

ORDINANCE NO. 2025-05

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF 1982 UNDER SECTION 13 OF THIS ORDINANCE AMENDING THE CLASSIFICATION OF DISTRICT SECTION 2 AND SPECIFICALLY UNDER 2.1 THE DESIGNATION OF THE CLASS OF DISTRICT REGARDING LOTS 1 AND 16 OF BLOCK 6, LOTS 79-82 OF BLOCK 6; LOTS 84 AND 85 OF BLOCK 7 OF FERGUSON AND REINIGER'S ADDITION TO CITY OF SHENANDOAH, PAGE COUNTY, IOWA [PROPERTIES KNOWN AS: 104 N. GRASS ST. AND 204 N. GRASS ST., SHENANDOAH, IOWA]

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

SECTION 1. SECTION MODIFIED. The class of district of the above described legal is amended from the present class Residential Single and Two Family [R].

BE IT FURTHER RESOLVED that Lots 1 and 16 of Block 6, Lots 79-82 of Block 6; Lots 84 and 85 of Block 7 of FERGUSON AND REINIGER'S ADDITION to the City of Shenandoah, Page County, Iowa be classified as Highway Business [HB].

BE IT FURTHER RESOLVED that the City update the zoning map to reflect the amendment described herein.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this change of class shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the class amendment as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. 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 this 12th day of August, 2025.

s/s Roger McQueen, Mayor

s/s Karla Gray, City Clerk/Treasurer