

# City of Okoboji, Iowa

## Zoning Ordinance



*Prepared with Planning Assistance from  
Northwest Iowa Planning &  
Development Commission  
Spencer, Iowa*

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# CITY OF OKOBOJI

# ZONING

# ORDINANCE

Originally Prepared 1972  
Updated December 1995  
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Updated December 2013

*Prepared with Planning and Technical Assistance By:*

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## OKOBOJI ZONING ORDINANCE TABLE OF CONTENTS

<b>PREAMBLE</b> .....	1
<b>ARTICLE I: BASIC PROVISIONS</b>	
1.1. Title.....	3
1.2. Jurisdiction.....	3
1.3. Purpose.....	3
1.4. Repeal and Saving Clause.....	4
1.5. Severability Clause .....	4
1.6. Interpretation of Regulations .....	4
1.7. Mandatory Application of Low Impact Development Provisions .....	4
1.8. Low Impact Development (LID) Not to Create Nonconforming Use .....	4
1.9. LID Not Required for Certain Improvements to Already Improved Lots .....	4
1.10. Comprehensive Plan Relationship .....	4
<b>ARTICLE II: DEFINITIONS</b>	
2.1. General Zoning Definitions .....	5
2.2. Specific Land Use Definitions.....	22
<b>ARTICLE III: ZONING DISTRICTS ESTABLISHED</b>	
3.1. Zoning Districts .....	34
3.2. Official Zoning Map .....	34
3.3. Interpretation of Boundaries .....	35
3.4. Road or Public Right-of-Way Vacation.....	35
3.5. Zoning of Annexed Lands .....	35
<b>ARTICLE IV: AGRICULTURE DISTRICT (A-1)</b>	
4.1. Intent .....	36
4.2. Principal Permitted Uses.....	36
4.3. Conditional Uses.....	37
4.4. Permitted Accessory Uses .....	37
4.5. Bulk Regulations.....	38
4.6. Off-Street Parking.....	38
4.7. Sign Regulations .....	38
4.8. Zoning Permit Required.....	38
<b>ARTICLE V: SINGLE FAMILY RESIDENTIAL DISTRICT (R-1)</b>	
5.1. Intent .....	39
5.2. Principal Permitted Uses.....	39
5.3. Conditional Uses.....	39
5.4. Permitted Accessory Uses .....	40
5.5. Bulk Regulations.....	40
5.6. Off-Street Parking.....	41
5.7. Sign Regulations .....	41
5.8. Zoning Permit Required.....	41

**ARTICLE VI: MULTIPLE FAMILY RESIDENTIAL DISTRICT (R-2)**

6.1. Intent .....42  
6.2. Principal Permitted Uses.....42  
6.3. Conditional Uses.....42  
6.4. Permitted Accessory Uses .....43  
6.5. Bulk Regulations.....44  
6.6. Off-Street Parking.....45  
6.7. Sign Regulations .....45  
6.8. Zoning Permit Required.....45

**ARTICLE VII: LAKESHORE RESIDENTIAL DISTRICT (R-3)**

7.1. Intent .....46  
7.2. Principal Permitted Uses.....46  
7.3. Conditional Uses.....46  
7.4. Permitted Accessory Uses .....47  
7.5. Bulk Regulations.....47  
7.6. Landscaping of Lakeshore Property .....48  
7.7. Off-Street Parking.....50  
7.8. Sign Regulations .....50  
7.9. Zoning Permit Required.....50

**ARTICLE VIII: GENERAL COMMERCIAL DISTRICT (C-1)**

8.1. Intent .....51  
8.2. Principal Permitted Uses.....51  
8.3. Conditional Uses.....52  
8.4. Permitted Accessory Uses .....52  
8.5. Bulk Regulations.....53  
8.6. Architectural Standards in Commercial Districts .....54  
8.7. Off-Street Parking.....56  
8.8. Sign Regulations .....56  
8.9. Zoning Permit Required.....56

QUICK REFERENCE GUIDE – BULK REGULATIONS.....57

**ARTICLE IX: SITE PLANS**

9.1. Intent .....58  
9.2. Scale.....58  
9.3. Legal Information .....58  
9.4. Site Plan.....58

**ARTICLE X: OPEN SPACE REQUIREMENTS**

10.1. Intent .....60  
10.2. Open Space Requirements .....60

**ARTICLE XI: GENERAL REGULATIONS**

11.1. Intent .....62  
11.2. Lot of Record.....62  
11.3. Yard Regulations .....62  
11.4. Steps, Decks and Patios .....63  
11.5. Fences and Hedges.....64

11.6. Tennis Courts and Racquet Ball Court Regulations .....	64
11.7. Street Frontage Required .....	65
11.8. Silt Control and Siltation Fencing .....	65
11.9. Storm Water Management .....	66
11.10. Keyholing.....	67
11.11. Block Frontage Continuity (in Front Yards & Lakeshore Yards) .....	67
11.12. Accessory Buildings and Uses.....	67
11.13. Regulations Prohibiting Construction of Lakeshore Accessory Storage Buildings .....	69
11.14. Canopies.....	70
11.15. Portable Accessory Buildings and Storage Structures.....	70
11.16. Temporary Buildings and Uses.....	71
11.17. Recreational Vehicles .....	71
11.18. Shared Ownership Developments Prohibited .....	72
11.19. Home Occupations.....	72
11.20. Residential Dwelling Standards.....	73
11.21. Adult Entertainment Regulations .....	73

**ARTICLE XII: OFF STREET PARKING**

12.1. Intent .....	79
12.2. General Parking Area and Surface Requirements .....	79
12.3. Off Street Parking Requirements .....	80
12.4. Computation of Parking Spaces.....	82
12.5. Location and Type of Parking .....	82
12.6. Off Street Loading Space Requirements .....	83

**ARTICLE XIII: SIGN REGULATIONS**

13.1. Intent .....	84
13.2. Definitions .....	84
13.3. Prohibited Signs.....	87
13.4. Temporary Signs (Exempt from Permits).....	88
13.5. General Sign Standards.....	89
13.6. Sign Requirements in All Residential Zoned Districts.....	91
13.7. Sign Requirements in All Other Zoned Districts.....	91
13.8. Sign Permits and Fees.....	93
13.9. Inspection, Removal & Safety .....	93
13.10. Conditional Uses.....	94
13.11. Nonconforming Signs .....	94
13.12. Sign Variances .....	94

**ARTICLE XIV: NONCONFORMANCE**

14.1. Conformance Required .....	96
14.2. Continuing Existing Uses .....	96
14.3. Nonconformities .....	96
14.4. Nonconforming Uses or Structures in Any Residential Zoned Districts.....	97
14.5. Nonconforming Uses or Structures in Any Other Zoning Districts Other than an R District .....	97
14.6. Repairs to Damaged Buildings .....	98
14.7. Uses Under Conditional Use Approval Not Nonconforming .....	98
14.8. Change of Tenancy or Ownership .....	98

**ARTICLE XV: ZONING ADMINISTRATION AND ENFORCEMENT**

15.1. Zoning Administrator ..... 99  
15.2. Zoning Enforcement ..... 99  
15.3. Complaints Regarding Zoning Violations ..... 99  
15.4. Zoning Permit Required..... 99  
15.5. Application for Zoning Permit..... 100  
15.6. Site Plans or Plats Required..... 100  
15.7. Zoning Fees..... 100  
15.8. Construction and Use to be provided in Application, Plans, and Permit ..... 100  
15.9. Approval of Conditional Uses ..... 100  
15.10. Permit to Excavate or Fill Certain Land ..... 100

**ARTICLE XVI: VIOLATION AND PENALTY**

16.1. Violation and Penalty ..... 103  
16.2. Restraining Order..... 103

**ARTICLE XVII: BOARD OF ADJUSTMENT**

17.1. Confirmation of the Board of Adjustment..... 104  
17.2. Proceedings of the Board of Adjustment..... 104  
17.3. Hearings, Appeals and Notice ..... 104  
17.4. Stay of Proceedings ..... 105  
17.5. Powers and Duties ..... 105  
17.6. Variances ..... 105  
17.7. Decisions of the Board of Adjustment..... 107  
17.8. Appeals from a Decision of the Board of Adjustment ..... 107

**ARTICLE XVIII: CONDITIONAL USES**

18.1. Requirements ..... 108  
18.2. Jurisdiction..... 108  
18.3. Application for a Conditional Use Permit ..... 108  
18.4. Procedure for Issuing a Conditional Use Permit ..... 109  
18.5. Conditional Use Standards and Restrictions ..... 109  
18.6. Revocation ..... 110  
18.7. Supplemental Standards Subject to Conditional Use Permit..... 111  
18.8. Planned Unit Development - As a Conditional Use ..... 113

**ARTICLE XIX: CHANGES AND AMENDMENTS**

19.1. Procedures..... 116  
19.2. Changes and Amendments..... 116  
19.3. Duties of Zoning Administrator, Board of Adjustment, City Council and Courts on Appeal ..... 117  
19.4. Application for Change in Zoning District Boundaries..... 117  
19.5. Protest Provision ..... 118  
19.6. New Application..... 118

**ARTICLE XX: SUBDIVISION REGULATIONS**

20.1. Jurisdiction..... 119  
20.2. Definitions ..... 119  
20.3. Preliminary Approval by Commission ..... 120  
20.4. Area Plan May be Required..... 120  
20.5. Final Plat Review by Commission..... 120

20.6. Approval by the Council.....121

20.7. Preliminary Plat Requirements .....121

20.8. Final Plat Requirements.....121

20.9. Additional Documents Required .....122

20.10. General Requirements.....123

20.11. Improvements.....124

20.12. Filing of Plat .....125

20.13. Public Improvements .....125

20.14. Penalties for Violations .....126

20.15. Proceedings to Prevent Violations.....126

20.16. Variations.....126

**ARTICLE XXI: EFFECTIVE DATE**

21.1. Effective Date .....127

Ordinance Amendments.....128



**Ordinance No. 221**

REPLACES ORDINANCES No. 63 and No. 178  
OKOBOJI ZONING ORDINANCE  
AND AMENDMENTS THERETO

**ZONING ORDINANCE OF THE CITY OF OKOBOJI, IOWA**

**PREAMBLE:**

**AN ORDINANCE TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND ESTABLISHING COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF OKOBOJI, IOWA, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 414, CODE OF IOWA, AS AMENDED, TO EMPOWER THE CITY OF OKOBOJI TO ENACT A ZONING ORDINANCE, AND TO PROVIDE FOR ITS ADMINISTRATION, ENFORCEMENT AND AMENDMENT; FOR THE PURPOSE OF PROMOTING THE HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE CITY OF OKOBOJI.**

WHEREAS, Chapter 414, 1971 Code of Iowa as amended, empowers the City of Okoboji, to enact the Zoning Ordinance and to provide for its administration, enforcement and amendment, and

WHEREAS, the City Council deems it necessary for the purpose of promoting the health, safety, morals or general welfare of the City of Okoboji, to enact such an Ordinance, and

WHEREAS, the City of Okoboji is uniquely situated and contiguous to wonderful and marvelous natural resources. Indeed, the city's corporate boundary, in many areas, is defined by the ordinary high water mark of glacial lakes, East Okoboji and West Okoboji. Lake West Okoboji is a rare "Blue Water" lake and listed by the Iowa DNR as an Outstanding Iowa Water, and

WHEREAS, protection of the water quality of these glacial lakes preserves and promotes the city's unique environmental heritage and the economic vitality of a city which, to many residents and visitors, is a place to enjoy these unique natural resources, and

WHEREAS, the establishment of surface water drainage into a pattern which replicates a more original and natural hydrology of the city serves to protect and preserve the water quality of the glacial lakes near the city, and

WHEREAS, Low Impact Development principles are aimed at restoring the hydrology of the city to its original and natural condition, and said provisions are set forth in bold-face type throughout this Ordinance for purposes of identification, and

WHEREAS, the City Council has given due and careful consideration to establishing Low Impact Development principles and believes that it is important to establish by Ordinance Low Impact Development measures within the city, and

WHEREAS, though the City Council believes it is important to give present and future property owners a reasonable opportunity to familiarize themselves with the Low Impact Development provisions of this Ordinance before mandating compliance with these provisions. The City Council also believes immediate implementation of Low Impact Development measures for new subdivisions within the city best serves the public welfare.

WHEREAS, the City Council, pursuant to the provisions of Chapter 414, 1971 Code of Iowa, as amended, has appointed a Zoning Commission to recommend the boundaries of various original districts and appropriate regulations to be enforced therein, and

WHEREAS, the Planning and Zoning Commission has divided the city into districts and has prepared regulations pertaining to such districts in accordance with a Comprehensive Plan designed to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light or air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewage, schools, parks and other public requirements, and

WHEREAS, the Planning and Zoning Commission has given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality, and

WHEREAS, the Planning and Zoning Commission has made a Preliminary Report and held public hearing thereon, and submitted its Final Report to the Council, and

WHEREAS, the City Council has given due public notice of hearings related to zoning districts, regulations and restrictions and has held such public hearings, and

WHEREAS, all requirements of Chapter 414, 1971 Code of Iowa, as amended, with regard to the preparation of the report of the Planning & Zoning Commission, and the subsequent action of the City Council have been met.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OKOBOJI, IOWA: