

Posting Date: October 21, 2016

**NOTICE OF A SPECIAL MEETING  
BONDURANT CITY COUNCIL &  
PLANNING & ZONING COMMISSION  
OCTOBER 24, 2016**

**NOTICE IS HEREBY GIVEN** that a Special Meeting of the City Council and Planning & Zoning Commission will be held at 6:00 p.m. on Monday, October 25, 2016, in the Bondurant City Center, 200 Second Street, Northeast, Bondurant, Polk County, Iowa. Said meeting is open and the public is encouraged to attend.

**AGENDA**

1. Roll Call
2. Call to Order and Declaring a Quorum
3. Perfecting and Approval of the Agenda
4. Discussion Items –
  - a. Bulk Regulations
5. Reports / Comments and appropriate action thereon:
  - a. Mayor
  - b. City Administrator
  - c. Council Members
  - d. Commission Chair
  - e. Commission Members
6. Adjournment

Zoning	Altoona	Norwalk	Polk City	Waukee	Grimes	Carlisle	Pleasant Hill	Bondurant
<b>R-1 Min. Lot Area</b>	8,750 sq ft, 20,000 sq ft where public sewer is not available	7,500 - 15,000 sq ft	10,000 sq ft	10,000 sq ft for each dwelling plus its accessory building. Where public sewer facilities are not available, not less than 20,000 sq ft	11,000 sq ft	9,600 sq ft	12,500 sq ft	8,000 sq ft or 20,000 sq ft where sanitary not available
<b>R-1 Min. Floor Area</b>	Single -Story dwellings - 1,150 sq ft on the first finished floor; if two or more stories, 1,350 sq ft total finished space not including basement	unknown	no requirement	1,050 sq ft for single story dwelling; if building is two or more stories, minimum square footage shall be 1,400 sq ft with a minimum first floor square footage of 700 sq ft. If a building is a split level, each level shall be a minimum of 400 sq ft. If building is a split foyer, the square footage shall be a minimum of 1,050 sq ft per story	unknown	unknown	unknown	1,150 sq ft/dwelling; 1st floor min 800 sq ft, if 2 story
<b>R-1 Min Lot Width</b>	70 ft; 75 ft for corner lots; 100 ft where public sewer is not available. Minimum lot width at right-of-way line of 40 ft	60 ft	80 ft	80 ft; 100 ft where public sewer is not available. Corner lots shall be 10 ft wider.	75 ft	unknown	90 ft	70 ft; 75 ft for corner lots; 100 ft if sanitary sewer not available; 40 ft min lot width at ROW line

Zoning	Altoona	Norwalk	Polk City	Waukee	Grimes	Carlisle	Pleasant Hill	Bondurant
<b>R-1 Front Yard Setback</b>	30 ft. 50 ft for permitted uses other than single family	30 ft	35 ft	30 ft; when fronting on the right-of-way of a major thoroughfare shown on the Official Major Street Plan, the front yard shall be easured from the proposed right-of-way line.	35 ft	30 ft	35 ft	30 ft for dwellings; 50 ft for any permitted use other than single family
<b>R-1 Side Yard Setback</b>	8 ft each side for single-family dwellings; 3 ft for any other accessory building. 50 ft for permitted uses other than single family	7 ft	8 ft each side for single-family dwellings; 20 ft for other principal structures	A total of 15 ft; one side may be reduced to not less than 7 ft; 15 ft for any other principal building.	unknown	7 ft	8 ft	8 ft each side; 3 ft accessory buildings; 50 ft for any permitted use other than single family
<b>R-1 Rear Yard Setback</b>	35 ft for dwellings, and 3 ft for accessory buildings. 50 ft for permitted uses other than single family.	35 ft	35 ft for dwellings; 20 ft for other principal structures	Dwelling - 30 ft. Any other principal building 40 ft.	35 ft	35 ft	35 ft	35 ft single family; 3 mft accessory building; 50 ft for any permitted use other than single family

Zoning	Altoona	Norwalk	Polk City	Waukee	Grimes	Carlisle	Pleasant Hill	Bondurant
<b>R-2 Min. Floor Area</b>	Single-story dwellings - single family -- 1,150 sq ft; two-family -- 900 sq ft per unit; if building is 2 or more stories, minimum total finished space not including basement, 1,350 sq ft for single-family and 1,150 sq ft for two-family.	unknown	no requirement	Single story single-family - 950 sq ft. Single Area: story two-family - 750 sq ft per unit. If building is two or more stories, minimum square footage shall be 1,250 sq ft for single-family with a minimum of 600 sq ft on the first floor and 1,050 sq ft for two-family with a minimum of 500 sq ft on the first floor. If a building is a split level, each level shall be a minimum 350 sq ft. If a building is a split foyer, the square footage shall be a minimum of 950 sq ft per story.	unknown	unknown	unknown	950 sq ft ranch style; 1,000 sq ft two story; 875 sq ft split level; 850 sq ft split foyer style
<b>R-2 Min Lot Width</b>	70 ft, single family; 85 ft, two-family; 85 ft for corner lots; 100 ft if no sanitary sewer not available	65 ft single-family; 100 ft two-family	65 sq ft single-family; 85 sq ft duplex, two-family; 38 sq ft single-family bi-attached	Single-family dwelling - 65 ft. Two-family dwelling - 80 ft. Where public sewer is not available - 100 ft.	80 ft	unknown	one-family dwelling - 70 ft; single-family semi detached dwelling - 37.5 ft; two-family dwelling - 75 ft	60 ft single family; 80 ft two-story; add 20 ft for every addl unit; 70 ft for corner lots
<b>R-2 Front Yard Setback</b>	30 ft for dwellings (25 ft); 50 ft for any permitted use other than dwellings	25 ft	30 ft	30 ft; when fronting on the right-of-way of a street, the front yard shall be measured from the proposed right-of-way line.	30 ft	30 ft	30 ft	30 ft for dwellings; 50 ft for any permitted use other than dwelling

Zoning	Altoona	Norwalk	Polk City	Waukee	Grimes	Carlisle	Pleasant Hill	Bondurant
<b>R-2 Side Yard Setback</b>	8 ft each side; 3 ft accessory buildings; 50 ft for any permitted use other than dwellings	7 ft single-family; 10 ft two-family	8 ft each side for single-family dwellings; 15 ft for other principal structures	A total of 15 ft; one side may be reduced to not less than 7 ft; 15 ft for any other principal building.	unknown	7 ft	7 ft	10 ft total side yard, 5 ft min on each side, 1 and 1 1/2 stories; 14 ft total side yard, 7 ft min on each side, 2 and 3 stories; 35 ft on each side church or school; 3 ft accessory buildings; 50 ft for any permitted use other than dwellings
<b>R-2 Rear Yard Setback</b>	8 ft each side; 3 ft accessory buildings; 50 ft for any permitted use other than dwellings	35 ft	35 ft for dwellings; 35 ft for other principal structures	Dwelling - 30 ft. Any other principal building - 40 feet.	25 ft	35 ft	35 ft	35 ft for single family; 3 ft accessory building; 50 ft for any permitted use other than dwellings
<b>R-3 Min. Lot Area</b>	9,000 sq ft	40,000 sq ft child care center; 12,500 sq ft two-family	7,500 sq ft single-family; 8,750 sq ft duplex, two-family; 4,375 sq ft single-family bi-attached; 12,500 sq ft multi-family	10,000 sq ft	80,000 sq ft multiple family dwelling	7,500 sq ft	One-family dwelling – 8,750 sq ft. Single-family semi-detached – 5,000 sq ft. Two-family dwelling – 10,000 sq ft. Townhome or row dwelling – 3,000 sq	9,000 sq ft

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<b>R-3 Min Lot Width</b>	70 ft, single family; 85 ft, two-family; 85 ft, multi. Family; 5 ft for corner lots; 100 ft if no sanitary sewer not available	150 ft child care center; 100 ft two- family	65 ft single-family; 75 ft duplex, two-family; 38 ft single-family bi- attached; 85 ft townhomes; 100 ft multi-family	75 ft	200 ft	unknown	One-family dwelling – 70 ft. Single-family semi- detached – 37.5 ft. Two-family dwelling – 75 ft. Row Housing units	65 ft single family; 70 ft two-family; 85 ft multi-family; 85 ft for corner lots
<b>R-3 Front Yard Setback</b>	30 ft for dwellings; 50 ft for any permitted use other than dwellings	35 ft child care center; 25 ft two- family	30 ft	30 ft; when fronting on the right-of-way of a major thoroughfare shown on the Official Major Street Plan, the front yard shall be measured from the proposed rightof- way line.	30 ft	30 ft	30 ft	30 ft for single and two-family; 50 ft for all other uses
<b>R-3 Rear Yard Setback</b>	35 ft for single/two family; 3 ft accessory buildings; 50 ft for any permitted use other than single/two family	35 ft	40 ft	Dwelling - 30 ft. Any other principal building - 40 ft.	30 ft	35 ft	35 ft	35 ft for single and two-family; 3 ft accessory buildings; 50 ft for all other permitted uses other than single and two-family