

ORDINANCE NO. 24-01

An Ordinance amending the Official Zoning Map of the City of Norwalk, Iowa by amending the Land Use Parcel C Bulk Regulations in the Dunn Property Planned Unit Development

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 Official Zoning Map of the City of Norwalk, Iowa, under the provisions of Title 175 (Zoning Regulations), Chapter 175A (General Provisions), Section 175A.07 (Zoning District Boundaries and Official Zoning Map) of the Norwalk Municipal Code.
- Section 2. Official Zoning Map Amended.** The Official Zoning Map of the City of Norwalk, Iowa, is amended with updated bulk regulations for Land Use Parcel C in the Dunn Property PUD, as identified in Exhibit "A".
- Section 3. Repealer.** Any ordinance or parts of ordinances in conflict with this ordinance are hereby repealed.
- Section 4. 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 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 4th day of January, 2024.

Tom Phillips, Mayor

Attest:

Lindsey Offenburger, City Clerk

First Reading: December 7, 2023

Second Reading: December 21, 2023

Third Reading: January 4, 2024

Clerk's Certificate

I certify that the foregoing was published as Ordinance No. 24-01 on the 4th day of January, 2024.

City Clerk

Exhibit "A"
Amendment

Amend Section 9 - Land Use Design Criteria, Paragraph 3 to read the following:

3. Land Use Parcel C: All general use regulations and provisions as set forth in Chapter 175B, Zoning, of the City Code for M-1, General Industrial District, shall apply to any development proposal for property located within Land Use Parcel C shown on the Master Plan, unless noted otherwise in this Ordinance. Land Use Parcel C incorporates approximately 6.22 acres.

- a. Allowed Uses: All permitted principal and accessory uses and special uses as provided in the City Code for the M-1 district.
- b. Setbacks:
 - i. Front Yard Setback (west) - 50 feet
 - ii. Side Yard Setback (north & south) - 10 feet
 - iii. Rear Yard Setback (east) - 10 feet