

**ORDINANCE NO. 271
CITY OF OKOBOJI**

AN ORDINANCE AMENDING THE 2013 OKOBOJI ZONING ORDINANCE BY AMENDING THE 2013 OKOOBJI ZONING ORDINANCE BY AMENDING SETION 8.2 AND BY AMENDING SECTION 8.3 PERTAINING TO “VISITOR HABITATION – CAMPGROUNDS”

WHEREAS, the Council (“Council”) of the City of Okoboji, Dickinson County, Iowa (“City”) is considering an amendment to Section 8.2 and Section 8.3 of the 2013 Okoboji Zoning Ordinance;

WHEREAS, the current language reads as follows:

Section 8.2. PRINCIPAL PERMITTED USES. Within the (C-1) General Commercial district, unless otherwise provided, a building or premises shall be used for only the following purposes.

Commercial Uses		Civic Uses
Admin. & Business Offices	Laundry Sales	Club or Lodge
Automotive Repair Services	Liquor Sales	Hospital Services
Automotive Sales or Rental	Maintenance & Service Facilities	Public Assembly
Automotive Washing	Medical Clinics/Offices	Religious Assembly
Building Support Services	Nursery	Educational Facilities
Commercial Off-Street Parking	Personal Improvement Services	Daycare Center
Community Center	Personal Services	Government/Public Services
Condominium Storage Unit	Pet Services	Local Utility Services
Construction Sales & Services	Professional Offices	Park and Recreation Services
Consumer Repair Services	Restaurant (Convenience)	Safety Services
Convenience Storage	Restaurant (General)	
Convenience Store	Service Station	
Financial Services	Shopping Center	
Funeral Services	Veterinary Services	
General Retail Sales	Visitor Habitation	
Golf Course	- Bed & Breakfast Inn	
Health Club or Recreation	- Campground	
Hospital Services	- Hotel-Motel	
Indoor Entertainment/Recreation	- Boarding House	
<p><i>Any other use interpreted by the Zoning Administrator to be a use similar to one of the above named uses and, in the administrator's opinion, conforms to the intent of this section.</i></p>		

Section 8.3. CONDITIONAL UES. The following uses and structures are allowed subject to specific conditions and requirements as approved by the Board of Adjustment intended to make them compatible with and acceptable to adjacent uses.

Commercial Uses	Residential Uses	Industrial Uses
Agricultural Sales and Services Automobile Wrecking Yard Bar Commercial Auction Yards Communication Services Equipment Sales Equipment Repair Sales Kennel, Commercial Outdoor Entertainment Resort Enterprise Tattoo parlor or Tanning Salon Vehicle Storage Wind Energy Device	Assisted Living Facility Apartment Condominium Elder Family Home Family Home Multiple Family Residential Nursing or Convalescent Home Planned Unit Development Residential Care Services Townhouse Residential	Custom Manufacturing Limited Warehousing and Distribution

WHEREAS, the proposed amendment reads as follows:

Section 8.2. PRINCIPAL PERMITTED USES. Within the (C-1) General Commercial district, unless otherwise provided, a building or premises shall be used for only the following purposes.

Commercial Uses	Civic Uses
Admin. & Business Offices Automotive Repair Services Automotive Sales or Rental Automotive Washing Building Support Services Commercial Off-Street Parking Community Center Condominium Storage Unit Construction Sales & Services Consumer Repair Services Convenience Storage Convenience Store Financial Services Funeral Services General Retail Sales Golf Course Health Club or Recreation Hospital Services Indoor Entertainment/Recreation	Laundry Sales Liquor Sales Maintenance & Service Facilities Medical Clinics/Offices Nursery Personal Improvement Services Personal Services Pet Services Professional Offices Restaurant (Convenience) Restaurant (General) Service Station Shopping Center Veterinary Services Visitor Habitation - Bed & Breakfast Inn - Campground - Hotel-Motel - Boarding House
Club or Lodge Hospital Services Public Assembly Religious Assembly Educational Facilities Daycare Center Government/Public Services Local Utility Services Park and Recreation Services Safety Services	
<i>Any other use interpreted by the Zoning Administrator to be a use similar to one of the above named uses and, in the administrator's opinion, conforms to the intent of this section.</i>	

Section 8.3. CONDITIONAL UES. The following uses and structures are allowed subject to specific conditions and requirements as approved by the Board of Adjustment intended to make them compatible with and acceptable to adjacent uses.

Commercial Uses	Residential Uses	Industrial Uses
Agricultural Sales and Services Automobile Wrecking Yard Bar Commercial Auction Yards Communication Services Equipment Sales Equipment Repair Sales Kennel, Commercial Outdoor Entertainment Resort Enterprise Tattoo parlor or Tanning Salon Vehicle Storage Visitor Habitation - Campground Wind Energy Device	Assisted Living Facility Apartment Condominium Elder Family Home Family Home Multiple Family Residential Nursing or Convalescent Home Planned Unit Development Residential Care Services Townhouse Residential	Custom Manufacturing Limited Warehousing and Distribution

WHEREAS, the City of Okoboji Planning and Zoning Commission met on July 8, 2022 and held a public hearing to consider the amendment;

WHEREAS, the City of Okoboji Planning and Zoning Commission and formally recommended the amendments for approval by a vote of 3-0;

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

SECTION 1. The 2013 City of Okoboji Zoning Ordinance is hereby amended as detailed above;

SECTION 2. REPEALER. All Ordinances or part of Ordinances in conflict with the provision 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 invalidated or unconstitutional.

SECTION 4. PUBLICATION. The City Clerk / Administrator is hereby authorized and directed to publish this Ordinance in the newspaper of general circulation in Dickinson County, Iowa, in conformance with Iowa Law.

A motion was made on August 9, 2022 at a regular meeting after a public hearing by Councilmember Hentges and a second by Councilmember Andres to consider approval of this Ordinance on its first consideration and upon roll call the following vote was recorded:

AYE: Andres, Delperdang, Hentges, Mendenhall, Sanders

NAY:

Motion passed.

A motion was made on August 9, 2022 at a regular meeting by Councilmember Hentges and a second by Councilmember Mendenhall to waive the second and third readings of Ordinance No. 271 and upon roll call the following vote was recorded:

AYE: Andres, Delperdang, Hentges, Mendenhall, Sanders

NAY:

Motion passed.

A motion was made on August 9, 2022 at a regular meeting by Councilmember Andres and a second by Councilmember Mendenhall to adopt Ordinance No. 271 and upon roll call the following vote was recorded:

Councilmember Andres	AYE
Councilmember Delperdang	AYE
Councilmember Hentges	AYE
Councilmember Mendenhall	AYE
Councilmember Sanders	AYE

THEREUPON, the Mayor declared this Ordinance, passed and approved on the date shown below.

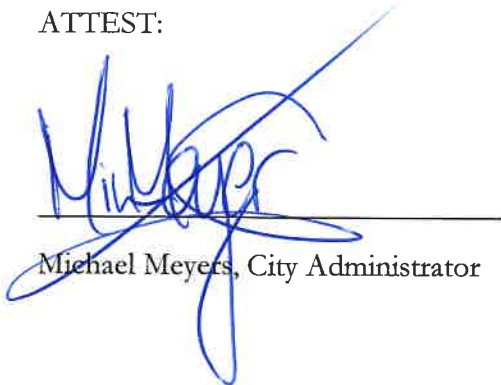
NOW, THEREFORE, BE IT ENACTED by the City Council of the City of Okoboji, Iowa:

PASSED AND APPROVED this 9th day of August, 2022.



Mayor Mary VanderWoude

ATTEST:



Michael Meyers, City Administrator