

## ORDINANCE NO. 401

### AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HULL, IOWA, BY ADOPTING A PLANNED UNIT DEVELOPMENT ZONING DISTRICT AND PLAN FOR THE ELM HEIGHTS SUBDIVISION

**BE IT ENACTED** by the City Council of the City of Hull, Iowa:

**Section 1. SECTIONS INSERTED.** The City of Hull Zoning Ordinance of the City of Hull, Iowa, is amended by adding the following sections to Chapter 12, as a new section numbered Section 12.8, with the subsections as shown below, entitled R-PUD – Residential Planned Unit Development District (Elm Heights):

**Section 12.8.1 Intent.**

The intent of the Residential Planned Unit Development District is to provide for a space for single family and multi-family housing in the City of Hull and to integrate it into the character of the neighborhood.

**Section 12.8.2 Principal Permitted Uses.**

Within the Residential Planned Unit Development District, unless otherwise provided, no building or land shall be used for other than one or more of the following principal permitted uses:

<b>Residential Uses</b>	<b>Civic Uses</b>	<b>Agricultural Uses</b>
Single Family Residential Duplex Residential – but only on Lots 4–25 Multi-family Residential – but only on Lots 14 and 15 Condominium residential – but only on Lots 14 and 15 Townhouse residential – but only on Lots 14 and 15 Relocated Residential	Park and Recreation Services Local Utility Services Religious Assembly	Horticulture and Home Gardening

**Section 12.8.3 Special Exception Uses.**

The following uses and structures may be permitted in this Planned Unit Development District subject to provisions of Article 22 of this Ordinance, and with specific conditions and requirements subject to approval of the Board of Adjustment intended to make them compatible with and acceptable to adjacent uses.

<b>Residential Uses</b>	<b>Civic Uses</b>	<b>Commercial Uses</b>
Multi-family residential – Lots 4–13 and 16–25 Condominium residential – Lots 4–13 and 16–25 Townhouse residential – Lots 4–13 and 16–25 Residential Care Services	Cultural Services Government/Public Services	Communication Services Personal Services

**Section 12.8.6 Off-Street Parking.**

Off-street parking and loading requirements shall be required for activities in the Residential Planned Unit Development District in accordance with the provisions Article 16, except as modified in this section.

All off-street parking areas as required in this Section shall comply with the following requirements in addition to those in Article 16:

1. Each duplex unit shall have four (4) off-street parking spaces.
2. Parking spaces shall be surfaced with Portland Cement, concrete, asphaltic concrete, or equivalent hard surface. Gravel is not permitted.
3. No parking is allowed in front yards, except on a surfaced driveway.
4. Parking spaces in accessory buildings shall not qualify to meet the minimum parking space requirements, except for multi-family or condominium units.

**Section 2. REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

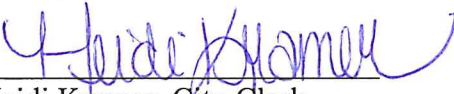
**Section 3. SEVERABILITY CLAUSE.** If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

**Section 4. WHEN EFFECTIVE.** This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Passed by the Council the 23<sup>rd</sup> day of June, 2025, and approved this 23<sup>rd</sup> day of June, 2025.

  
Arlan Moss, Mayor

ATTEST:

  
Heidi Kramer, City Clerk

First Reading: WAIVED

AYES:

NAYS:

Second Reading: WAIVED

AYES:

NAYS:

Third Reading: June 23, 2025

AYES: Beukelman, Te Slaa, Van Roekel & Westra

NAYS: None

ABSENT: De Kam