

AN ORDINANCE AMENDING THE CITY OF NORWALK ZONING REGULATIONS TO ADD RESTRICTIONS AND REQUIREMENTS FOR PRIVATE STREETS TO SECTION 17.04.340

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 City of Norwalk, Iowa, Zoning Regulations (Title 17) to amend Section 17.04.340 Privately-Owned Improvements Serving More Than One Property Owner.

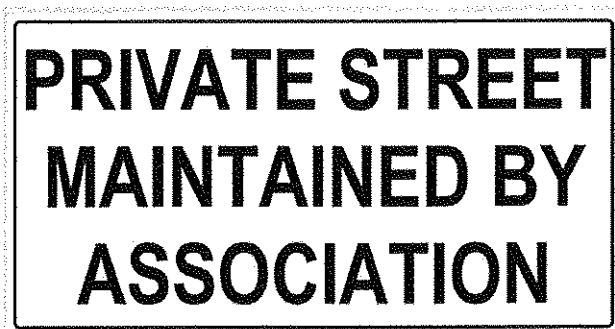
SECTION 2. **ZONING REGULATIONS AMENDED.** The City of Norwalk Zoning Regulations (Title 17) is amended to add the following highlighted text into Section 17.04.340:

Private Streets and Roadways: Except as provided herein this section, all private streets and roadways shall be constructed with a paving design standard and street width consistent with the City standards as if said street were a public street. All typical street appurtenances, including sidewalks, street lights, traffic control and street name signage shall be provided in accordance with City standards for a public street. Private streets shall only be allowed in developments that have been master planned for private streets and where the private streets will be owned and maintained by a common association. A private street in a development shall not provide a through connection between two separate public streets. A private street in a development shall not connect to an existing private street, if that connection would encourage the use of the private streets as an alternate route to an existing public street. A private street for an RE-1, R-1, R-F and R-2 development shall not connect to any private street serving higher intensity zoning districts of R-3, R-4, R-5, C-O, C-1, C-2, C-3, C-4, TC, PC, IC, and M-1.

Private Street and Roadway Signage options:

Any private street shall be signed with an entry sign which identifies the street as private. Text on the sign shall read "PRIVATE STREETS ARE MAINTAINED BY ASSOCIATION." The lettering on the sign shall be designed to meet MUTCD standards. The sign shall be erected at all entrances to the street prior to final plat approval by the City.

Private Street Maintenance Sign example:

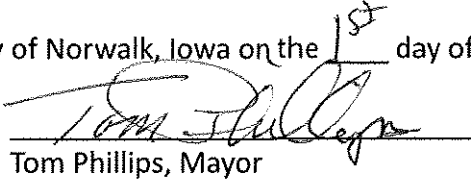


SECTION 3. **REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4. 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 5. 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 1st day of March, 2018.


Tom Phillips, Mayor

ATTEST:


Jean Furler, City Clerk

PREPARED BY: Luke Parris, Community Development Director