

# 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  
Amended & Restated 2006  
Updated December 2013

*Prepared with Planning and Technical Assistance By:*

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**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: