

ORDINANCE #07-10-17-01
AMENDING THE MUSCATINE COUNTY ZONING ORDINANCE RELATING TO
THE DEFINITION OF A DWELLING

BE IT HEREBY ORDAINED by the Muscatine County Board of Supervisors:

Section 1. Amendment. The Muscatine County Code of Ordinances, Title III, Chapter II, Article I, Section 3, Definitions is amended by the replacement of the following definition:

Dwelling: Any building or portion thereof having one or more habitable rooms which are designed to be occupied by one family with facilities for living, sleeping, cooking, eating and sanitation. The dwelling unit shall be constructed in compliance with the International Residential Code or the U.S. Department of Housing and Urban Development Code under authority of 42 U.S.C., Dec. 5403, Federal Manufactured Home Construction and Safety Standards.

A dwelling unit shall have a floor area of at least six hundred forty square feet (640'), a minimum width of twenty feet (20') at least seventy-five percent (75%) of its narrowest dimension and, unless otherwise noted in this Chapter, be placed on permanent foundation, have perimeter foundation of masonry construction (load or non-load), and be taxed as real property. Manufactured homes as defined in this Chapter are exempt from the perimeter foundation requirement as long as the foundation system maintains visual compatibility with the permanent foundation systems of surrounding residential structures.

Section 2. Severability. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the regulations as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

Section 3. Effective Date. This ordinance shall take effect upon its publication as required by law.

Section 4. Conflict with Provisions. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

PASSED, APPROVED AND ORDAINED this 10th day of June, 2017.

ATTEST:

/s/ Leslie A. Soule
Muscatine County Auditor

/s/ Jeff Sorensen, Chairperson
Muscatine County Board of Supervisors