

ORDINANCE 2-2025

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF SPRINGVILLE, IOWA, BY AMENDING AND ADDING TO CHAPTER 165 ZONING REGULATIONS, AS FOLLOWS:

BE IT ENACTED by the City Council of the City of Springville, Iowa:

SECTION 1. SECTION MODIFIED. Section 165.11(4) of the Code of Ordinances of the City of Springville, Iowa, is repealed and the following adopted in lieu thereof:

165.11(4) Bulk Requirements.

	Minimum Lot Area	Minimum Lot Width and Depth	Minimum Front Yard	Minimum Side Yard	Street Side, Corner Lot	Minimum Rear Yard	Maximum Building Height	Minimum Exterior Wall (Dwelling Units Only)
R-1	9,500 Square Feet	80 Feet (width) 100 Feet (depth)	25 Feet	8 Feet	15 Feet	25 Feet	2.5 Stories or 37.5 Feet	2" x 6"
All other uses	10,000 Square Feet	80 Feet (width)	40 Feet	20 Feet	20 Feet	40 Feet	2.5 Stories or 37.5 Feet	-----

Minimum width and depth dimensions may not be construed to imply a minimum lot size of 8,000 square feet. In regard to overall minimum lot dimensions set by this chapter, the total area will supersede any conflicting combinations of widths or depths that do not equal the minimum area requirement.

A lot of record as of the effective date of this zoning ordinance that has less area or width than herein required may be used for any purpose permitted in this district, provided all other provisions of this chapter are met.

SECTION 2. SECTION MODIFIED. Section 165.12(4) of the Code of Ordinances of the City of Springville, Iowa, is repealed and the following adopted in lieu thereof:

165.12 (4) Bulk Requirements.

	Minimum Lot Area	Minimum Lot Width and Depth	Minimum Front Yard	Minimum Side Yard	Street Side, Corner Lot	Minimum Rear Yard	Maximum Building Height	Minimum Exterior Wall (Dwelling Units Only)
R-2	6,000 Square Feet	60 Feet (width) 100 feet (depth)	25 Feet	8 Feet	15 Feet	25 Feet	2.5 Stories or 37.5 Feet	2" x 6"
All other uses	10,000 Square Feet	80 Feet (width)	30 Feet	15 Feet	20 Feet	30 Feet	2.5 Stories or 37.5 Feet	-----

In regard to overall minimum lot dimensions set by this chapter, the total area will supersede any conflicting combinations of widths or depths that do not equal the minimum area requirement.

A lot of record as of the effective date of this zoning ordinance that has less area or width than herein required may be used for any purpose permitted in this district, provided all other provisions of this chapter are met.

SECTION 3. SECTION MODIFIED. Section 165.13(5) of the Code of Ordinances of the City of Springville, Iowa, is repealed and the following adopted in lieu thereof:

165.13(5) Bulk Requirements.

	Minimum Lot Area	Minimum Lot Width and Depth	Minimum Front Yard	Minimum Side Yard	Street Side, Corner Lot	Minimum Rear Yard	Maximum Building Height	Minimum Exterior Wall (Dwelling Units Only)
Single-family Dwelling	9,500 square feet	80 Feet (width) 100 Feet (depth)	25 Feet	8 Feet	15 Feet	25 Feet	2.5 Stories or 37.5 Feet	2" x 6"
Two-family Dwelling	8,000 square feet	80 Feet (width) 100 Feet (depth)	25 Feet	8 Feet (1 Story) 10 Feet (2 Stories) 12 Feet (3 Stories)	15 Feet	25 Feet	2.5 Stories or 37.5 Feet	2" x 6"
Multi-family Dwelling	7,000 square feet plus 1,500 square feet per dwelling unit over one	80 Feet (width) 100 Feet (depth)	25 Feet	8 Feet (1 Story) 10 Feet (2 Stories) 12 Feet (3 Stories)	15 Feet	25 Feet	3 Stories or 45 Feet	2" x 6"
All Other Uses	10,000 square feet	80 Feet (width)	40 Feet	20 Feet	25 Feet	40 Feet	3 Stories or 45 Feet	-----

SECTION 4. SECTION MODIFIED. Section 165.15(4) of the Code of Ordinances of the City of Springville, Iowa, is repealed and the following adopted in lieu thereof:

165.15(4) Bulk Requirements.

	Minimum Lot Area	Minimum Lot Width and Depth	Minimum Front Yard	Minimum Side Yard	Street Side, Corner Lot	Minimum Rear Yard	Maximum Height	Minimum Exterior Wall (Dwelling Units Only)
Apartments on second floor	6,000 square feet	N/A	N/A	N/A	N/A	N/A	N/A	2" x 6"
C-1	No minimum	No minimum	5 feet	No minimum	5 feet	No minimum	3 stories or 45 feet	2" x 6"

SECTION 5. SECTION MODIFIED. Section 165.16(4) of the Code of Ordinances of the City of Springville, Iowa, is repealed and the following adopted in lieu thereof:

165.16(4) Bulk Requirements.

	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Maximum Height	Minimum Exterior Wall (Dwelling Units Only)
C-2	10,000 square feet	No minimum	25 feet	None, except where abutting an agricultural or residential district, a minimum of 10 feet	None, except where abutting an agricultural or residential district, a minimum of 30 feet	2½ stories or 37.5 feet	2" x 6"

A lot of record as of the effective date of this zoning ordinance that has less area or width than herein required may be used for any purpose permitted in this district, provided all other provisions of this chapter are met.

SECTION 6. SECTION MODIFIED. Section 165.17(4) of the Code of Ordinances of the City of Springville, Iowa, is repealed and the following adopted in lieu thereof:

165.17(4) Bulk Requirements.

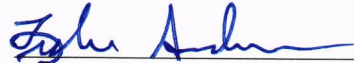
	Minimum Lot Area	Minimum Lot Width and Depth	Minimum Front Yard	Minimum Side Yard	Street Side, Corner Lot	Minimum Rear Yard	Maximum Height	Minimum Exterior Wall (Dwelling Units Only)
Residential Uses	6,000 square feet	60 feet	25 feet	5 feet	12 feet	25 feet	2½ stories or 37.5 feet	2" X 6"
C-3	6,000 square feet	60 feet	25 feet	7 feet	12 feet	None, except where abutting on an agricultural or residential district, a minimum of 15 feet	3 stories or 45 feet	2" x 6"

SECTION 7. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

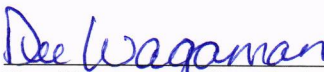
SECTION 8. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 9. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Passed by the Council on the 17th day of February 2025 and approved this 17th day of February 2025.


Lyle Andersen, Mayor

ATTEST:

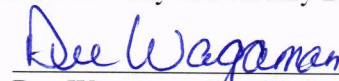

Dee Wagaman, City Clerk

First Reading: February 17, 2025

Second Reading: Waived

Third Reading: Waived

I certify that the foregoing was published as Ordinance 2-2025 on the 22nd day of February 2025.


Dee Wagaman, City Clerk

