

ORDINANCE NO. 387

**AN ORDINANCE AMENDING ARTICLES 4, 8-12, AND 15 OF THE CITY OF HULL
ZONING ORDINANCE OF THE CITY OF HULL, IOWA**

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

Section 1. Article 4 Agriculture District – Section 4.4(11) Accessory Uses and Structure of the Zoning Ordinance is hereby amended by striking the subsection in its entirety, and replacing it as follows:

11. Other accessory uses and buildings determined by the Zoning Administrator to be incidental and subordinate to the principal use or building, and that do not include any activity conducted as a business separate from the principal use.

Section 2. Article 8 Commercial District – Section 8.4(5) Accessory Uses and Structure is hereby amended by striking the subsection in its entirety, and replacing it as follows:

5. Other accessory uses and buildings determined by the Zoning Administrator to be incidental and subordinate to the principal use or building, and that do not include any activity conducted as a business separate from the principal use.

Section 3. Article 9 Downtown Commercial District – Section 9.4(7) Accessory Uses and Structure is hereby amended by striking the subsection in its entirety, and replacing it as follows:

7. Other accessory uses and buildings determined by the Zoning Administrator to be incidental and subordinate to the principal use or building, and that do not include any activity conducted as a business separate from the principal use.

Section 4. Article 10 Highway Commercial District – Section 10.4(7) Accessory Uses and Structure is hereby amended by striking the subsection in its entirety, and replacing it as follows:

7. Other accessory uses and buildings determined by the Zoning Administrator to be incidental and subordinate to the principal use or building, and that do not include any activity conducted as a business separate from the principal use.

Section 5. Article 11 Industrial District – Section 11.4(4) Accessory Uses and Structure is hereby amended by striking the subsection in its entirety, and replacing it as follows:

4. Other accessory uses and buildings determined by the Zoning Administrator to be incidental and subordinate to the principal use or building, and that do not include any activity conducted as a business separate from the principal use.

Section 6. Article 12 PUD-Planned Unit Development – Section 12.7.4 Permitted Accessory Uses and Structures (Walnut Heights) is hereby amended by striking the text after subsection 8 regarding accessory structures, and adding a subsection 9, as follows:

9. All accessory structures shall comply with Section 15.1.

Section 7. Article 12 PUD-Planned Unit Development – Sections 12.6.6 and 12.7.6 Off-Street Parking are hereby amended by striking the first two paragraphs of those sections, and replacing them with the following:

Off-street parking and loading requirements shall be required for activities in the Residential Planned Unit Development District in accordance with the provisions of Article 16, except Section 16.3 and as modified by the provisions of this Section.

Each single-family residence shall have a minimum of 2 off-street parking spaces. Each duplex unit shall have a minimum of 4 off-street parking spaces. Each multi-family or condominium unit larger than two units shall have 1.5 off-street parking spaces per unit.

Section 8. Article 15 – Additional Use Regulations – Section 15.1 Accessory Buildings and Uses on Residential Lots is hereby amended by striking the subsection in its entirety, and replacing it as follows:

Accessory buildings and uses on lots where the primary use is residential which are customarily incidental to the principal building may be erected or established as permitted, provided they comply with the following requirements:

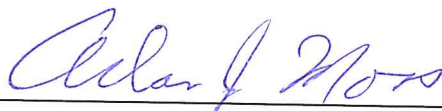
1. Accessory buildings that are structurally part of or attached to the principal building shall conform to the site development regulations of the lot. In this instance, attached shall be considered a shared roof line or a shared common wall.
2. Accessory buildings may be located no closer than two feet (2') of the side or rear lot lines.
3. Accessory buildings or structures are not permitted within any front yard.
4. Accessory buildings located on a corner lot may be located no closer to any public street right-of-way than the setback requirements of the principal building on the same lot.
5. Accessory buildings shall not be used for dwelling purposes.
6. An open unenclosed porch or any deck structure may not project into a required front yard setback.
7. Accessory buildings shall not be erected within any required permanent easement.
8. Accessory buildings shall not have an overall height of more than twenty (20') feet and sidewalls may not exceed fourteen (14') feet.
9. Accessory buildings shall not be constructed upon a lot until the construction of the main building has commenced; and accessory buildings shall not be used unless the main building on the lot is also being used.
10. If any overhead door faces an alley or other public right-of-way, the minimum setback must be at least fifteen (15') feet.

11. In MH, R-1, and R-2 zones, attached garages or other attached accessory buildings may not exceed 1,500 square feet.
12. Regardless of lot size, a detached accessory building may be up to 900 square feet, except in the MH district, in which case the size shall be proportional to the space and dwelling unit in the discretion of the Zoning Administrator.
13. The size of the combined total square footage of all detached accessory buildings on a lot is equal to the larger of the following:
 - a. The area of the lot in square feet multiplied by nine percent, but not in excess of a combined total of 1,500 square feet. For example, a lot that is 100' x 150' (15,000 sq. ft of lot size) multiplied by 9% would equal a combined total accessory building size of 1,350 sq. ft. If the result of this equation is greater than 1,500 sq. ft, the size is capped at 1,500 sq. ft. (e.g., on a lot larger than 16,667 sq. ft.)
 - b. The area of the lot in square feet multiplied by three percent. For example, on a lot that is 56,500 sq. ft, a combined total accessory building size of 1,695 sq. ft. would be permitted (56,500*3%).
 - c. A size necessary for a garage that is an accessory building to a multiple-family residential structure which allows one stall per dwelling unit, in the discretion of the Zoning Administrator.
14. No more than two accessory buildings are permitted.

Section 9. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 10. If any section, provision, or any part of this ordinance shall be judged to be invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole, or section, or provision or part thereof, not adjudged invalid or unconstitutional.

Section 11. This ordinance shall become effective after its passage and upon publication as provided by law and shall apply to all property within the incorporated limits of the City of Hull, Iowa.



 Arlan Moss, Mayor

ATTEST:



 Heidi Kramer, City Clerk

First Reading: waived
 Second Reading: approved – 01.08.2024
 Third Reading: approved – 01.22.2024
 Passed & Approved: 01.22.2024

Date of Publication: 01.31.2024

