

ORDINANCE NO. 218

AN ORDINANCE AMENDING ORDINANCE NO. 110
(RENTAL HOUSING CODE)

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY HEIGHTS,
JOHNSON COUNTY, IOWA:

Part I: AMENDMENTS:

University Heights Ordinance No. 110 is amended as follows (with additions indicated by underline; deletions indicated by ~~strike-through~~; omissions by "****"):

110.05 STRUCTURE COMPLIANCE AND RENTAL PERMIT PROCEDURES.

6. Application for Rental Permit. The owner or operator shall file, in duplicate, an application for rental permit with the City Council or its designee on application forms provided by the inspector. The application shall require the owner to list the names of each tenant and whether each tenant is enrolled in post-secondary education. In the event tenants move from or into a dwelling during the course of the rental permit, the owner shall provide updated tenant identities and post-secondary enrollment status to the City. Failure to provide tenant identification or updated identification constitutes a violation of this code and a basis for denying or revoking a rental permit.

10. Rental Permit Prohibited. No rental permit shall be issued for any property in any of the following circumstances:
 - A. The property includes a "Rooming House" in the R-1 Single-Family Residential Zone and in the PUD Planned Unit Development Zone.

 - B. The maximum percentage of permitted rental property in a neighborhood, as established by the

City of University Heights Zoning Ordinance, has already been met by existing permits.

C. The Board of Adjustment has granted one or more exceptions for the property regarding the minimum area (square footage) requirements for bedrooms as set forth in the City of University Heights Building Code.

D. The square footage of bedrooms in the dwelling(s) at the property constitute more than thirty-five percent (35%) of floor space for the dwelling and either or both of the following circumstances exist:

1. The rental permit sought is an initial or a new rental permit (not a renewal of an existing rental permit); and/or

2. Bedrooms have been added to the dwelling(s) at the property since the last time a rental permit was issued for the property.

[Current subsection 10 will be renumbered as 11.]

110.19 STRUCTURE COMPLIANCE STANDARDS.

10. Space, density, use and location requirements.

C. In every dwelling unit of two (2) or more rooms, every room occupied for sleeping purposes shall contain at least seventy (70) square feet of floor space for the first two (2) or less fewer occupants, and at least fifty (50) square feet of additional floor space for each additional occupant thereof; provided, however, that after [the effective date of Ordinance No. 219], for properties for which an initial or a new rental permit is sought (not a renewal of an existing

rental permit), every dwelling unit of two (2) or more rooms, every room occupied for sleeping purposes shall contain at least one hundred (100) square feet of floor space for the first two (2) or fewer occupants, and at least fifty (50) square feet of additional floor space for each additional occupant thereof. A maximum occupant load shall be assigned based on subsections "A" and "C" of this section.

11. Exterior Requirements.

B. Off Street Parking - R-1 Zone and PUD Planned Unit Development Zone.

- (1) One (1) off street parking space shall be required at properties with rental permits for each resident over 18 years of age. No more than two (2) parking spaces (whether required or not) may be configured such that they are "double stacked" (meaning they are located immediately behind another parking space and block access to and from that other space).
- (2) The size of all parking spaces at properties with rental permits shall meet the requirements of the Zoning Ordinance in effect at the time of the application for rental permit or renewal of such permit.
- (3) All parking spaces at properties with rental permits shall be constructed of asphaltic concrete, Portland cement concrete, manufactured paving material such as brick, or similar permanent, dust-free material suitable for off-street parking of motor vehicles.

(4) These requirements and restrictions apply to properties with rental permits in the R-1 Zone and in the PUD Planned Unit Development Zone.

~~(1) The number and size of the spaces shall meet the requirements of the Zoning Ordinance in effect at the time of building permit issuance.~~

~~(2) The spaces and drives and aisles serving these spaces shall be hard-surfaced; however, any dwelling with gravel-covered off-street parking on the effective date of this code is hereby exempt from this requirement so long as the parking areas are continuously maintained as gravel-covered.~~

~~(3) The spaces shall be well-marked.~~

~~12. Each dwelling and dwelling unit must be configured in such a way as to comply with the occupancy restrictions of the zoning ordinance.~~

PART II: EFFECTIVE DATE:

This Ordinance shall become effective upon its passage and publication as provided by law.

Adopted by the University Heights City Council this 12th day of December, 2017, and approved this 12th day of December, 2017.



Louise From, Mayor

(SEAL)

STATE OF IOWA)
) SS:
COUNTY OF JOHNSON)

I, Christine M. Anderson, being first duly sworn, certify that the above ordinance was published in the Iowa City Press-Citizen the 9th day of January, 2018.

Christine M. Anderson
Christine M. Anderson, City Clerk

Signed and sworn to before me on the 15th day of February, 2018 by Christine M. Anderson, Clerk of the City of University Heights.

[Signature]
Notary Public in and for the
State of Iowa

