

ORDINANCE NO. 2606

**AN ORDINANCE AMENDING CHAPTER 136, SIDEWALK REGULATIONS,
OF THE ROBINS MUNICIPAL CODE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROBINS, IOWA:

SECTION 1. Chapter 136, Table of Contents, delete 136.03, Removal of Snow and Ice from this section, and renumber the Table of Contents.

SECTION 2. Chapter 136, Table of Contents, add 136.18, Sidewalk Installation.

SECTION 3. Chapter 136.02, delete sub-section 1, Broom Finish and all following subsections renumbered

SECTION 4. Chapter 136.02, sub-section 1, Defective Sidewalk, Item I is inserted as follows:

- I. The cross slope of the sidewalk exceeds one (1) inch per foot.

SECTION 5. Chapter 136.03, Removal of Snow and Ice is deleted from this chapter and all following sections renumbered.

SECTION 6. Chapter 136.07, Sidewalk Standards shall be repealed and replaced with the following:

136.07 SIDEWALK STANDARDS. Sidewalk construction and repairs shall conform to the design and construction standards established by the City and shall meet the current edition of SUDAS and the following requirements:

1. Length, Width and Depth. Length, width and depth requirements are as follows:
 - A. Residential sidewalks shall be at least five (5) feet wide and four (4) inches thick, except through driveways the minimum thickness in six (6) inches, and each section shall be no more than five (5) feet in length. The Building Official, or their designated representative, may allow narrower sidewalks when repairs are being made to existing sidewalks or when eliminating gaps in the existing sidewalk system.
 - B. Business District sidewalks shall extend from the property line to the curb. Each section shall be four (4) inches thick, except through driveways the minimum thickness in six (6) inches, five (5) feet wide, and no more than six (6) feet in length.
2. Location. The back of the sidewalk, defined as the edge nearest to the abutting private property line, shall be located two (2) feet from the property line, unless the Council establishes a different distance due to special circumstances.
3. Elevations. The front edge of the sidewalk, defined as the edge nearest the street shall be at an elevation of not less than one-quarter ($\frac{1}{4}$) inch above the curb for each foot

between the curb and the sidewalk, unless the Building Official, or their designated representative, determines field conditions warrant a change.

SECTION 7. Chapter 136.18, Sidewalk Installation, is added as follows:

136.18 SIDEWALK INSTALLATION. The following provisions govern the installation of sidewalks when the same are not covered by an existing memorandum of agreement.

1. Developer. The Developer of any subdivision consisting of two (2) or more lots shall be responsible for the construction of ADA-compliant curb ramps at all road crossings before the acceptance of public improvements. Curb ramps shall be installed in accordance with the current edition of SUDAS.
2. Property Owner. The Property Owner is responsible for the construction of an ADA-compliant sidewalk along all sides of the property that have street frontage.
 - a. Vacant or Undeveloped Lots. In instances where the Property Owner has no immediate intention to develop the property, the City may require sidewalk construction when such installation is deemed necessary to complete an otherwise continuous pedestrian walkway, to eliminate gaps in existing sidewalk systems, or to promote public safety and accessibility. The Building Official, or other designated representative, shall determine the necessity and timing of such installation. Failure to comply with this requirement within the time specified in a written notice from the City shall constitute a violation of this code and may result in the City causing the sidewalk to be constructed, in accordance with the provisions of this Ordinance.
 - b. Damaged Structures. Whenever a building permit is issued for a new principal structure or for remodeling or repairs equal to or exceeding 50% of the assessed value of an existing principal structure, it shall be a requirement for the issuance of the permit that the applicant agree that concrete sidewalks shall be constructed on all of the street frontage in conformance with the latest edition of SUDAS. The Council may defer the requirement for the installation of required sidewalks if it determines that there is no current public need for sidewalks and if there is a written agreement with the owner to install sidewalks within a specified time or at such time in the future as the Council may pass a resolution of necessity for said sidewalks.

SECTION 8. Separability of Provisions. It is the intention of the Council that each section, paragraph, sentence, clause, and provisions of this ordinance is separable, and if any provision is held unconstitutional or invalid for any reason, such decisions shall not affect the remainder of this Ordinance nor any part thereof other than that affected by such decision.

SECTION 9. That the changes as provided in this Ordinance shall be made a part of the replacement pages of the Municipal code, City of Robins, Iowa and made a part of said Code as provided by law.

SECTION 10. Effective Date. This Ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

PASSED AND APPROVED this 18th day of May, 2026.

Chuck Hinz, Mayor

ATTEST:

Lisa Goodin, City Clerk/Treasurer