

ZONING CODE

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6-2-1 SHORT TITLE

This chapter shall be known and may be cited as “The City of Coggon, Iowa Zoning Ordinance”.

6-2-2 PURPOSE

The purpose of this chapter is to provide adequate light and air, to prevent the overcrowding of land, to avoid undue concentration of population, to regulate the use of land and to promote the health, morale, safety and general welfare in the city of Coggon, Iowa.

6-2-3 BUILDING PERMITS

A building and zoning permit is required before a building may be erected or structurally altered. No land shall be occupied or used, and no building hereafter erected or structurally altered shall be occupied or used in whole or in part for any purpose whatsoever, until a certificate is issued by the code official stating that the building and use comply with the provisions of this Title. No change of use shall be made in any building or part thereof, now or hereafter erected or structurally altered, without a permit being issued by the code official. No permit shall be issued to make a change unless the changes are in conformity with the provisions of the Title. Nothing in this Title shall prevent the continuance of a legally established nonconforming use, unless discontinuance is necessary for the safety of life or property. A certificate of occupancy shall be required of all nonconforming uses. Permit applications shall be made available by the City Clerk of the City of Coggon. Fees for permit evaluation and certificate issuance will be charged. All fees shall be set by resolution of the City Council of Coggon and schedules shall be available from the Clerk of the City of Coggon. Each application for a building and zoning permit shall be submitted prior to the construction or alteration of any structure or building. The application shall be accompanied by a plot plan, in duplicate, drawn to scale, showing the actual dimensions of the lot, the size, shape and location of all existing buildings, and such other information as may be necessary to provide for the enforcement of this Title. A record of applications and plans shall be kept in the Code Official’s office.

6-2-4 DEFINITIONS

For the purpose of this chapter, certain terms or words used herein shall be interpreted and defined as follows, unless the context requires otherwise:

1. Words used in the present tense include the future tense
2. The singular includes the plural.

3. The word “person” includes an individual, firm, partnership, domestic or foreign corporation, company, association or joint stock association, trust, or other legal entity, and includes a trustee, receiver, assignee, or similar representative thereof.
4. The word “lot” includes the word plat and parcel.
5. “Corner lot” means a lot abutting upon two (2) or more streets at their intersections. For the purposes of this ordinance, “corner lots” shall have one (1) front yard, as determined by the side of the principal use from which the address is derived.
6. The word “shall” imposes a duty; the word “must” states a requirement; and the word “may” confers a power.
7. The word “used” or “occupied” as applied to any land or building shall be construed to include the words intended, arranged, or designed to be occupied.
8. “Structure” means a combination of materials other than a building to form a construction that is safe and stable and includes among other things, stadiums, platforms, radio towers, sheds, storage bins, fences, signs.
9. A “dwelling” is a building with a permanent foundation or crawl space used as a living quarter for one or more families not including auto courts, rooming houses or tourist homes.

6-2-5 APPLICABILITY OF REGULATIONS

Except as otherwise specifically provided by this chapter:

1. No building or land shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.
2. No building shall hereafter be erected or altered to exceed the height, to accommodate or house a greater number of families, to occupy a greater percentage of lot area, or to have narrower or smaller rear yards, side yards, front yards, inner or outer courts, than are specified herein for the district for which such building is located.
3. No part of a yard or other open space required about any building for the purpose of complying with the provisions of this chapter shall be included as a part of a yard or other open space similarly required for another building.
4. No building or buildings shall be erected, moved, altered, used or occupied in a district for purposes or uses other than are allowed herein for that district.

6-2-6 CLASS A-1 DISTRICTS - URBAN AGRICULTURE

1. The areas designated and shown on the “zoning map of the City of Coggon”, a certified copy of which is on file in the office of the clerk of the City of Coggon, shall be zoned Class A-1. The A-1, Urban Agricultural District, is intended to provide regulations for agricultural land that is being used for larger lot, single

family dwellings, where municipal services may or may not be available. When municipal services are not available per Chapters 1 and 2 of Title VI of this code, water and sewer services for properties in this District are usually provided through individual wells or rural water service and individual septic systems or municipal sewer systems, provided they meet County Board of Health standards. It is intended that this District shall combine certain advantages of both urban and rural locations by allowing low concentration of residential development while permitting a limited number of animals to be kept on each parcel or lot.

2. The same uses permitted in a class RS-4 district will be permitted in an A-1 district.
3. The following uses shall be allowed in any class A-1 district:
 - a. Specialized animal and/or livestock farms that are limited to the following maximum density requirements:

Size and Type of Mature Animals	Maximum Density Per Lot
<i>Small Animals</i> (poultry, fowl, rabbits, mink, chinchilla and other similar animals). Roosters are prohibited.	10 Animals Per Lot

4. The following regulations shall apply to any structure, building or dwelling constructed or altered in a class A-1 district:
 - a. Density of population. Lot area shall not be less than 4 acres. No more than one dwelling shall be placed upon each lot of the above size.
 - b. Percentage of lot covered by buildings, dwelling and other structures. No dwelling or other structure including accessory buildings, shall cover more than 15% of the area of the lot. If more than one lot is used, the percentage shall be computed on the combined size of the lots.
 - c. Yards, courts and open spaces. Every lot in any class A-1 district shall be required to have a front yard with a minimum of 25 feet before any structure may be erected, and a side yard on each side with a minimum of 15 feet before any structure may be erected.
 - d. Size of structure. No house shall be built having less than 1,200 square feet of floor area living space in a multi-story dwelling, nor less than 1,000 square feet of living space in a one-story building.
 - e. Building minimums and conditions. Ceiling heights shall be a minimum of 8 feet from finished floor to finished ceiling.
 - f. Garage insulation. Garages attached to a house shall have the wall next to the house insulated with a material of at least 60 minutes fire rating.

6-2-7 CLASS RS-4 DISTRICTS – SINGLE FAMILY RESIDENTIAL

1. The areas designated and shown on the “zoning map of the city of Coggon”, a certified copy of which is on file in the office of the clerk of the city of Coggon, shall be zoned Class RS-4.
2. The following uses shall be allowed in any Class RS-4 District:
 - a. One family dwelling units.
 - b. Churches, places of worship, and parochial schools.
 - c. Public schools, public libraries, parks and playgrounds.
 - d. Small home occupations provided there shall be no signs or other evidence of such use.
 - e. Other accessory uses in buildings provided such uses are incidental to the principal use and do not include any activity conducted as a business.
 - f. Other uses, which in the opinion of the board of adjustment, are of the same general character as those listed above as permitted uses, and which will not be detrimental to the district in which they are located.
3. The following regulations shall apply to any structure, building or dwelling constructed or altered in any Class RS-4 district:
 - a. Density of population. Lot area should be not less than 12,000 square feet. No more than one dwelling shall be placed upon any lot of the above size.
 - b. Percentage of lot covered by buildings, dwellings and other structures. No dwelling or other structure including accessory buildings, shall cover more than 40% of the area of the lot. If more than one lot is used the percentage shall be computed on the combined size of the lots.
 - c. Yards, courts and open spaces. Every lot in any Class RS-4 district shall be required to have a front yard with a minimum of 25 feet before any structure may be erected, and a side yard on each side with a minimum of 6 feet before any structure may be erected.
 - d. Size of structure. No house shall be built having less than 1,200 square feet of floor area living space in a multi-story dwelling, nor less than 1,000 square feet of living space in a one-story dwelling.
 - e. Building minimums and conditions. Ceiling heights shall be a minimum of 8 feet from finished floor to finished ceiling.
 - f. Temporary residences. Basement dwellings may be lived in, not to exceed six months, and garages may be used as temporary dwellings for not to exceed six months.
 - g. Garage insulation. Garages attached to a house shall have the wall next to the house insulated with a material of at least 60 minutes fire rating.

6-2-8 CLASS RS-6 DISTRICTS – SINGLE FAMILY RESIDENTIAL

1. The areas designated and shown on the “zoning map of the city of Coggon”, a certified copy of which is on file in the office of the clerk of the city of Coggon, shall be zoned Class RS-6.
2. The same uses permitted in a Class RS-4 district will be permitted in an RS-6 district.
3. The following regulations shall apply to any structure, building or dwelling constructed or altered in a class RS-6 district:
 - a. Density of population. Lot area shall be not less than 9,000 square feet. No more than one dwelling shall be placed upon each lot of the above size.
 - b. Percentage of lot covered by buildings, dwellings and other structures. No dwelling or other structure including accessory buildings, shall cover more than 50% of the area of the lot. If more than one lot is used, the percentage shall be computed on the combined size of the lots.
 - c. Yards, courts and open spaces. Every lot in any class RS-6 district shall be required to have a front yard with a minimum of 20 feet before any structure may be erected, and each lot shall have a minimum side yard of at least four (4) feet on each side.
 - d. Building minimums and conditions. Ceiling height shall be a minimum of 8 feet from finished floor to finished ceiling.
 - e. Size of structure. No house shall be built having less than 1,000 square feet of floor area living space in a multi-story dwelling, nor less than 850 square feet of living space in a one-story dwelling.
 - f. Temporary residences. Basement dwellings may be lived in, not to exceed six months, and garages may be used as temporary dwellings for not to exceed six months.
 - g. Garage insulation. Garages attached to houses shall have the wall next to the house insulated with a material of at least 60 minutes fire rating.

6-2-9 CLASS RS-8 DISTRICTS – SINGLE FAMILY RESIDENTIAL

1. The areas designated and shown on the “zoning map of the city of Coggon”, a certified copy of which is on file in the office of the clerk of the city of Coggon, shall be zoned Class RS-8.
2. The same uses permitted in a Class RS-4 district will be permitted in an RS-8 district.
3. The following regulations shall apply to any structure, building or dwelling constructed or altered in a class RS-8 district:
 - a. Density of population. Lot area shall be not less than 6,000 square feet. No more than one dwelling shall be placed upon each lot of the above size.

- b. Percentage of lot covered by buildings, dwellings and other structures. No dwelling or other structure including accessory buildings, shall cover more than 50% of the area of the lot. If more than one lot is used, the percentage shall be computed on the combined size of the lots.
- c. Yards, courts and open spaces. Every lot in any class RS-8 district shall be required to have a front yard with a minimum of 15 feet before any structure may be erected, and each lot shall have a minimum side yard of at least four (4) feet on each side.
- d. Building minimums and conditions. Ceiling height shall be a minimum of 8 feet from finished floor to finished ceiling.
- e. Size of structure. No house shall be built having less than 1,000 square feet of floor area living space in a multi-story dwelling, nor less than 750 square feet of living space in a one-story dwelling.
- f. Temporary residences. Basement dwellings may be lived in, not to exceed six months, and garages may be used as temporary dwellings for not to exceed six months.
- g. Garage insulation. Garages attached to houses shall have the wall next to the house insulated with a material of at least 60 minutes fire rating.

6-2-10 CLASS RD DISTRICTS – ZERO-LOT DUPLEX RESIDENTIAL

- 1. The areas designated and shown on the “zoning map of the city of Coggon”, a certified copy of which is on file in the office of the clerk of the city of Coggon, shall be zoned Class RD.
- 2. The same uses permitted in Class RS districts will be permitted in an RD district.
- 3. The following regulations shall apply to any structure, building or dwelling constructed or altered in a class RD district:
 - a. Density of population. Lot area shall be not less than 8,000 square feet with a minimum of 4,000 square feet per unit.
 - b. Percentage of lot covered by buildings, dwellings and other structures. No dwelling or other structure including accessory buildings, shall cover more than 50% of the area of the lot. If more than one lot is used, the percentage shall be computed on the combined size of the lots.
 - c. Yards, courts and open spaces. Every lot in any class RD district shall be required to have a front yard with a minimum of 15 feet before any structure may be erected, and each lot shall have a minimum side yard of at least four (6) feet on each side.
 - d. Building minimums and conditions. Ceiling height shall be a minimum of 8 feet from finished floor to finished ceiling.
 - e. Size of structure. No structure shall be built having less than 750 square feet of living space per dwelling unit.

- f. Temporary residences. Basement dwellings may be lived in, not to exceed six months, and garages may be used as temporary dwellings for not to exceed six months.
- g. Garage insulation. Garages attached to houses shall have the wall next to the house insulated with a material of at least 60 minutes fire rating.

6-2-11 CLASS RM DISTRICTS – MULTIPLE FAMILY RESIDENTIAL

- 1. The areas designated and shown on the “zoning map of the city of Coggon”, a certified copy of which is on file in the office of the clerk of the city of Coggon, shall be zoned Class RM.
- 2. The following uses shall be allowed in any Class RM district:
 - a. All uses permitted in any Class R district.
 - b. Boarding houses.
 - c. Multiple family dwellings.
- 3. The following regulations shall apply to any structure, building or dwelling constructed or altered in a class RM district:
 - a. Density of population. Lot area shall be not less than 6,000 square feet.
 - b. Percentage of lot covered by buildings, dwellings and other structures. No dwelling or other structure including accessory buildings, shall cover more than 75% of the area of the lot. If more than one lot is used, the percentage shall be computed on the combined size of the lots.
 - c. Yards, courts and open spaces. Every lot in any class RM district shall be required to have a front yard with a minimum of 15 feet before any structure may be erected, and each lot shall have a minimum side yard of at least four (10) feet on each side.
 - d. Building minimums and conditions. Ceiling height shall be a minimum of 8 feet from finished floor to finished ceiling.
 - e. Size of structure. No structure shall be built having less than 750 square feet of living space per dwelling unit.
 - f. Temporary residences. Basement dwellings may be lived in, not to exceed six months, and garages may be used as temporary dwellings for not to exceed six months.
 - g. Garage insulation. Garages attached to houses shall have the wall next to the house insulated with a material of at least 60 minutes fire rating.

6-2-12 CLASS C DISTRICTS – CENTRAL COMMERCIAL

- 1. The areas designated and shown on the “zoning map of the city of Coggon”, a certified copy of which is on file in the office of the clerk of the city of Coggon, shall be zoned Class C.
- 2. The following uses shall be allowed in any Class C district:

- a. Stores and shops for conducting any lawful retail business.
 - b. Personal service shops.
 - c. Banks, theaters, offices, restaurants and taverns.
 - d. Garages and filling stations upon the approval of the board of adjustment and subject to such conditions and safeguards as deemed appropriate by such board.
 - e. Wholesale business.
 - f. Post offices, plumbing shops, police and fire departments, stations and telephone offices.
 - g. Those which in the opinion of the board of adjustment are of the same general character as those listed above as permitted uses, and which will not be detrimental to the district in which they are located.
 - h. Second-story residential apartments.
3. The following regulations shall apply to any structure, building or dwelling constructed or altered in a class C district:
- a. Minimum lot size requirements. Lot width shall not be less than 25 feet.
 - b. Percentage of lot covered by buildings, dwellings and other structures. No dwelling or other structure including accessory buildings, shall cover more than 90% of the area of the lot. If more than one lot is used the percentage shall be computed on the combined size of the lots.
 - c. Yards, courts and open spaces. Every lot in any class C district shall be required to have a front yard with a minimum of zero (0) feet before any structure may be erected and each lot shall have a minimum side yard of at least zero (0) feet on each side.
 - d. Size of structure. No structure shall be built greater than 45 feet or 3 stories tall.
 - e. Fireproof buildings are required in any commercial building to be built within 50 feet of any existing building whether or not same may be of fireproof construction.

6-2-13 CLASS C-1 – LIGHT COMMERCIAL

- 1. The areas designated and shown on the “zoning map of the city of Coggon”, a certified copy of which is on file in the office of the clerk of the city of Coggon, shall be zoned Class C-1.
- 2. The following uses shall be allowed in any Class C-1 district:
 - a. Stores and shops for conducting any lawful retail business.
 - b. Personal service shops.
 - c. Banks, theaters, offices, restaurants and taverns.

- d. Garages and filling stations upon the approval of the board of adjustment and subject to such conditions and safeguards as deemed appropriate by such board.
 - e. Wholesale business.
 - f. Post offices, plumbing shops, police and fire departments, stations and telephone offices.
 - g. Parking Lots
 - h. Those which in the opinion of the board of adjustment are of the same general character as those listed above as permitted uses, and which will not be detrimental to the district in which they are located.
3. The following regulations shall apply to any structure, building or dwelling constructed or altered in a class C-1 district:
- a. Minimum lot size requirements. Lot width shall not be less than 50 feet.
 - b. Percentage of lot covered by buildings, dwellings and other structures. No dwelling or other structure including accessory buildings, shall cover more than 60% of the area of the lot. If more than one lot is used the percentage shall be computed on the combined size of the lots.
 - c. Yards, courts and open spaces. Every lot in any class C-1 district shall be required to have a front yard with a minimum of zero (0) feet before any structure may be erected and each lot shall have a minimum side yard of at least zero (0) feet on each side.
 - d. Size of structure. No structure shall be built greater than 35 feet or 2 stories tall.
 - e. Fireproof buildings are required in any commercial building to be built within 50 feet of any existing building whether or not same may be of fireproof construction.

6-2-14 CLASS M DISTRICTS – INDUSTRIAL

- 1. The areas designated and shown on the “zoning map of the city of Coggon”, a certified copy of which is on file in the office of the clerk of the city of Coggon, shall be zoned Class M.
- 2. The following uses should be allowed in any Class M district:
 - a. Subject to sub-paragraph 3 of this section, all lawful uses not permitted in any other class or district shall be permitted in any district zoned Class M.
- 3. Prohibited uses. All uses of land, buildings and structures or industrial process that may be noxious or injurious by reason of production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibrations, or similar substances or conditions and uses that have been declared a nuisance in any court of record are prohibited in any district zoned Class M.

6-2-15 CLASS R-FB OVERLAY DISTRICT – RESIDENTIAL FACTORY-BUILT HOUSING PARK

1. The R-FB Residential Factory-Built Housing Park Overlay is intended to provide for the placement of manufactured homes, mobile homes and modular homes within factory-built housing parks. The overlay district is intended to provide and maintain for the operation of facilities to be used by manufactured home park residents including laundry, recreational facilities, and other structures or features for the safety and welfare of park residents. The overlay district allows for a residential factory-built housing park to be located anywhere in the city, provided it meets the minimum standards provided herein.
2. R-FB Zone use regulations are as follows:

P = Permitted, A = Accessory, N = Not Allowed

Land Use		Notes
Coin Operated Laundries	A	
Community Buildings	P	Owned or operated by public or private agencies or organizations. Not Commercial.
Emergency Shelters	P	Required
Family Homes	P	Minimum 12-ft wide and 4/12 roof pitch
Factory-Built Home Sales	A	
Factory-Built Home Park	P	
Home Occupations	A	
Maintenance Building	A	
Manufactured Housing	P	Minimum structure width 14 feet Minimum roof pitch 4/12
Mobile Homes	P	Minimum structure width 14 feet Minimum roof pitch 4/12
Modular Housing	P	Minimum structure width 14 feet Minimum roof pitch 4/12
Day Care Group	P	
Parks	P	Owned or operated by public or private agencies or organizations. Not Commercial.
Playgrounds	A	
Private Swimming Pools	A	
Recreations Buildings	A	

Storage Shed	A	1 per lot. Maximum size 144 sq ft
Temporary Construction Buildings	A	
Tennis Courts	A	

3. Bulk Regulations. The minimum area, setback, density and maximum height shall be as follows:

	Minimum Lot Size Requirement			Minimum Yard Requirement			Maximum Height
	Frontage (ft)	Width (ft)	Area (ft ²)	Front Yard Depth (ft)	Each Side Yard Width (ft)	Rear Yard Depth (ft)	
Principal Permitted Uses							
Single-Family Dwellings; Family Homes, Manufactured Homes; Mobile Homes; Modular Homes in a parallel orientation		90	5,500	15 ²	5 ²	10	35 ft or 2 ½ stories
Single-Family Dwellings; Family Homes, Manufactured Homes; Mobile Homes; Modular Homes in a perpendicular orientation	35	50	5,000	20 ²	8 ²	25	3 5 ft o r 2 ½ stories
Factory-Built Housing Park	400	500	20 acres	25 ¹	20 ¹	30	

¹ 50 feet if adjacent to a public right-of-way

² 25 feet if adjacent to a public right-of-way

4. ACCESSORY USES

Accessory uses are permitted subject to the provisions of Section 6-2-15.

5. HOME OCCUPATIONS

Home occupations are permitted subject to the provisions of Section 6-2-16.

6. OFF-STREET PARKING

Off-street parking shall be provided in all Mobile Home Parks.

7. FACTORY-BUILT HOUSING PARK LAYOUT STANDARDS

The following standard shall be considered as minimums for the layout of factory-built home parks.

- a. Minimum Area: The minimum gross area for a park is twenty (20) acres.
- b. Maximum Density: Maximum density shall not exceed seven (7) factory-built homes per gross acre.
- c. Minimum Lot Size: Minimum lot sizes shall be as prescribed in the table in 6-2-14 (2)
- d. Entrance: Stairs servicing the main entrance of the factory-built home shall be a minimum of thirty-six (36) inches in width and shall comply with all other requirements of the building code guardrails, handrails and dimensions of treads. All stairs and entrance landings shall be secured to the factory-built home and the ground surface. The stairs shall be placed on a level, solid surface.
- e. Clearance Between Homes: No factory-built home shall be located within eight (8) feet of the side yard lot line for the space. In determining the clearance requirements, an annex shall be considered an integral part of the factory-built home. No factory-built home shall be located closer than twenty (20) feet from the front yard lot line or twenty-five (25) feet from the rear yard lot line for the space.
- f. Yard: Each factory-built home park shall provide a yard not less than fifty-five (55) feet along each boundary abutting a public right-of-way. Such yard(s) shall be landscaped to screen the park from the right-of-way, except for those portions used for ingress and egress
- g. Unit Placement: All homes shall have a parallel orientation to the street.
- h. General Exemption: A general exemption to parallel orientation will be provided to developers election to provide a design alternative to parallel orientation that provides a street-front façade. Design alternatives must be submitted for review by the Planning and Zoning Commission. The following illustration provides an example of a perpendicular orientation providing a street-front façade.
- i. Park Perimeter Buffering: Each yard area abutting on a perimeter public street or adjoining other property shall provide an appropriate width and screening to effectively buffer the park. Perimeter buffering will be reviewed during site plan review and may include a combination of screening trees, vertical berms, and/or screening fencing. A detail regarding the purposed screening combinations shall be prepared by a Landscape Architect or other qualified professional and be included in the site plan reviewed by the Planning and Zoning Commission and City Council.
- j. Trees: Trees shall be provided along street frontages at a rate of two trees per lot.
- k. Access:

- i. **Entrance/Exit Roadways:** Each factory-built home park shall have at least two (2) separate entrance and exit roadways and shall connect to a dedicated public right-of-way not less than fifty (50) feet in width.
- ii. **Private Streets.** All factory-built home park spaces shall abut a private street of not less than twenty-four (24) feet in width and with a minimum right-of-way of forty (40) feet. Interior streets greater than 250 feet in length shall be of curvilinear design with curve radius to reduce the straight-line appearance of the park. The actual curve radius to be determined based on the length of the street and site conditions, such as topography and shall provide an overall offset equal to the width of the street.
- iii. **Cul-de-sac Requirements.** All dead-end private streets over four hundred (400) feet shall include adequate space for a cul-de-sac with a diameter of one hundred (100) feet.
- iv. **Surfacing.** Private streets shall be constructed of a six-inch (6") Portland concrete cement with a rollover curb.
- v. **On-Street Parking.** Parking shall only be allowed on one side of a private street, provided the street is a minimum width of twenty-nine (27) feet and provides a minimum of a forty-five (45) foot right-of-way. Parking shall be allowed on one side only and shall be marked accordingly with signs designating parking.
- l. **Sidewalks.** Sidewalks not less than four (4) feet in width shall be provided from factory-built home spaces to service buildings on both sides of all streets within a factory-built home park. Sidewalks shall be located one (1) foot outside the lot line of the factory-built home space and shall be constructed of a thickness of no less than four (4) inch Portland concrete cement, except six (6) inch is required through drives.
- m. **Private Lighting.** Sidewalks and driveways shall be properly maintained and shall be lighted at night with a minimum illumination of at least six-tenths (0.6) foot-candle. Forty-watt lamps at intervals of not more than fifty (50) feet shall meet the illumination requirements.
- n. **Off-Street Parking.** Two (2) off-street-parking spaces shall be provided on each factory-built home site and shall be located entirely on the factory-built home space. Each such parking space shall measure not less than nine by eighteen (9 x 18) feet and shall comply with surface and location requirements of Chapter 16.
- o. **Storage Shed.** A maximum of one storage shed per lot and no greater than twelve by twelve (12 x 12) feet may be located as an accessory use to the factory-built home, provided the shed is located on the same space as the

factory-built home. The storage shed shall not be located in the front yard of the factory-built home space and shall be located no less than four (4) feet from the side or rear lot line of the factory-built home space. The exterior wall and roof covering material shall match the wall and roof covering material of the dwelling unit for which it serves.

- p. Storage Area. Enclosed storage facilities in clusters throughout the R-FB park, shall be provided in an amount equal to one hundred (100) square feet per mobile factory-built home space. The area shall be for the residents of the park to store trailers of all types, boats, detached pickup campers, motor homes, etc. Such storage area shall be topped with a dust- and growth-free surface facilitating drainage and shall be screened on all four sides by a solid fence not less than eight (8) feet in height.
- q. Recreation Area. A general area or areas amounting to not less than eight percent (8%) of the gross area of the factory-built home park, excluding any area dedicated as public right-of-way, shall be provided for recreation use. Such area(s) shall not include any that are designated as a factory-built home space, storage area or required yard.
- r. Fences. All fences erected or placed with a factory-built home park shall comply with Section 6-2-15 of this Code.
- s. Storm Shelters. There shall be one or more storm shelters provided and maintained for use by the residents. An architect or engineer, as defined in the Iowa Architectural and Engineering Laws, shall prepare the structural plans for the storm shelters with the following location and design criteria:
 - i. Locations within 1,200 feet of all units
 - ii. Shelter size to provide for seven (7) square feet per unit served by that shelter.
 - iii. Shelters to be provided with emergency lighting and battery-operated AM radio.

8. FACTORY-BUILT HOME PARK STANDARDS FOR UTILITIES AND SERVICES

- a. Drainage: The park shall be located on a well-drained site, properly graded to insure drainage and proper retention where required.
- b. Health Regulations: All factory-built homes and factory-built home parks shall comply with all city, county and state health regulations applicable to other rental properties or owner-occupied housing within the city.
- c. Underground Utilities: All public utilities within the factory-built home park shall be underground.
- d. Water Supply: The water supply for the factory-built home park shall be a system which is owned and operated by the City of Coggon.

- i. An adequate supply of pure water for drinking and domestic purposes shall be supplied to all buildings and factory-built home spaces within the park to meet the requirements of the park. Each factory-built home space shall be provided with a cold water tap of no less than three-quarter inch ($\frac{3}{4}$ "") pipe above the ground.
 - ii. The park shall provide a complete water main supply system, including hydrants, valves and other appurtenances, which shall be extended into and through the park to the boundary line and shall connect to the municipal water system when installed. The water system for the factory-built home park shall be installed in accordance with the Coggon Subdivision Ordinance.
 - iii. Standard fire hydrants shall be located within three hundred (300) feet of each factory-built home.
 - e. Sewer System: The sewage disposal system for the park shall connect to the system owned and operated by the City of Coggon.
 - i. All plumbing in the factory-built home park including, but not limited to waste from laundry facilities, showers, bathtubs, flush toilets, urinals, lavatories and kitchen sinks in service and other buildings within the park shall be discharged into the public sanitary sewer system in compliance with the plumbing laws and health regulations of the State of Iowa, Linn County and the City of Coggon.
 - ii. Each factory-built home space shall be provided with a sanitary sewer of at least four (4) inches in diameter, which shall be connected to receive the waste from the shower, bathtub, flush toilet, lavatory and kitchen sink of the mobile home. The sanitary sewer pipe in each space shall be connected to discharge the waste into the public sewer system in compliance with applicable city ordinances and specifications.
 - f. Electricity and Natural Gas
 - i. Electric outlet supply two hundred forty (240) volts - two hundred (200) amperes of service shall be provided for each factory-built home space. The installation shall comply with all state and local electrical codes and ordinances. Such electrical outlets shall be weatherproof.
 - ii. Street and yard lights shall be provided in such number and intensity as to ensure the safe movement of vehicles and pedestrians at night. A light shall be located at each outside entrance of the service buildings, which shall be kept lighted during the hours of darkness.

- iii. Where natural gas is provided, installation shall comply with all applicable code regulations.
- g. Service Buildings: Accessory uses are permitted subject to the following provisions.
 - i. Standards: Service buildings shall be permanent structures complying with all applicable ordinances and statutes regulating buildings, electrical installations, plumbing and sanitary systems.
 - ii. Maintenance: All service buildings in the ground of the park shall be maintained in a clean, safe condition and kept free of any condition that will menace the health of any occupant or the public or constitute a nuisance.
- h. Tie-Downs and Base
All factory-built homes located within the city limits shall provide, install and maintain an approved tie-down system in securing and maintaining in position mobile homes, annexes thereto and auxiliary buildings. Said approved tie-down system shall be in compliance with all applicable rules and regulations contained in the Building Code as to factory-built home construction.

6-2-16 FENCE REQUIREMENTS

The provisions of this section shall apply to the construction, alteration, moving and repair of any fence within the jurisdiction.

1. Permit required. Each application for a fence permit shall be submitted prior to the installation of a fence. The application shall be accompanied by a plot plan, in duplicate, drawn to scale, showing the actual dimensions of the lot, the size, shape and location of all existing buildings, location, height and material type of the purposed fence, and such other information as may be necessary to provide for the enforcement of this Title. A record of applications and plans shall be kept in the Code Official's office.
2. Application Fee. A fee for the fence permit shall be charged. The fee shall be set by the jurisdiction and shall be available at the office of the code official.
3. Review. All applications for fence permits shall be submitted to the building inspector for review and approved prior to permit issuance. Each application shall include data necessary to show that the requirements of this code are met.
4. Expiration. Every fence permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so. In order

to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The code official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstance beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

- 5. Inspection Required. Upon completion of the work the applicant or owner shall notify the code official that the work is completed. A final inspection shall be performed to assure compliance with this code.
- 6. Height. All fences, retaining walls and hedges located within a front, side or rear yard shall not exceed those found in the following table.

MAXIMUM FENCE HEIGHTS			
District	Front Yard (ft)	Side Yard (ft)	Rear Yard (ft)
Industrial	4 ¹	16 ²	16 ²
All Other	4 ¹	8	8

¹ At street intersections, no fence, retaining wall or hedge more than three (3) feet in height above the street level shall be located within a triangular area composed of two of its sides and twenty-five (25) feet in length and measured along the right-of-way lines from the point of intersection of the above-referenced lines.

² If adjoining residential district maximum 8 feet.

- 7. Location. Unless with mutual agreement between adjacent lot owners, fences and hedges shall be located entirely within the confines of the property so no part thereof is located on, or within two feet of any lot line, right-of-way line of a public or private street or alley, or easement.
- 8. Fence Material.
 - a. Barbed wire. It shall be unlawful for any person to erect, construct, keep or maintain any barbed wire fence within the city except when the barbed wire fence is erected, constructed and maintained in compliance with the provisions contained in the Iowa Code and used on property zoned for Interim Development use, provided the property have been used for the purpose of enclosing livestock within the preceding twenty-four month period. Barbed wire fences shall be permitted in a commercial or industrial

zone district, provided that the bottom strand of barbed wire shall not be less than six and one-half (6 ½) feet above grade.

- b. Electric fences. It shall be unlawful for any person to erect construct, keep or maintain any electric fence in any zoning district within the city, except for the enclosure of livestock operations located in an Interim Development district, provided the property on which the livestock operation is located does not adjoin property that is zoned or used for any residential purposes.
- c. Barbed wire and electric fences shall be prohibited in any zoning district or in conjunction with any use or operation when it is located within five (5) feet of an adjoining residential property, a public sidewalk or a street right-of-way line where a public sidewalk does not exist.
- d. Metal fence shall consist of a galvanized or vinyl covered chain link material. Including all supporting frame posts and rails.
- e. Wood fence shall consist of a treated or decay resistive material. Posts and supports for the wood fence shall be located on the inside of the fence on the property on which the fence is constructed.

9. Prohibited fence material. The following fences are prohibited, except as provided in this chapter or for permitted agricultural residential gardening uses to protect against rodents, vermin and pests:

- a. Wooden snow fence
- b. Welded wire fence
- c. Panel fence
- d. Plastic snow/safety fence
- e. Chicken wire

A snow fence may be erected on a temporary basis, not to exceed six (6) months, to alleviate the adverse effects of drifting snow or warn and prevent access to an area by unauthorized persons. When erected on a temporary basis to prevent access of unauthorized persons to any area, snow/safety fence shall be removed within twenty-four (24) hours after the elimination of the reason for which the fence was originally erected.

10. Installation and Maintenance. All fences shall be constructed in a workmanlike manner with approved materials and installed to withstand wind load of 30 pounds per square feet. All fences shall be maintained and repaired as needed.

6-2-17 DRIVEWAYS

The provisions of this section shall apply to the construction, alteration, and repair of any driveway within the jurisdiction.

1. Permit Required. Each application for a driveway permit shall be submitted prior to the construction of a driveway. The application shall be accompanied by a plot plan, in duplicate, drawn to scale, showing the actual dimensions of the lot, the size, shape and location of all existing buildings, location, and material type of the purposed driveway, and such other information as may be necessary to provide for the enforcement of this Title. A record of applications and plans shall be kept in the Code Official's office.
2. Application Fee. A fee for the permit shall be charged. The fee shall be set by the jurisdiction and shall be available at the office of the code official.
3. Review. All applications for permits shall be submitted to the code official for review and approved prior to permit issuance. Each application shall include data necessary to show that the requirements of code are met.
4. Expiration. Every driveway permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee.

Any permittee holding an unexpired permit may apply for an extension of the time within which work may commence under that permit when the permittee is unable to commence work within the time required by this section for good and satisfactory reasons. The code official may extend the time for action by the permittee for a period not exceeding 180 days on written request by the permittee showing that circumstance beyond the control of the permittee have prevented action from being taken. No permit shall be extended more than once.

5. Inspection Required. Upon completion of the work the applicant or owner shall notify the code official that the work is completed. A final inspection shall be performed to assure compliance with this code.
6. Materials. All driveways shall be asphalt or concrete.
7. Location. Driveways shall be located entirely within the confines of the property so no part thereof is located on , or within two feet of any lot line, or right-of-way line of a public or private street or alley.

6-2-18 ACCESSORY BUILDINGS AND USES

1. General. Accessory buildings and uses shall occupy the same lot as the main use or building. No lot shall have an accessory building or use without the principal use. No accessory building shall be used as a dwelling unit.

2. Separation from Main Building. All accessory buildings shall be separated from the main building by ten (10) feet.
3. Appearance. An accessory building shall be comprised of similar building materials as the principal building.
4. Private Garages. An accessory building used as a private garage may be located in any portion of the rear or side yard under the following conditions:
 - a. Maximum one private garage per lot.
 - b. A maximum square feet gross building area not to exceed thirty (30) percent of the rear yard area with a maximum size of 850 square feet.
 - c. No portion of the structure located in a rear yard area shall be located less than four (4) feet from an adjoining property line; less than twenty (20) feet from a public or private alley; on a utility easement.
 - d. No portion of the structure located in a side yard area shall be located less than the required side yard setback for the main building or on a utility easement.
 - e. Maximum building height of fifteen (15) feet.
5. Storage Buildings. All accessory buildings used for storage or other similar use may be located in any portion of the rear yard under the following conditions:
 - a. Maximum 200 square feet gross building size, except A-1 URBAN AGRICULTURAL, which is 4,800 square feet.
 - b. No portions of the structure shall be located less than four (4) feet from any adjoining property line; less than ten (10) feet from a public or private alley; on a utility easement.
 - c. Maximum building height of ten (10) feet, except A-1 URBAN AGRICULTURAL, which is eighteen (18) feet.
 - d. Front Yard Area. No private garage or storage buildings shall be located in a front yard area.
6. Accessory Uses in A1, RS and RD Districts
 - a. Storage of wood, lumber, and other material where the land occupied by such storage is confined to one location in the rear yard area with a maximum area of one hundred square feet; provided that there are at least eight inches of free air space under such storage.
 - b. (b) Keeping of small animals commonly housed in a dwelling, but not for sale purposes. Dog runs constructed solely for the purpose of confining dogs for exercising and feeding may be located in an Residential zone; provided that they shall not be located in a front yard or side yard or closer than ten feet to any lot line.
7. Miscellaneous - parking and storage. No person shall park, keep or store, or permit the parking or storage of an inoperable vehicle, vehicle component parts, or miscellaneous junk and debris on any public or private property, in any zoning

district, unless it shall be in a completely enclosed building. This regulation shall not apply to legitimate businesses operation in a lawful place and manner, in accordance with the zoning regulations, provided, however, that any outside areas used for parking and storage shall be screened from public view if required by the regulations of the zoning district within which they are located.

6-2-19 SPECIAL USES - HOME OCCUPATIONS

1. Home occupation means any occupation or activity carried on within a dwelling unit or accessory building by a member of the family residing on the premises, which occupation or activity is incidental and secondary to the residential occupancy and does not change the residential character thereof. Home occupations shall comply with the following:
 - a. Is customarily carried on in a dwelling unit or in a building or other structure accessory to a dwelling unit, and
 - b. Is carried on by a member of the family residing in the dwelling unit, and
 - c. Is clearly incidental and secondary to the use of the dwelling unit for residential purposes, and
 - d. Does not employ more than one full-time person outside the immediate family, and
 - e. Has no exterior display, no exterior storage of materials and no other exterior indication of the home occupation or variation from the residential character of the principal building, except that off street parking of up to four vehicles associated with said occupation is allowed, and
 - f. Produces no offensive noise, vibration, smoke, dust, odors, heat or glare, and
 - g. Has no exterior sign other than as may be required by other laws or ordinances, which sign shall not be more than three square feet in area.
2. On application of the property owner, the Board of Adjustment may grant a special permit for a home occupation not meeting the above restrictions and in so doing may waive or revise the above restrictions and/or impose different restrictions when it determines that the proposed home occupation will no unduly disrupt the residential character of the neighborhood.

6-2-20 ENFORCEMENT

1. Administration and enforcement. This chapter shall be enforced by the Coggon code official. The inspector shall be appointed by resolution of the Coggon City Council. No building permit or certificate of occupancy shall be issued except where the provisions herein have been complied with.
2. Permits and certificates of occupancy. No land shall be used or occupied and no building erected hereafter, or extended, until a certificate of occupancy and a

building permit shall have been issued in accordance with the provisions of this chapter. Said permit shall be valid for one year and a new permit shall be required if the first permit expires. The second permit shall be in the same amount as the first.

3. The building inspector shall have the following powers and duties:
 - a. The inspector shall issue building permits, when it has been shown to their satisfaction that such proposed building or extension will be in conformity with this chapter, and upon the required payment as determined by Coggon city council resolution.
 - b. The building inspector shall receive compensation set by the council to be paid from the fees collected for the issuance of building permits.

6-2-21 PLANNING AND ZONING COMMISSION

1. Planning and Zoning Commission created. A Planning and Zoning Commission is hereby created. The commission shall consist of three (3) members, each to be appointed by the Council for a term of two (2) years, excepting that when the commission shall first be created one member shall be appointed for a term three (3) years, one for a term of two (2) years, and one for a term of one (1) year. Vacancies shall be filled by the Council for the unexpired term of any member whose term becomes vacant. The commission shall elect a chairperson from its membership and appoint a secretary. Matters of procedure and powers relating to this commission are regulated by statute.

6-2-22 BOARD OF ADJUSTMENT

1. Board of adjustment created. A board of adjustment is hereby created. The board of adjustment shall consist of five (5) members, each to be appointed by the council for a term of five (5) years, excepting that when the board shall first be created one member shall be appointed for a term of five (5) years, one for a term of four (4) years, one for a term of three (3) years, one for a term of two (2) years, and for a term of one (1) year. Vacancies shall be filled by the council for the unexpired term of any member whose term becomes vacant. The board shall elect a chairperson from its membership, and appoint a secretary. Matters of procedure, powers and judicial review relating to this board are regulated by statute.
2. Review by board of adjustment. All prohibitions as above provided are subject to review by the board of adjustment and an otherwise prohibited use may be permitted if approved by said board, subject to securing a permit therefore and to such conditions, restrictions, and safeguards as may be deemed necessary for the purpose of protecting the health, safety, morals and general welfare of the community.

6-2-23 CHANGES AND AMENDMENTS

1. Procedure. The regulations, restrictions, and boundaries may from time to time, be amended, supplemented, changed, modified, or repealed by the City Council. No such amendments shall be made final without: (1) the applicant completing a rezoning application, unless the City is the applicant; (2) holding a public hearing before the Planning and Zoning Commission, who shall thereafter send a recommendation to the City Council; and (3) after a public hearing is held by the City Council and the proper ordinance amendment procedures, as required by the Code of Iowa, are followed by the City Council. The notice of the time and place of the hearings shall be published in a newspaper with general circulation in the City not less than seven (7) days nor more than twenty (20) days before either of the public hearings. As a courtesy, and to the best of the ability of the City, property owners within two hundred (200) feet of the property for which the exception is being requested shall be notified by regular mail about the proposed action. Failure of a surrounding property owner to receive a courtesy notice shall not stay the review and consideration process. In no case shall the City Council hearing be held earlier than the next regularly scheduled City Council meeting after the Planning and Zoning Commission hearing.

In case the Planning and Zoning Commission does not approve the change, or in the case of a protest filed with the City Clerk against such change signed by the owners of twenty (20) percent or more either of the area of the lots included in such proposed change or repeal, or by the owners of twenty (20) percent or more of the property which is located within two hundred (200) feet of the exterior boundaries of the property for which the change or repeal is proposed. Such amendments shall not be passed except by the favorable vote of threefourths ($\frac{3}{4}$) of all members of the City Council. As part of an amendment to this Ordinance changing land from one (1) zoning district to another zoning district, or as part of approving a site development plan, the City Council may impose conditions on a property owner which are in addition to existing regulations if the additional conditions have been agreed to in writing by the property owner before the public hearing required under this Section or any adjournment of that hearing. The conditions must be reasonable and imposed to satisfy public needs that are directly caused by the requested change.

2. Rezoning Application: An application for rezoning shall contain the following items:
 - a. The legal description and local address, if applicable, of the property to be rezoned.
 - b. The present zoning classification and the zoning classification requested for the property.

- c. The existing use and proposed use of the property.
 - d. The names and addresses of the owners of all property within two hundred (200) feet of the property for which the change is requested.
 - e. A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
 - f. A plat or sketch showing the locations, dimensions, and use of the applicant's property and all property within two hundred (200) feet thereof, including streets, alleys, railroads, and other physical features.
 - g. The property owner's signature.
3. Fees. Before any action is taken upon a rezoning or ordinance amendment application, as provided in this section, the applicant shall pay the Zoning Administrator a nonrefundable fee, as may be established by resolution of the City Council. The applicant shall pay this fee to the credit of the general revenue fund of the City. Failure to approve the change, by either the Planning and Zoning Commission or City Council, will not be construed as any reason for refunding the fee to the applicant.

6-2-24 NON-CONFORMING USES

- 1. The lawful use of any building or land or agricultural use, including the keeping or livestock, existing at the time of the enactment of this chapter may be continued although such use does not conform with the provisions of this chapter.
- 2. Whenever a non-conforming use has been discontinued for a period of one year, such use shall not thereafter be re-established, and any future use shall be in conformity with the provisions of this chapter.

6-2-25 ZONING MAP

The use districts are bounded and defined as shown on a map entitled "Coggon Zoning Map", a certified copy of which is on file in the office of the Coggon city clerk.

- 1. MAP CHANGES. No changes of any nature shall be made in the official zoning map or matters shown thereon except in conformity with procedures set forth in this title. Any unauthorized change of whatsoever kind by any person or persons shall be considered a violation of this title and punishable by a fine of up to \$100.00 or 30 days in jail. Regardless of the existence of purported copies of the official zoning map, which may from time to time be made or published, the official zoning map which shall be located in the office of the city clerk, shall be the final authority as to the current zoning status of the land and water areas, buildings and other structures in the town.
- 2. MAP REPLACEMENT. In the event that the official zoning map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number

of changes and additions, the zoning commission may by resolution adopt a new official zoning map which shall supersede the prior official zoning map.

3. MAP INTERPRETATION - UNCERTAINTY. When uncertainty exists as to the boundaries of districts as shown on the zoning map, the following rules shall apply:
 - a. Boundaries indicated as approximately following the center lines of streets, highways or alleys, shall be construed to follow such center lines.
 - b. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
 - c. Boundaries indicated as approximately following section subdivision lines shall be construed as following such section or such section subdivision lines.
 - d. Boundaries indicated as approximately following city limits shall be construed as following city limits.
 - e. In subdivided property, the location of any district boundary unless the same indicated by dimensions shown on the same map shall be determined by the use of the scale appearing thereon.
 - f. Boundaries indicated as parallel to or extensions of features indicated in subsections (a) through (e) above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map.
 - g. Where physical or cultural features existing on the ground are at variance with those shown on the zoning map, or in other circumstances not covered by subsections (a) through (e) above, the board of adjustment shall interpret the district boundaries.
4. MAP INTERPRETATIONS - STREET/ALLEY VACATED. Where any public street or alley is officially vacated or abandoned, the regulations applicable to each parcel or abutting property shall apply to the portion of such street or alley added thereto by virtue of such vacation or abandonment.