

Ord. # 389

CITY OF BUFFALO, IOWA
AMENDMENT

WHEREAS, it is in the interest of the City of Buffalo to amend its zoning ordinance regarding single family dwellings, and;

WHEREAS, the current definition of single family dwellings and two family dwellings does not contain a minimum floor area for living purposes;

THEREFORE, be it resolved that Section 6-7.0308 titled "B" Single Family Dwelling Regulations at paragraph 1(A), and Section 6-7.0309 titled "C" Two Family Dwelling Regulations at paragraph 1(B), of the Buffalo Municipal Code be amended as follows:

Section 6-7.0308 "B" SINGLE-FAMILY DWELLING REGULATION.

1. Use Regulations. A building or premises shall be used only for the following purposes:

A. Single-family dwellings. A single family dwelling shall contain a minimum floor area for living purposes of 1100 square feet, and may have an attached or detached garage for two or three vehicles.

Section 6-7.0309 "C" TWO-FAMILY DWELLING REGULATIONS.

1. Use Regulations. A building or premises shall be used only for the following purposes:

A. Any use permitted in the "B" Single-Family Dwelling District.

B. Two-Family Dwellings, Two family dwellings shall have a minimum area of 800 square feet per dwelling unit of living area and an attached or detached garage not to exceed (3) vehicles.

Full force and effect. This ordinance shall be in full force and effect from the date of passage and publication as required by law.

Repealer. This ordinance shall be constructed to repeal any prior ordinance in consistent herewith.

Severability of provisions. If any section, subsection, sentence, clause, phrase, or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as separate, distinct, and independent provision as such holdings shall not be affected the validity of the remaining portion hereof.

Passed by the City Council of the City of Buffalo, Iowa, this 3 day of May, 2004

Approved and signed by the Mayor of Buffalo, Iowa, this ___ day of ___, 2004

Betty Walters
Mayor

Attest: Carol A. Bernauer
City Clerk

Date of 1st reading: 04-14-04

Date of 2nd reading: 04-26-04

Date of 3rd reading: 05-03-04

Date of publication: 05-18-04