

ORDINANCE NO. 405

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF HULL, IOWA, TO PERMIT ACCESSORY BUILDINGS IN THE FRONT YARD SUBJECT TO CERTAIN CONDITIONS

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

Section 1. SECTIONS AMENDED. The City of Hull Zoning Ordinance of the City of Hull, Iowa, Section 15.1 Accessory Buildings and Uses On Residential Lots is amended by striking subsection 3 in its entirety and replacing it as follows:

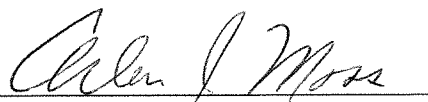
3. Accessory buildings or structures are not permitted within any front yard, except as follows:
- a. If a front yard of a lot is equal to or greater than one hundred (100') feet, an accessory building may be built in the front yard upon approval of a Special Exception use permit as provided in this Ordinance.
 - b. The Board of Adjustment shall not approve the Special Exception use permit unless it finds that the proposed accessory building complies with all of the following requirements:
 - i. Any front yard accessory building must have a setback of fifty (50') feet from the front lot line.
 - ii. A front yard accessory building must follow the side yard setbacks for the principal structure on that lot.
 - iii. A front yard accessory building must be constructed with a similar style, materials, and color to the principal structure on the lot.
 - c. Notwithstanding the provisions of subsection (8), below, the maximum height of a front yard accessory building is the lesser of the peak of any attached garage or attached accessory building or twenty-four feet (24').
 - d. All other rules regarding accessory buildings apply to accessory buildings located in the front yard.

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 All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.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. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Passed and approved by the Council the 14th day of September, 2026.


Arlan Moss, Mayor

ATTEST:


Heidi Kramer, City Clerk

First Reading: WAIVED

AYES:

NAYS:

Second Reading: WAIVED

AYES:

NAYS:

Third Reading: September 14, 2026

AYES: E. Westra, Kooima, Ten Haken, S. Westra, Van Roekel

NAYS: None