

**ORDINANCE NO. 4594**

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW SECTION 29.1115, AND AMENDING SECTION 29.1100(2)(m), TABLE 29.1204(5), AND SECTION 29.1502(7)(c)(xi), THEREOF, FOR THE PURPOSE OF ESTABLISHING OVERLAY ZONE (O-WUPED) WEST UNIVERSITY PEDESTRIAN ENHANCEMENT DISTRICT REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.**

**BE IT ENACTED**, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by enacting a new Section 29.1115, and amending Section 29.1100(2)(m), Table 29.1204(5), and Section 29.1502(7)(c)(xi), as follows:

“Sec. 29.1100. OVERLAY ZONES.

(1) Purpose. Each of these Overlay Zones is intended to supplement one or more established Base Zones, in order to conserve the single-family residential character of certain areas of the City; preserve the historical resources of the City; protect the environment; establish distinctive entries to the City; reflect the unique development and parking needs of areas impacted by proximity to Iowa State University; encourage context-sensitive infill development; and establish Lincoln Way as a multi-modal transportation corridor while allowing for a mixed commercial/residential use type.

(2) Establishment. The Overlay Zones established by this Ordinance are:

...

(m) “O-WUPED” West University Pedestrian Enhancement District

...

Sec. 29.1115. “O-WUPED” West University Pedestrian Enhancement District

(1) Purpose. The intent of O-WUPED is to implement the Comprehensive Plan Residential Neighborhood 4 (RN-4) (Walkable Urban) Land Use Designation by encouraging new multi-family or mixed-use development with an enhanced relationship between buildings, the pedestrian environment, and the character of the area as a distinct place.

- (2) Establishment. O-WUPED applies to all lands that have a base zoning district of Residential High Density (RH) and are zoned O-WUPED on the Zoning Map. O-WUPED replaces the O-UIW West University Impacted District upon approval. A Zoning Map Amendment may be approved provided the City Council makes the following findings:
  - a. The designation is consistent with the Comprehensive Plan and has a future land use designation of RN-4 or, subject to review of commercial opportunities as mixed use, is within the Neighborhood Commercial Mixed Use sub-designation of RN-4.
  - b. The property has a residential zoning of RH or is concurrently proposed to be changed to RH.
  - c. The property is located along and/or between Sheldon Avenue or Hyland Avenues, north of Lincoln Way and south of Oakland.
  - d. The proposed development is a new construction apartment dwelling or mixed-use development. O-WUPED shall not apply to development that involves conversions of or additions to existing structures or to single- and two-family dwellings.
  - e. The existing and proposed infrastructure for the development is sufficient in design and capacity to support the project with water, sanitary sewer, storm drainage, streets and other transportation related facilities including pedestrian facilities.
  - f. A Major Site Development Plan (MSDP), consistent with Sec. 29.1502, is submitted concurrently with the petition for rezoning. The MSDP must demonstrate consistency with all requirements and standards of the Overlay.
- (3) Permitted Uses. The RH base zoning establishes permitted uses.
- (4) Site Development Plan. No use, buildings, or site improvements may be changed or constructed without receiving approval of a MSDP per 29.1502.
- (5) Distinction Between Design Standards, Design Principles, and Supplemental Development Standards.
  - a. Design Standards are established as mandatory requirements to ensure the purpose of the Overlay is met in addition to conformance to other development standards of the City.
  - b. The Design Principles are intended to guide the design components of the site and buildings and act as a framework to consider the project's consistency with the Overlay's purpose.
  - c. Supplemental Development Standards provide flexibility regarding Zoning District and General Standards. In some instances, development may be required to exceed the

minimum standards and principles as part of the MSDP review to ensure the purpose of the Overlay is met.

(6) Design Standards. The following design standards are the minimum requirements necessary for a project to be developed under the O-WUPED.

a. Architectural Standards.

i. Height. The maximum height of the principal building(s) shall be limited to 45 feet.

ii. Materials. Clay brick shall be used as the primary building material with a minimum 60% coverage of each street facing facade. Measurement of the exterior surface does not include transparent windows, doors, and their trim. Garage doors are not exempt from the calculation.

iii. Accent Features. The building design shall include architectural details to create visual interest and design diversity such as brick soldier course, corbel, cornice, parapets, lintels, projecting window bays, inset windows, and variable roof lines.

iv. Windows and Doors.

(a) Street facing façades shall be subdivided and proportioned by openings, such as windows or doors, along no less than forty (40) percent of the length of the façade. For windows to be included in this calculation, they must be transparent.

(b) Ground Floor Glazing. When a building includes ground floor commercial area, storefront glazing providing transparency into the commercial area is required.

v. Entrances.

(a) One main pedestrian entrance per primary façade shall be recessed or framed by a sheltering element such as an overhang, arcade or portico providing at least six feet of width and four feet of depth that is architecturally integrated into the overall design. For walk up units, alternative measures of stoops, doors with sidelights, or other types of accented entry features may be approved.

(b) All other pedestrian entrances shall be otherwise provided with a sheltering and defining element.

- b. Site Design Standards.
  - i. Principal buildings shall be oriented towards the street and built at a maximum front setback of 25 feet.
  - ii. Pedestrian Entrances and Sidewalks.
    - (a) Each street facing façade shall include at least one functional pedestrian entrance for access to the building that includes a sidewalk that leads directly to the abutting street. The entrance should lead directly to a lobby or corridor providing access to internal units.
  - iii. Parking Areas. No parking shall be permitted in the front yard, consistent with Article 4 of Chapter 29. Detached garages shall be rear or side loaded. Parking garages, podiums, or decks shall include screening of vehicles.
  - iv. Driveways. Shared access is encouraged to minimize curb cuts and maintain consistent street frontage with minimal interruptions by driveways.
  - v. Site materials. No rocks, brick fragments or other hard, loose material over ¾-inch in size shall be used.

(7) Design Principles. The following design principles shall be guidelines relied upon when considering the site and architectural design components of a project.

- a. Building orientation shall emphasize a front to a building, especially along Hyland Avenue, with an identifiable main building entrance.
- b. Buildings three-stories or greater in height or requesting reduced setbacks should minimize overall massing with relief in the building plane through recessed façade(s) of at least 30 inches, variable roofs forms, pitched roofs parallel to the primary façade, and other architectural treatments.
- c. Architectural design and placement of buildings should contribute to the character of the area and pedestrian environment. This would include, but not limited to, locating high activity areas and entrances at the front of the site, allowing for ground floor commercial spaces, locating residential units on the ground level of the primary façade when there is no commercial, and locating parking access to the side or rear of the building to avoid having parking define the ground level of the building.

any other standards of the Zoning Ordinance, they shall apply as the more specific standard:

...

**Table 29.1204(5)**  
**West University Pedestrian Enhancement District**  
**Supplemental Development Standards**

<b>SUPPLEMENTAL DEVELOPMENT STANDARDS</b>	<b>O-WUPED</b>
Maximum Density	83 bedrooms/acre. There is no maximum of dwelling units per acre.
Minimum Principal Building Setbacks Front Lot Line	15 feet for buildings with first floor residential units facing the street.
Parking Requirements One and Two Bedroom Dwelling Units Three Bedroom Dwelling Units Four Bedroom Dwelling Units Five Bedroom Dwelling Units  Mixed Uses	1 space/DU 2.5 spaces/ DU 3.0 spaces/DU 4.0 spaces/DU  Residential parking spaces provided may be credited towards required parking for commercial uses as part of the MSDP approval.
Driveways	A driveway size reduction to a minimum of 20 feet may be granted to enhance the pedestrian environment at the sidewalk.

**ARTICLE 15**  
**PROCEDURES**

Sec. 29.1502. SITE DEVELOPMENT PLAN REVIEW.

(7) Alternative Design Review.

(a) Any Numeric Zoning Development Standard or General Design Standard regulations identified in this Section may be adjusted up to

20% by approval of the Planning Director if the following criteria are met:

...  
(c) Eligible Zoning Districts and Development Standards:

(xi) West University Pedestrian Enhancement District (O-WUPED)

..."

Section Two. All ordinances, or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict, if any.

Section Three. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Passed this 28 day of April, 2026.

Taylor Swanson  
Deputy City Clerk

John A. Haila  
John A. Haila, Mayor

First Reading: 3.24.2026

Second Reading: 4.14.2026

Third Reading: 4.28.2026

Passed on: 4.28.2026

I, Renee Hall, City Clerk of the City of Ames, Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. 4594, passed by the City Council of said City at the meeting held on April 28, 2026 and signed by the Mayor on April 28, 2026, and published in the Ames Tribune on May 2, 2026.

Renee Hall  
Renee Hall, City Clerk