

ORDINANCE NO. 15-04

AN ORDINANCE AMENDING THE MASTER PLAN AND RULES, REGULATION, AND GUIDELINES FOR THE ECHO VALLEY COMMUNITY PLANNED UNIT DEVELOPMENT AS CONTAINED IN ORDINANCE NO. 03-08

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF NORWALK, IOWA:

SECTION 1. PURPOSE. The purpose of this ordinance is to amend the master plan and rules, regulation, and guidelines for Parcel C of the Echo Valley Community Planned Unit Development as contained in Ordinance No. 03-08.

SECTION 2. AMENDMENT. Exhibit "D" "Detached" Cluster Home Development Guidelines is hereby removed in its entirety and replaced with the following:

Exhibit "D"

"Detached" Cluster Home Development Guidelines

- a. Minimum setback from all boundaries of the site shall be at least 30 feet. No structures including decks, patios, or other ground structures shall project into this area. Exceptions to this provision would be any association owned entry feature including signage and landscaping.
- b. Front setback shall be 25 feet. An exception will be made for certain lots to have a front setback of 20 feet when necessary to accommodate the public street and other public infrastructure.
- c. Minimum distance between buildings shall be at least 10 feet (roof overhangs, fireplaces, etc. may encroach up to 2 feet).
- d. The maximum density for these parcels will be 6 du/acre.
- e. The owner of the cluster-home will also own the lot beneath the dwelling unit.
- f. The minimum lot area for the dwelling unit shall be 1,400 square feet and the minimum width 20 feet.
- g. The parking per unit shall be at least 2 in the garage and 2 in the driveway for a total of 4.
- h. Additional overflow parking will be required throughout the site via on-street parking. The site shall provide at least 1 parking stall for every five dwelling units.
- i. The minimum driveway dimensions shall be 16 feet in width and 25 feet in length, with the exception the lots with a front setback of 20 feet shall be allowed a driveway 20 feet in length.
- j. The parcel shall be served by a public street 26 feet in width with a 50 foot right-of-way. All other design standards for the public street shall meet the current version of SUDAS.
- k. All other municipal utilities in the parcel shall be publicly owned.
- l. No buffer will be required for these parcels since they will be developed into individual detached units and extensive landscaping and berming techniques will be utilized to enhance the sites.

m. All accessory structures or uses as permitted within Section 17.10.050.3 of the Norwalk Zoning Ordinance are permitted.

SECTION 3. SEVERABILITY CLAUSE. In 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 full force and effect after its passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Norwalk, Iowa on the 21st day of May, 2015.

Tom Phillips, Mayor

ATTEST:

Jodi Eddleman, City Clerk

PREPARED BY: Luke Parris, City Planner

First Reading: April 16, 2015

Second Reading: May 7, 2015

Third Reading: May 21, 2015

I certify that the foregoing was published as Ordinance No. 15-04 on the 11th day of June, 2015.

Jodi Eddleman, City Clerk