

ORDINANCE NO. 19-13

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF NORWALK, IOWA BY REZONING THE PROPERTY AT 7986 S ORILLA RD, FROM RE-1 RURAL ESTATES SINGLE FAMILY RESIDENTIAL TO C-1 NEIGHBORHOOD COMMERCIAL

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF NORWALK, IOWA:

Section 1. Purpose. The purpose of this ordinance is to amend the Official Zoning Map of the City of Norwalk, Iowa, under the provisions of Title 175 (Zoning Regulations), Chapter 175A (General Provisions), Section 175A.07 (Zoning District Boundaries and Official Zoning Map) of the Norwalk Municipal Code.

Section 2. Official Zoning Map Amended. The official zoning map of the City of Norwalk, Iowa, is amended from RE-1 Rural Estates Single Family Residential to C-1 Neighborhood Commercial for the property located at 7986 S Orilla Rd, as legally described in exhibit "A".

Section 3. Allowable Uses. Allowable uses on the property at 7986 S Orilla Road shall only be as follows:

- Professional and semi-professional office buildings for the following:
 - Abstract Title
 - Accountants and bookkeeping
 - Actuaries
 - Advertising (no shops)
 - Adjusters (insurance)
 - Aerial survey and photography
 - Appraisers - no sale or rental of any type of merchandise or equipment
 - Architects
 - Attorneys
 - Auditors
 - Banks and financial institutions
 - Business analysts - counselors or brokers
 - Building contractors, office only (no shops or storage)
 - Chiropractors
 - Consulates
 - Counseling, child guidance and family service
 - Court reporter and public stenographers
 - Credit reporting
 - Dentists
 - Detective agencies and investigating services

- Drafting and plan services
- Engineers, professional
- Insurance and bonds
- Manufacturer's agents
- Market research
- Medical doctors and practitioners
- Model agencies or schools
- Mortgage brokers
- Notary public
- Opticians
- Optometrists
- Podiatrists
- Public libraries
- Public relations
- Radio and television production and broadcast studios
- Real estate
- Real estate management
- Secretarial services
- Shoppers information services
- Social service bureaus
- Stock broker exchanges, investment services
- Tax consultants
- Telephone answering services
- Theater ticket agencies
- Travel agencies
- Zoning consultants

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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. 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 6. Effective Date. This ordinance shall be in full force and effect upon final passage, approval and publication as required by law.

Passed and approved by the City Council of the City of Norwalk, Iowa on the 15th day of August, 2019.

Tom Phillips, Mayor

Attest:

Lindsey Offenburger, City Clerk

First Reading: July 18, 2019

Second Reading: August 1, 2019

Third Reading: August 15, 2019

Clerk's Certificate

I certify that the foregoing was published as Ordinance No. 19-13 on the 22nd day of August, 2019.

City Clerk

Exhibit "A"

Parcel "R" of the survey of Lot 1 of the Subdivision of the Northwest Quarter of the Northwest Quarter of Section 3, Township 77 North, Range 25 West of the 5th P.M., Warren County, Iowa, as shown in Irregular Plat Book 19, Page 10 of 77-25 in the office of the Warren County Recorder.