DELAWARE COUNTY IOWA
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DEBORAH L. PEYTON
DELAWARE CO. RECORDER
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Karen K. Cole, City Clerk City of Manchester, Iowa 319-927-3636
208 E Main Street, Manchester, Iowa

February 12, 2001

I, Karen K. Cole, City Clerk of the City of Manchester, Iowa, do hereby certify that the attached copies of Ordinances are true and exact of copies of Ordinances related to the Zoning Ordinances of the City of Manchester, Iowa that have been adopted by the City Council of the City of Manchester, Iowa:

Ordinance 012-99	Ordinance 005-2000	Ordinance 006-2000
Ordinance 006-2000	Ordinance 007-2000	Ordinance 018-2000
Ordinance 019-2000		

CITY OF MANCHESTER IOWA SEAL

Karen K. Cole
Karen K. Cole, City Clerk

Subscribed and sworn to before me this 12th day of February, 2001.

Julie A. Swanson
Julie A. Swanson, Notary #224151
Commission Expires: August 23, 2002

ORDINANCE NO. 012-99

ORDINANCE AMENDING THE OFFICIAL ZONING MAP

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER, IOWA 1997, BY REZONING PROPERTY AND AMENDING THE OFFICIAL ZONING MAP

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANCHESTER, IOWA:

SECTION 1. The Zoning Ordinance of the City of Manchester, Iowa is hereby amended by amending the Official Zoning Map as follows:

The area affected currently zoned as follows is further described and is hereby amended and designated as follows:

Property located at 901 – 907 West Jasper Street from M-2 General Manufacturing District to R-3 General Residential District further described as Lots 706, 707, and 708 of the plat of original plat of the City of Manchester.

Also

Property located at 911 West Jasper Street from M-2 General Manufacturing District to **R-3 General Residential District – Conditional Zoning** further described as Lot 705 of the original plat of The City of Manchester.

SECTION 2. The City Clerk, after adoption and publication of this Ordinance, shall attach a certified copy to the Official Zoning Map.

SECTION 3. Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANCHESTER, IOWA ON THE 19TH DAY OF JULY, 1999.

Milt L. Kramer
Milt L. Kramer, Mayor

ATTEST:

Karen K. Cole
Karen K. Cole, City Clerk

ORDINANCE NO.005-2000

AN ORDIANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER, IOWA, 2000, BY ADDING NEW PARAGRAPHS TO DWELLING STANDARDS RELATING TO SIDING AND ROOFING MATERIALS FOR RESIDENTIAL STRUCTURES.

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

SECTION 1. The Code of Ordinances of the City of Manchester, Iowa, 2000, is hereby amended by adding the following paragraphs or sections to Chapter 123 of the Code which are hereby adopted to read as follows:

123.02(6) DWELLING STANDARDS. All one-family detached dwellings located within R-1 One Family Dwelling Districts shall be constructed with siding commonly used for residential structures. The use of galvanized steel, painted steel, or aluminum sheets as commonly used in agricultural buildings is prohibited. Such structures shall be constructed with a roofing material commonly used for residential structures, which shall include asphalt, fiberglass, or steel shingles, shakes, or vulcanized rubber. The use of steel or aluminum roofing materials as commonly found in commercial or agricultural structures is prohibited.

123.03(6) DWELLING STANDARDS. All one-family dwellings located within R-2 One Family Dwelling Districts shall be constructed with siding commonly used for residential structures. The use of galvanized steel, painted steel, or aluminum sheets as commonly used in agricultural buildings is prohibited. Such structures shall be constructed with a roofing material commonly used for residential structures, which shall include asphalt, fiberglass, or steel shingles, shakes, or vulcanized rubber. The use of steel or aluminum roofing materials as commonly found in commercial or agricultural structures is prohibited.

123.04(6D) RESIDENTIAL SIDING AND ROOFING MATERIALS PERMITTED. All one-family dwellings, two-family dwellings, multiple-family dwellings, and apartments located within R-3 General Residence Districts shall be constructed with siding commonly used for residential structures. The use of galvanized steel, painted steel, or aluminum sheets as commonly used in agricultural buildings is prohibited. Such structures shall be constructed with a roofing material commonly used for residential structures, which shall include asphalt, fiberglass, or steel shingles, shakes, or vulcanized rubber. The use of steel or aluminum roofing materials as commonly found in commercial or agricultural structures is prohibited.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions 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 this ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the council the17th day of April, 2000, and approved this 17th day of April, 2000.

Milt L. Kramer
Mayor

ATTEST:

Karen D. Cole
City Clerk

ORDINANCE 006-2000

ORDINANCE AMENDING THE OFFICIAL ZONING MAP

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER, IOWA 1997, BY REZONING PROPERTY AND AMENDING THE OFFICIAL ZONING MAP

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANCHESTER, IOWA:

SECTION 1. The Zoning Ordinance of the City of Manchester, Iowa is hereby amended by amending the Official Zoning Map as follows:

The area affected, currently zoned A-1 Agricultural District is further described as:

> Part of the Northwest Quarter of the Southwest Quarter of Section 33, Township 89 North, Range 5 West of the 5th P.M., City of Manchester, Delaware County, Iowa, more particularly described as follows: Beginning at the southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 33; thence N61° 09'24"W, 546.22 feet along the original centerline of Brewer Street (formerly Bailey's Ford and Manchester Road); thence N68°42'56"W, 267.99 feet along said original centerline; thence N03°34'10"E, 814.57 feet to the southwest corner of the property described in the Warranty Deed filed in the Office of the Delaware County Recorder in Book 133 at Page 265; thence S89°55'00"E, 670.81 feet along the south line of said property extended to the east line of the Northwest Quarter of the Southwest Quarter of said Section 33; thence S00°19'28"E, 1172.82 feet along said east line to the point of beginning, containing 15.81 acres.

and is hereby amended and hereafter designated as R-1 One Family Dwelling District

The above described property consists of 15.81 acres and is located northwest of the intersection of Bailey Drive and South Brewer Street in the City of Manchester, Iowa.

SECTION 2. The City Clerk, after adoption and publication of this Ordinance, shall attach a certified copy to the Official Zoning Map.

SECTION 3. Effective Date. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANCHESTER, IOWA ON THE 1ST DAY OF MAY, 2000.

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Karen K. Cole

Karen K. Cole, City Clerk

Ordinance No. 007-2000

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER, IOWA, 1997, BY AMENDING PROVISIONS OF CHAPTER 125 PERTAINING TO SIGNS.

Be it Enacted by the City Council of the City of Manchester, Iowa:

SECTION 1. SECTION 125.02 MODIFIED. Chapter 125, Section 02, "Residential District Signs", paragraphs 1, 2, and 4 of the Code of Ordinances of the City of Manchester, Iowa, 2000 is repealed and the following paragraphs adopted in lieu thereof:

1. Nameplates and Identification Signs, subject to the following:

   A. Area and Content, Residential. There shall be not more than one (1) sign not exceeding two (2) square feet in area for each dwelling unit, indicating the name or address of the occupant or a permitted occupation. Signs relating to home occupations shall also comply with Section 121.15 of this Zoning Ordinance.

   B. Projection. No sign shall project beyond the property line into the public way.

   C. Height. No free standing sign shall project higher than ten (10) feet above curb level.

2. *For Sale* and *To Rent* Signs, subject to the following:

   A. Area and Number. There shall be not more than one such sign per zoning lot. No sign shall exceed nine (9) square feet in area or be closer than eight (8) feet to any other zoning lot.

   B. Projection. No sign shall project beyond the property line into the public way.

   C. Height. No free standing sign shall project higher than ten (10) feet above curb level.

4. Nonresidential signs are subject to the following:

   A. Area and Number. The total sign surface area of a sign or combination of signs shall not exceed one-half square foot for each lineal foot of a lot frontage but in no case more than 50 square feet in area per zoning lot. No sign shall be closer than eight (8) feet to any other zoning lot.

   B. Projection. No sign shall project beyond the property line into the public way.

   C. Height. No free standing sign shall project higher than ten (10) feet above curb level.

   D. Signs may be illuminated from within or with exterior lighting but signs with flashing or strobing lights are prohibited and revolving signs and signs that give the impression of movement are prohibited. The illumination of the sign shall not cause a nuisance.

   E. The sign shall not be allowed to obstruct traffic or pedestrian vision. It must meet the setbacks specified in Section 125.08 of this chapter.

   F. The surface area of a sign shall be determined by measuring the surface area of a rectangle formed as follows:

      1.) A horizontal line along the uppermost letter, lettering or insignia of the surface; and

      2.) A horizontal line along the lowermost letter, lettering or insignia; and

3.) A vertical line along the letter, lettering or insignia on the farthest-left portion of the surface of the sign; said line extending to the two horizontal lines; and

4.) A vertical line along the letter, lettering or insignia located farthest right on the surface extending to the two horizontal lines.

6. Any sign now or hereafter existing, which for a period of ninety (90) days, no longer advertises a bona fide business conducted, or a product sold or a service offered, shall be taken down and removed by the owner or owners of the building or premises upon which it is located within thirty (30) days of written notice from the Building Official.

SECTION 2. SECTION 125.03 MODIFIED. Chapter 125 Section 3 of the Code of Ordinances of the City of Manchester, Iowa, 2000 is hereby modified by adding paragraph 10 as follows:

10. Any sign now or hereafter existing, which for a period of ninety (90) days, no longer advertises a bona fide business conducted, or a product sold or a service offered, shall be taken down and removed by the owner or owners of the building or premises upon which it is located within thirty (30) days of written notice from the Building Official.

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 invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council the 17th day of July, 2000, and approved this 17th day of July, 2000.

Milt L. Kramer, Mayor

ATTEST:

Karen K. Cole, City Clerk

ORDINANCE 018-2000

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANCHESTER, IOWA, 1997, BY ADDING NEW SECTIONS AND MODIFYING SECTIONS OF CHAPTER 127, SUBDIVISION REGULATIONS.

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

SECTION 1. The Code of Ordinances of the City of Manchester, Iowa, 1997 is amended by deleting definition number 6 (Easement) and 21 (Subdivision) and adding the following new definitions to Chapter 127, Paragraph 06 Definitions.

Acquisition Plat: The graphical representation of the division of land or rights in land, created as a result of a conveyance or condemnation for right-of-way purposes by an agency of the government or other persons having the power of eminent domain.

Auditor's Plat: A subdivision plat required by either the County Auditor or the County Assessor, prepared by a surveyor under the direction of the County Auditor.

Conveyance: An instrument filed with the County Recorder as evidence of the transfer of title to land, including any form of deed or contract.

Division: Dividing a tract or parcel of land into two (2) parcels of land by conveyance or for tax purposes. The conveyance of an easement shall not be considered a division for the purposes of this Ordinance.

Easement: A grant by the property owner of the use for a specific purpose of a strip of land by the general public, a corporation, or a certain person or persons, within the limits of which the owner shall not erect any permanent structures but shall have the right to make any other use of the land subject to such easements which is not inconsistent with the rights of the grantee.

Farm: An area comprising thirty-five (35) contiguous acres, exclusive of street and roads, or more which is used for agricultural purposes and the growing and production of all agricultural products thereon, and their storage on the area, or for the raising thereon of livestock. Division of said area by road does not render property non-contiguous.

Farmstead: The buildings and adjacent service areas of a farm, including sites where the buildings have been removed provided the land has not been cultivated.

Major Subdivision: All subdivisions not classified as minor subdivisions, including, but not limited to, any size subdivision requiring any new public or private street, extension of local government facilities, or the creation of any public improvements.

Metes and Bounds: The method used to describe a tract of land that uses distance and angles, uses distances and bearings, or describes the boundaries of the parcel by reference to survey monuments or physical features of the land.

Minor Subdivision: A subdivision which contains or creates not more than three (3) parcels and meets the criteria described in section 127.22(2).

Non-residential Subdivision: A subdivision whose intended use is other than residential, such as commercial or industrial. Such subdivision shall comply with the applicable provisions of this Ordinance.

Subdivision: The accumulative effect of dividing an original lot, tract, or parcel of lands, as of June 16, 1969 into 2 or more lots for the purpose of immediate or future sale or transfer for development purposes excluding public roadways, public utility extensions, and subdivision or replatting. When appropriate to the context, the word may relate to the process of subdividing or the land subdivided.

SECTION 2. The Code of Ordinances of the City of Manchester, Iowa 1997 is amended by deleting Paragraph 11 of Section 127.17 and adopting the following language as Paragraph 11:

11. Streets which connect with other streets, or loop streets, are preferable for maintenance, fire protection and circulation, but cul-de-sacs may be permitted. Whenever a cul-de-sac is permitted, such street shall be no longer than six hundred (600) feet and shall be provided at the closed end with a turn-a-round having a street property line diameter of at least one hundred twenty (120) feet in the case of residential subdivisions. The right-of-way width of the street leading to the turn-a-round shall be a minimum of sixty-six (66) feet. The property line at the intersection of the turn-a-round and the lead-in portion of the street shall be rounded at a radius of not less than thirty (30) feet. A paved cul-de-sac without curb and gutter shall have a minimum paved diameter of eighty-two (82) feet with a minimum shoulder width of four (4) feet of shoulder stone. A paved cul-de-sac with concrete curb and gutter shall have a minimum paved diameter of eighty-eight (88) feet measured from the back of curb to back of curb.

SECTION 3. The Code of Ordinances of the City of Manchester, Iowa 1997 is amended by adding the following to Chapter 127 Section 12 Alternate systems for sewer and water:

Lots which cannot be reasonably served by a public sanitary sewer system and public water supply mains shall have a minimum width of one hundred twenty (120) feet, measured at the building line, and an area of not less than one (1) acre exclusive of right of way. On lots served by private on-site sewage disposal systems and private water supplies, the developer is encouraged to utilize a well-sharing system in order to maximize separation distances between alternate systems.

Percolation test data or professional soils analysis shall be submitted for each lot in the proposed subdivision. Soils classifications in the "Soil Survey of Delaware County, Iowa" can provide preliminary soil information, but is not site specific and therefore is not to be substituted for a professional soil analysis. Where soils classifications in the "Soil Survey of Delaware County, Iowa" indicated shallow bedrock or ground water, information on an additional test hole 6 feet in depth shall be provided for each lot with that soil type. The submittal of the above information does not relieve the owner from acquiring a permit for a private disposal system.

SECTION 4. The Code of Ordinances of the City of Manchester, Iowa 1997 is amended by deleting Chapter 127 Section 22 "Subdivisions Classified" and replacing it with a new section entitled "Minor Subdivision Requirements and Procedures".

127.22 MINOR SUBDIVISION REQUIREMENTS AND PROCEDURES

1. The provision of adequate data concerning land use, utility requirements, traffic impact, streets, easements and dedications is vital to ensure the continued health, safety and welfare of the City's residents. Recognizing that the significance of this data is reduced for the small scale projects that are most heavily impacted by cost of producing this data, the City herein establishes a simplified procedure for minor subdivisions.

2. Applicants for subdivisions or re-subdivisions creating no more than 3 lots may follow the procedure set forth below provided that the subdivision meets all of the following criteria:

   A. No new street or other public improvements shall be necessary.

   B. Each of the lots is contiguous with at least one of the other lots in the subdivision for a distance of at least 50 feet.

   C. No new well or septic system is necessary.

   D. No off-site drainage improvements are necessary.

   E. The buildable area of any lot meets minimum zoning size requirements without being located within a 100-year floodplain, wetland, or area of steep slope.

   F. Each lot in the subdivision complies with the City's zoning standards and the Comprehensive Plan.

G. No variances from subdivision or zoning are required.

3. A copy of the proposed minor subdivision plat shall be prepared and submitted to the City Manager, said plat shall contain such information as required for final plats. In addition, if the subdivision utilizes wells or septic systems, the developer will also be required to comply with regulations for wells and/or septic sytems.

4. If the City Manager shall determine that the "Minor Subdivision Plat" contains sufficient data and elements to furnish a basis for review, then the City Manager shall forward copies of the submitted plat to the City Engineer, City Attorney, and to such other agencies or persons as he may deem appropriate and necessary. Minor plat review shall not begin until, or unless all copies of the final plat and accompanying materials have been submitted.

5. Following staff review but within twenty (20) working days following the date of receipt of an application, or such additional period as the subdivider may authorize, the City Manager shall submit the subdivision request to the City council

6. The City Council may approve or disapprove of the subdivision request, or they may refer the request to the Planning and Zoning Commission for their recommendation prior to making consideration of the request. In any case, the Council shall approve or disapprove the minor plat by resolution. If disapproved, the Council shall provide written reasons therefor.

7. Limitations: This section (minor subdivisions) shall not be applicable to a parcel of land of any size which has previously had a parcel severed from it. For definition purposes of this section only, a parcel of land shall mean any sized contiguous piece of property under same ownership as shown on the Delaware County Auditor's plat books as of the effective date of this Ordinance.

SECTION 5. The Code of Ordinances of the City of Manchester, Iowa 1997 is amended by deleting Section 127.23 and adopting the following language as Section 127.23, Plats Required and Exemptions Allowed:

127.23 Plats Required and Exemptions Allowed. In order to secure approval of any proposed subdivision, the owner and subdivider shall submit to the City plats and other information as required by this chapter. The owner and subdivider of any major subdivision shall comply with the requirements for a preliminary plat and the requirements for a final plat. The owner and subdivider of a minor subdivision may elect to omit the submission of a preliminary plat.

The following divisions of land shall be exempt from subdivision requirements:

1. The public acquisition of land for the widening of existing streets or for constructing other public works.

2. A division of property through the probate of an estate, or by order of a court of law.

3. A division of property where all new lots or parcels are for agricultural purposes, all lots will be greater than 35 acres and no street, road, highway opening or widening or easement of any kind is required by these regulations.

4. The division and sale of a portion of a legally platted lot provided: (a) the grantor's lot is not rendered substandard by being in violation of any of the provisions of the building, zoning, or subdivision ordinances of the City; and (b) the number of building parcels is not increased as a result of such conveyance.

5. The conveyance of an easement.

6. Adjustments of boundary lines and/or easements between two abutting parcels.

7. Corrections to a plat.

SECTION 6. The Code of Ordinances of the City of Manchester, Iowa, 1997 is amended by adding the following language to Chapter 127, Section 24 "Requirements for a Preliminary Plat":

A. Unsubdivided Portion of Plat. Where the submitted plats include only part of the tract owned by the subdivider, the Planning and Zoning Commission may require a sketch of the prospective future design and systems of the unsubmitted part. The street system of the part submitted shall be correlated with the street system of the part not submitted.

B. Proposed utility service:

1. Source of water supply
2. Provision for wastewater disposal, stormwater drainage, and flood control, if applicable.

C. "If applicable, the base flow elevation, the 100-year flood boundary location and the floodway location shall be provided. For areas where this information is not available the approximate location of the 100-year boundary shall be given from the Flood Insurance Rate Map (areas within the City) or a Flood Hazard Boundary Map (areas outside of the City) along with an estimate of the elevation."

D. Environmental studies may be required if a proposed subdivision is located in, or near, an environmentally sensitive area.

SECTION 7. The Code of Ordinances of the City of Manchester, Iowa 1997 is amended by deleting paragraphs 1 and 2 of Chapter 127, Section 25 "Review of Preliminary Plat" and adopting the following language as Paragraphs 1 and 2:

1. The Clerk, upon receipt of one (1) original and five (5) copies of the preliminary plat, shall file the original in the records of the City, shall retain one (1) copy for public inspection and shall forward the remaining copies of the plat to the City Manager.

2. The City Manager shall provide copies of the plat to the City Engineer, the City Attorney, and such other persons as necessary to review the plat. Each of the aforementioned offices shall examine the plat as to its compliance with the laws and regulations of the City of Manchester and the State of Iowa and submit their findings to the City Manager as soon as possible, but within thirty (30) days. Upon receipt of these findings, the City Manager shall schedule the plat for consideration by the Commission.

SECTION 8. The Code of Ordinances of the City of Manchester, Iowa 1997 is amended by deleting Section 27 of Chapter 127 "Authorization to Install Improvements" and by adopting the following language:

127.27 AUTHORIZATION TO INSTALL IMPROVEMENTS. The approval of the preliminary plat shall not constitute acceptance of the subdivision but shall authorize the installation of improvements as required by this chapter and as shown on the preliminary plat; provided, however, no such improvement shall be constructed or installed until and unless the plan, profiles, cross sections and specifications for the construction of such improvement has been submitted to and approved in writing by the City.

SECTION 9. The Code of Ordinances of the City of Manchester, Iowa 1997 is amended by deleting paragraphs 1, 2 and 3 of Chapter 127, Section 32 "Review of Final Plats" and adding the following language as Paragraph 2:

1. The Clerk, upon receipt of one (1) original and five (5) copies of the final plat, shall file the original in the records of the City, shall retain one (1) copy for public inspection and shall forward the remaining copies of the plat to the City Manager.

2. The City Manager shall provide copies of the plat to the City Engineer, the City Attorney, and such other persons as necessary to review the plat. Each of the aforementioned offices shall examine the plat as to its compliance with the laws and regulations of the City of Manchester and the State of Iowa and submit their findings to the City Manager as soon as possible, but within thirty (30) days. Upon receipt of these findings, the City Manager shall set forth such findings in writing. A copy of the findings shall be provided to the subdivider. Then the City Manager shall schedule the plat for consideration by the Commission.

SECTION 10. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 11. 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 invalid or unconstitutional.

SECTION 12. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

Passed by the Council the 18th day of December, 2000 and approved this 18th day of December, 2000.

Milt L. Kramer

Milt Kramer, Mayor

ATTEST:

Karen K. Cole

Karen K. Cole, City Clerk

ORDINANCE NO. 019-2000

ORDINANCE AMENDING THE CODE OF ORDINANCES FOR THE CITY OF MANCHESTER, IOWA, 1997, BY AMENDING PROVISIONS PERTAINING TO ACCESSORY BUILDINGS.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF MANCHESTER, IOWA:

SECTION 1. SECTION MODIFIED. Chapter 121.14, Section 6(c) is repealed and the following adopted in lieu thereof:

121.14(6)(c). Be constructed with roofing material as set forth below:

1. Lots in Excess of Two Acres in Area. Roofing materials used for accessory buildings located on a lot in excess of two acres, where the accessory building has an area in excess of 700 square feet, shall be permitted to use any commercially-acceptable roofing material which may include asphalt, fiberglass shingles, vulcanized rubber, steel, or aluminum roofing materials.

2. All Other Roofing Materials. Except as permitted in Paragraph 1 above, all accessory buildings must be constructed with roofing material commonly used for residential structures, which shall include asphalt or fiberglass shingles, shakes, or vulcanized rubber. The use of steel or aluminum roofing materials as commonly found in commercial or agricultural buildings is prohibited.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions 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 this ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Passed by the Council the 20th day of November, 2000, and approved this 20th day of November, 2000.

Milt L. Kramer

Milt L. Kramer, Mayor

ATTEST:

Karen K. Cole

Karen K. Cole, City Clerk