

Item # 8
Date: 11/24/25

ORDINANCE NO. 1070 (2025/2026)

AN ORDINANCE AMENDING CHAPTER 50 OF THE NEVADA MUNICIPAL CODE (NUISANCE ABATEMENT PROCEDURE) TO DECLARE STORAGE USES ON THE FIRST FLOOR OF MULTI-STORY BUILDINGS IN THE DOWNTOWN CORRIDOR DISTRICT A PUBLIC NUISANCE

BE IT ENACTED by the City Council of the City of Nevada, Iowa, as follows:

SECTION 1. SECTION ADDED. The Codes of Ordinances of the City of Nevada is amended by adding a new section to Chapter 50 (Nuisance Abatement Procedure); Section 50.02(12) titled Visible Interior Storage in Downtown Corridor, is hereby adopted to read as follows:

50.02(12) Visible Interior Storage in Downtown Corridor.

(A) The use of first-floor space in multi-story buildings within the Downtown Corridor (DC) District for excessive or unmanaged storage, where such storage is visible from the public right-of-way and detracts from the appearance, safety, or economic vitality of the district, is hereby declared a public nuisance.

(B) This provision applies only to buildings that are more than one story in height.

(C) For the purposes of this section, "storage" means the accumulation of goods, materials, boxes, furnishings, or other items in a manner that is not part of an active commercial display or permitted use; obstructs visibility into or out of the premises; creates a cluttered, disorganized, or unsafe appearance; or is excessive in volume or duration relative to the intended use of the space.

SECTION 2. REPEALER. All ordinances and resolutions or parts thereof, in conflict herewith are hereby repealed.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 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 1st Reading on this 10th day of November, 2025.

Passed and approved 2nd Reading on this _____th day of _____, 2025.

Passed and approved 3rd and final Reading on this _____th day of _____, 2025.

Ryan Condon, Mayor

Kerin Wright, City Clerk