

876-77

1977 JAN 14 PM 1:09

Ordinance Number 175

FEES \$8.50 Paid  
RECORDED *Richard J. Hagen*  
SCOTT COUNTY, IOWA

AN ORDINANCE AMENDING TITLE V CHAPTER 7 SECTION 6-7.314

OF THE CITY CODE OF BUFFALO, IOWA 1975.

WHEREAS: The City Code of Buffalo, Iowa, 1975 governing zoning within the City has not been altered since August of 1969;

AND WHEREAS: Since August of 1969 there have been annexations requiring specific zoning for the best interest of the community;

AND WHEREAS: Increased industry has become a part of the City because of annexation and is non-conforming with present zoning restrictions;

AND WHEREAS: New business is desirous of locating within the limits of the City of Buffalo;

AND WHEREAS; The Zoning Commission has held the necessary public hearing to consider changes in the present zoning ordinance,

THEREFORE BE IT ORDAINED by the Council of the City of Buffalo, Iowa, that the following changes and additions be made to the zoning ordinance and the official zoning map of the City of Buffalo, Iowa, as follows:

1. That the map of the City of Buffalo, Iowa, denoted as the proposed Zoning Map of the City of Buffalo, Iowa, be documented by the Mayor of the City of Buffalo and attested to by the City Clerk, as the approved Zoning Map of the City of Buffalo, Iowa.

2. That Section 6-7.0314 be ammended to read as follows:

"The regulations set forth in this section or set forth elsewhere in this code when reffered to in this section are the "H" Heavy Industry Regulations.

1. Use Regulations: Uses in existance prior to zoning. In the "H" Heavy Industrial District, no building shall be converted or erected for dwelling purposes unless the location shall be approved by the board of adjustment. Industrial establishments located in the "H" Heavy Industrial District at a time prior to the adoption of thi ammendment, may build new facilities or expand existing facilities provided they are for the following uses:

- A. Cement, Lime, Gypsum, or Plaster manufacture or storage
- B. Quarries, Mines, and storage of mineral products.
- C. Petroleum or its products, storage or blending.
- D. Concrete or Asphalt mixing or proportioning plants.
- E. Truck Terminals.
- F. Grain Storage and Shipping.
- G. Barge Terminals.
- I. Dry Docking facilities.

2. Use Regulations: Uses not in existence prior to the Passage of this Ordinance or listed in Article 1 of this section shall not be issued a building permit until approval is obtained from the Board of Adjustment. No facility shall be permitted to carry on the direct purpose of the business closer than 500 feet from a residential district being classified "A" Country Home District, "B" Single Family Dwelling District, "C" Two Family Dwelling District, or "D" Multiple Family Dwelling District.

3. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared invalid.

4. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

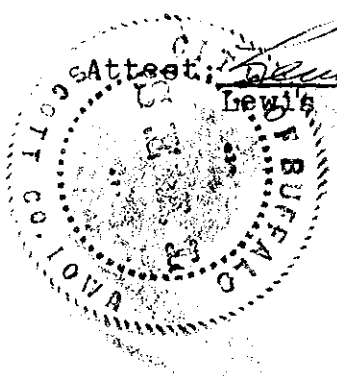
5. This Ordinance shall be in full force and effect from and after it's passage, approval, and publication as provided by law.

Passed by the Council of the City of Buffalo, Iowa, this 20th day of December, 1976.

Approved by the Mayor of the City of Buffalo, Iowa this 20th day of December, 1976.

Signed: Harold E. McCullough  
Harold E. McCullough, Mayor

Attest: Lewis M. Adams Jr.  
Lewis M. Adams Jr. Clerk

The seal of the City of Buffalo, Iowa, is circular with a double-line border. The outer ring contains the text "CITY OF BUFFALO" at the top and "IOWA" at the bottom. The inner ring contains the text "1876" at the top and "1976" at the bottom. The center of the seal features a stylized landscape with a building and trees.