a clearance of less than ten clear feet between the addition and the next trailer. No addition or enclosure shall be constructed without application made to the Building Inspector and a permit issued for such construction. The necessary permit shall be secured before building such structure, which must comply with statutes of the State and ordinances of the City pertaining to housing.

SECTION 2. 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 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED Nov. 19, 2007.

Russell D Kramer
Russell D. Kramer – Mayor

Attest:

Doreen Mowery
Doreen Mowery – City Clerk

FIRST CONSIDERATION: Sept. 17, 2007

SECOND CONSIDERATION: Oct. 15, 2007

THIRD CONSIDERATION: Nov. 19, 2007

The undersigned as City Clerk of Carter Lake, Iowa does hereby certify that on Nov. 20, 2007, I posted true and exact copies of the foregoing ordinance in four public places to wit: City Hall, Carter Lake Hardware, Peoples National Bank and Owen Memorial Library all within the limits of the City of Carter Lake, Iowa.

Doreen Mowery
Doreen Mowery – City Clerk