

Document 2006 3639

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Rec Amt \$22.00

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

Prepared By
Forsyth Law Office
PO Box 346
Winterset, Iowa 50273

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input type="checkbox"/>

Document 2006 2312

Book 2006 Page 2312 Type 06 017 Pages 1
Date 6/06/2006 Time 2:02 PM
Rec Amt \$17.00

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>



ORDINANCE NO. 2006001

AN ORDINANCE TO AMEND THE PATTERSON MUNICIPAL CODE, ZONING ORDINANCE OF THE CITY OF PATTERSON, IOWA, BY ADDING SECTION 11.1 TO AMEND THE OFFICIAL ZONING MAP TO SHOW REZONING.

BE IT ORDAINED by the Council of the City of Patterson:

Section 1. Amending Patterson Municipal Zoning Ordinance of the City, adopting the Official Zoning Map, is hereby amended by adopting Section 11.1 for R2-A Zoning to the Official Zoning Ordinances of the City of Patterson, Iowa, Summarized changes are as follows:

R2-A Zoning to be the same as the existing R-1 Zoning with these exceptions to the R-1 Zoning minimums;
The Lot Area: of a single-Family Dwelling-8,000 square feet and Semi-Detached-5,000 square feet
Lot Width: Single-family dwelling – 65 feet.
Front Yard: set back of 25 feet
Side Yard: A total of 12 feet; one side may be reduced to not less than 5 feet.
Rear Yards: Dwelling – 30 feet. Garages and Accessory Buildings 10 – feet.

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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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

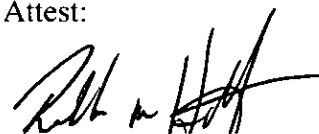
Section 4. Effective Date. This ordinance shall be in effect upon its publication as provided by law.

Passed by the City Council of the City of Patterson, Iowa, this 13th day of May 2006, and approved this 13th day of May 2006.



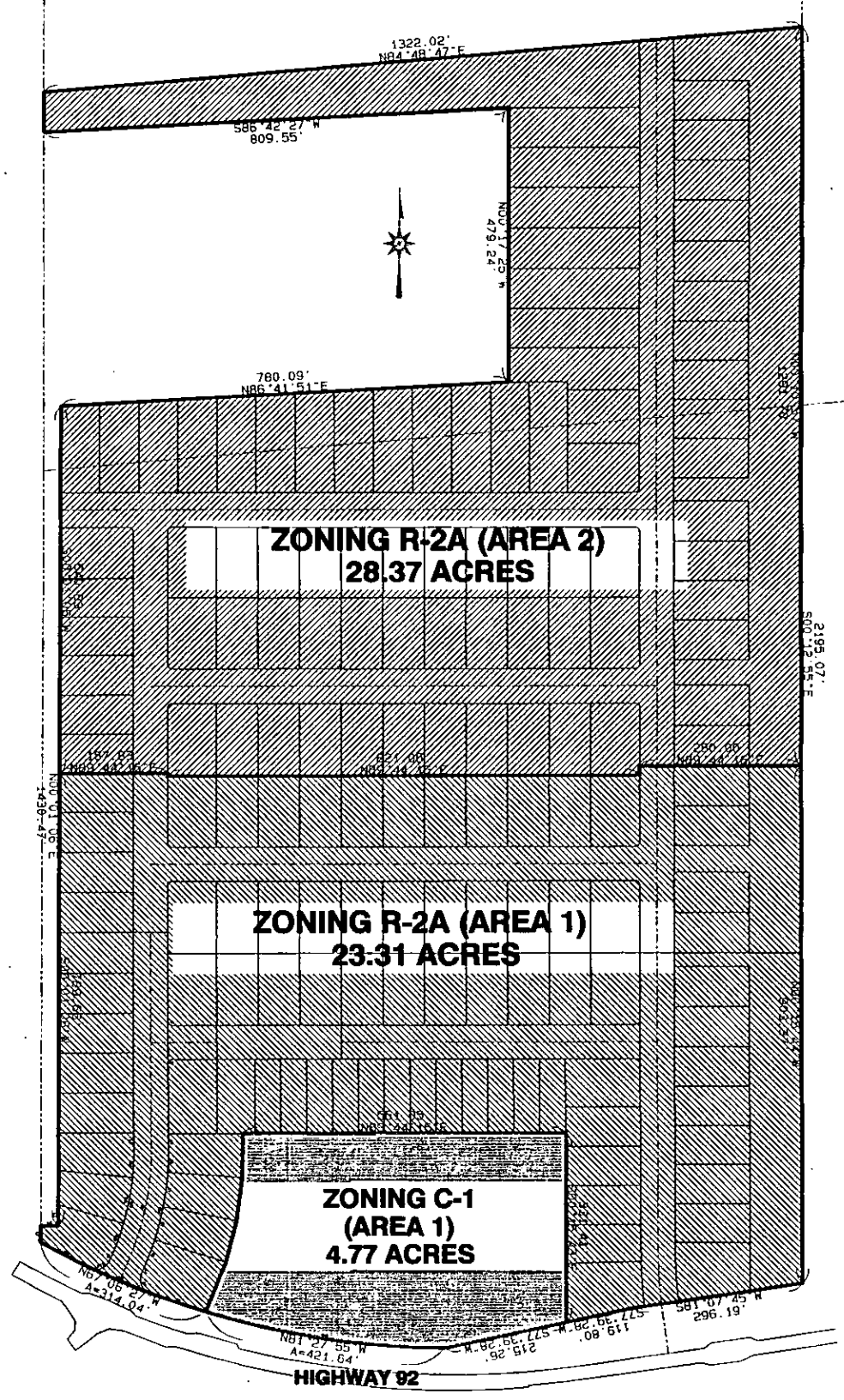
Rollie Robbins, Mayor

Attest:



Robert Hathaway

Rerecorded to include zoning plat



LEGAL DESCRIPTION: ZONING R-2A (AREA 2) - 28.37 ACRES. COMMERCIAL QUARTER, NW 1/4 of the Southeast Quarter, Sec. 17, T. 124 N., R. 104 W., containing 28.37 acres of land, more or less, as shown on the attached plat.

LEGAL DESCRIPTION: ZONING R-2A (AREA 1) - 23.31 ACRES. COMMERCIAL QUARTER, NW 1/4 of the Southeast Quarter, Sec. 17, T. 124 N., R. 104 W., containing 23.31 acres of land, more or less, as shown on the attached plat.

LEGAL DESCRIPTION: ZONING C-1 (AREA 1) - 4.77 ACRES. COMMERCIAL QUARTER, NW 1/4 of the Southeast Quarter, Sec. 17, T. 124 N., R. 104 W., containing 4.77 acres of land, more or less, as shown on the attached plat.

LEGAL DESCRIPTION: ZONING R-2A (AREA 2) - 28.37 ACRES. COMMERCIAL QUARTER, NW 1/4 of the Southeast Quarter, Sec. 17, T. 124 N., R. 104 W., containing 28.37 acres of land, more or less, as shown on the attached plat.

ASSOCIATED ENGINEERING COMPANY OF IOWA
 2917 NORTH LUTHER KING JR. PARKWAY
 DES MOINES, IOWA 50310
 PHONE (515) 255-3156 FAX (515) 255-3157

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FOX BEND PLAT 1
 MIDWEST REAL ESTATE PARTNERS, L.L.C.
 P.O. BOX 309
 DE SOTO, IOWA 50059
 PHONE # (515) 834-2212

1	DESIGNER	DATE	SCALE	FIELD NO.
2	CHECKED BY	AUG 16, 2005	11:29:45AM	
3	PROJECT #	200505		
4	FILE #	W0114146		