

ARTICLE 10 SPECIAL PURPOSE DISTRICTS

Sec. 29.1000. SPECIAL PURPOSE DISTRICTS.

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

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

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

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

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

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

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

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

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

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

DEVELOPMENT STANDARDS	REQUIREMENT
Minimum Lot Area	6,000 sq. ft
Minimum Principal Building Setback: Front Lot Line Side Lot Line Rear Lot Line Corner Lots	25 ft. 8 ft. for 2 stories; 10 ft. for 3 stories 12 ft. for 4 stories 2 additional feet for each additional foot -except- 0 ft. for common lot lines of S-HM zoned parcels on the west side of Duff Avenue. 20 ft. Provide 2 front yards and 2 side yards
Minimum Frontage:	35 ft @ street line; 50 ft @ building line
Maximum Building Coverage	65%
Maximum Site Coverage (includes all buildings, paving and sidewalks on lot)	75%
Minimum Landscaped Area	25%
Maximum Height Principal Building	Whichever is lower: 6 stories or Where adjacent properties are not zoned residential, 80 ft. at building setback with 10 feet additional height allowed for every additional 30 ft. from setback line not adjacent to residentially zoned property to a maximum of 100 ft. Where adjacent properties are zoned residential, 50 ft. at building setback with 10 ft. additional height allowed for every additional 30 ft. from setback line adjacent to residentially zoned property to a maximum of 100 ft.
Minimum Height Principal Building	20 ft or 2 stories, whichever is greater (if any nonconforming structure is enlarged to the extent of 50% or more in floor area, whether through a single or cumulative expansions, such addition shall conform to this requirement)
Parking Between Buildings and Streets	Yes
Drive-Through Facilities	No
Outdoor Display	Yes
Outdoor Storage	No
Trucks and Equipment	Yes

(Ord. No. 3595, 10-24-00; Ord. No. 3911, 04-24-07; Ord. 4075, 07-12-11; Ord. 4235, 11-24-2015)

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

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

(a) Where the boundary of the S-HM District is marked by a street, a buffer area not less than 15 feet in width shall be maintained abutting the S-HM side of the street right-of-way. No structures shall be permitted in said buffer area except for a high screen or high wall that conforms to the requirements of Section 29.403. The buffer area shall be landscaped in accordance with the planting standards set forth in Section 29.403 for commercial front yards with an emphasis on screening.

(b) Where the boundary of the S-HM District is marked by a lot line, a buffer area not less than 8 feet in width shall be maintained abutting the S-HM side of the lot line. There shall be constructed and maintained in said buffer area, for its entire length, a high screen or high wall that conforms to the requirements of Section 29.403.

(Ord. No. 4312, 6-27-17)

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

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

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

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

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

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

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

Use Category	Status	Approval Required	Approval Authority
RESIDENTIAL USES			
Group Living	Y	SDP Minor	Staff
Transitional Living Facility	Y, No transitional Living Facility for former offenders may be closer than 500 ft. from another such facility or to a Family Home	SDP Minor	Staff
Supervised Transitional Homes	Y, subject to Section 29.1314	ZP	Staff
Household Living			
Single-Family Dwelling	Y	ZP	ZEO
Two-Family Dwelling	Y	ZP	ZEO
Single-Family Attached Dwelling	Y	SDP Minor	Staff
Apartment Dwelling (18 units or less)	Y	SDP Minor	Staff
Apartment Dwelling (18 units or more)	Y, if pre-existing	SDP Minor	Staff
Family Home	Y	ZP	ZEO
Dwelling House	Y	ZP	ZEO
Household Living Accessory Uses			
Home Occupation	Y	--	--

Use Category	Status	Approval Required	Approval Authority
Home Share	Y	ZP	ZEO
Hosted Home Share	Y	ZP	ZEO
Short-Term Lodging			
Bed & Breakfast Establishment	Y, subject to Section 29.1302	SP	ZBA
Vacation Lodging	Y	ZP	ZEO
OFFICE USES	Y	SDP Minor	Staff
TRADE USES			
Retail Sales and Service - General	Y, however, no more than 15,000 sf total commercial use per lot	SDP Minor	Staff
Retail Trade - Automotive Uses, etc.	N	----	----
Entertainment, Restaurant and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	N	----	----
INDUSTRIAL USES			
INSITUTIONAL USES			
Colleges and Universities	N	----	----
Community Facilities	Y	SDP Minor	Staff
Child Day Care Facilities	Y	HO or SP (depending on size)	Staff or ZBA
Funeral Facilities	Y	SDP Minor	Staff
Social Service Providers	Y	SDP Minor	Staff
Medical Centers	N	----	----
Religious Institutions	Y	SP	ZBA
Schools	Y	SDP Minor	Staff
TRANSPORTATION, COMMUNICATION & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Essential Public Services	Y	SP	ZBA
Parks and Open Areas	Y	SDP Minor	Staff
Radio & TV Broadcast Facilities	N	----	----
Personal Wireless Communication Facilities	Y	SP	ZBA
Commercial Parking	Y, only as an accessory use for remote parking for residential uses pursuant to Section 29.406(18)	SDP	Minor

Y = Yes, permitted as indicated by required approval

N = No, prohibited

SP = Special Use Permit required. See Section 29.1503

ZP = Building/Zoning Permit required. See Section 29.1501

SDP Minor = Site Development Plan Minor. See Section 29.1502(3)

SDP Major = Site Development Plan Major. See Section 29.1502(4)

HO = Home Occupation

ZBA = Zoning Board of Adjustment

ZEO = Zoning Enforcement Officer

(Ord. No. 3739, 10-14-03; Ord. No. 4286, 1-10-17; Ord. No. 4398, 11-12-19; Ord. No. 4427, 12-22-20; Ord. No. 4488, 02-14-23)

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

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

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

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

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

Development Standards	S-SMD Zone
Width for Single- and Two-Family Dwellings	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.
Porches	If the width of the primary facade or the secondary facade closest to the street, is greater than 20 feet and two or more stories in height, it must have a porch, or alternatively a similar one-story, but enclosed, building element, of at least 8 ft. in width projecting at least 6 ft. from the facade.
Roofs (Excepting Single- and Two-Family Dwellings)	All buildings shall have gable roofs, with a minimum roof pitch of 6:12 rise to run. All buildings shall have roofs with at least one or more gable end sections, or at least two or more dormers, facing a street.
Roofs for Single- and Two-Family Dwellings)	All buildings shall have gable roofs, with a minimum roof pitch of 6:12 rise to run. All buildings shall have roofs with at least one or more gable end sections, or at least two or more dormers, for the primary façade facing a street. Secondary facades are not required to meet this standard.
Pedestrian Entrance	There shall be at least one pedestrian entrance facing the street.
Building Materials	The appearance of primary exterior siding shall be horizontally oriented overlap siding with 4 inches to 6 inches exposed between laps. Brick, stone, concrete block, other masonry or EIFS shall only be used as an exterior building material in combination with other exterior siding materials. The primary roof material shall be shingles.
Permitted Signage	
Wall Signs	Affixed to the outside of a building which contains the business

Development Standards	S-SMD Zone
Monument Signs	Located on the lot on which the business is located
Number	
Wall Signs	1 wall sign per street frontage
Monument Sign	1 per lot
Size	
Wall Signs	16 sq. ft., except that a wall sign may be up to 32 sq. ft. in size if it is affixed to a building on a lot which abuts an arterial street, and the wall sign faces the arterial street.
Monument Signs	16 sq. ft., except that a monument sign may be up to 32 sq. ft. in size if the lot on which it is located abuts an arterial street, and the monument sign faces the arterial street.
Monument Sign Height	The maximum height of a monument sign is 8 ft., including the sign base; that is, the top of a monument sign shall be no more than eight feet above the grade of the site on which it is located.
Lighting	The lighting of both wall signs and monument signs shall be projected downward, regardless of whether the lighting source is internal or external. If the sign faces an abutting residentially zoned lot, or a residentially zoned lot that is separated from the site of the illuminated sign by only one street, the face of the illuminated sign shall have a dark background.

(Ord. No. 3801, 09-20-04; Ord. No. 4312, 6-27-17; Ord. No. 4579, 12-16-25)

Sec. 29.1004. "DGC" DOWNTOWN GATEWAY COMMERCIAL

The Downtown Gateway Commercial Zoning District (DGC) is established to implement the vision and objectives of the Lincoln Way Corridor Plan and more specifically for the Downtown Gateway Focus Area.

The City of Ames finds that implementation of the DGC will facilitate redevelopment of the area consistent with the objectives of the Lincoln Way Corridor Plan and create new commercial retail, entertainment, and office uses that are a compliment to the Downtown area north of the Gateway Area. The Gateway Area is a commercial redevelopment area intended to promote an enhanced streetscape, commercial uses complimentary to the broader Downtown area with retail, entertainment, and employment, and in some situations the addition of mixed-use residential development.

It is the purpose of the provisions of this Zoning District to promote public health, safety, and general welfare and define development procedures for obtaining the objectives of the Lincoln Corridor Plan with redevelopment of property within the District.

(1) **Development Process.** Development or redevelopment of site is required to conform to this Chapter and the procedures of Article XV. The approval process within the District has been modified to address

site size and the types of uses permitted on each site. A Building Design Conformity finding is required with all Site Development Plans, in addition to the criteria of 29.1502.

Major Site Development Plan review is required for mixed-use development. Mixed-use residential development requires a Major Site Development Plan to ensure the primary purpose of commercial development is accomplished in conjunction with the addition of housing. The Major Site Development Plan grants additionally flexibility for the configuration of a site and for the arrangement of uses. No Major Site Development Plan for Mixed-use development shall be approved that does not specify appropriate commercial tenant space sizes, orientation, and total square footage in a project. An appropriate mix of commercial and residential development will be evaluated on case-by-case basis to ensure a mixed-use project fulfills the redevelopment goals of the Lincoln Way Corridor Plan for commercial first redevelopment that incorporates community commercial uses and uses that are complimentary to Downtown.

(a) **Standard Site**

A standard site is defined as any site that that is less than one acre in net lot area or as a site that exceeds one acre in net lot area that does not include Household Living Mixed Use. A standard site may be developed or redeveloped consistent with the zone development standards. A standard site review process consists of approval of a Zoning/Building Permit, Minor Site Development Plan or Special Use Permit, as applicable to the principle use and scope of the development or redevelopment project. A standard site may be approved for a plat of survey or subdivision consistent with the standard lot zone development standards.

(b) **Redevelopment Intensification Site**

A Redevelopment Intensification Site is an optional designation requested by a property owner for a site that meets either of the following two thresholds:

- (i) 100 feet of Kellogg Avenue street frontage, or
- (ii) A minimum net lot area of one (1) acre and 100 feet of street frontage.

A Redevelopment Intensification Site designation allows for approval of Household Living Mixed Use development in addition to the other allowed uses of the zoning district. A Redevelopment Intensification Site is subject to a Major Site Development Plan approval and allowing for additional design flexibility.

(Ord. No. 4355, 6-26-18)

(2) **Use Regulations.** The uses permitted in this District are set forth in Table 29.1004(2) below.

**Table 29.1004(2)
Downtown Gateway Commercial Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	Y, if pre-existing	SP	ZBA
Household Living, Mixed Use Development	Y, on sites greater than one acre in combination with non-residential use. Dwelling units shall be configured as studio, one-, or two-bedroom dwelling units for a minimum of 75% of the total dwelling units within a building. No more than 10% of the total units may be four-bedroom units. No dwelling unit shall consist of five bedrooms or more within any building.	SDP MAJOR	CITY COUNCIL
Household Living Accessory Uses			
Home Occupation	Y	--	--
Home Share	Y	ZP	ZEO
Hosted Home Share	Y	ZP	ZEO

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
Short-Term Lodging (stand alone or mixed use)	Y, except Bed & Breakfast Establishment	SDP MAJOR	STAFF
Vacation Lodging	Y	ZP	ZEO
OFFICE USES	Y	SDP MINOR	STAFF
TRADE USES			
Drive-Through Facility, trade use	Y*(separation standards)	SDP Major	CITY COUNCIL
Retail Sales and Services - General	Y	SDP MINOR	STAFF
Retail Trade - Automotive, etc.	Y, if pre-existing	ZP	STAFF
Entertainment, Restaurant and Recreation Trade	Y	SDP MINOR	STAFF
Catering Establishments	N	--	--
Lodge or Social Club	N	--	--
MISCELLANEOUS USES			
Wholesale Trade	Y, if pre-existing	ZP	STAFF
Commercial Outdoor Recreation	N	--	--
INDUSTRIAL USES			
Child Day Care Facilities	Y	SP	ZBA
Industrial Services	N	ZP	STAFF
Detention Facilities	Y, if pre-existing	ZP	STAFF
Small Production Facility	Y standalone, if Mixed Use	SP/SDP MAJOR	ZBA/ CITY COUNCIL
Major Event Entertainment	Development SDP Major	SP	ZBA
Warehouse, Mini storage	Y, if pre-existing	SP	ZBA
Vehicle Service Facilities	N	--	--
INSTITUTIONAL USES			
Vehicle Service Station	Y, if pre-existing	ZP	STAFF
Colleges and Universities	N	--	--
Vehicle Repair Facility	Y, if pre-existing	ZP	STAFF
Community Facilities	Y	SDP MINOR	STAFF
Social Service and Business	N, SUBJECT TO ARTICLE XIII	SDP MINOR	STAFF
Medical Centers	N	--	--
Sports Practice Facility	N	--	--
Parks and Open Areas	Y	SDP MINOR	STAFF
Religious Institutions	N	--	--
Schools	N	--	--
Funeral Homes	Y	SP	ZBA
TRANSPORTATION, COMMUNICATIONS AND UTILITY USES			
Passenger Terminals	N	--	--
Basic Utilities	Y	SDP MAJOR	CITY COUNCIL
Commercial Parking	Y	SDP MINOR	STAFF
Radio and TV Broadcast Facilities	Y	SP	ZBA
Rail Line and Utility Corridors	Y	SP	ZBA
Railroad Yards	N	--	--

- 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. 4355, 6-26-18; Ord. No. 4398, 11-12-19; Ord. No. 4427, 12-22-20; Ord. No. 4488, 02-14-23)

(3) **Zone Development Standards.** The zone development standards of the District are set forth in Table 29.1004(3) below. Developments must also meet other generally applicable standards of this chapter.

DEVELOPMENT STANDARDS	Downtown Gateway Commercial Zone
Standard Site, Minimum Lot Area	0.25 net acres
Standard Site, Minimum Lot Frontage	50 feet
Redevelopment Intensification Site Area	None Kellogg Avenue/ All other sites minimum of one (1.0) net acre
Redevelopment Intensification Site, Minimum Street Frontage along at least one of the following streets: Lincoln Way, Clark Avenue, Kellogg Avenue, South Kellogg Avenue, Duff Avenue.	100 feet
Building Design	Building design and material standards described below.
Minimum Street Building Setbacks*: Lincoln Way Kellogg/ S Kellogg Clark/Walnut Sherman Gilchrist Washington Duff Commerce and Market Grand Avenue	15 feet ground floor/10 feet other floors 5 feet 5 feet 10 feet 10 feet 10 feet 15 feet ground floor/10 feet other floors 5 feet 10 feet *Properties on Kellogg and corner properties along Lincoln Way may have reduced setbacks approved with design review of a Major Site Development Plan when buildings include high levels of quality materials, architectural interest, glazing, and a pedestrian oriented design. Redevelopment intensification sites may be approved with reduced setbacks from any street.
Minimum Side and Rear Setbacks	No minimum setbacks required except for utility service separation and access requirements, typically 10 feet or less along a rear property line.
Maximum Building Coverage	No maximum
Minimum Landscaped Area Percentage	No minimum, determined through Site Development Plan review.
Maximum Building Height	10 Stories/Redevelopment Intensification Site no limit
Minimum Building Height	Kellogg Avenue- two (2) stories No minimum other streets
Parking Allowed Between Buildings and Streets	No, Except Grand, Gilchrist, Commerce, and Market
Drive-Through Facilities	Maximum of one facility per Lincoln Way Block Face, regardless of access to Lincoln Way. No Drive-Through Facilities are permitted for any property with frontage along Kellogg Avenue or S Kellogg Avenue.
Outdoor Display Permitted	Yes. See Section 29.405
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	No

Table 29.1004(3)

Downtown Gateway Commercial Development Standards

(4) **Parking Standards.** Parking shall be provided in accordance with this Chapter, notwithstanding the modified parking requirements of this zoning district. Uses not listed below are subject to standard parking requirements of Article IV of this Chapter. Development along Kellogg Avenue has reduced commercial parking requirements compared to other areas of the District in recognition of the Kellogg Avenue proximity to public parking and the pedestrian oriented design requirements for the block.

Table 29.1004(4)-1

Downtown Gateway Commercial Parking Standards General

Household Living-Apartments	
1 Bedroom Dwelling Unit (DU)	0.8 spaces/DU
2 Bedroom Dwelling Unit	1 space/DU
3 Bedroom Dwelling Unit	2.5 spaces/DU
4 Bedroom Dwelling Unit	3.0 spaces/DU
Short Term Lodging	1 space per room/1 space per 2 employees largest shift/accessory uses for meeting areas at 5 spaces /1000 sq. ft.
General Office	3 spaces /1000 sq. ft.
Medical Office	6 spaces /1000 sq. ft.
Retail and Service-Standalone or Existing	3 spaces/1000 sq. ft.
Restaurant and Fast Food-Standalone or Existing	9 spaces /1000 sq. ft. (gross floor area)
Restaurant or Bar uses with Retail and Service Uses -Redevelopment Intensification Site	5 spaces /1000 sq. ft.
Recreation Use- Redevelopment Intensification Site	Determined by Major Site Development Plan Review

Table 29.1004(4)-2

Downtown Gateway Commercial Parking Standards Kellogg Avenue

Household Living-Apartments	
1 Bedroom Dwelling Unit (DU)	0.8 spaces/DU
2 Bedroom Dwelling Unit	1 space/DU
3 Bedroom Dwelling Unit	2.5 spaces/DU
4 Bedroom Dwelling Unit	3.0 spaces/DU
Short Term Lodging	1 space per room/1 space per 2 employees largest shift/accessory uses for meeting areas at 5 spaces /1000 sq. ft.
General Office	None Required
Medical Office	None required for less than 3,000 square feet, 6 spaces /1000 sq. ft. for total square feet of use if exceeds 3,000 square feet within a building
Retail and Service	None Required
Restaurant, Fast Food, or Bar	None Required
Recreation Use- Redevelopment Intensification Site	Determined by Major Site Development Plan Review

Development within the District may seek approval of a parking reduction. Parking reductions are subject to City Council approval with a Major Site Development Plan. Parking requirements may be modified as part of the Major Site Development Plan review process to either reduce parking requirements by twenty percent or to apply a five (5) parking spaces per 1,000 square feet of gross floor area for all Trade Uses. Parking reductions of up to 25% of the required parking may be approved for a site with shared parking or collective parking allowances for use by other adjacent commercial properties that are also approved for collective parking. Residential parking spaces may be approved as part of a shared or collective parking plan for commercial uses when there is at a minimum one parking space available per dwelling unit. City Council may approve use of remote parking or public parking, including credit for on-street parking, for non-residential uses through the Major Site Development Plan review process.

Parking Decks are subject to Article IV standards with the exception of parking setbacks requirements for decks proposed along Gilchrist, Commerce, and Market. City Council may approve additional setback exceptions through the Major Site Development Plan review.

**Table 29.1004(4)-3
Downtown Gateway Commercial Bicycle Parking**

Bicycle Parking	
Non-Residential	Provide a minimum of four visitor bicycle parking spaces for the first 10,000 of commercial space. Provide additional visitor bicycle parking at a rate of one space for every 10,000 square feet of floor area.
Residential	Residential development should include secured bicycle parking for residents and provision of visitor bicycle parking.
Bicycle parking shall be placed in a visible location that is either adjacent to a primary commercial entrance or within a visitable open area of the site. Bicycle rack parking shall provide adequate space and access to permit use of the rack system with the locking of a wheel and frame to the bicycle rack. A parking reduction of one non-residential parking space for each four bicycle parking spaces is permitted up to a maximum of 5 parking spaces.	

(Ord. No. 4355, 6-26-18)

(5) Building Design Standards.

The following development standards apply to all projects subject to a Site Development Plan or Special Use Permit. The intent of the design standards is to promote high levels of architectural interest, enhancement of the pedestrian oriented streetscape, and to accommodate desirable commercial uses as the primary use within the District. Each proposed building shall undergo a design review for conformance to the applicable design standards and objectives for development within the District. Design review will be incorporated into the review of the Site Development Plan or Special Use Permit and require a finding that the proposed project includes conforming design elements that support a high-quality building design with architectural interest and enhances the structures appearance in a manner that is compatible with both existing and planned uses adjacent to the site.

(a) Kellogg Avenue Frontage

Buildings with facades along the Kellogg Avenue are intended to be designed in a manner that is compatible with the traditional look of Main Street and incorporate architectural elements that support the transition of the uses from Lincoln Way to Main Street. Buildings are required to consist of a minimum of two stories along Kellogg Avenue. Each building shall incorporate the following design elements into the design.

- i. Transparent windows at ground level. Glazing shall consist of a minimum of 40% to 50% of the façade area at the ground level. Commercial retail storefronts require higher levels of glazing than other uses. Glazing requirements apply along street frontages and to designated activity areas or plaza spaces.

- ii. Each tenant space shall have a pedestrian entrance that connects directly to the street. Corner lots may be required to provide an entryway at a corner or to include two entries.
- iii. Minimum ground floor to ceiling height of 15 feet for all buildings.
- iv. Incorporate wall plane changes and variations in the façade to create visual relief along long facades, e.g., 50 feet of facade length. Incorporate store front pattern and rhythm similar to Main Street, e.g., 25 feet.
- v. Clay brick building materials for front and side facades.
 - a. There is an exception for side facades obscured from view by an abutting building located within 5 feet of the property line.
 - b. Accent materials may be approved in addition to the use of clay brick.
 - c. Buildings with three or more stories may propose to incorporate a secondary façade material in addition to clay brick.
- vi. The building design shall include architectural details to create visual interest and design diversity, such as transoms, brick soldier course, corbel, cornice, lintels, projecting window bays, inset windows, canopies, parapet variation.
- vii. Alternative high interest architectural building materials, such as stone, glass, steel, architectural metal panels may be approved in lieu of clay brick when approved with a Major Site Development Plan.
- viii. Rear facades may include materials other than clay brick that are compatible with the overall design of the building.
- ix. No balconies are permitted along the perimeter of a building adjacent to a street.
- x. Commercial floor area requires a minimum depth of 60 feet, minor variations allowed through Design Review.

(b) **Other Street Frontages**

Buildings in areas without frontage along Kellogg Avenue may take on a variety of architectural appearances to meet the goals of the District for enhanced architectural design that creates visual interest and identity for the Lincoln Way Corridor. Buildings with facades along streets other than Kellogg shall incorporate the following design elements:

- i. Minimum ground floor to ceiling height of 15 feet.
- ii. Commercial floor area requires a minimum depth of 60 feet, minor variations allowed through Design Review.
- iii. Incorporate pedestrian entrances that lead directly to an abutting street.
- iv. Transparent windows at ground level. Glazing shall consist of a minimum of 30% to 50% of the façade area at the ground level. Commercial retail storefronts require higher levels of glazing than other uses. Glazing requirements apply along primary street frontages and to designated activity areas or plaza spaces.
- v. Clay brick shall be used as a primary building material for front and side facades unless alternative high interest architectural building materials are approved through a Major Site Development Plan review.
- vi. Incorporate wall plane changes and variations in the façade to create visual relief along long facades, e.g., 50 feet of facade length.
- vii. The building design shall include architectural details to create visual interest and design diversity, such as transoms, brick soldier course, corbel, cornice, lintels, projecting window bays, inset windows, canopies and parapet variation.
- viii. Minimize the placement of balconies along Lincoln Way. When balconies are permitted along Lincoln Way, balconies shall not project more than 2-feet from the front primary building facade. Balconies may not project within 5 feet of the right-of-way. Drive-through facilities may require a covered pick-up window and street screen walls with compatible materials to the principal building.

(Ord. No. 4355, 6-26-18)