

**CITY OF WEST OKOBOJI, IOWA
ORDINANCE NO. 135**

AN ORDINANCE AMENDING THE 2018 WEST OKOBOJI ZONING ORDINANCE
BY REPEALING TEXT FROM ARTICLE 5. CONSERVATION DISTRICT AND
ARTICLE 8. COMMERCIAL DISTRICT.

WHEREAS, the West Okoboji Zoning Ordinance and zoning map on file in the office of the City Clerk designates certain standards as provided by Chapter 414, Code of Iowa, and

WHEREAS, the West Okoboji Planning and Zoning Commission has considered the proposed zoning change and it is deemed advisable and recommended by the Planning and Zoning Commission to amend the West Okoboji Zoning Ordinance.

NOW THEREFORE IT BE ORDAINED, by the City Council of West Okoboji, Iowa;

Section 1. REPEAL ZONING TEXT. The West Okoboji Zoning Ordinance is hereby amended by repealing a defined land use within Section 5.3. CONDITIONAL USES within the CONSERVATION DISTRICT and within Section 8.3. CONDITIONAL USES within the COMMERCIAL DISTRICT.

SECTION 5.3. CONDITIONAL USES. (ARTICLE 5. CONSERVATION DISTRICT)

Certain uses may be permitted in the (CN) Conservation District subject to specific conditions and requirements as outlined and approved by the board of adjustment intending to make them compatible with acceptable to adjacent uses. As such, the defined land use of **Campground or RV Park** identified as a Commercial Use in Section 2.2.3 is hereby removed from Section 5.3. Conditional Uses.

SECTION 8.3. CONDITIONAL USES. (ARTICLE 8. COMMERCIAL DISTRICT)

The following uses and structure may be permitted in the (C) Commercial District subject to this ordinance intending to make them compatible with acceptable to adjacent uses, and upon approval of the board of adjustment. As such, the defined land use of **Campground or RV Park** identified as a Commercial Use in Section 2.2.3 is hereby removed from Section 8.3. Conditional Uses.

Section 2. REPEALER. All ordinances or parts of the previously adopted West Okoboji Zoning Ordinance in conflict with the provisions of this zoning amendment are hereby repealed.

Section 3. SEVERABILITY CLAUSE. If any section, provision or any part of this zoning amendment is determined to be invalid or unconstitutional, such adjudication shall not affect the validity of the previously adopted West Okoboji Zoning Ordinance as a whole, or any part or provision of the zoning amendment not determined to be invalid or unconstitutional.

Section 4. EFFECTIVE DATE. This zoning amendment shall be in full force and effect from after passage and publication in a newspaper of general circulation.

Passed and approved this 29th day of September, 2022.

Mayor, City of West Okoboji

Attest:

West Okoboji City Administrator

I certify that the foregoing ordinance was published as Ordinance No. 135 on the 20th day of October, 2022.