

**ORDINANCE NO. 18-13**

**AN ORDINANCE AMENDING THE MASTER PLAN AND RULES, REGULATION, AND GUIDELINES FOR THE DOBSON PLANNED UNIT DEVELOPMENT AS CONTAINED IN ORDINANCE NO. 04-08**

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 Dobson Planned Unit Development as contained in Ordinance No. 04-08.

SECTION 2. AMENDMENT. The Dobson Planned Unit Development is hereby amended as follows:

Section 5: Land Use Design Criteria

Amend the land use and density schedule for Parcel C, as shown below:

LAND USE AND DENSITY SCHEDULE					
Parcel #	Land Use/Zoning	Max Density	Area/Acres	# Units	Density DU/Acre
Parcel C	R-2 Two-Family Residential	6	8.10 Acres	48	5.93

Amend the bulk regulations for Parcel C, as shown below:

LAND USE AND DENSITY SCHEDULE							
Parcel #	Use Type	Lot Area Min.	Lot Width	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Height
Parcel C	Two-Family Residential	4,500 sqft	30' per unit	20'	0' and 5'	30'	35'
	Single Family Residential	4,050 sqft	45'	20'	5' min. 10' total	30'	35'

The Parcel C description in the "Specific Information Not In Tables" is hereby deleted and replaced with a new Parcel C description, as shown below:

**PARCEL C.** This parcel is intended for small single-family development or for two-family development. A development proposal may contain both types of uses throughout the Parcel. Two-family residential buildings shall have each unit located in a separate parcel. All lots in the Parcel will front onto Private Streets. Sidewalks shall be provided on both sides of the Private Street. The Private Street and Sidewalk shall be located within an ingress/egress easement that is 50 feet wide. Front setbacks shall be measured from the ingress/egress easement line. Lots located on the corner of two private streets shall be considered a corner lot and have front setback to each private street ingress/egress easement. All buildings shall maintain a minimum 10' building separation.

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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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 7<sup>th</sup> day of June, 2018.

  
Tom Phillips, Mayor

ATTEST:

  
Jean Furler, City Clerk

PREPARED BY: Luke Parris, Community Development Director