

**ORDINANCE NO. 20-24**

**AN ORDINANCE AMENDING THE CITY OF NORWALK ZONING REGULATIONS SECTIONS 175B.04.2, 175B.06.2, 175B.07.2, AND 175B.08.2 TO UPDATE MINIMUM GARAGE REQUIREMENTS FOR TWO CAR GARAGES**

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 175) to amend the standard garage dimensions for a two-car garage.

**Section 2. Section Modified.** Section 175B.04.2 subsection A of the City of Norwalk, Iowa, Zoning Regulations (Title 175) is repealed and the following adopted in lieu thereof:

- A. A single-family dwelling on each lot. No temporary buildings, trailers, mobile homes, tents, portable or potentially portable structures shall be used for dwelling purposes. All single-family dwellings constructed after the date of adoption of this ordinance shall have no less than a 2 car garage that is a minimum 440 square feet in size with a minimum width of 20 feet.

**Section 3. Section Modified.** Section 175B.06.2 subsection A, B, & C of the City of Norwalk, Iowa, Zoning Regulations (Title 175) are repealed and the following adopted in lieu thereof:

- A. A single-family dwelling on each lot. No temporary buildings, trailers, mobile homes, tents, portable or potentially portable structures shall be used for dwelling purposes. All single-family dwellings constructed after the date of adoption of this ordinance shall have no less than a 2 car garage that is a minimum 440 square feet in size with a minimum width of 20 feet.
- B. Two-family dwellings. All two-family dwellings constructed after the date of adoption of this ordinance shall have no less than a 2 car garage per dwelling unit that is a minimum 440 square feet in size with a minimum width of 20 feet.
- C. One and Two-Family Dwellings - Rowhouse / Townhomes. All one and two-family rowhouse and townhome dwellings constructed after the date of adoption of this ordinance shall have no less than a 2 car garage per dwelling unit that is a minimum 440 square feet in size with a minimum width of 20 feet.

**Section 4. Section Modified.** Section 175B.07.2 subsection A & B of the City of Norwalk, Iowa, Zoning Regulations (Title 175) are repealed and the following adopted in lieu thereof:

- A. Two-family dwellings. All two-family dwellings constructed after the date of adoption of this ordinance shall have no less than a 2 car garage per dwelling unit that is a minimum of 440 square feet in size with a minimum width of 20 feet.
- B. One and Two-Family Dwellings - Rowhouse / Townhomes, not exceeding five (5) dwelling units per acre of lot area excluding public street right-of-way. All one and two-family rowhouse and townhome dwellings constructed after the date of adoption of this ordinance shall have no less than a 2 car garage per dwelling unit that is a minimum 440 square feet in size with a minimum width of 20 feet.

**Section 5. Section Modified.** Section 175B.08.2 subsection A & B of the City of Norwalk, Iowa, Zoning Regulations (Title 175) are repealed and the following adopted in lieu thereof:

- A. Two-family dwellings. All two-family dwellings constructed after the date of adoption of this ordinance shall have no less than a 2 car garage per dwelling unit that is a minimum 440 square feet in size with a minimum width of 20 feet.
- B. One and Two-Family Dwellings - Rowhouse / Townhomes, not exceeding five (5) dwelling units per acre of lot area excluding public street right-of-way. All one and two-family rowhouse and townhome dwellings constructed after the date of adoption of this ordinance shall have no less than a 2 car garage per dwelling unit that is a minimum 440 square feet in size with a minimum width of 20 feet.

**Section 6. Repealer.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**Section 7. 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 8. Effective Date.** This ordinance shall be in full force and effect upon final passage, approval and publication as required by law.

Passed and approved by the City Council of the City of Norwalk, Iowa on the 20th day of August, 2020.

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Tom Phillips, Mayor

Attest:

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Lindsey Offenburger, City Clerk

First Reading: July 2, 2020

Second Reading: July 16, 2020

Third Reading: August 20, 2020

Clerk's Certificate

I certify that the foregoing was published as Ordinance No. 20-24 on the 27th day of August, 2020.

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City Clerk