

WARREN COUNTY, IOWA  
FILED FOR RECORD

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BOOK 2000 PAGE 5164  
JUDITH K. ATHERTON, RECORDER

DEPUTY

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city Norwalk*

**ORDINANCE 00-09**

**AN ORDINANCE AMENDING THE MASTER PLAN AND RULES REGULATION  
AND GUIDELINES FOR THE COLONIAL MEADOWS PLANNED UNIT  
DEVELOPMENT AS CONTAINED IN ORDINANCE NO. 98-09**

**Sections:**

- |            |                 |
|------------|-----------------|
| Section 1. | Purpose.        |
| Section 2. | Amendment.      |
| Section 3. | Changes.        |
| Section 4. | Repealer.       |
| Section 5. | When Effective. |

Be it ordained by the City Council, City of Norwalk, Iowa:

**Section 1. Purpose.** The purpose of this ordinance is to amend specific requirements and specifications contained in Ordinance No. 98-09 relating to the Master Plan for the Colonial Meadows Planned Unit Development, legally described below, and its associated rules, regulations and guidelines for its development all pursuant to Section 17.10.170 Norwalk City Code.

**Legal Description**

The Northeast Quarter (NE 1/4), and the North One-half of the Southeast Quarter (N 1/2 SE 1/4), and the East one-half of the Northwest Quarter (E 1/2 NW 1/4) of Section Twelve (12), Township Seventy-seven North, Range Twenty-five West of the 5<sup>th</sup> P.M. in Linn Township, Warren County, Iowa.

**Section 2. Amendment.** Section four (4) subsection ten (10) is hereby repealed in its entirety and the following substituted:

**Parcel 14.** This parcel, as shown on the master plan, shall be developed as residential uses as defined and allowed in Section 17.10.050 of the Norwalk Zoning Ordinance (R-3, Medium Density Multiple-Family Residential District), or as cluster-homes (detached). The parcel shall developed using the following standards:

1. If the parcel is developed with any medium density uses as permitted in Section 17.10.050 of the Norwalk Zoning Ordinance (R-3, Medium Density Multiple-Family Residential District) then all general use regulations, performance standards, and provisions set forth in that section shall apply.

2. If the parcel is developed as cluster-homes (detached) then the following minimum standards shall apply:

- a. Minimum setback from all boundaries of the complex including Lexington Drive shall be at least 30 feet. No structures including decks, patios, or other ground structures shall project into this area. Exceptions to this provision would be any association owned entry feature including signage and landscaping.
- b. Minimum distance between buildings shall be at least 10 feet (roof overhangs, fireplaces, etc. may encroach up to 2 feet)
- c. The maximum number of units for this parcel will be 51.
- d. The owner of the cluster-home will also own the lot beneath the dwelling unit.
- e. The minimum lot area for the dwelling unit shall be 1,400 square feet and the minimum width 20 feet.
- f. The parking per unit shall be at least 2 in the garage and 2 in driveway for a total of 4.
- g. The minimum driveway dimensions shall be 16 feet in width and 25 feet in length.
- h. The private streets serving the cluster-homes shall be at least 22 feet wide.
- i. Minimum amount of common open space for the complex shall be 30 percent.
- j. Landscaping quantities shall meet the requirements of Chapter 17.30 of the Norwalk Zoning Ordinance.
- k. No buffer will be required for this project since the site will developed into individual detached units and extensive landscaping and berming will be utilized to enhance the complex.
- l. All accessory structure or uses as permitted within Section 17.10.050.3 of the Norwalk Zoning Ordinance are permitted.
- m. The development of the cluster-home complex shall require the approval of a site plan in accordance with Chapter 17.80 of the Norwalk Zoning Ordinance and approval of the Homeowners Association documents by the City.

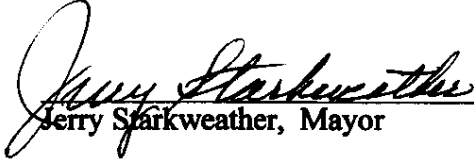
Parcel 15. All general use regulations, performance standards, and provisions set forth in Section 17.10.050 of the Norwalk Zoning Ordinance for the R-3, Medium Density Multiple-Family Residential District shall apply to any development in this parcel. Access to this parcel shall not be through any local streets within single family residential areas.

Section 3 Changes. That all zoning ordinances, amendments and official zoning maps relative hereto are hereby directed changed and amended to reflect the amendments heretofore referred to.

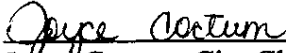
Section 4 Repealer. Any ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 5 When Effective This ordinance shall be in full force and effect upon final passage, approval, and publication as provided by law.

Passed and approved this 18<sup>th</sup> day of May 2000.

  
Jerry Starkweather, Mayor

ATTEST:

  
Joyce Cortum, City Clerk

I certify that the foregoing was published as Ordinance No. 00-09 on the 25<sup>th</sup> day of ~~March~~, 2000  
May.

ORDINANCE NO.	<u>00-09</u>
Activity	Date
1st Reading	<u>5-18-00</u>
2nd Reading	<u>waived</u>
3rd Reading	<u>waived</u>
Tabled	_____
Defeated	_____