

ORDINANCE No. 274

AN ORDINANCE AMENDING CHAPTER 2, ENTITLED "ZONING CODE," OF THE CODE OF ORDINANCES OF THE CITY OF NORWAY, IOWA, BY AMENDING 6-2-4 APPLICABILITY OF REGULATIONS, TO PROVIDE FOR SIZE AND LOCATION RESTRICTIONS FOR ACCESSORY BUILDINGS AND STRUCTURES AND TO PERMIT ONLY ONE PRINCIPAL USE ON A SINGLE LOT WITHIN THE CITY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORWAY, IOWA:

SECTION 1: That Chapter 2, "Zoning Code," of the Code of Ordinances of the City of Norway, Iowa, be and the same is hereby amended and enacted in lieu thereof new sections to be codified the same to read as follows:

B. Accessory Buildings and Structures.

1. No accessory building or structure shall be erected on the property more than ninety (90) days prior to the time of completion of the principal structure or use.
2. A building permit must be issued prior to construction of any accessory building or structure.
3. Accessory buildings or structures, other than a private garage, shall be limited to twelve (12) feet in height for sidewalls, and not part of the structure shall be closer than five (5) feet from the principal structure or property line, or as set forth in the Zoning Ordinance for property setbacks.
4. A private garage or accessory building or structure may not be taller than the principal structure.
5. No accessory building or structure shall be erected in any yard other than the rear yard, and the structure shall occupy less than 30 percent of the required rear yard, except for a private garage, which may occupy up to 50 percent of the required rear yard. But in no event shall more than 30 percent of the rear yard be occupied by garage, accessory building or structure.
6. Only one (1) accessory building or structure, in addition to one (1) private garage, is permitted per lot. Private garages must meet the minimum principal structure front yard and side yard setback requirements.
7. Accessory buildings and structures and garages shall be constructed of materials comparable to the principal structure and shall be of a matching or complementary color.

C. Principal Structures. Only one (1) principal structure may be constructed, located or erected on a single lot in any district within the City. No garage or accessory building may be located on a property that does not have a conforming principal structure in existence.

SECTION 2. REPEALER. All Ordinances and parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 3. SEVERABILITY. 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 after its final passage, approval and publication as required by law.

PASSED AND APPROVED this 14th day of January, 2016.

Martin Schulte, Mayor

ATTEST: _____
Wendy Erger, City Clerk