

ORDINANCE NO. 1401

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF MOUNT PLEASANT, IOWA, APPENDIX D, AND THE CITY CODE OF MOUNT PLEASANT IOWA, CHAPTERS 4 AND 1, TO PERMIT AND REGULATE THE NUMBER OF TRAVEL TRAILERS (HABITABLE RECREATIONAL VEHICLES) KEPT ON RESIDENTIAL PROPERTY:

WHEREAS, the City Council desires to permit and regulate the keeping of travel trailers (habitable recreational vehicles) on residential property, and

WHEREAS, the City Council recognizes that the keeping of travel trailers (habitable recreational vehicles) in certain excesses can disturb the health, safety, and welfare of the public, and

WHEREAS, the City Council held a public hearing on this ordinance on October 12, 2022, and

WHEREAS the City Council has determined it is necessary to amend the Zoning Ordinance and Chapter 13 of the City Code to achieve these objectives.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT PLEASANT, IOWA:

SECTION 1. SECTIONS AMENDED.

AMENDMENT 1. The Zoning Ordinance of Mount Pleasant, Iowa, Appendix D, Section 19.18.0.320., entitled “Permitted Accessory Uses”, is hereby amended to read as follows for the purpose of reformatting said section and changing the manner in which the keeping of travel trailers are regulated:

Sec. 19.18.030. Permitted accessory uses.

- (a) Only the uses of structures or land listed in this section shall be permitted as accessory uses in the R-1 District:
 - (1) Uses of land or structures customarily incidental and subordinate to one (1) of the permitted principal uses unless otherwise excluded.
 - (2) Private garage or carport.
 - (3) Home occupations as permitted in and as limited by Section 19.02.050(i).
 - (4) The taking of boarders or the leasing of rooms by a resident family, provided the total number of boarders and roomers does not exceed three (3) per building.
 - (5) Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

(6) Temporary use of a dwelling structure within a new subdivision as a job office and real estate office for the subject subdivision, which use shall terminate upon completion or abandonment of the project.

(7) Family day care homes, group day care homes, and preschools.

(8) Parabolic or dish-type antennas which shall be placed in the rear yard and must be a minimum of ten (10) feet from all property lines and shall not be larger than eight (8) feet in diameter if of opaque construction or ten (10) feet in diameter if of wire or mesh construction. All such parabolic or dish-type antennas shall be mounted at ground level. The erection and construction of a parabolic or dish-type antenna shall require obtaining a building permit from the building administrator prior to the commencement of any work.

(9) Solar collectors mounted on the ground in the rear yard or attached to the principal building facing the front, side or rear yard at a height no greater than the peak of the roof of the principal structure. The mounting of solar collectors shall be in accordance with the requirements of the building code. If required, solar access easements may be obtained from adjoining property owners in accordance with state statutes.

(10) One (1) travel trailer occupied for living or recreational purposes for a period of time not to exceed either two (2) consecutive weeks or thirty (30) cumulative days per calendar year, or an unlimited number of travel trailers occupied for a period of time from 5 days before the annual Midwest Old Threshers Reunion until four days following said reunion each calendar year.

(11) The keeping of not more than one travel trailer on exterior areas of residential property provided said travel trailers are parked in conformance with the City Code and Zoning Ordinance of Mount Pleasant Iowa, the keeping of an unlimited number of travel trailers on lots exceeding one (1) acre provided said travel trailers are owned by the occupants of the principal building and trailers are parked in conformance with the City Code and Zoning Ordinance of Mount Pleasant Iowa, or the keeping of an unlimited number of travel trailers provided said travel trailers are owned by the occupants of the principal building and are kept inside completely enclosed buildings.

(12) Electrical vehicle charging stations installed in side yards, rear yards, in garages, or attached to any building facing any yard, provided such stations are used only to charge vehicles of property owners, guests, renters, patrons or employees of the site and provided vehicles being charged are parked in conformance with the city Code and the zoning ordinance of the City of Mount Pleasant, Iowa.

AMENDMENT 2. The City Code of Mount Pleasant, Iowa, Chapter 13 entitled “Nuisances”, Section 13-2 entitled “Nuisances Defined; Enumeration of Nuisances” is hereby amended by adding a subsection, to be numbered (jj), which subsection shall be incorporated alphabetically and shall read as follows:

(jj) The keeping of more than one travel trailer as defined by the Zoning Ordinance of Mount Pleasant, Iowa, on exterior property areas of residential property less than acre.

SECTION 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. SEVERABILITY. 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 not adjudged invalid or unconstitutional.

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

DATED this 9th day of November 2022

Steven K. Brimhall, Mayor

The above Ordinance was passed and approved on the 9th day of November 2022, and was signed by the Mayor on the 9th day of November, 2022.

ATTEST:

Lori Davis, Clerk

1st Reading October 12, 2022
2nd Reading October 26, 2022
3rd Reading November 9, 2022

I hereby certify that the foregoing was published as Ordinance No. 1401 in the Mount Pleasant News on the 17th day of November 2022.

