

ORDINANCE NO. 598

**AN ORDINANCE AMENDING THE UNIFIED LAND
DEVELOPMENT ORDINANCES
OF THE CITY OF CARTER LAKE, IOWA 2006, BY AMENDING
PROVISIONS PERTAINING TO BUILDING PERMITS
AND CERTIFICATES OF ZONING COMPLIANCE**

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

SECTION 1. SECTION MODIFIED. Section 2905 (f) of the Unified Land Development Ordinances of the City of Carter Lake, Iowa 2006, is repealed and the following section adopted in lieu thereof:

2905 (f) EXPIRATION OF BUILDING PERMIT. Every permit issued by the Building Official under the provisions of this chapter shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within thirty (30) days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of sixty (60) days. If the work described in any building permit for newly constructed structure which is to be inhabited has not been substantially completed within one (1) year after the date of the issuance thereof, or if the work described in any building permit which does not involve living quarters or to be inhabited has not been completed within six (6) months, said permit shall expire and be canceled by the Building Official and written notice thereof shall be given to the persons affected, together with notice that further work as described in the canceled permit shall not proceed unless or until a new building permit has been obtained. An extension of time may be granted only under unusual circumstances beyond the permit expiration date at the discretion of the Building Official. Before such work can be recommenced, a new permit shall be first obtained, and the fee therefore shall be equal to a structural permit, provided no changes have been made or will be made in the original plans and specifications for such work. The expiration date of a building permit may be established for a period longer than one (1) year if established at the time that such permit is issued by the city.

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