

NOTICE OF PUBLIC HEARING
OKOBOJI CITY COUNCIL

NOTICE OF PUBLIC HEARING FOR CONSIDERATION OF A TEXT AMENDMENT TO THE CITY'S ZONING ORDINANCE BY AMENDED SECTION 11.4 STEPS, DECKS, AND PATIOS:

The City of Okoboji City Council will conduct a public hearing to consider a text amendment to Section 11.4 STEPS, DECKS, AND PATIOS by eliminating the following text:

Section 11.4. Steps, Decks, and Patios.

1. Steps shall not encroach or project into any yard setback.
2. Decks of any height, including ground level decks, shall conform to required setbacks and shall not encroach or project into any yard setback.
3. Open patios and other concrete structures, including driveways, sidewalks, and concrete walkways may be permitted, but shall conform to required setbacks shall not encroach or project into any yard setback.

Section 11.4 would be replaced by the following text:

Section 11.4 Steps, Decks, Patios, Driveways, and Walkways.

1. Walkways, sidewalks, or other pathways are permitted within the side yards of all zoning districts, except for the R-3 zoning district, provided that such paving or impervious surfaces comply with the minimum open space provisions for the district in which it is located. Pervious surfaces, permeable, or similar landscaped walkways, pathways, or sidewalks are permitted within the side yard of R-3 lots.
2. Driveways and parking areas within the front yard area and side yard area of residentially zoned properties (or the rear yard area in R-3 zoning districts) are permitted if the designated surfaced or concrete driveway is no larger than the width of the garage or designated parking space it is for (providing not greater than thirty two (32') and extends from the garage or designated parking space to the street. Furthermore, additional off street paved parking in the front yard (or the rear yard area in R-3 zoning districts) shall be limited to no more than twelve (12') beyond either side of the driveway to be used for auxiliary parking spaces. All such driveways and parking areas factor in as impervious surfaces (unless such pervious paving or other pervious surfaces are utilized) when calculated the open space on a lot.
3. Steps or stairs providing access to any dwelling, building or structure may not encroach into any required yard setback. Steps or stairs as part of a walkway, sidewalk, or pathway are permitted in all yards.
4. Patios, paver patios, or other hard surfaced, pervious surfaced or impervious surfaced areas shall conform to the required setbacks in all yard areas except for patios within R-1 and R-2

zoning districts may encroach 10' into any required front or rear yard. A patio, pervious or impervious, shall not encroach within the front yard (or lakeside) within a R-3 zoning district. Impervious patios and other hard surfaced areas count towards open space requirements.

5. Decks of any height, including ground level decks, shall conform to required setbacks in all yard areas except for decks within R-1 and R-2 zoning districts may encroach 10' into any required front or rear yard. Retractable roofs or roll up awning covers over an open unenclosed deck shall be treated as a temporary cover and will be permitted to be located over such open unenclosed deck. A deck shall not encroach within the front yard (or lakeside) within a R-3 zoning district. Decks count towards open space requirements.

The City of Okoboji City Council will hold a public hearing on the 8th day of September, 2020 at 6:00pm at the Pearson Lakes Art Center (2201 Highway 71, Okoboji, Iowa, 51355). The terms and conditions of this may be amended / replaced / added language will be discussed / revised / changed and determined by the City council and may be modified at the public hearing. Following said hearing, the Council may take action.

Michael Meyers, City Administrator