

From PUBLIC/LEGAL NOTICES P.13

PUBLIC/LEGAL NOTICES

SECTION 4. REPEALER. All ordinances of parts of ordinances in conflict with the provisions of this ordinance are hereby repealed. In all other respects, the City of Sergeant Bluff Woodbury County, Iowa Zoning Ordinance including Chapters 165B and 165D shall remain in effect.

SECTION 5. SEVERABILITY. 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 6. EFFECTIVE DATE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

MAYOR or MAYOR PRO TEM  
Attest:  
City Clerk  
First Reading: 6/10/2025  
Vote for passage: 5-0  
Second Reading: 6/24/2025  
Vote for passage: 3-0  
Third Reading: 7/8/20205  
Vote for passage: 4-0  
Passed, Approved, and Adopted.  
I, Danny Christoffers, City Clerk, certify that the foregoing was published as Ordinance No. 764 on the 17th day of July 2025.

CITY CLERK  
*Published in the Sergeant Bluff Advocate weekly newspaper, Thursday, July 17, 2025. The SB-Advocate is the Official Newspaper for the City of Sergeant Bluff and is an Official Woodbury County newspaper. (PN#071725-00160)*



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ORDINANCE NO. 767

AN ORDINANCE AMENDING CHAPTER 156 BUILDING CODES TO UPDATE REFERENCES, PERMIT REQUIREMENTS FOR RETAINING WALLS, AND ADOPTION OF CURRENT EDITION OF ELECTRICAL CODE

BE IT ENACTED by the City Council of the City of Sergeant Bluff, Iowa:

SECTION 1. SUBSECTION MODIFIED. Subsection 156.02(4) of the Code of Ordinances of the City of Sergeant Bluff, Iowa, is repealed and replaced as follows:

4. Sections R105.2(2), (3), (4) and (5) shall be deleted.

SECTION 2. SUBSECTION MODIFIED. Subsection 156.02(9) of the Code of Ordinances of the City of Sergeant Bluff, Iowa, is repealed and replaced as follows:

9. Section R310.1 Emergency Escape and Rescue Required - is amended as follows: basements and every sleeping room shall have at least one operable emergency and rescue opening. Such opening shall open directly into a public street, public alley, yard or court. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided, they shall have a sill height of not more than 44 inches (1118 mm) above an adjacent permanent interior standing surface. The adjacent permanent interior standing surface shall be no less than 36 inches wide and 18 inches deep and no more than 24 inches high. Where a door is provided as the required emergency escape and rescue opening, it shall be a side-hinged door or a slider. Where the opening is below the adjacent grade, it shall be provided with an area well in accordance with Section R310.4. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

EXCEPTION: Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m2).

SECTION 3. NEW SUBSECTION. The Building Code of the Code of Ordinances of the City of Sergeant Bluff, Iowa, is amended by adding a new subsection (15) to Section 156.02 as follows:

15. Section R404.4 shall be deleted and replaced with:

A retaining wall is any structure designed and constructed to resist the lateral pressure of soil, earth, or other materials. Retaining walls are typically built to hold back or support earth, prevent erosion, and maintain the stability of the ground. A retaining wall is considered any wall that either retains more than 12 inches of unbalanced fill or is constructed to provide structural support for a slope, embankment, or grade. Retaining walls that are not laterally supported at the top and that retain in excess of 48 inches of unbalanced fill or retaining walls exceeding 24 inches in height that resist lateral loads in addition to soil, shall be designed in accordance with accepted engineering practice to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning. This section shall not apply to foundation walls supporting buildings.

SECTION 4. SUBSECTION MODIFIED. Subsection 156.03(2)(B) of the Code of Ordinances of the City of Sergeant Bluff, Iowa, is repealed and replaced as follows:

B. The types of permits requiring

ing fees shall be the following:

- (1) New One- and Two-Family Dwellings
- (2) Single-Family Manufactured/ Modular/Tiny Homes
- (3) New Accessory Structure/ Building with Utilities
- (4) New Accessory Structure/ Building without Utilities
- (5) Major Repairs to Structures (i.e. roof replacement including ice and water barrier or full sheathing replacement, structural framing repairs or alterations, replacement of exterior walls or siding when it includes moisture barrier or sheathing, foundation repairs, fire damage repair, basement structure wall reinforcement, reframing windows or doors in load bearing walls.)
- (6) Residential Addition/Remodel
- (7) Fence or other barrier (New or Replacement)
- (8) Retaining Wall of any height (New or Replacement)
- (9) Sidewalk/Driveway in City Right-of-Way (New or Replacement)
- (10) Signs
- (11) Demolition of Primary Structure
- (12) Demolition of Accessory Structure (i.e. detached garage, shed, deck (150 sq. ft. or above), swimming pool)
- (13) New Multi-Family (3 units and above)
- (14) New Commercial Buildings
- (15) New Commercial Building Additions

SECTION 5. SECTION MODIFIED. Section 156.06 of the Code of Ordinances of the City of Sergeant Bluff, Iowa, shall be repealed and replaced as follows:

156.06 ADOPTION OF ELECTRICAL CODE.

The 2023 Edition of the National Electric Code (NEC) published by the National Fire Protection Association (NFPA) is hereby adopted by reference, except for such portions as are hereby modified herein. Where, in any specific case, this code requires different materials or methods of construction than any other code or ordinance in effect, the most restrictive code requirements will govern. A copy of the NEC is available for public reference in the office of the City Inspector.

SECTION 6. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed. In all other respects, The Code of Ordinances of the City of Sergeant Bluff shall remain in effect.

SECTION 7. SEVERABILITY. 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 8. EFFECTIVE DATE. This ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

Passed by the City Council of the City of Sergeant Bluff on the 8th day of July, 2025, and approved this 8th day of July, 2025.

MAYOR/MAYOR PRO TEM  
Attest:  
CITY CLERK  
First Reading: 6/10/2025  
Vote for passage: 5-0  
Second Reading: 6/24/2025  
Vote for passage: 3-0  
Third Reading: 7/8/2025  
Vote for passage: 4-0  
Passed, Approved, and Adopted  
8th day of July, 2025.

I, Danny Christoffers, City Clerk, certify that the foregoing was published as Ordinance No. 767 on the 17th day of July, 2025.

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ORDINANCE NO. 765

AN ORDINANCE AMENDING THE SIDEWALK REGULATIONS IN CHAPTER 136 OF THE CODE OF ORDINANCES OF THE CITY OF SERGEANT BLUFF WOODBURY COUNTY, IOWA

BE IT ORDAINED by the City Council of the City of Sergeant Bluff, Iowa, that:

SECTION 1. NEW SUBSECTION. The Code of Ordinances of the City of Sergeant Bluff, Iowa is amended to add a new Subsection 136.02(2) to include a definition for "Business District" and renumber the subsequent definitions. Subsection 136.02(2) "Business District is hereby adopted to read as follows:

2. "Business District" means the non-residential zoning areas within any of the City business districts including General Business, Central Business, Neighborhood Business District, Highway Service Business District, Heavy General Business District, Light Manufacturing, or Industrial districts. Business District shall also include any portion of a Planned Unit Development area that includes non-residential, commercial business development.

SECTION 2. SECTION MODIFIED. Section 136.03 of the Code of Ordinances of the City of Sergeant Bluff, Iowa, is repealed and the following adopted in lieu thereof:

136.03 REMOVAL OF SNOW, ICE, AND ACCUMULATIONS.

It is the responsibility of the abutting property owners to remove snow, ice, and accumulations promptly from the entire sidewalk. If a property owner does not remove snow, ice, or accumulations within a reasonable time, but in no case no more than 24 hours after the snow or ice ceases to fall or accumulate, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The Council may establish a schedule for calculating costs by resolution. The abutting property owner may be liable for damages caused by failure to abide by this duty.

SECTION 3. SECTION MODIFIED. Section 136.04 of the Code of Ordinances of the City of Sergeant Bluff, Iowa, is repealed and the following adopted in lieu thereof:

136.04 RESPONSIBILITY FOR MAINTENANCE.

It is the responsibility of the abutting property owners to repair, replace or reconstruct, or cause to be repaired, replaced or reconstructed, all broken or defective sidewalks and to maintain in a safe and hazard-free condition any sidewalk outside the lot and property lines and inside the curb lines or traveled portion of the public street. However, this section shall not be interpreted to require an abutting property owner to take any action with respect to a public sidewalk or right-of way when said action is made necessary by the excavation or other activity of the City or any other public utility or authorized right of way user.

SECTION 4. SECTION MODIFIED. Section 136.05 of the Code of Ordinances of the City of Sergeant Bluff, Iowa, is repealed and the following adopted in lieu thereof:

136.05 CITY MAY ORDER REPAIRS.

If the abutting property owner does not maintain sidewalks as required, the Building Official may serve notice on such owner, by first-class or certified mail, requiring the owner to repair, replace or reconstruct sidewalks within a reasonable time and if such action is not completed within the time stated in the notice, the Building Official may require the work to be done and assess the costs against the abutting property for collection in the same manner as a property tax.

SECTION 5. SECTION MODIFIED. Section 136.07 of the Code of Ordinances of the City of Sergeant Bluff, Iowa, is repealed and the following adopted in lieu thereof:

136.07 PERMIT REQUIRED AND BUILDING PERMIT REVIEW.

1. No person shall remove, reconstruct, or install a sidewalk unless such person has obtained a permit from the City and has agreed in writing that said removal, reconstruction, or installation will comply with all ordinances and requirements of the City for such work.

2. Whenever a building permit application is required for new residential structures or any scope of work on Business District property, an evaluation of the site shall be conducted to determine whether a public sidewalk exists or is required. If no sidewalk exists, the Building Official may require the installation of an on-site sidewalk connecting the site to the existing or required public sidewalk, in accordance with the provisions outlined in this chapter.

SECTION 6. SECTION MODIFIED. Section 136.08 of the Code of Ordinances of the City of Sergeant Bluff, Iowa, is repealed and the following adopted in lieu thereof:

136.08 SIDEWALK STANDARDS.

Sidewalks repaired, replaced, or constructed under the provisions of this chapter shall be of the following construction and meet the following standards:

1. Cement. Portland cement shall be the only cement used in the construction, replacement and repair of sidewalks.

2. Construction. Sidewalks shall be of one-course construction.

3. Sidewalk Base. Concrete may be placed directly on compact and well-drained soil. Where soil is not well drained, a three-inch sub-base of compact, clean, coarse gravel or sand shall be laid. The adequacy of the soil drainage is to be determined by the City.

4. Sidewalk Bed. The sidewalk bed shall be so graded that the constructed sidewalk will be at established grade.

5. Length, Width and Depth. Length, width and depth requirements are as follows:

A. Residential sidewalks shall be at least four (4) inches thick, and each section shall be the same length as the width. Sidewalk widths shall be in accordance with the following:

(1) Existing sidewalks and new sidewalks located in any residential subdivision platted prior to January 1, 2017 shall be a minimum of four (4) feet in width.

(2) New sidewalks in any residential subdivision platted after January 1, 2017 shall be a minimum of five (5) feet in width.

B. Business District sidewalks shall extend to the curb. Each section shall be (4) inches thick and a width of between a minimum of five (5) feet and up to ten (10) feet as specified in an approved plan.

C. Driveway areas shall be not less than six (6) inches in thickness.

6. Location. Residential sidewalks shall be located with the inner edge (edge nearest the abutting private property) one foot from the property line, unless the City Administrator and the Building Official establish a different distance due to special circumstances.

7. Grade. Curb tops shall be on level with the centerline of the street which shall be the established grade.

8. Elevations. The street edge of a sidewalk shall be at an elevation even with the curb at the curb or not less than one-half (½) inch above the curb for each foot between the curb and the sidewalk.

9. Slope. All sidewalks shall slope one-quarter (¼) inch per foot toward the curb.

10. Finish. All sidewalks shall be finished with a "broom" or "wood float" finish.

11. Curb Ramps and Sloped Areas for Persons with Disabilities. If a street, road, or highway is newly built or reconstructed, a curb ramp or sloped area shall be constructed or installed at each intersection of the street, road, or highway with a sidewalk or path. If a sidewalk or path is newly built or reconstructed, a curb ramp or sloped area shall be constructed or installed at each intersection of the sidewalk or path with a street, highway, or road. All sidewalk and curb ramps must be free of barriers or hazards that obstruct the pathway (manholes, hydrants, utility fixtures, etc.). Curb ramps and sloped areas that are required pursuant to this subsection shall be constructed or installed in compliance with applicable Federal requirements adopted in accordance with the Federal Americans with Disabilities Act, including (but not