

## ARTICLE 12 FLOATING ZONES

### Sec. 29.1200. FLOATING ZONES

(1) **Purpose.** The "floating" zone concept is not a pre-mapped zoning district on the City Zoning Map. It "floats" above the zoning map and is dropped or "mapped" on the zoning map upon compliance with standards and the application process provided for in this Article.

(2) **Establishment.** Areas zoned F-VR, F-S and F-PRD shall be established through a three-step process involving, (1) a pre-application conference, (2) approval of a Major Site Development Plan by the City Council as required in Section 29.1502(4) for areas to be zoned F-VR or F-PRD, or approval by the City Council of a Master Plan as required in Section 29.1502(5) for areas to be zoned F-S, and (3) approval of a rezoning petition. The requirements of the Major Site Development Plan or Master Plan become mapped zoning district requirements and all subsequent development shall adhere to the requirements of the approved plan. The requirements of the Major Site Development Plan or Master Plan overlays any other zoning requirements of any base zone and thus modifies the base zone requirements to the extent authorized by the City Council on the approved Major Site Development Plan or Master Plan. The procedural requirements for this three-step process is outlined below:

(a) **Pre-application Conference** A Pre-application conference with staff from the Department of Planning and Housing, Public Works Department staff, and other staff, as necessary, shall occur to review the Major Site Development Plan or Master Plan for any "F-VR", "F-S", or "F-PRD" project. Neither the developer nor the City shall be bound by any comments, determinations or decisions of City staff offered or made during the Pre-application Conference. The following information shall be submitted to the City as part of the Pre-application Conference.

(i) The location any points of access and the location and layout of any proposed streets or other public ways;

(ii) The arrangement and size of any lots to be proposed;

(iii) An indication of the land use of each lot in sufficient detail to determine compliance with the requirements of this ordinance and other requirements of the City;

(iv) The layout of any proposed public infrastructure;

(v) The pattern of surface water drainage on the tract;

(vi) Development potential of abutting property

(b) **Major Site Development Plan/Master Plan.** An applicant proposing to develop any tract or parcel of land as either an "F-VR" or "F-PRD" project shall first submit to the City a Major Site Development Plan in compliance with the applicable requirements of this Article and in compliance with all submittal requirements and procedural requirements contained in Section 29.1502(4). An applicant proposing to develop any tract or parcel of land under an "F-S" zoning designation shall submit to the City a Master Plan concurrently with the submittal of a Rezoning Petition and the Preliminary Plat for said tract or parcel of land. The Master Plan shall be in compliance with the applicable requirements of this Article and in compliance with the submittal requirements and procedural requirements contained in Section 29.1502(5). A Major Site Development Plan(s) shall be submitted and approved by the City Council concurrent with the approval of a Final Plat for land designated "F-S" for those specific lots that are designated on the Master Plan to be developed with single family attached dwellings or apartment dwellings.

(c) **Rezoning Approval.** As specified in Article 29.1200(1), the administration of the requirements of the "F-VR", "F-S", "F-PRD" zoning districts shall occur as a "floating" zones where the requirements of each of these zones shall be applied as a result of a rezoning map amendment as provided for in Section 29.1506 of this Ordinance. Applicants requesting a rezoning amendment to either "F-VR", "F-S", or "F-PRD" shall be required to comply with all applicable, petition, notice, voting and processing time requirements as set forth in Section 29.1506.

(d) **Subdivision Requirements.** Approval of a Major Site Development Plan or Master Plan, as applicable, for property to be zoned "F-VR", "F-S", or "F-PRD" shall be required to comply with all requirements of Chapter 23 of the Municipal Code as amended, and all applicable subdivision requirements of the Code of Iowa.

*(Ord. No. 3579, 8-22-00; Ord. No. 3591, 10-10-00)*

(3) **Use Regulations.** Use regulations for all areas zoned F-VR, F-S and F-PRD are set forth in the following Use Tables: Village Residential, 29.1201(5); Suburban Residential Low Density, 29.1202(4)-1; Suburban Residential Medium Density, 29.1202(4)-2; Planned Residence District, 29.1203(4).

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

(4) **Floating Zone Supplemental Development Standards.** Zone supplemental development standards for all areas zoned F-VR, F-S, F-PRD are set forth in the following Zone Supplemental Development Standards Tables: F-VR Supplemental Development Standards, 29.1201(6); Suburban Residential Low Density, 29.1202(5)-1; Suburban Residential Medium Density, 29.1202(5)-2; Planned Residence District, 29.1203(5).

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

(5) **Village Residential Floating Zone Urban Regulations.** Urban Regulations are applicable only to land uses that are permitted in the Village Residential F-VR zone. These regulations are found in the following Tables: Country House, 29.1201(7)-1; Village House, 29.1201(7)-2; Village Cottage, 29.1201(7)-3; Single Family Attached/Side-Yard House, 29.1201(7)-4; Single Family Attached/Row-House, 29.1201(7)-5; Village Apartments, 29.1201(7)-6; Mixed Use/Shop House, 29.1201(7)-7; Commercial/Shop Front, 29.1201(7)-8.

(6) **Village Residential Floating Zone Street Design Standards.** Street design standards that are applicable to streets that are developed in a Village Residential project are found in the following tables: Street Right-of-Way Standards 29.1201(11)-1; Street Width Standards 29.1201(11)-2.

(7) **Suburban Residential Floating Zone Suburban Regulations.** Suburban regulations are applicable only to land uses that are permitted in areas zoned Suburban Residential (F-S) and are found in table 29.1202(6).

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

#### **Sec. 29.1201. “F-VR” VILLAGE RESIDENTIAL DISTRICT.**

(1) **Purpose.** The Village Residential District is intended to allow for integration of uses and design with greater potential for social and physical interaction through a “village” concept. These villages will be adapted to the emerging suburban landscape by creating living areas designed to ensure the development of the land along the lines of traditional neighborhoods. This District utilizes the urban conventions prevalent in the United States from colonial times until the 1940s.

(2) **Village Residential Development Principles.** Property developed according to the requirements of this district shall create neighborhoods or villages with a development pattern that adheres to the following development principles:

- (a) Neighborhoods that are limited in area to that which can be traversed in a 10 to 15 minute walk (a distance not greater than ¼ mile) promoting pedestrian activity;
- (b) Neighborhoods that have identifiable centers and edges;
- (c) A mixture of housing, jobs, shopping, services and public facilities in close proximity to one another;
- (d) Well defined and detailed system of interconnected streets creating small blocks that serve the needs of pedestrians, bicyclists, public transit and automobiles equitably;
- (e) Well defined squares, plazas, greens, landscaped streets, greenbelts and parks to provide places for formal social activity and recreation;
- (f) Civic buildings, open spaces and other visual features on prominent sites throughout the neighborhood that act as landmarks, symbols and focal points for assembly for social and cultural activities;
- (g) Visually compatible buildings and other improvements, as determined by their arrangement, bulk, form, character and landscaping;
- (h) Private buildings that reflect the unique character of the region, that form a consistent, distinct edge defining the border between the public streets and the private block interior; and
- (i) Provide building design standards that promote pedestrian mobility over vehicular mobility.

(3) **Definitions.** The following definitions apply in the F-VR District. When conflicts arise between the terms used herein and the definitions provided in Article 2 of the Ordinance, this section shall take precedence.

(a) Alley means a public way designed to be used as a secondary means of access to the side or rear of abutting property whose principal frontage is on some other public way and allow for ingress and egress plus serving as a utility corridor.

(b) Block means a combination of building lots serviced by an alley, the perimeter of which abuts Public Use Lands, which in most instances would be public right-of-way.

(c) Build to Line means a line to which the front wall of a building is to be constructed to. The build to line and the setback line are synonymous. The build to line runs parallel to the front lot line and is established to create an even building facade line along a street.

(d) Civic Building means a building or complex of buildings that house such functions as meeting places, schools, places of worship, day care facilities, cultural and recreational activities, play ground structures and facilities, and neighborhood governmental office functions such as police stations, fire stations, libraries and similar neighborhood scale facilities.

(e) Civic Green means a smaller, natural open space that is often partially surrounded by buildings and is located in a place of distinction such as a vista termination of a street or a similar place of importance within the project.

(f) Civic Plaza means a public space in a location of distinction such as at the end of a street or some similar location. A civic plaza may be the location of a civic building.

(g) Curb Radius means the curbed edge of the street at intersections, measured at the edge of the travel lanes.

(h) Front Porch means a roofed structure, not heated or cooled and is open to the air which is not enclosed with glass. A porch is located so as to provide access to the dwelling or building to which it is attached and is used for the purpose of protecting persons or objects from the sun or rain. A porch is larger than a stoop.

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

(i) Frontage Build-out means the length of a front building façade compared to the length of the front lot line, expressed as a percentage

(j) Frontage Line refers to a line upon which the front wall of a building sits and is synonymous with its setback requirements. Frontage lines also exist for side walls facing a street or path. As specified, porches, stoops, balconies, and bay windows may protrude beyond the Frontage Line.

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

(k) Green means an open space available for unstructured recreation, its landscape consisting of grassy areas and trees. See "Park".

(l) Neighborhood Center means an area of varying size at the center of a parcel zoned F-VR that is of greatest density and intensity that may contain residential, commercial, civic and mixed-use buildings along with a green, park or similar open space feature.

(m) Neighborhood Edge means an area furthest from the Neighborhood Center yet within a five to fifteen minute walk of the Neighborhood Center that is of lowest residential density.

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

(n) Neighborhood General means the area generally surrounding the Neighborhood Center and adjacent to the Neighborhood Edge that is of residential land use that is less dense than the Neighborhood Center but more dense than the Neighborhood Edge.

(o) Park means an open space, available for recreation, its landscape consisting of paved paths and trails, some open lawn, trees, open shelters or recreation facilities.

(p) Pedestrian Pathways means interconnecting paved walkways that provide pedestrian passage through blocks, located on both side of the street and running from one street to another street.

(q) Private Open Space means open spaces owned and maintained by a property owner's association or an individual property owner.

(r) Public Open Space means open spaces that are owned and maintained by the city, county, the state or federal government.

(s) Street-wall means a wall constructed of material as approved by the City of Ames that is 6 feet in height, that is generally opaque and built along the front lot line. Openings in the street-wall shall be gated.

(t) Streetscape means the area within the street right-of-way that contains sidewalks, street furniture, landscaping, or trees.

(u) Stoop means a covered or uncovered structure that is attached to a dwelling or a building, which functions as a platform or landing at the entrance to the building and is smaller than a porch.

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

(v) Village Residential Project means the development of property by a single property owner or multiple property owners that meet the requirements of this Section of the Zoning Ordinance and is approved by the City Council.

(w) Garden Wall means a fence of masonry construction that is composed of bricks or stones and is not less than eight inches thick, with eight inch thick horizontal coping. Wrought iron may be installed between masonry pillars, as a substitute to brick or stone. If wrought iron is used, additional landscaping may be necessary to meet requirements for screening

(Ord. No. 3687, 10-22-02)

(4) **Establishment.** The F-VR district is hereby established and applies to all lands that are rezoned Village Residential on the Zoning Map through a Zoning Map Amendment as described in Section 29.1506 provided that the City Council makes the following findings:

(a) The designation is consistent with the Land Use Policy Plan.

(b) The development complies with all requirements of Section 29.1201, as stated herein;

(c) The existing infrastructure system to be utilized by the proposed F-VR has the capacity to support the development contemplated as a result of the rezoning designation.

(d) The parcel will have access to and be served by public transportation now or in the future.

(e) The designation and contemplated development of the proposed F-VR provides for an alternative land use not available under the zoning designation prior to the proposed amendment.

(5) **Permitted Uses.** The uses permitted in the F-VR Zone are set forth in Table 29.1201(5) below:

**Table 29.1201(5)  
Village Residential (F-VR) Floating Zone Uses**

USE CATEGORY	NEIGHBORHOOD CENTER	NEIGHBORHOOD GENERAL	NEIGHBORHOOD EDGE
<b>RESIDENTIAL</b>			
Country House	N	N	Y
Village House	N	Y	Y
Village Cottage	Y	Y	N
Single Family Attached (Side-yard House)	Y	Y	N
Single Family Attached (Row-house)	Y	Y	N
Village Apartment	Y	N	N
Garden Apartments, if previously approved	N	Y	N
Assisted Living	N	Y	Y
<b>COMMERCIAL</b>			
Apothecary Shop	Y	N	N
Artist Studio and accessory gallery	Y	N	N
Banks	Y	N	N
Barber Shops	Y	N	N
Beauty Shops	Y	N	N
Car Wash	Y	N	N
Convenience store with gas	Y	N	N
Dance Studio	Y	N	N
Dry Cleaner	Y	N	N
Dwellings above the first floor	Y	N	N
Hardware store	Y	N	N
Grocery, bakery, delicatessen or similar retail stores	Y	N	N
Office Uses	Y	N	N
Pottery Shops	Y	N	N
Retail sales as defined in Section 29.502 of this ordinance	Y	N	N
Restaurants, excluding drive through service	Y	N	N
<b>OTHER USES</b>			
Child Day Care Facilities	Y	Y	N
Community Facilities, except vocational training for handicapped	Y	N	N
Essential Public Services	Y	N	N

USE CATEGORY	NEIGHBORHOOD CENTER	NEIGHBORHOOD GENERAL	NEIGHBORHOOD EDGE
Religious Institutions	Y	Y	N
Schools, limited to public and private day schools	N	Y	Y

Y = permitted

N = prohibited

(Ord. No. 3595, 10-24-00)

**(6) Village Residential (F-VR) Floating Zone Supplemental Development Standards Requirements.**

The supplemental development standards for the F-VR zone are set forth in Table 29.1201(6) below:

**Table 29.1201(6)  
Village Residential Floating Zone (F-VR) Supplemental Development Standards**

SUPPLEMENTAL DEVELOPMENT STANDARDS	F-VR ZONE
Size	Not less than 40 acres or more than 160 acres in size, except that parcels larger than 160 acres may be developed as multiple Village Residential Projects, each individually subject to all provision of this Article.
Location Along Arterial Streets	<ul style="list-style-type: none"> <li>Village residential projects shall be located adjacent to a street that is classified as an arterial street in the Transportation Plan of the City.</li> <li>Arterial streets should not bisect a Village residential project to the extent practicable.</li> <li>Where an arterial street does bisect a village residential project, the arterial street shall be designed with such features as center medians, curvilinear alignment, or other such features that will off set the negative impact of the arterial street.</li> </ul>
Land Use Distribution	<p>Village residential projects shall contain three areas that have been defined as Neighborhood Center in Section 29.1201(3)(k), Neighborhood General in Section 29.1201(3)(m), and Neighborhood Edge 29.1201(3)(l).</p> <p>Land uses and buildings shall be grouped and located with respect to other buildings on the basis of design compatibility in contrast to land uses and buildings being grouped and related in relation to use.</p> <p>Land uses and buildings of similar design and use shall face each other across a street. Changes to building design and use shall occur at the rear lot line or along an alley.</p>
Land Use Density/Intensity	<p>Residential densities shall be the greatest in the Neighborhood Center with gradual less density occurring in the Neighborhood General and Neighborhood Edge.</p> <p>Residential land use shall be developed with an average net density of 8 dwelling units per acre for residential land use, where all residential use types are computed in the average.</p> <p>Commercial land use shall be developed where the intensity of development is at .70 ground coverage including buildings and other impervious surfaces.</p>
Permitted Land Use Types In Village Residential Projects	<p>Village residential projects shall contain a wide variety of residential use types; Residential Use types include:</p> <ul style="list-style-type: none"> <li>Country Houses</li> <li>Village Houses</li> <li>Village Cottages</li> <li>Single Family Attached Dwellings (Side-yard House)</li> <li>Single Family Attached Dwellings (Row-houses)</li> <li>Village Apartments</li> </ul> <p>Commercial Use types include:</p> <ul style="list-style-type: none"> <li>Mixed Use/shop house buildings</li> <li>Commercial shop front buildings</li> </ul>
Residential Land Use Allocation	<p>Village residential projects shall contain a minimum of five (5) residential use types selected from the residential use types listed in Table 29.1201(5) Permitted Land Use Types Village Residential Projects.</p> <p>Each residential use type shall contain a sufficient number of dwelling units to represent not less than 5% of all dwelling units in the village residential project. Row Houses in combination with Side-Yard Houses is considered to be one land use type for the purpose of calculating the required minimum residential land use allocation of not less than 5% of all dwelling units in the village residential project.</p>

SUPPLEMENTAL DEVELOPMENT STANDARDS	F-VR ZONE
Commercial Land Use Allocation	<p>Commercial land use be permitted to locate in a village residential project on the basis of projected population within the village residential project.</p> <p>Projected population shall be calculated according to the following formula:</p> <p>a. Single family detached - 3.2 people per dwelling;</p> <p>b. Single family attached - 2.5 people per dwelling; and</p> <p>c. Apartment Dwelling - 2.0 people per dwelling.</p> <p>Total commercial land use in a village residential project shall not occupy more than 8 acres in an individual project.</p>
Park/Open Space Land Allocation	<p>A minimum of 10% of the gross area of the Village residential project shall be devoted to park and open space uses.</p>
Building Placement Standards	<p>The term "build-to-line" refers to the line on a lot upon which the front wall of a building is to sit and align with as lot configuration allows. The build-to-line is synonymous with the setback requirements. Unless otherwise specified, porches, stoops, balconies, and bay windows may project beyond the build-to-line.</p>
Lot and Block Design	<p>All streets and alleys shall terminate at other streets within the project and shall connect to the existing and proposed through streets outside the project.</p> <p>Street layout and design shall create an open network that create blocks that shall not exceed 660 feet on block face.</p> <p>The street network shall create a hierarchical street system that establishes the overall structure of the Village Residential project.</p> <p>Cul-de-sacs shall not be permitted except where unusual physical or topographic conditions exists that make the use of a cul-de-sac an essential means of providing street frontage.</p> <p>Where the street design proposes a street to terminate at an intersection with another street, the termination vista shall be the location of a significant and carefully designed building, open space or public monument that creates a landmark or a focal point.</p> <p>Curved street design shall maintain one general directional orientation.</p> <p>Alleys shall be required for property access for lots that are less than 60 feet wide, and where an alley exists no access shall be permitted from the adjoining street.</p> <p>Lots that are less than 60 feet in width shall be subdivided into sub-lots of no less than 12 feet in width. Sub-lots may be consolidated into larger lots at the discretion of the property owner to create flexibility for a variety of residential housing types.</p> <p>A corner lot condition exists whenever a street intersects with another street or plaza.</p>

(Ord. No. 3591, 10-10-00; Ord. No. 3972, 11-6-08)

(7) **Village Residential Floating Zone Urban Regulations.** The Urban Regulations for the F-VR zone are provided for in the following tables 29.1201(7)-1 through 29.1201(7)-8

**Table 29.1201(7)-1  
Village Residential (F-VR) Floating Zone Urban Regulations  
Country Houses**

URBAN REGULATIONS	F-VR ZONE
General Requirements	<p>Country Houses shall be permitted in the Neighborhood Edge.</p> <p>Country Houses shall be constructed on lots that are between 72 and 96 feet or larger in width.</p>
Building Placement	<p>There shall be a mandatory build to line of 20 feet for Country Houses in the Neighborhood Edge and 18 feet In the Neighborhood General.</p> <p>Where Country Houses have detached garages, the garage shall be located no closer than 3 feet nor more than 20 feet from the alley line. Where no alley exists a detached garage may be located a minimum of 3 feet from the rear yard lot lines.</p> <p>Attached and detached garages shall be located no closer than 5 feet to a side lot line for an interior lot</p> <p>Attached and Detached garages with access from a street shall be set back 20 feet from the property line adjacent to that street</p> <p>Attached garages with access from a street shall be set back a minimum of 5 feet from the rear lot line</p> <p>Country Houses shall be located no closer than 5 feet to an interior side lot line and 20 feet to the side lot line in a corner condition in the Neighborhood Edge, and 18 feet to the side lot line in a corner condition in the Neighborhood General.</p>

Design Elements	<p>The front facade(s) of Country Houses shall be composed as a single plane with a minimal number of outside corners and articulation.</p> <p>Open porches, stoops, bay windows and or balconies, where constructed, shall encroach into the area between the build-to-line and the front property line.</p> <p>Where porches are constructed, they shall have a depth of between 6 feet and 8 feet.</p> <p>Fences and garden walls that may be constructed shall be constructed on the property lines and shall be constructed of a design and made of materials as proscribed in the Architectural Design Guidelines for the Village Residential Project.</p> <p>Openings in fences and walls shall be gated with a gate that conforms to the Architectural Design Guidelines.</p> <p>Trash containers shall be in the area of the lot where parking is permitted and shall be screened from view.</p>
Use Requirements	Country Houses shall be used for residential use only.
Height Restrictions	<p>The height of Country Houses shall not exceed two stories.</p> <p>The height of fences and walls shall not exceed 6 feet along the side and rear lot lines and not exceed 4 feet when constructed between the build-to-line and the front property line.</p>
Parking Requirements	<p>Each Country House shall be required to provide two parking spaces in an attached or detached garage located in conformance with the Building Placement requirements as provided in this Section.</p> <p>Where a Country House has an alley, the drive to the garage must extend from the alley and not the street.</p>

(Ord. No. 3591, 10-10-00, Ord. No. 3659, 4-23-02, Ord. No. 3687, 10-22-02; Ord. No. 3797, 9-14-04)

**Table 29.1201(7)-2  
Village Residential (F-VR) Floating Zone Urban Regulations  
Village House**

URBAN REGULATIONS	F-VR ZONE
General Requirements	Villages Houses shall be permitted in the Neighborhood Edge and the Neighborhood General. Village Houses shall be constructed on lots that are between 48 and 72 feet in width.
Building Placement	<p>There shall be a mandatory build-to-line of 15 feet in the Neighborhood General and 20 feet in the Neighborhood Edge.</p> <p>Village Houses shall be located no closer than 5 feet for an interior side lot line and 15 feet to the side lot line in a corner condition in the Neighborhood Edge and 20 feet to the side lot line in a corner condition in the Neighborhood Edge.</p> <p>Attached garages that have access from the street in the Neighborhood General, shall be set back a minimum of 33 feet from the front lot line if no porch exists. Where a porch does exist, and the access is from the street, that garage shall be set back 25 feet from the front property line.</p> <p>Attached and detached garages shall locate no closer than five feet to an interior side lot line and three feet from the rear lot line. Detached garages on a corner lot condition shall be set back a minimum of 18 feet from the side lot line.</p>
Design Elements	<p>The front facade(s) of Village Houses shall be composed as a single plane with a minimal number of outside corners and articulation.</p> <p>Opens porches, stoops, bay windows and or balconies, where constructed, shall encroach into the area between the build-to-line and the front property line.</p> <p>Where porches are constructed, they shall have a depth of between 6 and 8 feet.</p> <p>Fences and garden walls that may be constructed shall be constructed on the property lines and shall be constructed of a design and made of materials as proscribed in the Architectural Design Guidelines for the Village Residential Project.</p> <p>Openings in fences and walls shall be gated with a gate that conforms to the Architectural Design Guidelines.</p> <p>Trash containers shall be in the area of the lot where parking is permitted and shall be screened from view.</p>
Use Requirements	Village Houses shall be used for residential use only.
Height Restrictions	<p>Village Houses shall not exceed 2 stories for lots that are between 60 and 72 feet wide, and 1-1/2 stories for Village Houses on lots that are between 48 and 60 feet wide.</p> <p>The height of fences and walls shall not exceed 6 feet along the side and rear lot lines and shall not exceed 4 feet when constructed between the build-to-line and the front property line.</p>
Parking Requirements	<p>Each Village House shall be required to provide two parking spaces in an attached or detached garage located in conformance with the Building Placement requirements as provided in this Section.</p> <p>Village Houses on lots smaller than 60 feet shall have access from alley and not from the street.</p>

(Ord. No. 3591, 10-10-00, Ord. No. 3687, 10-22-02; Ord. No. 3797, 9-14-04)

**Table 29.1201(7)-3  
Village Residential (F-VR) Floating Zone Urban Regulations  
Village Cottages**

URBAN REGULATIONS	F-VR ZONE
General Requirements	Village Cottages shall be permitted in the Neighborhood General and Neighborhood Center, only. Village Cottages shall be constructed on lots that are between 24 and 48 feet wide.
Building Placement	There shall be a mandatory build-to-line of 0 to 15 feet. Where a porch or stoop is a design element on the Village Cottage, the build-to-line shall be measured from the porch or stoop. Village Cottages shall be located no closer than 5 feet to the interior side lot line and 0 to 15 feet to the side lot line in a corner condition. The build-to-line in the corner condition shall place the Village Cottage in line with adjacent Village Cottage structures on the same street face. Access to lots that have Village Cottages shall be from an alley. Garages may be attached or detached to the Village Cottage. Attached garages shall locate no closer than 5 feet to the interior side lot line and 18 feet on the side lot line in a corner condition. Attached garages shall locate no closer than 8 feet and not more than 24 feet from the rear lot line. Detached garages shall locate no closer than 3 feet to the interior side lot line and the rear lot line.
Design Elements	The front facade(s) of Village Cottages shall be composed of a single plane with a minimal number of outside corners and articulation. Open porches, stoops, bay windows and or balconies shall encroach into the area between the build-to-line and the front property line. Covered stoops or porches are required. Porches shall be constructed with a depth of between 6 and 8 feet. Fences and garden walls that may be constructed shall be constructed on the property lines and shall be constructed of a design and made of material as proscribed in the Architectural Guidelines for the Village Residential Project. Openings in fences and walls shall be gated with a gate that conforms to the Architectural Guidelines. Trash containers shall be in the area of the lot where parking is permitted and shall be screened from view.
Use Requirements	Village Cottages shall be used for residential purposes only.
Height Restrictions	Village Cottages shall not exceed 2 stories in height. The height of fences and walls shall not exceed 6 feet along the side and rear lot lines and not exceed 4 feet when constructed between the build-to-line and the front property line.
Parking Requirements	Each Village Cottage shall be required to provide two parking spaces in the area of the lot from behind the principal Village Cottage structure and the rear lot line.

*(Ord. No. 3591, 10-10-00, Ord. No. 3687; Ord. No. 3797, 09-14-04)*

**Table 29.1201(7)-4  
Village Residential (F-VR) Floating Zone Urban Regulations  
Single Family Attached/Side-Yard House**

<b>URBAN REGULATIONS</b>	<b>F-VR ZONE</b>
General Requirements	All building design shall be submitted to and approved by the Town Architect. Single Family Attached Dwellings are permitted in the Neighborhood General and Neighborhood Central. Single Family Attached Dwellings shall be constructed on lots that are between 24 and 48 feet wide.
Building Placement	There shall be a mandatory build-to-line of 0 to 15 feet and the build-to-line shall be constant for a street face. The build-to-line shall be measured from a porch or stoop where a porch or stoop is a design element of the Single Family Attached Dwelling. Single Family Attached Dwellings shall have no required setback from side lot lines. Single Family Attached Dwellings built in attached groups shall not exceed 12 units in a single group. Where no building wall is present along the front property line, a fence or garden wall shall be constructed on the property line. Single Family Attached Dwellings may extend to meet garages if the extensions remain 5 feet from the side property line. All single family attached dwelling lots shall have access from an alley. Garages may be attached or detached to the principal single family attached dwelling structure. Garages shall be located no closer than 8 and more than 24 feet from the rear lot line. Garages may be constructed on the interior side lot line or 15 feet from the side lot line in a corner condition.
Design Elements	The front facade of Single Family Attached Dwellings shall be composed of a single plane and contain a minimum number of outside corners. Porches or stoops are required and shall encroach in the areas between the build-to-line and the front property line. Porches or stoops shall extend along the side of a Single Family Attached Dwelling in a corner condition and shall be a minimum of 40% of the length of the wall of the Single Family Attached Dwelling to which it is attached. Porches or stoops shall have a depth of between 6 and 8 feet. Walls of a Single Family Attached Dwelling facing the side of another Single Family Attached Dwelling shall not contain windows that will create visual access to the other Single Family Attached Dwelling structure. Fences and garden walls that may be constructed shall be constructed on the property lines and shall be constructed of a design and made of materials as proscribed in the Architectural Design Guidelines for the Village Residential Project. Openings in fences and walls shall be gated with a gate that is consistent with the Architectural Guidelines. Trash containers shall be in the area of the lot where parking is permitted and shall be screened from view.
Use Requirements	Single Family Attached Dwellings shall be used for residential use only.
Height Restrictions	Single Family Attached Dwellings may be either one or two stories in height. The height for single family attached dwellings in a single group shall be of the same height. The height of fences and walls shall not exceed 6 feet along the side and rear lot line. And not exceed 3 feet when constructed between the build-to-line and the front property line.
Parking Requirements	Each Single Family Attached Dwelling shall be required to provide two parking spaces in the area of the lot from behind the principal Single Family Attached Dwelling structure and the rear lot line.

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

**Table 29.1201(7)-5  
Village Residential (F-VR) Floating Zone Urban Regulations  
Single Family Attached/Row-House**

<b>URBAN REGULATIONS</b>	<b>F-VR ZONE</b>
General Requirements	<p>All building design shall be submitted to and approved by the Town Architect.            Row-houses shall be permitted in the Neighborhood Center and Neighborhood General only.            Row-houses shall be constructed on lots that are between 24 and 36 feet wide.</p>
Building Placement	<p>There shall be a mandatory build-to-line of between 0 and 15 feet, and the build-to-line shall be constant along a street face.            Row-houses shall have no required side yard set back requirement except on a corner condition where there shall be a setback of 6 feet in the Neighborhood Center and 12 feet in the Neighborhood General.            Row-houses built in attached groups shall not exceed 12 units in a single group nor have less than 3 units in a single group.            Row-houses shall be constructed where the front facade of a Row-house shall extend along 100% of the frontage line.            Where no Row-house is built, a wall or privacy fence shall be constructed on the property line.            On a corner condition, Row-houses shall have entrances on both the front and side facades of the Row-house.            The side of the Row-house shall resemble as much as possible a house front.            Access for all Row-house lots shall be from an alley.            Garages shall be attached and be built to the rear of the principal Row-house structure or may be detached but connected with a breezeway of at least 12 feet in width.            Garages may be constructed with no side yard setback from interior lot lines. Garages shall be set back from the side lot line in a corner condition 6 feet in the Neighborhood Center and 12 feet in the Neighborhood General.            Garages shall be setback from the rear property line no less than 8 feet and not more than 24 feet.</p>
Design Elements	<p>A covered porch or stoop is required.            Open porches, stoops or balconies may encroach to the area between the build-to-line and the property line.            Porches shall be between 6 and 8 feet deep.            Balconies shall be 3 feet deep.            On corner lot conditions, porches and stoops shall extend around the corner.            A breezeway that may connect a Row-house with a garage on a corner lot condition shall be located adjacent to the interior side lot line farthest from the corner lot line.            Opening in garden walls and privacy fences shall be gated.</p>
Use Requirements	<p>Row-houses shall be used for residential use only.</p>
Height Restrictions	<p>Row-houses shall be a minimum of 2 stories and a maximum of 3 stories in height.            The height of fences and wall shall not exceed 6 feet in height along the side and rear lot lines, and shall not exceed 3 feet in height when constructed between the build-to-line and the front property line.</p>
Parking Requirements	<p>Each Row-house dwelling unit shall be required to provide two parking spaces.            Parking spaces shall be located behind the principal Row-house structure.</p>

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

**Table 29.1201(7)-6  
Village Residential (F-VR) Floating Zone Urban Regulations  
Village Apartments**

URBAN REGULATIONS	F-VR ZONE
General Requirements	<p>All designs must be submitted to and approved by the Village Architect. Village Apartment shall be permitted in the Neighborhood Center only. Village Apartment shall be constructed on lots that are wider than 96 feet.</p>
Building Placement	<p>There shall be a mandatory build-to-line of 15 feet for two story Village Apartments and 20 feet for three story Village Apartments. Village Apartments shall locate no closer than 8 feet to the side lot line. Village Apartments shall be occupied for residential use only in the area of the Village Apartment structure that is constructed at and within 20 of the build-to-line. Parking use located within a Village Apartment structure may occur as long as the area for parking is no closer than 20 feet to the front of the structure. Surface parking shall be located to the interior of the lots and screened from the view by either the placement of apartment buildings that will screen the parking lots or a berm with landscaping that will screen the parking areas. Village Apartment structures shall extend along a minimum of 70% of the Frontage Line, and a minimum of 30% of the side-street Frontage Line on corner lots. Where no building wall is constructed, a fence or garden wall shall be constructed on any side-street Frontage Line adjacent to a street. All exterior walls enclosing parking spaces shall be constructed with design detail as if the use of the interior space was residential.</p>
Design Elements	<p>Porches or balconies shall be required for a minimum of 40% of the built street frontage. Porches shall be constructed with a depth of between 6 and 8 feet. Balconies shall be 3 feet deep. Porches and balconies shall encroach in the area between the build-to-line and the front property line.</p>
Use Requirements	<p>Village Apartments shall be used for residential uses only.</p>
Height Restrictions	<p>Village Apartments shall be shall minimum of 2 stories and a maximum of three stories in height. Fences and garden walls shall not exceed 6 feet in height along the side and rear property lines and shall not exceed 3 feet in height when located between the build-to-line and the front property line.</p>
Parking Requirements	<p>Each dwelling in a Village Apartment shall be provided with 2 parking spaces located within or behind the Village Apartment. Parking for Village Apartments may be located below grade. Trash containers shall be located in the areas where parking is permitted behind the Village Apartment structure. Where parking is permitted on the street, the street parking on the side of the street adjacent to lots and only for the width of the lots that are developed as Village Apartments may be calculated towards the required parking for the Village Apartment.</p>

*(Ord. No. 3591, 10-10-00, 3687, 10-22-02, Ord. No. 3698, 2-11-03)*

**Table 29.1201(7)-7  
Village Residential (F-VR) Floating Zone Urban Regulations  
Mixed Use/Shop House**

<b>URBAN REGULATIONS</b>	<b>F-VR ZONE</b>
General Requirements	All designs shall be submitted to and approved by the Village Architect. A Shop House structure shall be permitted in the Neighborhood Center only. Shop houses shall be permitted on lots that are between 24 and 36 feet wide.
Building Placement	There shall be a mandatory build-to-line of 6 feet. Shop House structures shall have no required side yard setback requirement for interior side lot lines. Shop House structure shall locate no closer than 3 feet to the side lot line in a corner condition. The front facade of the Shop House structure shall extend along 100% of the street frontage. Where no building wall exists, a fence or garden wall shall be constructed on the property line. In a corner condition the Shop House shall be connected to a garage, located along the side lot line closest to the corner, with a garden wall or privacy fence.
Design Elements	Balconies, porches, bay windows may encroach into the area between the build-to-line and the front property line. A second story balcony is required and shall extend along 50% of the street frontage. Balconies shall be 3 feet deep, and porches shall be 6 feet deep. The area between the build-to-line and the front property line and the area between the side yard setback on a corner condition shall be paved similar to the sidewalk. On corner lots, the side of the structure shall be designed to resemble the front of the structure. Vehicle access to all Shop House lots shall be from an alley only. A breezeway of 12 feet in width maximum connecting the Shop House structure to a garage is allowed adjacent to a side lot line. Openings in fences and garden walls shall be gated.
Use Requirements	Shop House structures shall be used for both residential and commercial purposes. Commercial uses shall be restricted to the ground floor, first story space. Residential uses shall be restricted to the second and third story space. Commercial uses of first floor space shall be limited to commercial uses as provided for in Commercial/Shop Front buildings in the Village Residential Project.
Height Restrictions	Shop House structures shall be a minimum of 2 stories and a maximum of three stories in height. Fences and walls shall not exceed 6 feet in height along the side and rear property lines and shall not exceed 3 feet when located between the build-to-line and the front property line.
Parking Requirements	There shall be 2 parking spaces provided for each dwelling unit in a Shop House structure. Parking for commercial space shall be provided for in conformance with the parking standards provided for in Section 29.406 of this Ordinance. Parking located on the street wholly adjacent to a Shop Front lot may count towards the commercial parking requirement.

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

**Table 29.1201(7)-8  
Village Residential (F-VR) Floating Zone Urban Regulations  
Commercial/Shop Front**

URBAN REGULATIONS	F-VR ZONE																						
General Requirements	All design shall be submitted to and approved by the Village. Architect Commercial/Shop Front structures shall be permitted in the Neighborhood Center only. Commercial/Shop Front structures shall be permitted on lots that are between 24 and 48 feet wide.																						
Building Placement	There shall be a mandatory build-to-line of 6 feet. Vehicle access to all Commercial/Shop Front lots shall be from an alley only. Commercial/Shop Front structures shall be constructed with no side yard setback on interior side yard lines. There shall be a 6-foot side yard setback on the side yard in a corner condition. The front facade of Commercial/Shop Front structures shall extend along 100% of the frontage and 50% along the side lot line in a corner condition. Commercial/Shop Front structures shall be arranged where the building placement along a street creates a traditional "Main Street" effect. Commercial/Shop Front structures shall be arranged where a mid-block pedestrian pathway or paseo of 8 feet in width is constructed to enable pedestrian mobility through the Neighborhood Center. Where no building wall exists, a garden wall shall be constructed on the property line, except in the instance of a Convenience Store with gas.																						
Design Elements	The area between the build-to-line and the front property line and the area between the structure and side lot line in a corner condition shall be paved similar to the adjacent sidewalk. Balconies, awnings and roof overhangs may encroach into the area between the build-to-line and the front property line and the area between the side yard setback line and the side yard line. An awning or second story balcony is required for a minimum of 50% of the street frontage or the distance adjacent to a path. Balconies shall be 3 feet deep and awning shall be 6 feet deep adjacent to street frontage. Awning adjacent to a path shall be 3 feet deep. All exterior building walls facing adjacent streets shall be glazed along a minimum of 40% of the wall length with clear glass at eye level. Setback areas for entrance doors to Commercial/Shop Front structures shall not exceed 75 square feet. Commercial/Shop Front structures shall not exceed 10,000 square feet of floor area in any single structure, except for Health Clubs/Fitness Centers which shall not exceed 23,000 sq. ft. on any single story.																						
Use Requirements	<table border="1"> <tr> <td>Apothecary Shop</td> <td>Artists Studios and Accessory Gallery</td> </tr> <tr> <td>Bait and Tackle Shop</td> <td>Banks</td> </tr> <tr> <td>Barber Shops</td> <td>Beauty Shops</td> </tr> <tr> <td>Cabinet Shops</td> <td>Car Wash</td> </tr> <tr> <td>Convenience Store With Gas</td> <td>Dance Studio</td> </tr> <tr> <td>Dry Cleaner</td> <td>Dwelling Units Located Above the First Floor</td> </tr> <tr> <td>Hardware Store</td> <td>Office Buildings</td> </tr> <tr> <td>Grocery, Bakery, Delicatessen or Similar Retail Sales</td> <td>Pottery Shops</td> </tr> <tr> <td>Photography Labs</td> <td>Retail Sales as Defined in Section 5.3 of this Ordinance</td> </tr> <tr> <td>Printing Shops</td> <td>Second Hand Stores</td> </tr> <tr> <td>Restaurants, Excluding Drive Through Service</td> <td>Health Club/Fitness Center</td> </tr> </table>	Apothecary Shop	Artists Studios and Accessory Gallery	Bait and Tackle Shop	Banks	Barber Shops	Beauty Shops	Cabinet Shops	Car Wash	Convenience Store With Gas	Dance Studio	Dry Cleaner	Dwelling Units Located Above the First Floor	Hardware Store	Office Buildings	Grocery, Bakery, Delicatessen or Similar Retail Sales	Pottery Shops	Photography Labs	Retail Sales as Defined in Section 5.3 of this Ordinance	Printing Shops	Second Hand Stores	Restaurants, Excluding Drive Through Service	Health Club/Fitness Center
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Printing Shops	Second Hand Stores																						
Restaurants, Excluding Drive Through Service	Health Club/Fitness Center																						
Height Restrictions	<ul style="list-style-type: none"> <li>Commercial/Shop Front structures shall be a maximum of three stories in height</li> <li>Single Story Commercial/Shop Front structures facing adjacent street shall be a minimum of 16 feet in height.</li> <li>Garden walls shall not exceed 6 feet in height when located along the side lot line and shall not exceed 3 feet in height when located between the build-to-line and the front property line.</li> <li>Awnings shall be constructed at a height of between 9 and 12 feet above the walk.</li> </ul>																						

URBAN REGULATIONS	F-VR ZONE
Parking Requirements	<ul style="list-style-type: none"> <li>• Parking is allowed on Commercial/Shop Front lots behind the structure only.</li> <li>• One parking space shall be provided for each 250 square feet of gross floor area.</li> <li>• Required parking includes all parking on the Commercial/Shop Front lots plus all parking on and off the street within 300' of the Commercial/Shop Front lot.</li> <li>• Trash container and loading areas shall be located behind the Commercial/Shop Front structure.</li> </ul>

(Ord. No. 3591, 10-10-00; Ord. No. 3775, 6-22-04)

(8) **Park and Open Space Requirements.** The plan for the Village Residential Project shall include an evenly distributed system of park and open space areas, that totals a minimum of 10% of the area of the project. Small park and open space areas shall remain the property of a Homeowners Association. Park and opens spaces that are consistent with the Parks Master Plan of the City shall become the property of the City. The park and open space areas shall include one or more of the following park types, which are more clearly defined by the *Architectural Graphic Standards*.

(a) **Playground.** An area utilizing one or more of the lots in a block. Playgrounds shall provide sunny and shaded play areas, as well as an open shelter with seating facilities. Playgrounds are to be fenced and lit.

(b) **Close.** An area shared by buildings inside a block that may be pedestrian or may have a roadway loop around the green area. The minimum width of a close shall adhere to the turn-around requirements of emergency equipment.

(c) **Attached Squares.** Are areas that are part of the geometry of a block that often provide settings for civic buildings and monuments, which may locate at the center or edge of the square. Squares are usually lined with formal tree plantings.

(d) **Detached Squares.** Are areas that are detached from a block and is a space unto itself that is surrounded by streets that is also lined by formal tree plantings.

(e) **Civic Plaza.** An area typically used as a public space that may be the location of a civic building. The location should indicate an elevated status of the space; thus square, locations at the termination of a street or a similar distinguished location are appropriate for a civic plaza.

(f) **Green.** Is an urban naturalistic open space that is small and often surrounded by buildings. Greens are to be informally planted and may include irregular topography. Tree planting should be at the edge and the center should be open and sunny.

(g) **Park.** A naturalistic space that can be larger and less tended than other opens spaces. Most parks should utilize natural existing wooded areas that should also include some open area. Knolls and ponds areas are likely locations for park spaces. Parks can be edged by streets or buildings, but must be connected by pedestrian systems.

(h) **Buffer.** An area that has similar features as a green but is located for the purpose of buffering an impact from a street or highway. Buildings and a street surround the buffer area.

(9) **Landscaping Requirements.** Village Residential Projects shall comply with the following landscaping requirements:

(a) Trees shall be planted within the right-of-ways parallel to the street along all streets.

(b) Trees spacing shall be determined by tree species planted, but shall generally adhere to a spacing of between 30 to 40 feet on center.

(c) Tree species shall be those as approved by the City of Ames and shall be hardy to the climate.

(d) Existing tree vegetation shall be incorporated into the design of the Village Residential Project to the extent possible by being included in the park and open space system or becoming part of the street tree design scheme.

(10) **Residential and Commercial Architectural Design Guidelines.** The plan for the Village Residential Project shall include architectural design guidelines for all residential and commercial structures in the project. The architectural design guidelines shall be prepared by the Village Architect for the project and include the architectural guidelines for the following design components:

(a) Residential Structures;

(i) References to overall architectural styles of structures;

(ii) Building Massing;

(iii) Exterior wall form and materials;

(iv) Roof form and materials;

(v) Exterior building trim form and materials;

(vi) Door form and materials;

(vii) Window form and materials;

- (viii) Front porch form and materials;
  - (ix) Bay window form and materials;
  - (x) Balcony form and materials; and
  - (xi) Chimney form and materials.
- (b) Commercial structures.
- (i) Exterior wall line guidelines;
  - (ii) Exterior material guidelines;
  - (iii) Exterior door requirements;
  - (iv) Glazing requirements;
  - (v) Awning and balcony requirements;
  - (vi) Commercial building corner requirements for corner conditions;
  - (vii) Proportions for exterior design features;
  - (viii) Signage requirements; and
  - (ix) Sidewalk furniture and exterior treatment guidelines.

(11) **Village Residential Street Design Standards.** Streets that are constructed in a Village Residential Projects are generally narrower than streets in conventional subdivisions. Street right-of-way standards are listed in table 29.1201(11)-1 and street width standards are listed in table 29.1201(11)-2 below.

**Table 29.1201(11)-1  
Village Residential Street Right-of-Way Standards**

RIGHTS-OF-WAY		
Type of Street	Minimum Width (ft) Without Parking	Minimum Width (ft) With Parking
Arterial	100	N/A
Commercial		70
Local Residential (with alley)		50
Local Residential (without alley)		55
Commercial Alley	20	
Residential Alley	16	N/A

**Table 29.1201(11)-2  
Village Residential Street Width Standards**

STREET WIDTHS				
Type of Street	Minimum Lane Width (ft)	Minimum Number of Lanes	Minimum Street Width Without Parking	Minimum Street Width With Parking
Arterial	12	5	61 BB	N/A
Commercial	12.5	2	N/A	41 BB
Local Residential With on Street Parking	9	2	N/A	27 BB or 37 BB

(12) **Minor Changes.** Minor changes to the approved Site Development Plan Major may occur after staff of the Department of Planning and Housing has determined that the proposed changes are minor in nature, and revised plans have been provided to the Department for the purposes of keeping the Site Development Plan Major current, Minor changes are defined as changes that:

- (a) Do not constitute a change in the land use of the project; or the overall layout and design;
- (b) Do not increase the density or intensity of use, and the number of buildings or a change in dwelling unit types;
- (c) Do not change the overall landscape design of the F-VR project;
- (d) Do not change the height or placement of buildings, or other major features.

*(Ord. No. 3731, 9-23-03)*

**Sec. 29.1202. “F-S” SUBURBAN RESIDENTIAL ZONE.**

(1) **Purpose.** Suburban Residential development is intended to accommodate contemporary development patterns similar to development in the past 20 to 30 years. The F-S Suburban Residential is an alternative to the Village Residential zone that is provided for in Section 29.1201 of this ordinance.

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

(2) **Suburban Residential Development Principles.** Property that is developed according the F-S requirements shall create a development pattern that adheres to the following development principles:

(a) A development pattern that contains generally distinct and homogeneous land uses to occur in the remaining in-fill areas and the targeted growth areas where Village Residential development is not selected by the property owner.

(b) An economic and efficient subdivision design with respect to the provision of streets, utilities, and community facilities with limited focus on building and development design integration and a greater emphasis on vehicular mobility;

(c) Effective landscaped buffers between distinctly different land uses.

(d) The provision of common open space in residential areas where the maintenance of the open space is the responsibility of those directly benefitting.

(e) A development pattern that ensures compatibility in the design of buildings with respect to placement along the street; spacing and height of building and provides for spaciousness, and effective vehicular and pedestrian circulation;

(f) A development pattern that is compatible with surrounding neighborhoods and is consistent with the Goals and Objectives of the Land Use Policy Plan.

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

(3) **Establishment.** The F-S is hereby established and applies to all lands that are rezoned to F-S on the Zoning Map through a Zoning Map Amendment as described in Section 29.1506 provided the City Council makes the following findings:

(a) The designation is consistent with the Land Use Policy Plan;

(b) The development complies with all requirement of Section 29.1202 as stated herein;

(c) The existing infrastructure system to be utilized by the land proposed to be zoned F-S has the capacity to support the development contemplated;

(d) The designation and contemplated development of the land proposed to be zoned F-S has been selected by the property owner as an alternative to the F-VR zoning designation.

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

(4) **Suburban Residential Permitted Uses.** The uses permitted in the Suburban Residential Floating Zone are set forth in the following tables: Suburban Residential Low Density (FS-RL) 29.1202(4)-1; Suburban Residential Medium Density (FS-RM) 29.1202(4)-2 below:

**Table 29.1202(4)-1  
Suburban Residential Floating Zoning  
Residential Low Density (FS-RL) Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
Single Family Dwelling	Y	ZP	ZEO
Two Family Dwelling	Y, if pre-existing.	ZP	ZEO
Single Family Attached Dwelling (12 units or less)	Y	SDP Minor	Staff
Apartment Dwelling (12 units or less)	N	--	--
Family Home	Y	ZP	ZEO
<b>Household Living Accessory Uses</b>			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Group Living	N	--	--
Short-term Lodging	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA/Staff
<b>OFFICE USES</b>	N	--	--
<b>TRADE USES</b>			

Retail Sales and Services General	N	--	--
Entertainment, Restaurant and Recreation	N	--	--
Trade			
<b>INSTITUTIONAL USES</b>			
Colleges & Universities	Y	SP	ZBA
Child Day Care Facilities	Y	SP	ZBA
Community Facilities	Y	SP	ZBA
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA
Social Service Providers	N	--	--
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>			
Basic Utilities	Y	SDP Major	City Council
Radio & TV Broadcast Facilities	N	---	---
Parks & Open Areas	Y	SDP Minor	Staff
Essential Public Services	Y	SP	ZBA
Personal Wireless Service Facilities	Y	SP	ZBA

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. 3825, 03-22-05)

**Table 29.1202(4)-2  
Suburban Residential Floating Zoning  
Residential Medium Density (FS-RM) Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
Single Family Dwelling	Y	ZP	ZEO
Two Family Dwelling	Y	ZP	ZEO
Single Family Attached Dwelling (12 units or less)	Y	SDP Minor	Staff
Apartment Dwelling (12 units or less)	Y	SDP Major	City Council
Family Home	Y	ZP	ZEO
Independent Senior Living Facility (unlimited number of units)	Y	SP	ZBA
<b>Household Living Accessory Uses</b>			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Group Living	N, except Hospices, Assisted Living, and Nursing Homes, permitted by Special Permit.	SP	ZBA
Short Term Lodging	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA
<b>OFFICE USES</b>	N	--	--
<b>TRADE USES</b>			
Retail Sales and Services General	N	--	--
Entertainment, Restaurant and Recreation Trade	N	--	--
<b>INSTITUTIONAL USES</b>			
Colleges & Universities	Y	SP	ZBA
Community Facilities	Y	SP	ZBA
Funeral Facilities	Y	SP	ZBA
Child Day Care Facilities	Y	HO or SP (depending on size)	Staff/ZBA
Medical Centers	N	--	--

Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA
Social Service Providers	Y	SP	ZBA
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>			
Basic Utilities	Y	SDP Major	City Council
Essential Public Services	Y	SP	ZBA
Radio & TV Broadcast Facilities	N	---	---
Parks & Open Areas	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	SP	ZBA

- 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. 3579, 8-22-00; Ord. No. 3591, 10-10-00; Ord. No. 3595, 10-24-00, Ord. No. 3622, 7-10-01; Ord. No. 3825, 03-22-05)

(5) **Suburban Residential Floating Zone Supplemental Development Standards.** The standards that are applicable to property that is developed using the F-S floating zone alternative shall be those zone supplemental development standards that are applicable to other areas of the City that are zoned RL, Residential Low Density, RM Residential Medium Density and RLP Residential Low Density Park Zone. These standards are set forth in the Tables 29.1202(5)-1 Residential Low Density and 29.1202(5)-2 Residential Medium Density.

The zone supplemental development standards for areas that are to be zoned RLP Residential Low Density Park Zone shall adhere to the standards as set forth in Section 29.705 of this ordinance.

**Table 29.1202(5)-1  
Suburban Residential Floating Zone  
Residential Low Density (FS-RL) Supplemental Development Standards**

SUPPLEMENTAL DEVELOPMENT STANDARDS	F-S ZONE LOW DENSITY		
	SINGLE FAMILY	TWO FAMILY DWELLINGS	SINGLE FAMILY ATTACHED DWELLING
Minimum Lot Area	6,000 sf	7,000 sf.	3,500 sf per unit for exterior units; 1800 sf per unit for interior units
Minimum Principal Building Setbacks: Front Lot Line Side Lot Line	25 ft. 6 ft.; or 8 ft for 2 stories 8 ft. for 3 stories	25 ft. 6 ft.; or 8 ft for 2 stories 8 ft. for 3 stories	25 ft.
Side Lot Line (party wall line for Single Family Attached Dwelling Side Lot Line (all other side lots lines except party wall line)			0 ft.  6 ft. for one story; 8 ft for 2 stories; 10 ft. for 3 stories 20 ft for 4 stories
Rear Lot Line Corner Lots	20 ft Provide 2 front yards and 2 side yards	20 ft Provide 2 front yards and 2 side yards	20 ft. Provide 2 front yards and 2 side yards
Minimum Frontage:	35 ft. @ street line; 50 ft. @ building line	35 ft. @ street line; 50 ft. @ building line	24 ft @ street line and building line
Maximum Building Coverage	35%	40%	No Maximum

Maximum Site Coverage (includes all buildings, paving and sidewalks on lot)	60%	60%	No Maximum
Minimum Landscaped Area	40%	40%	No Minimum
Maximum Height Principal Building	40 ft. or 3 stories, whichever is lower	40 ft. or 3 stories, whichever is lower	40 ft. or 3 stories, whichever is lower
Parking Between Buildings and Streets	No	No	No
Drive-Through Facilities	No	No	No
Outdoor Display	No	No	No
Outdoor Storage	No	No	No
Trucks and Equipment	No	No	No

Note: Maximum Height for an Accessory Building has been deleted for all categories. This is addressed in Sec. 29.408(7)(a)(ii).

**Table 29.1202(5)-2  
Suburban Residential Floating Zone  
Residential Medium Density (FS-RM) Supplemental Development Standards**

Supplemental Development	F-S Zone			
	Single Family Dwellings	Two Family Dwellings	Single Family Attached Dwellings	Multiple Family Dwellings
Minimum Lot Area	6,000 sf	7,000 sf	2,400 sf for exterior units; 1,200 sf for interior units.	7,000 sf for the first two units; 1,800 sf for each additional unit
Minimum Principal Building Setbacks: Front Lot Line Side Lot Line	25 ft 6 ft for 1 story; 8 ft for 2 stories; 10 ft for 3 stories; 20 ft for 4 stories	25 ft 6 ft for 1 story; 8 ft for 2 stories; 10 ft for 3 stories; 20 ft for 4 stories	25 ft 6 ft for 1 story; 8 ft for 2 stories; 10 ft for 3 stories; 20 ft for 4 stories	25 ft 6 ft for 1 story; 8 ft for 2 stories; 10 ft for 3 stories; 20 ft for 4 stories
Side Lot Line (party wall line for Single Family attached Dwelling)			0 ft	
Side Lot Line (all other side lots lines except party wall line)			6 ft for 1 story; 8 ft for 2 stories; 10 ft for 3 stories; 20 ft for 4 stories	
Rear Lot Line	25 ft	25 ft	25 ft 0 ft for back-to-back single family attached dwellings	25 ft
Corner Lots	Provide two front yards and two side yards	Provide two front yards and two side yards	Provide two front yards and two side yards	Provide two front yards and two side yards
Minimum Frontage	35 ft @ street line; 50 ft @ building line	35 ft @ street line; 50 ft @ building line	24 ft @ street line and building line	35 ft @ street line; 50 ft @ building line
Minimum Landscaping				See Article 29.403(5)

Maximum Height Principal Building	50 ft or 4 stories, whichever is lower	50 ft or 4 stories, whichever is lower	50 ft or 4 stories, whichever is lower	50 ft or 4 stories, whichever is lower
Maximum Height Accessory Building	12 ft to midpoint of roof, 15 ft to ridge	12 ft to midpoint of roof, 15 ft to ridge	12 ft to midpoint of roof, 15 ft to ridge	12 ft to midpoint of roof, 15 ft to ridge
Drive-through Facilities	No	No	No	No
Outdoor Display	No	No	No	No
Outdoor Storage	No	No	No	No
Trucks and Equipment	Light only, no advertising	Light only, no advertising	Light only, no advertising	Light only, no advertising

(Ord. No. 3579, 8-22-00; Ord. No. 3591, 10-10-00; Ord. No. 3595, 10-24-00, Ord. No. 3640, 12-11-01, Ord. No. 3660, 4-23-02)

(6) **Suburban Residential Floating Zone Suburban Regulations.** The Suburban Regulations for the F-S zone are provided for in Table 29.1202(6) below.

**Table 29.1202(6)  
Suburban Residential Floating Zone Suburban Regulations**

SUBURBAN REGULATIONS	F-S ZONE
Minimum Density Suburban Residential Low Density (FS-RL)	*The minimum average density for one and two-family dwelling units, two-family dwelling units, and single family attached dwelling units in areas zoned FS-RL shall be 3.75 dwelling units per net acre. Net acres shall be determined by subtracting from the gross acreage of a subdivision the land area devoted to the following uses or containing the following characteristics: 1. Public or private right-of-way; 2. Common open space owned by the City of Ames or owned by property owners in common through a Homeowner’s Association or a similar private entity 3. Areas of severe slope where the topography exceeds 10% as determined by the Story County Soil Survey; 4. Areas containing natural resources as identified in the Natural Areas Inventory of the City of Ames dated 1994. 5. Areas reserved as an outlot or by easement to the city for planting as woodland, prairie, wetland or other native plant community. 6. Stormwater detention areas and stormwater retention ponds required by the Ames Municipal Code or as a condition of a permit or other City approval. 7. Areas reserved as an outlot or by easement to the city to protect natural archeological and/or historic features.
Minimum Density Suburban Residential Medium Density (FS-RM)	The minimum density for property developed in the FS-RM zone shall be 10 units per acre.
Lot and Block Design Requirements	Block lengths that exceed 660 feet in length on a block face shall contain a mid-block cut through or cross walk to enable effective pedestrian movement through the block. From one street to another street on the opposite block face.

Open Space Requirement	A minimum of 10% of the gross area shall be devoted to common open space. A minimum of 15% of the gross area shall be devoted to common open space for back-to-back single family attached dwellings. Common open space shall be owned and maintained by the City of Ames or by a Homeowner’s Association or a similar private entity.
Landscape Buffer Requirement	A landscaped buffer of 10 feet in width shall be provided in the setback area of any lot zoned FS-RM where the lot is adjacent to any lot zoned FS-RL. The landscaping shall adhere to the L.3 Standards as provided for in Section 29.403 of the ordinance.
Parking Requirements	Parking shall be provided to meet the requirement as set forth in Section 29.406 of this ordinance.

(Ord. No. 3579, 8-22-00; Ord. No. 3591, 10-10-00; Ord. No. 3640, 12-11-01; Ord. No. 3660, 4-23-02; Ord. No.4021, 1-12-10)

(7) **Site Development Plan Amendments.** All site development plans approved hereunder may only be amended pursuant to the same procedures for approving an F-S Plan as provided herein.

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

**Sec. 29.1203. “F-PRD” PLANNED RESIDENCE DISTRICT**

(1) **Purpose.** The F-PRD is intended to provide for development of a variety of innovative housing types, including: attached and detached dwellings, zero lot line detached housing, clustered housing development, residential condominiums and innovative multiple family housing projects. In all instances, development that occurs in areas zoned F-PRD shall include integrated design, open space, site amenities and landscaping that exceeds the requirements that exist in underlying base zone development standards.

(2) **Planned Residence District Development Principles.** Property developed according to the requirements of this district shall create a development pattern that is more aesthetic in design and sensitive to the natural features of the site and to surrounding uses of land than would customarily result from the application of Base Zone requirements. Innovation and flexibility in the design and development of the property shall create a more efficient and effective utilization of land. Property that is zoned F-PRD shall adhere to the following development principles:

- (a) Provide for innovative and imaginative approaches to residential development that would not occur as a result of the underlying zoning regulations;
- (b) Result in a more efficient, aesthetic, desirable and economic use of land and other resources while maintaining the density of use, as provided for in the Land Use Policy Plan and the underlying base zone regulations;
- (c) Promote innovative housing development that emphasizes efficient and affordable Home ownership and rental occupancy;
- (d) Provide for flexibility in the design, height and placement of buildings that are compatible with and integrate with existing developed neighborhoods and the natural environment;
- (e) Promote aesthetic building architecture, significant availability of open space, well designed and landscaped off-street parking facilities that meet or exceeds the underlying zone development standards, more recreation facilities than would result with conventional development, and pedestrian and vehicular linkages within and adjacent to the property;
- (f) Provide for the preservation of identified natural, geologic, historic and cultural resources, drainage ways, floodplains, water bodies and other unique site features through the careful placement of buildings and site improvements; and
- (g) Provide for a development design that can be more efficiently served by existing and proposed infrastructure, including: street, water, sewer, and storm water infrastructure, than would be otherwise required as a result of conventional development.

(3) **Establishment.** The F-PRD zone is hereby established and applies to all lands that are rezoned to F-PRD on the zoning Map through a Zoning Map Amendment as described in Section 29.1506 provided the City Council makes the following findings:

- (a) The designation is consistent with the Land Use Policy Plan;
- (b) The development complies with all requirement of Article 29.1203 as stated herein;
- (c) The existing infrastructure system to be utilized by the land proposed to be zoned F-PRD has the capacity to support the development contemplated;

(d) The designation and contemplated development of the land proposed to be zoned F-PRD has been selected by the property owner as an alternative to the F-VR or the F-S zoning designation.

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

(4) **Planned Residence District (F-PRD) Floating Zone Permitted Uses.** The uses permitted in the F-PRD are set forth in table 29.1203(4) below.

**Table 29.1203(4)  
Planned Residence District (F-PRD) Floating Zone Uses**

Permitted Principle Uses	Permitted Accessory Uses
Single Family House Two-Family House Apartment Building Townhouse	Recreational facilities for the residents of the PRD Accessory uses of the Household Living category provided for in Table 29.500 of this ordinance Garages Open space uses Home occupations subject to the standards of Section 29.1304 of this ordinance Home Day Care subject to the standards of Section 29.1304 Office and Trade use where the property owner can demonstrate through a written Market Study that the Office and Trade use can be supported by the residents of the Planned Residence District Project Rental services offices not to exceed 5,000 square feet

*(Ord. No. 3858, 11-08-06)*

(5) **Planned Residence District (F-PRD) Floating Zone Supplemental Development Standards.**

Property that is zoned F-PRD shall be developed in accordance with the Zone Supplemental Development Standards listed in Table 29.1203(5) below.

**Table 29.1203(5)  
Planned Residence District Floating Zone  
Supplemental Development Standards**

SUPPLEMENTAL DEVELOPMENT STANDARDS	F-PRD ZONE
Area Requirement	A minimum of two (2) acres shall be required for all areas developed as F-PRD
Density	Densities of developments shall be as provided for residential base zones as follows: 1. Low-Density Residential (RL) - no more than seven and twenty-six hundredths (7.26) dwelling units per net acre. 2. Urban Core Residential Medium Density (UCRM) - no more than seven and twenty-six hundredths (7.26) dwelling units per net acre. 3. Residential Medium Density (RM) - at least seven and twenty-six hundredths (7.26) but no more than twenty-two and thirty-one hundredths (22.31) dwelling units per net acre 4. Residential High Density (RH) - at least eleven and two tenths (11.2) dwelling units per net acre but no more than thirty-eight and fifty-six hundredths (38.56) dwelling units per acre.  Where a development encompasses more than one residential base zone, each area of the PRD development shall comply with the density requirements that are set by the base zone that the area is in. Density transfer from an area of a PRD zoned for higher density to an area of the same PRD zoned for lower density shall not be permitted.
Height Limitations	Structures proposed to be developed in areas zoned PRD shall be compatible with the predominant height of structures in adjacent neighborhoods. There is no absolute height limitation in the PRD district.

Minimum Yard and Setback Requirements	There are no specified yard and setback requirements in areas zoned PRD, except that structures constructed adjacent to public right-of-way and adjacent to the exterior boundary of an area zoned PRD shall comply with the setback standards in the underlying base zone regulations unless there are physical features on the site that would justify a different setback than provided for in the base zone.
Parking Requirements	Parking for uses permitted in areas zoned PRD shall comply to the parking standards set forth in Section 29.406 of this ordinance
Open Space Design Requirements	Open space shall be designed as a significant and integrated feature of the entire area to be developed as a PRD project. Open space may include such features as: Larger recreation areas for all residents of the PRD project. Mini-parks for selected residents of a PRD project. Pedestrian open space systems. Environmental features, drainage ways, flood prone areas and other areas of geologic, cultural or historic significance.
Open Space Area Requirement	The area devoted to open space in a PRD project shall meet the landscape and open space requirements as set forth in the base zone standards. Those standards are: Residential Low Density - 40% open space. Residential Medium Density - 40% open space. Residential High Density - 35% open space
Open Space Improvements and Amenities	Open Space and amenity features in areas zoned PRD shall include such features as: Pathway systems Club houses and meeting room facilities Playground facilities Swimming pool improvements Tennis courts Volleyball improvements Picnic shelters Other similar amenities
Maintenance of Open Space and Site Amenities	Open space and site amenities for areas developed as a PRD project shall be the ownership and maintenance responsibilities of a Homeowner's Association.
Street/Infrastructure Improvements	Street improvements, water sanitary sewer, storm sewer improvements, and electric facilities shall be installed in compliance with the subdivision regulations of the City and shall meet the construction specifications of the City."

*(Ord. No. 3591, 10-10-00, Ord. No. 3652, 3-26-02; Ord. No. 3771, 07-13-2004)*

(6) **Effects and Limitations of Approval.** When a Site Development Plan Major is approved and property has been rezoned to F-PRD, the contents of the plan, the location, design, height, and use of all buildings and structures, and any other requirements related to the buildings or the use, plus any other site improvements, shall constitute the development regulations for the use and development of the property. Construction of buildings, or the use of the property in any way that constitutes a major change from the approved Site Development Plan Major, shall constitute a violation of the Zoning Ordinance and shall be enforceable as provided for in Article 16 of this ordinance.

(7) **Effective Period of Approval and Time Extensions.**

(a) **Period of Approval.** The approval of any Site Development Plan Major under this Section shall be effective for a period of one (1) year from the date at which the rezoning decision of the City Council is finalized and published in a newspaper of general circulation. The approval of the Site Development Plan Major shall become null and void as a result of any of the following circumstances:

(i) Failure to obtain Building Permits for the commencement of construction within the one year period of approval;

(ii) Failure to commence construction within 18 months of approval of the Site Development Plan Major. For the purpose of this provision construction shall be defined as including site excavation and excavation for and installation of footings and foundations for structures approved for construction.

(b) **Time Extension.** The owner of property who has obtained an approval of a Site Development Plan Major under this article may petition the City Council for an extension of time to the effective period of approval as long as the following conditions are met:

(i) The request for a time extension is submitted and acted upon by the City Council within the one year period of approval;

(ii) The request for a time extension is accompanied by a written explanation describing events or circumstances that have prevented the commencement of construction and the events or circumstances shall be beyond the control of the property owner.

(8) **Progress on Phased Development.** Where the approval of a Site Development Plan Major has included the approval of a Phasing Plan for a “F-PRD” project, the progress for developing the “F-PRD” project shall occur according to approved phasing plan. No variation of the development progress from the approved Phasing Plan shall occur without the City Council approval of a revision to the Phasing Plan. Failure to obtain approval of a revision to the Phasing Plan shall nullify the approval of the entire Site Development Plan Major. No further construction of any kind shall be permitted without subsequent approval of the Site Development Plan Major in accordance with Section 29.1203(6) of this article.

(9) **Minor Changes.** Minor changes to the approved Site Development Plan Major may occur after staff of the Department of Planning and Housing has determined that the proposed changes are minor in nature, and revised plans have been provided to the Department for purposes of keeping the Site Development Plan Major current. Minor changes are defined as changes that:

- (a) Do not constitute a change in the land use of the project; or the overall layout and design;
- (b) Do not increase the density or intensity of use, and the number of buildings or a change in dwelling unit types;
- (c) Does not change the overall landscape design of the F-PRD project; or
- (d) Change the height or placement of buildings, or other major site features.