

**CITY OF ELY
LINN COUNTY, IOWA**

ORDINANCE NO. 259

**AMEND TITLE VI PHYSICAL ENVIROMENT, CHAPTER 13 ZONING CODE, BY
ESTABLISHING A NEW DISTRICT TITLED RURAL RESIDENTIAL**

RR RURAL RESIDENTIAL:

Intent. To establish and preserve quiet single-family home neighborhoods as desired by large numbers of people, free from other uses except those which are both compatible with and convenient to the residents of such a district.

1. Permitted Principal Uses and Structures

- (a) Single family dwellings.
- (b) Public buildings, public and semi-public parks, playgrounds, community centers, libraries, and museums.
- (c) Family Group Care Home.

2. Permitted Accessory Uses and Structures

- (a) Private garages.
- (b) Private swimming pools.
- (c) Private greenhouses not operated for commercial purposes.
- (d) Garden houses.
- (e) The total area of any accessory buildings or structures, including any private garage, located in whole or in part of the rear yard shall occupy less than thirty percent (30%) of the required minimum rear yard.
- (f) Attached private garages must meet the main building minimum yard requirements.
- (g) Minimum separation between accessory structures must be ten feet (10) from any main buildings.
- (h) All properties in Rural Residential districts shall be limited to one (1) garage and two (2) accessory buildings.

- (i) Temporary buildings used in conjunction with construction work, provided that such buildings are removed within thirty (30) days upon completion of the construction work.

3. Special Exceptions: The following special exceptions are permitted in the RR District, subject to provisions of Section 6-13-14(F)(4):

- (a) Cemetery or mausoleum.
- (b) Public utilities.
- (d) Mortuary or funeral home.
- (e) Care facilities.
- (f) Day Care Centers.
- (g) Churches or temples
- (h) Bed and Breakfast Houses.
- (i) Public schools, elementary, junior high and high schools.
- (j) Parochial or private schools having no rooms used regularly for housing or sleeping purposes.

4. Minimum Lot Areas and Width for permissible uses.

- (a) All permissible uses: Area, Minimum area 1 Acre (43,560 square feet); Width, 80 feet; Depth, 100 feet. However, the 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 ordinance, the total area will supersede any conflicting combinations of widths or depths that do not equal the minimum area requirement.

5. Minimum Yard Requirements

- (a) Single family dwelling:

Front	-	25 feet
Rear	-	50 feet
Side	-	20 feet
Street Side, Corner Lot	-	25 feet

(b) Permitted Accessory Uses & Structures

- Front - 40 feet OR 2 feet behind the front building line of the main building, whichever is greater.
- Rear - 20 feet
- Side - 10 feet
- Street Side,
Corner Lot - 25 feet

6. Maximum Height

- (a) Main Building - 2 1/2 stories or 35 feet, whichever is less.
- (b) Accessory Uses & Structures – 80% of the main building height

7. Minimum Off-street Parking and Loading Space

- (a) Dwellings -- Two (2) spaces for each dwelling unit.
- (b) Church or Temple -- One (1) space for each six (6) seats of average seating in the main auditorium.
- (c) Community Center, Library or Museum -- Ten (10) spaces plus one (1) additional space for each 300-sq. ft. of floor area in excess of 2,000 sq. ft.
- (d) Schools and Public Buildings -- One (1) space for each classroom or office room plus one (1) space for each ten (10) seats of average seating in the main auditorium, stadium, or place of public assembly.

Introduced this 14th day of, August 2017; and adopted by the City Council of the

City of Ely, Iowa this 11th day of September 2017.

ATTEST:


Denise L. Hoy, City Administrator/Clerk



Eldrew Miller, Chair