

**ARTICLE 10
SPECIAL PURPOSE DISTRICTS**

Sec. 29.1000. SPECIAL PURPOSE DISTRICTS.

(1) **Purpose.** Each Special Purpose District will appear on the City's Zoning Map as a Base Zone. The Special Purpose Districts are intended to further the goal of creating a new vision for the City, including the planning and management of growth; provisions for developable areas; a sense of place and connectivity; cost effectiveness and efficient growth patterns; mobility and alternative transportation; and economic expansion and diversification. The Special Purpose Districts are designed to allow for new development that is consistent with existing land use patterns in scale, type and density.

- (2) **Establishment.** The Special Purpose Development Districts established by this Ordinance are:
- (a) Hospital/Medical Design District (S-HM);
 - (b) Government/Airport District (S-GA);

Sec. 29.1001. "S-HM" HOSPITAL/MEDICAL DESIGN DISTRICT.

(1) **Purpose.** The intent of the Hospital/Medical Design District is to allow for typical uses associated with a hospital, including outpatient diagnostic and surgical centers and special treatment facilities that involve extended stay to be permitted around existing hospital-medical uses. This District recognizes that medical offices benefit from being close to hospitals. However, expansion of the hospital and medical offices has involved displacement of several residences. There is general incompatibility between the nature and scale of the hospital operation in the surrounding residential neighborhood. This Special Purpose District is designed to accommodate the hospital's primary functions through further intensification of the present site. This District attempts to promote compatibility where hospital and residential uses interface. Compatibility provisions include parking provisions, landscaping buffers and minimizing the impact of lighting.

(2) **Use Regulations.** The uses permitted in the Hospital/Medical Design District are set forth in Table 29.1001(2) below:

**Table 29.1001(2)
Hospital/Medical Design District ("S-HM") Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
Hospital	Y	SDP Minor	Staff
Clinic	Y	SDP Minor	Staff
Medical Laboratory	Y	SDP Minor	Staff
Hearing Testing Services, if pre-existing	Y	SDP Minor	Staff
Pharmacy (limited to sale of prescription and non-prescription drugs)	Y	SDP Minor	Staff
Pharmacy (including sale of sundries)	Y	SDP Minor	Staff
Offices for Dental Care/Surgery	Y	SDP Minor	Staff
Kidney Dialysis Facility	Y	SDP Minor	Staff
Office of Ophthalmology, Optometrist, or Optician	Y	SDP Minor	Staff
Retail Sales and Service	N	--	--
Child Day Care Facility	Y	SDP Minor	Staff
Multi-Level Parking Facility	Y	SDP Minor	Staff
Nursing Home	N	--	--
Restaurant	N	--	--

- Y = Yes: permitted as indicated by required approval.
 N = No: prohibited
 SP = Special Use Permit required: see Section 29.1503
 SDP Minor = Site Development Plan Minor: See Section 29.1502(3)
 SDP Major = Site Development Plan Major: See section 29.1502(4)
 ZP = Building/Zoning Permit required: see Section 29.1501

ZBA = Zoning Board of Adjustment
 ZEO = Zoning Enforcement Officer

(3) **Development Standards.** The development standards applicable in the S-HM Design District are set forth in Table 29.1001(3) below:

**Table 29.1001(3)
 Hospital/Medical Design District ("S-HM") Development Standards**

DEVELOPMENT STANDARDS	REQUIREMENT
Minimum Lot Area	6,000 sq. ft
Minimum Principal Building Setbacks: Front Lot Line Side Lot Line Rear Lot Line Corner Lots	25 ft. 8 ft for 2 stories; 10 ft for 3 stories; 12 ft for 4 stories; 2 additional feet for each additional story 20 ft Provide 2 front yards and 2 side yards
Minimum Frontage:	35 ft @ street line; 50 ft @ building line
Maximum Building Coverage	65%
Maximum Site Coverage (includes all buildings, paving and sidewalks on lot)	75%
Minimum Landscaped Area	25%
Maximum Height Principal Building	80 ft. or 6 stories, whichever is lower
Minimum Height Principal Building	20 ft or 2 stories, whichever is greater (if any nonconforming structure is enlarged to the extent of 50% or more in floor area, whether through a single or cumulative expansions, such addition shall conform to this requirement)
Parking Between Buildings and Streets	Yes
Drive-Through Facilities	No
Outdoor Display	Yes
Outdoor Storage	No
Trucks and Equipment	Yes

(Ord. No. 3595, 10-24-00; Ord. No. 3911,04-24-07)

(4) **Off-Street Parking Requirements.** The off street parking requirements for uses in the S-HM Design District are set forth in Table 29.406(2) of this Ordinance.

(5) **Landscaping, Screening and Buffering Requirements.** The landscaping, screening and buffering requirements applicable in the S-HM District for the purpose of providing a transition between S-HM District uses and adjacent residential areas, are set forth in Section 29.403 except as modified below.

(a) Where the boundary of the S-HM District is marked by a street, a buffer area not less than fifteen feet in width shall be maintained abutting the S-HM side of the street right-of-way. No structures shall be

permitted in said buffer area except for a high screen or high wall that conforms to the requirements of Section 29.403(1)(c) or 29.403(1)(d), respectively. The buffer area shall be landscaped in accordance with the L1 standards set forth in Section 29.403(1)(a).

(b) Where the boundary of the S-HM District is marked by a lot line, a buffer area not less than eight feet in width shall be maintained abutting the S-HM side of the lot line. There shall be constructed and maintained in said buffer area, for its entire length, a high screen or high wall that conforms to the requirements of Section 29.403(1)(c) or 29.403(1)(d), respectively. The buffer area shall be landscaped in accordance with the L1 standards set forth in Section 29.403(1)(a).

Sec. 29.1002. "S-GA" GOVERNMENT/AIRPORT DISTRICT.

(1) **Purpose.** This Special Purpose District is to be located on the City Zoning Map by the City Council and is reserved exclusively for structures and uses related to or owned by federal, state, county, school districts, or municipal governmental authorities. Such structures and uses include property of Story County, publicly owned facilities of the City of Ames for administration and services, and general aviation. Although such governmental structures and uses enjoy a legal exemption from local zoning requirements, with the exception of height limitations in the vicinity of any airport, it is expected that such authorities will cooperate with the Department of Planning and Housing to encourage the development of standards which will be applicable to and compatible with the general character of the area in which this District is situated.

(Ord. No. 3591, 10-10-00)

Sec. 29.1003 S-SMD SOUTH LINCOLN SUB AREA MIXED-USE DISTRICT

(1) **Purpose.** The intent of the South Lincoln Mixed-Use District is to ensure that this specific area within the City’s Urban Core continues to develop as a mixed-use area through intensification, expansion and diversification of uses. Redevelopment of this district is intended to integrate compact living areas in close proximity to commercial areas and civic space and provide areas of well-defined pedestrian emphasis. The purpose of development standards for this district is to limit the occurrence and impact of conflicts among uses and to ensure that development is pedestrian-oriented and compatible in scale, character and appearance with the traditional character of the neighborhood.

(2) **Use Regulations.** The uses permitted in the South Lincoln Sub Area Mixed Use District are set forth in Table 29.1003(2) below.

**Table 29.1003(2)
South Lincoln Sub Area (S-SMD) Mixed-Use District**

Use Category	Status	Approval Required	Approval Authority
Residential Uses			
Single-Family Dwelling	Y	ZP	ZEO
Two-Family Dwelling	Y	ZP	ZEO
Single-Family Attached Dwelling	Y	SDP Minor	Staff
Apartment Dwelling (18 units or less)	Y	SDP Minor	Staff
Apartment Dwelling (18 units or more)	Y, if pre-existing	SDP Minor	Staff
Family Home	Y	ZP	ZEO
Dwelling House	Y	ZP	ZEO
Group Living	Y	SDP Minor	Staff - No transitional Living Facility for former offenders may be closer than 500 ft to another such facility or to a Family Home

Short-term Lodging	N, except Bed and Breakfast permitted as a Special Home Occupation	HO	ZBA
Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Office Uses	Y	SDP Minor	Staff
Trade Uses			
Retail Sales and Service - General	Y, however, no more than 15,000 sf total commercial use per lot	SDP Minor	Staff
Retail Trade - Automotive Uses, etc.	N	----	----
Entertainment, Restaurant and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	N	----	----
Industrial Uses			
Institutional Uses			
Colleges and Universities	N	----	----
Community Facilities	Y	SDP Minor	Staff
Child Day Care Facilities	Y	HO or SP (depending on size)	Staff or ZBA
Funeral Facilities	Y	SDP Minor	Staff
Social Service Providers	Y	SDP Minor	Staff
Medical Centers	N	----	----
Religious Institutions	Y	SP	ZBA
Schools	Y	SDP Minor	Staff
Transportation, Communications & Utility Uses			
Basic Utilities	Y	SDP Major	City Council
Essential Public Services	Y	SP	ZBA
Parks and Open Areas	Y	SDP Minor	Staff
Radio & TV Broadcast Facilities	N	----	----
Personal Wireless Communication Facilities	Y	SP	ZBA
Commercial Parking	Y, only as an accessory use for remote parking for residential uses pursuant to Section 29.406(18) DP	SDP	Minor

Y = Yes, permitted as indicated by required approval
N = No, prohibited

- SP = Special Use Permit required. See Section 29.1503
 ZP = Building/Zoning Permit required. See Section 29.1501
 SDP Minor = Site Development Plan Minor. See Section 29.1502(3)
 SDP Major = Site Development Plan Major. See Section 29.1502(4)
 HO = Home Occupation
 ZBA = Zoning Board of Adjustment
 ZEO = Zoning Enforcement Officer
 (Ord. No. 3739, 10-14-03)

(3) Zone Development Standards. The zone development standards for the South Lincoln Sub Area Mixed Use District are set forth in Table 29.1003(3) below.

Table 29.1003(3)
South Lincoln Sub Area (S-SMD) Mixed-Use District
Zone Development Standards

Development Standards	S-SMD Zone
Floor Area Ratio (FAR)	Maximum - 0.75 No more than 15,000 sq. ft. of total commercial use per lot
Minimum Lot Area	
Single-Family Dwelling	6,000 sq. ft
Two-Family Dwelling	7,000 sq. ft
Single-Family Attached Dwelling	3,500 sq. ft. per unit for the two exterior units; 1,800 sq. ft per unit for interior units
Apartment Dwelling	7,000 sq. ft. for the first two units and 1,000 sq. ft. for each additional unit
Commercial	6,000 sq. ft
Minimum Lot Frontage	40 ft at the property line and at the building line
Minimum Building Setbacks	
Front Lot Line	25 ft. build-to-line - Open porches may project into the required setback 8 ft. - Minor projections (e.g. eaves) are allowed To extend into the required setback 3 ft.
Side Lot Line	6 ft one story 8 ft two story 10 ft three story 12 ft four or more stories
Rear Lot Line	25 ft.
Build-to-line along south side of South 3rd Street	15 ft build-to-line - projections are not allowed to extend into the area between the build-to-line and the South 3 rd Street right-of-way line.

Development Standards	S-SMD Zone
Build-to-line along north side of South 3 rd Street	10 ft. - Open porches may project into the area between the build-to-line and the South 3 rd Street right-of-way line a distance of 8 ft. - Minor projections (e.g. eaves) are allowed To extend into the area between the Build-to-line and the South 3 rd Street right-of-way line a distance of 3 ft.
Landscaping in Setbacks abutting an R Zoned Lot	5 ft at L3. See Section 29.403(1)(c)
Minimum Landscaped Area	15%
Minimum Landscaping - All Buildings	See Section 29.403(5) In addition, at least one overstory tree shall be planted within the parking (space between public sidewalk and street curb) for every 60 ft (or part thereof) of lot frontage. If the City of Ames planting standards cannot be met due to site-specific conditions, then the overstory tree shall be planted in the front yard, in addition to the other required plantings as noted above. Parking lot screening and landscaping shall be required pursuant to Section 29.403(4), with abutting lot lines always considered as adjacent to residentially zoned lots.
Building Heights	Maximum 3 stories or 40 feet, whichever is lower. Can extend up to four stories if ground floor contains more than 5,000 sq. ft. of walk-in retail and/or service commercial uses.
Parking allowed between the Buildings and Streets	No, except pre-existing
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage permitted	No
Trucks and Equipment over 19,500 lbs. permitted	No

Development Standards	S-SMD Zone
Required Parking	<p>As per Section 29.403.</p> <p>Mixed-use buildings containing both commercial and residential uses can reduce required parking for the commercial uses of the building to one space per every 350 square feet.</p> <p>Shared parking can be provided subject to the Joint Use Parking provisions in Section 29.406(17).</p> <p>No parking shall be allowed within any setback area along a street, except on a driveway that leads to the side or rear yard. No paving shall be allowed in such setback area if it is likely that it will facilitate parking. No parking shall be permitted between the building and any street.</p>
Density	
Minimum	See Minimum Lot Area above.
Maximum	None
Entrance Walks	Required from the principal pedestrian entrance to the front property line. Must be a minimum of 5 ft in width. Must be physically separated from other pavement.
Vehicular Access	<p>Any new driveways constructed from a public street for one and two family structures shall not exceed 16 feet in width. Any new driveway constructed from a public street for multifamily or commercial development shall not exceed 20 feet in width.</p> <p>Existing front yard driveways may be maintained and replaced, but shall not be widened to more than 16 feet in width for one and two family structures and 20 feet for multifamily and commercial developments.</p> <p>For lots accessed from South 3rd Street, driveways may exceed 16 and 20 feet in width but shall not exceed 30 feet in width.</p>
Building Form	
Width	Width of a primary facade shall be no greater than 40 ft. Width of the secondary facade(s) closest to the street shall be no greater than 40 ft. Recessed facades must be set back at least 8 feet from the primary or secondary facade. A second primary facade or secondary facade is permitted, but must be separated from other primary or secondary facades along that building face by a recessed facade of at least 24 ft. in length.

Development Standards	S-SMD Zone
Porches	If the width of the primary facade or the secondary facade closest to the street, is greater than 20 feet and two or more stories in height, it must have a porch, or alternatively a similar one-story, but enclosed, building element, of at least 8 ft. in width projecting at least 6 ft. from the facade.
Roofs	All buildings shall have gable roofs, with a minimum roof pitch of 6:12 rise to run. All buildings shall have roofs with at least one or more gable end sections, or at least two or more dormers, facing a street.
Pedestrian Entrance	There shall be at least one pedestrian entrance facing the street.
Building Materials	The appearance of primary exterior siding shall be horizontally oriented overlap siding with 4 inches to 6 inches exposed between laps. Brick, stone, concrete block, other masonry or EIFS shall only be used as an exterior building material in combination with other exterior siding materials. The primary roof material shall be shingles.
Permitted Signage	
Wall Signs	Affixed to the outside of a building which contains the business
Monument Signs	Located on the lot on which the business is located
Number	
Wall Signs	1 wall sign per street frontage
Monument Sign	1 per lot
Size	
Wall Signs	16 sq. ft., except that a wall sign may be up to 32 sq. ft. in size if it is affixed to a building on a lot which abuts an arterial street, and the wall sign faces the arterial street.
Monument Signs	16 sq. ft., except that a monument sign may be up to 32 sq. ft. in size if the lot on which it is located abuts an arterial street, and the monument sign faces the arterial street.

Development Standards	S-SMD Zone
Monument Sign Height	The maximum height of a monument sign is 8 ft., including the sign base; that is, the top of a monument sign shall be no more than eight feet above the grade of the site on which it is located.
Lighting	The lighting of both wall signs and monument signs shall be projected downward, regardless of whether the lighting source is internal or external. If the sign faces an abutting residentially zoned lot, or a residentially zoned lot that is separated from the site of the illuminated sign by only one street, the face of the illuminated sign shall have a dark background.

(Ord. No. 3801, 09-20-04)