

**CITY OF ELY  
LINN COUNTY, IOWA**

**ORDINANCE #189  
AMENDING THE TEXT OF THE ELY ZONING AND SUBDIVISION ORDINANCE**

**SECTION 1. §6-13-6(B)(5a.1) Adopted.** The following is hereby adopted as Section 6-13-6(B)(5a.1) of the Ely Zoning Ordinance.

5. Minimum Yard Requirements

(a) Single family dwelling:

Front	-	25 feet
Rear	-	30 feet
Side	-	8 feet
Street Side,		
Corner Lot	-	25 feet

(a.1) All lots created in the R-1 District after September 11, 2006 shall include a rectangular area within all required front, side and rear yard setbacks that measures no less than forty feet (40') by forty feet (40').

(b) All other uses permitted under this section:

Front	-	40 feet
Rear	-	40 feet
Side	-	20 feet
Street Side,		
Corner Lot	-	25 feet

**SECTION 2. §6-14-42(2) REPEALED.** §6-14-42-2 of the Ely Subdivision Ordinance is hereby repealed in it's entirety.

**SECTION 3. §6-14-42(2) ADOPTED.** The following is hereby adopted as §6-14-42(2) of the Ely Subdivision Ordinance:

2. Street Surfacing and Improvements. After sewer, water and other utilities to be located underground within the right-of-way have been installed by the applicant, the applicant shall construct curbs and gutters and shall surface or cause to be surfaced roadways to the widths prescribed in these regulations. Said surfacing shall be of Portland concrete cement, unless otherwise specifically recommended by the city Engineer, recommended for approval by the Plan and Zoning Commission and approved by the City Council. Adequate provision shall be made for culverts, drains, and bridges. All road pavement, shoulders, drainage improvements and structures, curbs, turnarounds, and sidewalks shall conform to all construction standards and specifications adopted by the city, and shall be incorporated into the construction plans required to be submitted by the developer for plat approval