

ORDINANCE NO. 4579

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING SECTION 29.402(4), AND TABLE 29.1003(3) FOR THE PURPOSE OF AMENDING SETBACKS AND DEVELOPMENT STANDARDS FOR THE SOUTH LINCOLN SUB AREA MIXED-USE ("S-SMD") 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 amending Section 29.402(4) and Table 29.1003(3) as follows:

"Sec. 29.402. SETBACKS.

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(4) **Through Lots and Corner Lots.** On through lots, and corner lots with two or more abutting streets, except lots within the RL, RM, and UCRM Zoning Districts, and in S-SMD for single- and two-family dwellings, the required front setback shall be provided on all streets.

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

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

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

Development Standards	S-SMD Zone

<u>Side Lot Lines for Corner Lots for Single- and Two-Family Dwellings</u>	<u>15 ft. for side lot line abutting public right-of-way on a corner lot.</u>

Development Standards	S-SMD Zone

<u>Width (Excepting Single- and Two-Family Dwellings)</u>	<p>Width of a primary façade shall be no greater than 40 ft. Width of the secondary façade(s) closest to the street shall be no greater than 40 ft. Recessed façades must be set back at least 8 feet from the primary or secondary façade. A second primary façade or secondary façade is permitted but must be separated from other primary or secondary façades along that building face by a recessed facade of at least 24 ft. in length.</p>
<u>Width for Single- and Two-Family Dwellings</u>	<p><u>Width of a primary façade shall be no greater than 48 ft. Width of a secondary façade(s) closest to the street shall be no greater than 48 ft. Recessed facades must be set back at least 4 feet from the primary or secondary façade. A second primary façade or secondary façade is permitted but must be separated from other primary or secondary facades along that building face by a recessed façade of at least 24 ft. in length.</u></p>

<u>Roofs (Excepting Single- and Two-Family Dwellings)</u>	<p>All buildings shall have gable roofs, with a minimum roof pitch of 6:12 rise to run.</p> <p>All buildings shall have roofs with at least one or more gable end sections, or at least two or more dormers, facing a street.</p>

Development Standards	S-SMD Zone
<u>Roofs for Single- and Two-Family Dwellings)</u>	<u>All buildings shall have gable roofs, with a minimum roof pitch of 6:12 rise to run.</u> <u>All buildings shall have roofs with at least one or more gable end sections, or at least two or more dormers, for the primary façade facing a street.</u> <u>Secondary facades are not required to meet this standard.</u>

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 16 day of December, 2025.

Taylor Swanson
Deputy Clerk

John A. Haila
John A. Haila, Mayor

First Reading: November 25, 2025

Second Reading: December 9, 2025

Third Reading: December 16, 2025

Passed on: December 16, 2025

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. 4579, passed by the City Council of said City at the meeting held on December 16, 2025 and signed by the Mayor on December 16, 2025, and published in the Ames Tribune on December 20, 2025.

Renee Hall
Renee Hall, City Clerk