

ARTICLE 13
ADDITIONAL REQUIREMENTS FOR SPECIFIC USES

Sec. 29.1300. GENERAL.

This Article establishes additional specific requirements for certain specific uses in addition to the other requirements of this Ordinance and the requirements of each Zone. Wherever 2 or more requirements apply to the same use, structure, or activity, then the requirement that is more restrictive upon the use, structure or activity shall apply.

Sec. 29.1301. ADULT ENTERTAINMENT BUSINESSES.

(1) **Location.**

(a) No person shall establish any adult entertainment business as herein defined within 1,000 feet from another such business, any school, place of worship, public park, public playground, public plaza, or area zoned for residential use. Measurement shall be taken on a direct line from the main entrance of such adult entertainment business to the point on the property line of such other business, school, places of worship, public park, public playground, public plaza, or area zoned for residential use that is closest to the said main entrance of such adult entertainment business.

(b) No person shall establish any adult entertainment business within 200 feet of the public right-of-way for any arterial street in the City, as designated on the City of Ames Arterial Street Map.

(2) **"Establishment" Defined.** The establishment of an adult entertainment business shall include the opening of such business as a new business, the relocation of such business, the addition of such business activity to that of any other business, or a conversion of an existing business location to any of the uses and activities as described below. It shall also include any addition to or expansion of an existing adult entertainment business that causes said business to occupy over 50% more space than before such addition or expansion.

Sec. 29.1302. BED & BREAKFAST ESTABLISHMENTS.

(1) **Special Use Permit.**

(a) Bed & Breakfast Establishments must obtain a Special Use Permit from the Zoning Board of Adjustment.

(b) The Special Use Permit is not transferable to a subsequent owner or to another property.

(c) The Special Use Permit shall be deemed expired and void after a one-year period of disuse of the property as a Bed & Breakfast Establishment.

(2) **Primary Residence.** The dwelling unit must be the primary residence of the property owner.

(3) **Occupancy.**

(a) Limited to a maximum occupancy of two adults per approved bedroom.

(b) The Zoning Board of Adjustment will determine the number of approved bedrooms (up to five), specific to the constraints of the property.

(c) Guest stays shall be limited to a period of thirty-one (31) consecutive days or less.

(4) **Off-Street Parking Requirements.**

(a) One reserved space per guest room, plus one space for the owner.

(b) The parking spaces shall meet standards established by Section 29.406 of this ordinance.

(5) **Registry of Guests.** A guest registry is required to be maintained and kept for a period of one year. It shall be made available for examination by the City upon request.

(6) **Fire Safety Requirements & Inspection.** All applications must include verification of having passed a fire-safety inspection. Subsequent inspections may be conducted to verify correction of deficiencies, or as necessitated by complaints.

(7) **Food Service.** Breakfast shall be the only meal served. Only guests residing in the structure or persons living in the premises may be served. Commercial kitchens are prohibited.

(8) **Local and State Regulations.**

(a) The Bed & Breakfast Establishment must comply with local and state regulations regarding all applicable permits and licenses including, but not limited to fire, health, food service, hotel, liquor, revenue, building/zoning permits and licenses. Required taxes must be paid pursuant to *Ames Municipal Code Section 24.3*. Documentation of tax payments may be required.

(Ord. No. 4427, 12-22-20)

Sec. 29.1303. RESERVED.

(Ord. No. 4534, 06-25-24)

Sec. 29.1304. HOME OCCUPATIONS.

(1) Purpose. This Section is intended to protect residential areas from potential adverse impacts of activities defined as Home Occupations; to permit residents of the community a broad choice in the use of their homes as a place of livelihood in the production or supplementing of personal/family income; to restrict any negative impacts on surrounding properties; and to establish criteria and develop standards for the use of residential structures or dwelling units for Home Occupations.

(2) Definitions.

(a) Clients and Customers are visitors to a Home Occupation who are engaging the services offered by the Home Occupation or who are purchasing items sold by the Home Occupation. Clients and customers are not residents of the dwelling where the Home Occupation is located and are not employed by the Home Occupation.

(3) Regulation.

(a) Home Occupations are an allowed use, subject to conformance with all codes and standards of the Ames Municipal Code. No permit or license is required.

(b) A Home Occupation shall be operated and maintained in conformance with the criteria set forth in this section.

(4) Criteria.

(a) All Home Occupations must comply with City, County, and State regulations for public health and safety, including rules and regulations related to fire and building codes, health and sanitation, transportation or traffic control, solid or hazardous waste, pollution, or noise control.

(b) Any Home Occupation that does not comply with all of the criteria in this section is prohibited.

(c) All Home Occupations must comply with the following requirements:

(i) Operation, Impact, and Nuisance.

(a) The Home Occupation operation shall not alter the structure so that it is no longer a dwelling unit.

(b) The activity shall be conducted in a manner that will not alter the normal residential character of the premises.

(c) The use shall be compatible with the residential use of the property and with the surrounding residential uses.

(d) There shall be no emission of smoke, dust, odor, fumes, glare, noises, vibration, or electrical or electronic disturbances detectable at the lot line that would exceed what is normally produced by the residential use of a dwelling unit.

(e) Hours of operation for employees, clients/customers, and deliveries are to be between the hours of 6:30 a.m. and 7:00 p.m.

(ii) Area Limitations:

(a) Buildings.

(1) The Home Occupation must occupy less than 50% of the gross floor area of the dwelling unit but may occupy 50% or more of the gross floor area of an accessory structure.

(2) Other structures on the property may be used for the Home Occupation, but less than 50% of the sum of the gross floor area of all buildings may be occupied by the business.

(3) The gross floor area calculation shall not include attics or detached buildings intended for animal use (chicken coops, dog houses, etc.).

(4) All zoning district requirements for primary structures, detached garages, and accessory structures apply.

(b) Yard.

(1) Home Occupation activity in a yard is prohibited unless it is:

(i) In a side or rear yard and

(ii) Behind a fence that is:

(1) Solid and opaque, and

(2) A minimum of 6 feet high.

(2) The Home Occupation must occupy less than 25% of the fenced yard area, in addition to the space used in (a)(1).

(3) Use of a front yard or a street side yard for Home Occupation purposes is prohibited.

(4) Use of a yard may be restricted by other City Codes and zoning standards, such as Outdoor Storage.

(iii) Signage.

(a) Any sign utilized at the Home Occupation shall be limited to one flush-mounted sign on the main residential structure, which shall not exceed one square foot in area.

(b) Such sign shall not be lighted and nonreflecting materials shall be used.

(c) The legend shall show only the name of the occupant and the type of occupation.

(iv) Traffic.

(a) Not more than 10 vehicular trips related to the business per day shall be allowed. A trip to and from the Home Occupation location shall count as one trip.

(b) The maximum number of trips shall include those taken by employees, clients/customers, and deliveries.

(c) The delivery and pick up of materials or commodities to the premises by commercial vehicles shall not interfere with the delivery of other services to the area.

(v) Parking Criteria.

(a) A property with a Home Occupation shall meet all the standards for parking and driveways in Sec. 29.406, including but not limited to, the minimum number of required parking spaces, paving, and location requirements.

(b) Trailers, junked vehicles, and other Home Occupation-related equipment shall not be stored or parked on the driveway. One operable company vehicle is allowed to park in the driveway.

(Ord. No. 4517, 01-23-24)

(c) Only one delivery vehicle associated with the activity may be parked on the street near the premises for not more than 4 consecutive hours.

(d) One additional on-site parking space is required above the normal parking requirement where 2 or more clients/customers are likely to visit the premises concurrently.

(e) No more than 4 client or customer vehicles related to the Home Occupation during any given hour shall be allowed on the site.

(f) On street parking of equipment, vehicles, trucks, and trailers related to or used for the home occupation is prohibited, with the exception of one vehicle related to the home occupation that may be parked on the street in compliance with Ames Municipal Code Chapter 18, Parking.

(Ord. No. 4517, 01-23-24)

(vi) Maximum Occupancy of the Dwelling Unit for Employees and Clients/Customers.

(a) There is no limitation on primary residents as employees.

(b) No more than two non-residents of the dwelling may be employed by the Home Occupation.

(c) Employees arriving at the site for work that occurs either on-site or off-site are included as non-resident employees.

(d) The maximum number of clients/customers at any one time shall not exceed four.

(e) An exception to the maximum occupancy limitation is permitted for exhibitions of goods or sales of goods that occur for three days or fewer when the occurrence is less than three times a year.

(vii) Number of Home Occupations.

(a) The total number of Home Occupations within a dwelling unit is not limited.

(b) The cumulative impact of all Home Occupations conducted within the dwelling unit shall not exceed the criteria in this section.

(5) Rummage/Garage Sales.

(a) A rummage/garage sale is a sale of household goods and belongings held either outdoors or in a garage.

(b) Rummage/garage sales are not Home Occupations, provided the following:

- (i) The sale does not occur over more than three consecutive days.
- (ii) No more than three sales per year are conducted.
- (iii) The maximum number of sales per year is not contingent upon the length of any sale. The number of sales may not increase beyond three by shortening the length of each sale.

(6) Prohibited Uses. In addition to Home Occupations that do not comply with the criteria, the following uses are prohibited for Home Occupations:

- (a) Alcohol sales
- (b) Adult-oriented businesses, including:
 - (i) Creating or selling pornography
 - (ii) Providing nude or topless dancing
- (c) Animal boarding houses, kennels, stables, and veterinary hospitals
 - (i) Exception. An in-home animal boarding house is allowed as a Home Occupation for the boarding of up to six (6) animals. Use of the yard for the keeping of boarded animals is not permitted as part of an in-home animal boarding house.

- (d) Dancing studios or exercise studios
- (e) Private clubs
- (f) Restaurants and bars
- (g) Repair or painting of motor vehicles (including motorcycles and boats) or of any trailer, semitrailer, recreational vehicle, mobile home, commercial vehicle, equipment, etc.

(Ord. No. 4517, 01-23-24)

- (h) Firearm training or instruction
- (i) Shooting ranges
- (j) Welding or machine shop
- (k) Dispatch service with cars on-site
- (l) Dry cleaners
- (m) Funeral homes or mortuaries
- (n) Medical and dental offices
- (o) Equipment rental
- (p) Outdoor storage or salvage businesses
- (q) Towing

(Ord. No. 4488, 02-14-23)

Sec. 29.1304A. CHILD DAY CARE FACILITIES, HOME-BASED.

(1) Regulation. A Day Care operated within a dwelling unit that includes a primary resident of the home as an employee is allowed without a permit when it is licensed by the State of Iowa as a Type "A" (e.g., up to six children) or Type "C" 1 adult (e.g., up to eight children).

(2) A Day Care licensed by the State as a Type "B" or a Type "C" 2 adults or any other type of Day Care requires a Special Use Permit per Section 29.1503. The applicable criteria for a Special Use Permit are listed in Section 29.1503(5).

(3) Day Care Centers are not a home-based Child Care Facility.

(4) Dedicated Area. For Family Day Care homes, the entire dwelling unit may be used to serve the various needs of day care (e.g., kitchen, bathroom, napping rooms, play areas, etc.) However, the Day Care can provide care to no more than one person per 35 square feet of the total dwelling unit, exclusive of baths, hallways, closets, kitchens, and dining areas. The dining area may be included in the square footage calculation if used by Day Care participants for activities other than meals.

(5) Parking and Traffic. Each permitted Day Care must meet and maintain on-site parking to minimum requirements of the Zoning Ordinance. The Board shall consider the proposed parking, along with drop off and pick up, as part of their review to determine if traffic levels and parking are compatible with the area for any Day Care requiring a Special Use Permit. The Board may apply conditions to any Special Use Permits for parking and traffic control as allowed by Section 29.1503.

(6) Family Day Care in Multifamily Dwellings. Child Care Facilities in multifamily dwellings shall comply with the following additional criteria.

- (a) A defined outdoor play area is available on-site that provides not less than 75 square feet per child based on the maximum number of children that will be attending the Day Care at any given time, or a public or

neighborhood park is located within 300 feet of the site. This provision only applies to day care provided to children five years of age and older.

(b) An area designated and posted for guest parking is provided on the site; or at least one parking space must be posted and reserved for use of the day care operation only. Parking spaces otherwise required to meet minimum parking requirements for the residents may not count toward the required guest or reserved parking spaces.

(c) The Day Care operator must provide evidence that the owner of the multifamily building has no objections to the Day Care operation, and that he or she agrees to comply with the required guest or reserved parking provisions.

(Ord. No. 4488, 02-14-23)

Sec. 29.1305. MANUFACTURED HOUSING.

This Section is intended to regulate manufactured housing in a manner consistent with the provisions of Section 414.28, Code of Iowa.

(1) **A Manufactured Home** is defined for purposes of the Ordinance as any structure manufactured or constructed under the authority of 42 U.S.C. Section 5403, and is to be used as a place for human habitation, but that is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site, and that does not have permanently attached to its body or frame any wheels or axles.

(2) Neither the provisions of this Section nor of Section 29.705 shall pertain to what is called the "modular home," that is housing built in whole or in part off the site of its occupancy and use and certified by the State of Iowa as meeting the State Building Code. If so certified by the State of Iowa, modular homes shall be governed by the same regulations and standards as pertain to housing that is built at the site of its occupancy and use.

(3) A manufactured home located on a lot outside a Residential Low-Density Park Zone shall be located and installed according to the same standards, including but not limited to, a permanent foundation system, set-back, and minimum square footage that would apply to a site-built dwelling.

Sec. 29.1306. SALVAGE YARDS.

(1) It is found that the keeping of salvaged parts and materials and the storage of motor vehicles out of doors can detract from the beneficial use and enjoyment of neighboring properties. A salvage yard is prohibited anywhere except in the GI Zone. Such salvage yard shall be authorized only by a Special Use Permit issued after a public hearing by the Zoning Board of Adjustment in accordance with the procedures set out in Section 29.1503 and shall be subject to such protective conditions that may be warranted by the nature of the salvage operation. A salvage yard operation is also subject to all the submittal and approval requirements set out in Section 29.901.

(2) The Zoning Board of Adjustment shall not grant any Special Use Permit as authorized and required in Subsection A above, unless it shall first find as a fact that the keeping of motor vehicles that are stored or displayed under their present or proposed conditions or circumstances will not:

- (a) Provide an attractive and dangerous nuisance for young children;
- (b) Be a harborage for rats and other forms of vermin; or
- (c) Be an unsightly detraction from the use and enjoyment of adjacent properties.

In granting a Special Use Permit, the Zoning Board of Adjustment may impose such time limits and other special protective conditions as it shall find useful and reasonable to the concerns expressed in Subsections a, b, and c above.

Sec. 29.1307. WIRELESS COMMUNICATIONS FACILITIES.

(1) **Scope, Purpose, and Policy.** The provisions of this Section apply to, and apply only to, the placement, construction, and modification of that which is called a "wireless communications facility". It is the intent of this ordinance to uphold the provisions of Section 704 of the Telecommunications Act of 1996 and Iowa Code Chapter 8C. It is the intent of this Ordinance not to discriminate unreasonably among providers of functionally equivalent services and not to have the effect of prohibiting the provision of wireless services. Any request for authorization to place, construct, or modify personal wireless communications facilities shall be acted on within a reasonable time after the request is duly filed with the proper city office, taking into account the scope and nature of such request. Any decision to deny a request to place, construct or modify wireless communications facility shall be in writing and supported by substantial evidence contained in a written record.

(2) **Definitions.** For the purpose of this Section, the following definitions shall apply:

(a) **Base Station** means any structure or equipment that enables communication between equipment and the network. Base Station includes but is not limited to equipment associated with wireless

communications services such as private, broadcast, and public safety services and unlicensed wireless services and fixed wireless services such as microwave backhaul. Base Station includes but is not limited to radio transceivers, antennas, coaxial or fiber optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration. Base Station includes a structure other than a tower that, at the time the relevant application is filed with the state or local government, supports or houses equipment described in this subsection that has been reviewed and approved under the applicable zoning or siting process, or under another state or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.

(b) Cell Site means a tract or parcel of land that contains the wireless communication antenna, its support structure, accessory building(s), and parking and may include other uses associated with and necessary for wireless communication transmission.

(c) Collocation means the mounting or installation of additional transmission equipment on a wireless support structure or tower already in use for the purpose of transmitting or receiving radio frequency signals for communications purposes.

(d) Small Wireless Facility means a wireless facility that is consistent with the terms of the State of Iowa Code Section 8C.2(12) and includes the following:

(i) Each antenna is no more than 6 cubic feet in volume.

(ii) All other equipment associated with the small wireless facility is cumulatively no more than twenty-eight cubic feet in volume.

(e) Substantial Change means an increase in height by more than twenty feet or 10% (whichever is greater) when the tower is located outside public right-of-way, protruding from the tower edge by more than twenty feet if outside the public right-of-way or by more than six feet if in the public right-of-way, excavating or defeating existing concealment elements.

(f) Tall Structure means any structure the top of which is more than 50 feet above grade.

(g) Temporary Tower(s) means a tower of any height and its base station that is in place no longer than 6 months at a given time. Such structures must be designed to be easily moved and transported within short periods of time.

(h) Tower means a structure built for the sole or primary purpose of supporting an antenna and the associated facilities authorized or licensed by the Federal Communications Commission. Tower includes structures constructed for wireless communications services, including but not limited to private, broadcast, and public safety services and unlicensed wireless services and fixed wireless services, such as microwave backhaul, and the associated site.

(i) Transmission Equipment means equipment that facilitates transmission for a wireless communications service licensed or authorized by the Federal Communications Commission, including but not limited to radio transceivers, antennas, coaxial or fiber optic cable, and regular and backup power supply. Transmission equipment includes equipment associated with wireless communications services, including but not limited to private, broadcast, and public safety services, such as wireless local area network services and services utilizing a set of specifications developed by the institute of electrical and electronics engineers for interface between a wireless client and a base station or between two wireless clients, as well as unlicensed wireless services and fixed wireless services, such as microwave backhaul.

(j) Wireless Support Structure means a structure that exists at the time an application is submitted and is capable of supporting the attachment or installation of transmission equipment in compliance with applicable codes, including but not limited to water towers, buildings, and other structures, whether within or outside the public right-of-way. Wireless support structure does not include a tower or existing base station.

(3) **Wireless Permit Required.** A cell site with antenna that is attached to an existing communications tower, smokestack, water tower, or other tall structure is permitted in all Zones. The alteration of the antenna shall not constitute a Substantial Change as defined in this ordinance.

(4) **Special Use Permit Required.** A cell site with antenna that is either not mounted on an existing tall structure or constitutes a Substantial Change shall not be permitted except pursuant to a Special Use Permit issued by the Zoning Board of Adjustment pursuant to both Section 29.1503 and the provisions of this Section. Upon receipt of an application for construction of a new tower to the City, the Zoning Board of Adjustment has 150 days to act upon said application. If the application is for a substantial change of an existing structure the Zoning Board of adjustment has 90 days to act upon said application.

(5) **Additional On-Site Activities.** Any other activity on a cell tower site not directly related to the operation of the tower and related tower equipment, such as additional business or non-essential storage, is prohibited unless approved pursuant to a special use permit.

(6) **Monopoles Required.** All towers shall be "monopole" except lattice or guyed towers may be approved in Industrial Zones.

(7) **Temporary Towers.** The following standards shall apply to all temporary tower placement:

(a) Temporary towers are prohibited in all residential zones.

(b) Financial Security must be submitted prior to approval of a temporary tower permit to ensure that upon removal of a temporary tower the site is returned to its original condition.

(c) Temporary towers are subject to both Special Use Permits and Wireless Permits depending on the height of the proposed temporary tower.

(8) **Cell Site Standards.** The following standards and procedures, in addition to those contained in Section 29.1503, shall apply to the issuance of a Wireless Permit and issuance of a Special Use Permit for a cell site with antenna:

(a) **Tower Height.** The applicant shall demonstrate, to the reasonable satisfaction of the Zoning Board of Adjustment that the antenna is the minimum height required to function satisfactorily. No antenna or tower shall be constructed, altered, or maintained so as to project above any of the imaginary airspace surfaces described in FAR Part 77 of the FAA guidance on airspace protection.

(b) **Setbacks from Base of Tower.** The minimum distance between the base of the support or any guy anchors and any property line shall be equal to 50% of the antenna height.

(c) **Antenna Support Structure Safety.** The applicant shall demonstrate, to the reasonable satisfaction of the Zoning Board of Adjustment that the proposed antenna and support structure are safe and the surrounding areas will not be negatively affected by support structure failure, falling ice or other debris, or radio frequency interference. All support structures shall be fitted with anti-climbing devices, as approved by the manufacturers.

(d) **Screening.** Appropriate screening shall be installed composed of wood, masonry material or other substantial materials. Landscaping may also be required.

(e) **Painting and Visual aesthetics.** The design of towers, antennas and base stations should minimize the adverse visual impact of the facility through siting, landscape screening, and stealth techniques.

(i) Towers shall either maintain a galvanized steel finish (dull gray or white) or, subject to any applicable standards of the FAA, be painted a neutral color so as to reduce visual obtrusiveness to the maximum extent possible.

(ii) The design of the base station and related structures shall, to the maximum extent possible, use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding buildings.

(iii) The wireless facility shall be designed to complement the physical landscape in which they are intended to be located. Examples of stealth techniques that may be compatible include but are not limited to faux trees, unipoles/slick sticks, bell towers, etc. New stealth towers shall be configured and located in a manner that shall minimize adverse effects including visual impacts on the landscape and adjacent properties. New freestanding structures shall be designed to be compatible with adjacent structures and landscapes with specific design considerations such as architectural designs, scale, color, and texture.

(iv) Conduit or cable must be concealed on towers with externally mounted equipment.

(v) The use of internally mounted or flush mounted technology is encouraged when adjacent to residential areas, prominent commercial areas, and prominent entryways to the city.

(f) **Air Safety.** Support structures 200 feet in height or taller, or those near airports, shall meet all Federal Aviation Administration regulations.

(g) **Separation Requirements.** Towers exceeding 50 feet in height, except those incorporating stealth techniques, shall be placed at minimum one quarter mile apart. Wireless facilities in rights-of-way are not subject to separation requirements.

(h) **Access.** All access to wireless communications sites must be hard surface (PCC or HMA) unless approved otherwise subject to a special use permit by the Zoning Board of Adjustment. Placement of a tower shall not affect the use or access to required parking of a principal use on site.

(9) **Special Use Permit Application Required.** Permits for new wireless communications facilities, substantial changes to existing wireless facilities and new small wireless facilities are reviewed and issued by the Zoning Board of Adjustment. This application shall require the applicant to submit the following items:

(a) Agreement with owner of the property if not owned by the applicant.

(b) Engineered drawings and specifications of the location, equipment to be installed and designed appearance of the facility.

(c) Property lines and setbacks of existing and proposed structures

(d) Rights of Way

(e) Manufacturers spec sheet and photographs

(f) Architectural elevations drawn to scale with regard to appearance, screening, and special features.

(g) Photographic visual simulation.

(h) Affidavit explaining reasons why co-location was not chosen.

(10) **Wireless Communications Permit Application Required.** An Application for co-location or a change that does not constitute a substantial change of a wireless communications facility shall be filed with staff for review prior to any issuance of a permit. This application shall require the applicant to submit the following items:

(a) Engineered drawings and specifications of the location, equipment to be installed and designed appearance of the modified facility.

(b) Property lines and setbacks of existing and proposed structures

(c) Rights of Way

(d) Manufacturers spec sheet and photographs

(e) Architectural elevations drawn to scale with regard to appearance, screening, and special features.

(11) **Changes.** There shall be no change in the exterior appearance of a cell site, including any change in the profile of the tower, that is a departure from what was shown or represented in the approved Special Use Permit except as allowed by this ordinance.

(12) **Engineered Addition.** If an additional antenna is installed on an existing antenna support structure, engineering data and certification by a licensed professional engineer assuring that the installation is structurally sound within the standards of good engineering practice shall be provided to the City Building Official.

(13) **Removal.** If a cell site, or any antenna support structure, is not used for a period of one year, it shall be the duty and obligation of the party then in possession and control of the site to have the unused antenna support structure and any other unused cell site apparatus completely dismantled and removed from the site.

(Ord. 4342, 04-10-18)

Sec. 29.1308. MINI-STORAGE WAREHOUSE FACILITIES.

Mini-storage warehouse facilities are self-storage spaces designed and used for the purpose of renting or leasing individual storage space to tenants who have access to such space for the purpose of storing and removing personal properties. Mini-storage warehouse facilities are permitted in the General Industrial (GI) Zone only, except that such facilities may be located in the Highway Oriented Commercial District (HOC) by virtue of a Special Use Permit authorized by the Zoning Board of Adjustment. A Special Use Permit for a mini-storage warehouse facility shall be subject to the Zone Development Standards of the HOC Zone and also be subject to the following additional regulations:

(1) **Architectural Standards.**

(a) Architectural Theme.

(i) Facilities placed in or near a shopping center or other retail uses shall be designed to be consistent with the dominant theme or design of surrounding buildings.

(ii) Building surface colors shall be restricted to muted earth tones.

(iii) All buildings, including storage units shall be surfaced in high quality materials such as stone, split face block, or brick. Smooth-faced concrete block, painted masonry, tilt-up concrete panels, and prefabricated metal panels are prohibited.

(b) General Architectural Requirements.

(i) Buildings shall include design elements such as columns, ribs or pilasters, piers, quoins, and fenestration patterns to prevent a utilitarian, industrial, warehouse-like appearance.

(ii) Unit doors shall be screened or sited, so they are not visible from the street.

(iii) Unit doors shall be integrated into the overall design theme of the site through color and texture.

(iv) Buildings greater than forty feet (40') long must include a change in wall plane, recess, or reveal every twenty feet (20').

(v) Maximum building length on the site perimeter is sixty feet (60'), except where the buildings are adjacent to an industrial land use or zone and/or Airport Clear Zone.

(Ord. No. 3811, 11-23-04)

(iv) Buildings greater than forty feet (40') long must include a change in wall plane, recess, or reveal every twenty feet (20').

(v) Maximum building length on the site perimeter is sixty feet (60'), except where the buildings are adjacent to an industrial land use or zone and/or Airport Clear Zone.

(Ord. No. 3811, 11-23-04)

(c) Roof Design.

(i) Buildings shall include a roof pitch greater than or equal to 6:12, with roofs incorporating a high-quality surface such as architectural shingles, standing seam metal or tile. Flat roofs are prohibited.

(ii) Roofs shall include four (4) or more planes, and have overhanging eaves extending at least one and one-half feet (1.5') past the building wall.

(d) Height. No building shall exceed twenty feet (20') in height.

(e) Building Placement. Screening and building location shall be such that overhead doors are not visible from off the site.

(2) **Landscaping and Screening.** Visual separation is desirable between mini-storage warehouse facilities and adjacent land uses or development. Landscaping shall provide a physical and visual separation.

(a) High shrubs shall be spaced at a maximum distance of six (6) feet on center to form a screen six (6) feet high.

(b) One Landscape Tree is required per fifty (50) lineal feet of landscaped area or as appropriate to provide a tree canopy over the landscaped area.

(c) Ground cover plants shall fully cover the remainder of the landscaped area.

(d) River rock or similar non-organic materials shall not be substituted for the landscaping area or used in combination with the minimum landscaping requirements in the zone or this section.

(3) **Fencing.** Fencing is required for additional screening and as a security measure. Fencing shall comply with Section 29.408(2), and comply with the following:

(a) Fencing shall provide a five (5) foot minimum setback from the property line.

(b) Fencing shall be wrought iron or similar material with brick or stone columns spaced at a maximum of fifty (50) feet on center. Landscaping, as required in Section 29.1308(2)(a), shall be provided on the exterior side of the fence facing adjacent land uses. Fences containing barbed wire, electric charges, or sharp materials are prohibited.

(c) Where a setback abuts a residential zone, a six (6) foot masonry wall is required. Landscaping, as required in Section 29.1308(2)(a), shall be provided on the exterior side of the fence facing adjacent land uses. Masonry walls must be designed and constructed to facilitate maintenance and not to modify natural drainage in such a way as to endanger adjacent property.

(4) **Building Access.**

(a) Doors providing access to individual storage units shall not be permitted on the front yard side of the building, nor on any side abutting a public street or a residential district.

(b) Storage units and drive aisles shall be sited so a truck or car parked at a unit cannot trap another vehicle and prevent it from leaving the facility.

(c) Vehicular aisles providing access to storage units on both sides of the aisles, whether interior or exterior, shall not be less than twenty (20) feet wide.

(d) Aisles providing access to storage units on only one side of the aisle shall not be less than twenty (20) feet wide provided that there is more than one aisle available for circulation around a building.

(e) Loading docks shall not be permitted as part of the storage building.

(5) **Signage.**

(a) The only types of signs permitted are wall signs and monument signs, and shall adhere to the following:

(i) Wall-mounted Signs.

(A) Only one wall-mounted sign is permitted along a street frontage.

(B) The number of wall-mounted signs shall not exceed two (2) signs per

facility.

(ii) Monument Signs.
(A) Only one monument sign is permitted along a street frontage per facility.
(B) The number of monument signs shall not exceed two (2).
(C) The base of a monument sign shall be landscaped with ground cover plants at a minimum of three (3) feet from the base. River rock or similar non-organic materials shall not be substituted for the landscaping area or used in combination with ground cover plants.

(b) Signage Size Restrictions.
(i) A wall sign is a sign that is displayed by being affixed to the outside of an exterior wall of a building. Wall signs shall be affixed to only those walls that face a street. A wall sign shall be no larger than thirty-two (32) square feet.

(ii) Monument signs shall be no larger than sixty-four (64) square feet, excluding the base.

(c) Signage Height Restrictions. The maximum permissible height for a monument sign is eight (8) feet, 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 erected.

(d) Signage Lighting Restrictions.
(i) The face of an illuminated sign shall have a dark background.
(ii) The lighting of both wall signs and monument signs shall be projected downward.

(iii) Signs that flash in any manner are prohibited.
(iv) Internally lighted signs and computerized/digital scrolling signs are prohibited.
(6) **Lighting.** Lighting shall be in accordance with Section 29.411, and with the following conditions:

(a) Night lighting and security lighting shall be sensitively designed to ensure no off-site glare is directed to neighboring parcels and that the overall intensity of the site lighting is not in violation of the standards for Section 29.411 or unreasonably intrusive on the use of adjoining property. All lights shall be shielded to direct light onto the site and away from adjacent property.

(b) Building mounted sconces shall be used instead of freestanding light poles wherever possible.

(c) When a mini-storage facility is adjacent to a residential zone, pole mounted lights shall be turned off between 9:00 PM and 6:00 AM.

(7) **Parking.** Parking shall be situated in conjunction with an office or management structure, for use by staff, service or delivery personnel, or prospective tenants.

(a) For developments less than or equal to two hundred (200) storage units, a minimum of five (5) off-street parking spaces shall be provided.

(b) For developments greater than two hundred (200) storage units, five (5) off-street parking spaces shall be provided on the property for the first two hundred (200) units, and one additional parking space is required for every one hundred (100) storage units thereafter.

(c) Except for purposes of loading and unloading, there shall be no parking or storage of commercial vehicles, equipment, vehicles, trailers, mobile homes, semitrailers, recreational vehicles, and moving vans.

(Ord. No. 4517, 01-23-24)

(8) **Interior Climate Controlled Mini-storage Facilities.** Interior climate controlled mini-storage facilities are mini-warehouse buildings where storage is primarily accessed from the interior of the building. Such facilities shall meet all regulations of Section 29.1308 with the following exceptions:

(a) Interior climate controlled mini-storage facilities may exceed the sixty feet (60') maximum building length at the perimeter.

(b) Exterior garages and/or bays may be located on interior climate controlled mini storage facilities but shall not be located on a building that is adjacent to and facing the site perimeter.

(c) Interior climate controlled mini-storage facilities shall be exempt from roof design requirements. Flat roofs may be permitted. All sloped roofs shall incorporate a high-quality surface such as architectural shingles, standing seam metal or tile.

(d) No building shall exceed three stories in height.

(e) Buildings taller than one story must be set back fifty feet (50') from residentially zoned property.

(f) Facilities with no exterior accessed storage units shall be exempted from the specific requirements of Landscaping and Screening and Fencing requirements of Section 29.1308. Each project shall

incorporate perimeter landscaping in addition to other landscape requirements to enhance visual interest and compatibility with surrounding land uses and development where a total visual screen may not be necessary. Landscaping and fencing needs shall be reviewed as part of the Special Use Permit review for each site.

(Ord. No. 4371, 10-09-18)

(9) **Prohibited Uses.**

(a) The following uses and activities shall be prohibited:

(i) Any business activity other than the rental of storage units, including miscellaneous or garage sales and transfer-storage enterprises that utilize vehicles as part of said business is prohibited.

(ii) Servicing or repair of motor vehicles, boats, trailers, lawnmowers, semitrailers, recreational vehicles, commercial vehicles, equipment, and mobile homes, or similar equipment is prohibited.

(Ord. No. 4517, 01-23-24)

(iii) Outdoor storage of boats, vehicles, commercial vehicles, equipment, trailers, semitrailers, recreational vehicles, or other materials is prohibited. All items stored on the property shall be located within buildings.

(Ord. No. 4517, 01-23-24)

(iv) Storage of hazardous, toxic, or volatile substances is prohibited.

(v) Residential uses, other than one (1) unit for a 24-hour facility caretaker not to exceed 1,200 square feet.

(Ord. No. 4308, 6-13-17)

Sec. 29.1309 SOLAR ENERGY SYSTEMS (SES).

Purpose. Solar energy is a clean, readily available, and renewable energy source. This section establishes regulations to facilitate the installation and construction of Solar Energy Systems so that systems are safe, effective, and efficient, as well as harmonious with the character of the adjacent area where located. The provisions of this Section apply to the placement, construction, and use of “solar energy systems” as defined in this chapter.

The following standards shall apply to the development of Solar Energy Systems:

(1) **Allowed Use.** Solar Energy Conversion is an allowed accessory use in all zoning districts pursuant to the standards in this section.

(2) **District Classifications.**

(a) Residential Properties. As used in this subsection residential properties include those Zoned RL, RM, UCRM, RH, RLP, FS-RL, FS-RM, and also F-VR, F-PRD, and S-SMD.

(b) Non-residential Properties. As used in this subsection, all properties not zoned in the residential classifications above shall be classified as non-residential property.

(Ord. No. 4496, 04-11-23)

(c) Properties within a Historic District Overlay or a Landmark as identified with Chapter 31, may have additional Certificate of Appropriateness requirements as defined within Chapter 31.

(Ord. No. 4496, 04-11-23)

(3) **Freestanding Solar Energy Systems:**

(a) Setbacks

(i) Front. Solar Energy Systems shall not be located within any required front setback. They may be located in a front yard (beyond the required front setback line) subject to approval of a Solar Energy System Special Use Permit by the Zoning Board of Adjustment, except as noted in (d), below.

(a) Front yard, as used in this section, is the space between the principal building on the lot and the front lot line. See definition and graphic in Section 29.406(7)(e).

(ii) Side and Rear. Six (6) feet from all property lines and other structures.

(iii) Corner and Through Lots. The definition and requirements for a front yard in Section 29.406(7)(e) shall prevail when the subject lot is not an interior lot.

(iv) Easements, Utilities, Rights of Way. No portion of any solar energy system shall extend into any easement, right of way or public way, regardless of above stated exceptions and regulations for setback and yard requirements.

(b) Location. Systems shall be located on the same lot as the building being served.

Where there is no principal building, the system is not allowed.

(c) Height in Zoning Districts other than General Industrial:

(i) Six (6) feet in height maximum in side and rear yards.

(ii) Four (4) feet in height maximum in front yards.

(iii) The height shall be measured from the grade at system base to the highest peak, including the highest position of any adjustable system.

(Ord. No. 4496, 04-11-23)

(d) Height in the General Industrial Zoning District:

(i) Twenty (20) feet in height maximum in front yard provided the front setback of the zoning district is met.

(ii) Twenty (20) feet in height maximum in side and rear yards provided the required side and rear setbacks (Section 3(a)(ii), above) are met.

(iii) The height shall be measured from the grade at system base to the highest peak, including the highest position of any adjustable system.

(Ord. No. 4496, 04-11-23)

(e) Height in Non-Residential zones if placed over a parking area: Twenty (20) feet in height provided the required setbacks of the zoning district are met.

(f) Freestanding System Size:

(i) Residential Properties. Systems shall not exceed one-tenth (1/10) the footprint of the principal building served or one hundred (100) square feet, whichever is greater.

(Ord. No. 4496, 04-11-23)

(ii) Non-Residential Properties.

(a) Systems shall not exceed the footprint of the principal building served.

(b) Within the General Industrial zone: the footprint of systems may exceed the footprint of the principal building subject to meeting all other development standards.

(Ord. No. 4496, 04-11-23)

(iii) Lot Coverage. Freestanding systems shall be included in the maximum lot coverage except that up to 40 square feet is allowed regardless of total lot coverage.

(iv) Measurement of the system shall be based upon the area of the solar receiving panel, regardless of the adjustment angle of the panel.

(Ord. No. 4302, 05-09-17)

(4) Wall-Mounted Solar Energy Systems

(a) Residential

(i) No part of the system shall project more than five (5) feet from the building.

(ii) In the case of front wall mounting, attached systems are only allowed subject to approval of a Solar Energy System Special Use Permit by the Zoning Board of Adjustment. The front wall, as used in this section is defined as any wall coincident with the front yard as defined in Section 29.406(7) (e).

(iii) No part of the system shall extend more than 50 percent into any required side or rear setback. No part of the system shall extend into any required front setback.

(iv) No portion of any solar energy system shall extend into any easement, right of way or public way, regardless of above stated exceptions and regulations for setback and yard requirements.

(v) Systems shall not exceed the maximum height in the zone, for the structure to which it is attached.

(vi) The building must have a conforming principal use.

(vii) Section 29.401(5), pertaining to height exceptions for architectural features and projections shall not apply.

(viii) Section 29.402(2), pertaining to exceptions for projections into required setbacks shall not apply.

(ix) There is no surface area size limitation on attached systems, unless otherwise required by a Solar Energy System Special Use Permit.

(b) Non-Residential

(i) No part of the system shall project more than five (5) feet from the wall.

(ii) Setbacks

(a) No part of the system shall extend more than 50 percent into any required side or rear setback.

(b) No part of the system shall extend more than 20 percent into any required front setback.

(iii) No part of the system shall exceed the maximum height permitted in the zone for the structure to which it is attached except for the projections allowed in (ii) above.

(iv) The building must have a conforming principal use.

(v) Section 29.401(5), pertaining to height exceptions for architectural features and projections shall not apply.

(vi) Section 29.402(2), pertaining to exceptions for projections into required setbacks shall not apply.

(Ord. No. 4496, 04-11-23)

(5) **Roof-Mounted Solar Energy Systems.** Residential and non-residential roof-mounted systems are subject to the following standards.

(a) No Roof-Mounted Solar Energy System may project beyond the edge of the roof or eaves.

(b) Roof-Mounted Solar Energy Systems are allowed on structures that project into minimum setbacks.

(Ord. No. 4496, 04-11-23)

(6) **Zoning Permit-Exempt systems.** The following systems are exempt from zoning permit requirements:

(a) Systems in which the cumulative surface area of the system is four (4) square feet or less

(b) Systems or building parts integral to the structure, that are passive (Passive Solar Energy Systems) in nature and do not project from the structure.

(c) Roof-Mounted Systems for all uses.

(Ord. No. 4496, 04-11-23)

(7) **Code Compliance.** Solar Energy Systems shall comply with all applicable building codes and are not exempt from any such inspections and permits. The applicant or designee is encouraged to meet with the regulatory and utility agencies before purchasing equipment to understand feasibility and code requirements prior to applying for a zoning permit.

(8) **Solar Access.** A property owner who has installed or intends to install a solar energy system shall be responsible for negotiating with other property owners in the vicinity for any necessary solar easement. The granting of a zoning permit or Special Use Permit by the City does not constitute solar access rights.

(9) **Application for Solar Energy System Zoning Permit (SES ZP)**

The Planning & Housing Director shall prescribe the application form and any necessary submittal requirements, as needed, to determine compliance with this section. The Zoning Permit application shall include, but not be limited to:

(a) A plot plan drawn to scale, showing:

(i) Existing structures on the lot

(ii) Proposed system

(iii) Property lines

(iv) Setbacks of existing and proposed structures

(v) Rights of way

(vi) Utility diagram applicable to proposed system

(b) Elevation views and dimensions

(c) Manufacturer's photographs

(d) Manufacturer's spec sheet including capacity

(e) Demarcation of dimensions. For systems claiming exemption due to "no-visibility" from abutting street rights of way, the applicant shall place demarcation posts, rods or balloons and schedule an appointment for staff to confirm no visibility.

(f) Certificate of Appropriateness from Historic Preservation Commission, if applicable

(10) **Issuance of Solar Energy System Zoning Permit (SES ZP)**

The Planning & Housing Director shall review the permit application. If the application is compliant, an approval shall constitute a Solar Energy System Zoning Permit (SES ZP) and the applicant shall then be authorized to seek any other necessary building permits and approvals before installation. Any decision of denial shall be in writing and supported by substantial evidence contained in a written record. The Zoning Permit can be revoked if there is evidence that the system does not comply with the permit.

(11) **Solar Energy System Special Use Permit (SES SUP):**

(a) Application. The Planning & Housing Director shall prescribe the application form and any necessary submittal requirements, as required in this Section and Section 29.1503. The Director can waive any of the submittal requirements of a SES SUP upon request of the applicant, which the Director deems not applicable.

(b) Procedure. The procedure shall follow Section 29.1503(a), Special Use Permits. Sections 29.1503(b-d), (Residential Zone Standards, Commercial Zone Standards and Functional Families) shall not apply to the review of SES SUP applications.

(c) Review Criteria. To approve a SES SUP, the Zoning Board of Adjustment must find that the proposal conforms to all of the following five criteria (i-v) and (vi) OR (vii):

(i) The system will be harmonious with the character of the neighboring properties as they exist on the date of approval, which is defined as properties within 200 feet of the system property.

(ii) Access to open space (air and light) from the neighboring properties is not significantly reduced.

(iii) If in a historic district, a Certificate of Appropriateness has been granted by the Historic Preservation Commission.

(iv) The predominate pattern of building placement, height, orientation and scale among the neighboring properties and general area beyond the neighboring properties will not be negatively impacted or altered by the system.

(v) The system conforms with all other city, state, and federal regulations.

AND EITHER

(vi) Unique topography, vegetation or lot conditions exist which help to shield the system from the view of neighboring properties and from the street.

OR

(vii) Placement of the principal building allows the system to be located and operated in a way that helps to shield the system from the view of neighboring properties and from the street.

(d) Review and Approval. The Zoning Board of Adjustment can request additional information if insufficient information is presented to determine conformance with the criteria. If approved, the SES SUP can be revoked after a public hearing, if there is evidence that the system does not comply with the provisions of the Special Use Permit. The Board may impose conditions as it deems necessary for the general welfare of the public and for ensuring that the intent and objectives of this Ordinance will be observed. The application shall include the same information required for a SES ZP and shall also include statements addressing how the application meets the criteria of subsection C above.

When a Solar Energy System Special Use Permit is approved, it shall constitute the equivalent of the Solar Energy System Zoning Permit.

(12) **Site Development Plan Exemption.** A Freestanding Solar Energy System is exempt from Site Development Plan requirements if the surface area of the system is less than 150 square feet as measured in this Section.

(13) **Exception Provisions Not Applicable.** An Exception for a Minor Area Modification, as defined in Section 29.1506 shall not be allowed or applicable to Solar Energy Systems.

(14) **Interconnection:** Interconnected Solar Energy Systems are allowed subject to the standards in this section. The applicant is encouraged to work with the applicable utility before purchasing equipment.

(Ord. 4236, 12-08-15)

(15) **Abandonment:** System use shall be determined abandoned under the provisions of Section 29.307, which requires notice by the Zoning Enforcement Officer to the property owner. The system shall be removed within 90 days of the termination date, at the cost of the property owner.

(16) **Signage:** Any signs on the system shall be limited to one square foot.

(17) **Commercial systems:** A Commercial Solar Energy System is not allowed in the City of Ames under this Section.

(Ord. No. 4496, 04-11-23)

(18) **Appearance.** The property owner of any solar energy system shall maintain such system in a safe and attractive manner, including replacement of defective parts, painting, cleaning, and other acts that may be required for the maintenance and upkeep of the function and appearance of such a system. The owner shall also maintain the ground upon which the system is located in an orderly manner, such that is free of debris, tall grass and weeds, and any associated structures remain quality in appearance.

(19) **Underground Wire Requirement.** Wires shall be underground or otherwise concealed, to the greatest extent possible, where crossing open areas.

(20) **Industry standard:** Before any Solar Energy System zoning permit is issued for a Solar Energy System, evidence shall be shown that the system and parts meet industry standards, such as Underwriters Laboratories (UL), or another standard applicable to the technology and materials of the system.

(Ord. No. 4013, 11-10-09)

Sec. 29.1310. WIND ENERGY SYSTEMS.

(1) **Intent.**

(a) Purpose. Wind energy is a clean, readily available, and renewable energy source. This section establishes regulations to facilitate the installation and construction of Wind Energy Systems so that systems are safe, effective, and efficient and have minimal impact on surrounding development. The provisions of this Section apply to the placement, construction, and use of “wind energy systems” as defined in this section.

(2) **Definitions.** See Sec. 29.201

(3) **General Regulations.**

(a) A Small Wind Energy System (SWES) shall be allowed only as an accessory use to a permitted principal use on the same legalized lot. Commercial systems are not allowed. Non-electric systems are not regulated by this chapter.

(b) Zoning: SWES are allowed only in PRC (Planned Regional Commercial), HOC (Highway-Oriented Commercial), GI (General Industrial) and PI (Planned Industrial) zoning districts subject to the provisions contained herein and elsewhere within the *Municipal Code*.

(4) **Permit Required:**

(a) It shall be unlawful to construct, erect, install, alter, or locate any SWES within the City of Ames, unless both a SWES Zoning Permit and a Building Permit have been obtained. The Zoning Permit may be revoked by the City of Ames any time the approved system does not comply with the rules set forth in this Section.

(b) After a Zoning Permit has been issued, the owner/operator of the SWES shall obtain a building permit from the City of Ames Building Official prior to commencing construction of the system. Authorization for interconnection is independent of the approval for the SWES zoning and building permits. If an interconnected system is planned, the utility’s interconnection requirements must also be satisfied, and no building permit shall be issued until the Building Official has been provided with the utility’s written authorization.

(c) In order to obtain a SWES Zoning Permit, a SWESZP application must be submitted to the Planning and Housing Department, in conformance with the Minor Site Development process and submittal requirements. The Planning and Housing Director, upon request of the applicant, may waive any of the submittal requirements that he or she deems not applicable. The Director may also require additional information as minimally needed to determine compliance with the *Municipal Code*. In addition to the requirements of Section 29.1502, the following information shall be submitted:

- (i) Manufacturer specifications of the proposed system
- (ii) Photographs or renderings of the proposed system
- (iii) Elevation drawings of the proposed system, including as applicable:
 - (a) Elevation of building to which attached
 - (b) Distance to other objects on the property, such as trees, power lines and buildings.

(5) **Tower:** Only monopole towers are permitted for freestanding Small Wind Energy Systems in the HOC, PRC, and PI zones. Either monopole or lattice towers are permitted in GI zones. Guyed towers or any other types of towers are not permitted.

(6) **Color and Surface:** Freestanding SWES shall be a neutral color such as white, sky blue, or light gray. Supporting structures for building mounted SWES shall match the color of the building on which they are mounted. Surfaces of the SWES and building mounted supporting structures shall be non-reflective

(7) **Lighting:** No lights shall be installed on the tower, unless required to meet FAA guidelines.

(8) **Signage:** Any signs on the system shall be limited to one square foot.

(9) **Climbing Apparatus:** The tower must be designed to prevent climbing within the first ten feet (10’).

(10) **Maintenance:** Facilities shall be well maintained in accordance with manufacturer’s specifications. The property owner of any SWES shall maintain such system in a safe and attractive manner, including replacement of defective parts, painting, cleaning, and other acts that may be required for the maintenance and upkeep of the function and appearance of such a system. The owner shall also maintain the ground upon which the system is located in an orderly manner, such that is free of debris, tall grass and weeds, and any associated structures remain quality in appearance.

(11) **Displacement of Parking Prohibited:** The location of the SWES shall not result in the net loss of Required parking or landscaping as specified elsewhere in the zoning code.

(12) **Utility Notification:** The City of Ames shall notify the utility of receipt of a SWESZP application install an interconnected customer-owned generator. Off-grid systems shall be exempt from this notification requirement. This is only to inform the utility. A response from the utility is not required to approve or deny the SWESZP application.

(13) **Interconnection:** The SWES, if not off-grid, shall meet the requirements for interconnection and operation as set forth by the utility. Off-grid systems shall be exempt from this requirement.

(14) **Restriction on use of Electricity Generated:** A SWES shall be used exclusively to supply electrical power to the owner for on-site consumption, except that excess electrical power generated by the SWES and not presently needed for use by the owner may be used by the Utility in accordance with laws and regulations governing interconnection and utility approval.

(15) **Noise and Vibration:** A SWES shall be designed, installed, and operated so that any noise or vibration has minimal impacts on adjacent properties. No noise or vibration above the ambient sound level shall be detected from a property within a zoning district where a SWES is not allowed. A SWES shall utilize only manufacturer designs in which the turbine sound level, when installed according to manufacturer's specifications, shall not exceed 55 decibels, at the base of the turbine tower. Additionally, a SWES shall comply with noise control regulations in Chapter 16 of Municipal Code.

(16) **Low Frequency Sound:** No SWES or combination of SWESs shall emit low frequency sound at or below 20 Hertz.

(17) **Shadow Flicker:** No SWES shall be installed and operated so to cause a shadow flicker to fall on or in any residentially zoned dwelling unit existing at such time that the application to install a SWES is received by the city.

(18) **Safety Controls:** Each SWES shall be equipped with both an automatic and manual braking, governing, or feathering system to prevent uncontrolled rotation, over-speeding, and excessive pressure on the tower structure, rotor blades, or turbine components. Said system shall also be capable of stopping power generation in the event of a power outage so as to prevent back feeding of the grid.

(19) **Shut Off:** A clearly marked, and easily accessible power disconnect will be required as determined by the Building Official.

(20) **Wind Access Easements:** The enactment of this chapter or granting of a SWES Zoning Permit does not constitute the granting of an easement by the City of Ames. The SWES owner/operator shall have the sole responsibility to acquire any easements, or similar documentation to assure and/or protect access to sufficient wind as may or may not be necessary to operate the SWES.

(21) **Engineer Certification:** Submittal requirements for SWES building permits shall be determined by the Building Official. The Building Official, upon review of the proposed SWES, may require certification by an Iowa Professional Engineer, prior to completing review or issuing building permits.

(22) **Installation:** Installation must be done according to manufacturer's recommendations. All wiring, electrical, and construction work must be completed according to applicable codes. All electrical components must meet industry standards as determined by the Building Official and the utility.

(23) **Abandonment:** System use shall be determined abandoned under the provisions of Section 29.307, which requires notice by the Zoning Enforcement Officer to the property owner. The system shall be removed within 90 days of the termination date, at the cost of the property owner.

(24) **Bulk Regulations.**

(a) Setbacks:

(i) The minimum distance between any Freestanding SWES and any property line shall be a distance that is equivalent to 1.1 times the total system height. The setback shall be measured from the property line to the closest point of the swept area.

(ii) The required setback for any Building-Mounted SWES shall be equal to the required setback of the principal building to which the SWES is to be attached at such time that the application to install a building mounted SWES is received by the city. Section 29.402(2) regarding allowable minor projections into required setbacks is not applicable.

(25) **Maximum Height:** Height shall be measured from the ground to the top of the tower, including the wind turbine generator and blades. Known as the "total system height," as defined in this section.

(a) For lots up to three (3) acres, the maximum height shall be 80 feet.

(b) For lots of three (3) to seven (7) acres, the maximum height shall be 100 feet.

(c) For lots of more than seven (7) acres the maximum height shall be 120 feet.

(d) Building-Mounted SWES may project a maximum of 10 feet higher than the point of attachment to the building on which they are attached, based upon the definition of total system height in this section. However, the combined heights of the building and the system may not exceed the maximum principal building height by more than five (5) feet. Section 29.401(5) regarding maximum heights for allowable roof projections is not applicable.

(26) **Minimum Lot Size:** None.

(27) **Ground and Swept Area Clearance:** No portion of the SWES Swept Area shall be closer than 10 feet to the ground. Clearance of 15 feet is required over parking areas, driveways, sidewalks, decks, and balconies. No portion of the Swept Area shall extend closer than 20 feet horizontally to the nearest tree, structure, or above ground utility facility.

(28) **Location:**

(a) No part of a SWES shall be located within or over drainage, utility, or other established easements.

(b) No SWES shall be constructed, altered, or maintained so as to project above any of the imaginary airspace surfaces described in FAR Part 77 of the FAA guidance on airspace protection.

(c) No SWES shall be constructed so that any part thereof can extend within 20 feet laterally of an overhead electrical power line (excluding secondary electrical service lines or service drops). The setback from underground electric distribution lines shall be at least five (5) feet.

(d) No part of the SWES, including the swept area, shall be within or overhang any portion of the property that is within a required building setback.

(29) **Number of Systems per Lot/parcel:**

(a) Additional building mounted SWES may be allowed within the parameters of this section.

(b) In no case shall the generating capacity of aggregated SWES exceed anticipated energy needs for on-site consumption, based upon analysis from the utility.

(c) Vertical axis (Building-Mounted or Freestanding): No limit on number.

(d) Horizontal axis (Building-Mounted): No limit on number.

(e) Horizontal axis (Freestanding): Limited to a maximum of two (2) per acre. At least one is allowed per lot/parcel, but not more than two (2) per acre. Systems collocated on existing poles or towers that serve another primary purpose are exempt from the two (2) per acre limit.

(Ord. No. 4040, 06-22-10)

Sec 29.1311. TEMPORARY CONCRETE AND ASPHALT BATCH PLANTS.

(1) It is recognized that certain large private and public projects require the establishment of temporary facilities for the preparation of Portland cement concrete or asphaltic cement concrete. These facilities have rarely been constructed within or near the City, and it is anticipated that they will continue to be a rare occurrence. However, it is occasionally necessary to accommodate them on a temporary basis and in a manner that will reduce their expected impacts on surrounding properties.

(2) The Zoning Board of Adjustment can authorize a Special Use Permit for a temporary concrete or asphalt batch plant only after a public hearing in accordance with the submittal and approval procedures set out in Section 29.1503.

(3) The Special Use Permit shall not be granted:

(a) If the tract, parcel, or lot on which the proposed use is located is less than 500 feet from a tract, parcel, or lot containing a residential use of household or group living.

(b) If the tract, parcel, or lot on which the proposed use is located is less than 250 feet from a tract, parcel, or lot containing a commercial use or short-term lodging.

(c) For more than six months, except that an approved use can receive a single extension of up to an additional three months by the Board provided the initial approval has not expired.

(4) **Additional Requirements**

(a) All temporary principal and accessory structures and storage of materials shall meet the setbacks of the zone in which it is located.

(b) The temporary establishment of such a use is exempt from the General Development Standards of Article 4 of the Zoning Ordinance. However, the Board may apply such standards, or any other appropriate standard, as a condition of approval as it deems necessary for the general welfare, for the protection of individual property rights, and for ensuring that the intent and objectives of this Ordinance will be observed.

(Ord. No. 4085, 09-27-11; Ord. No. 4303, 05-09-17)

Sec 29.1312. DELAYED DEPOSIT SERVICES.

(1) Words and Terms Defined

(a) Delayed Deposit Service Provider: Means every person who for a fee does either of the following:

(i) Accepts a check dated subsequent to the date it was written.

(ii) Accepts a check dated on the date it was written and holds the check for a period of time prior to deposit or presentment pursuant to an agreement with, or any representations made to, the maker of the check, whether express or implied.

(2) The following shall apply to delayed deposit service providers:

(a) Location: No person, whether as principal or agent, clerk, or employee, either himself or any other person, or as an officer of any corporation, or otherwise, shall place, maintain, own, or operate any delayed deposit service business in the following locations:

(i) Within 1000 feet of any parcel of real property upon which is located any of the following facilities:

(a) Existing delayed deposit service facilities;

(b) A children's daycare, nursery school, preschool, elementary school, junior high school, senior high school;

(c) Park or recreational facilities operated and improved by the city, story county, the story county conservation board, or the state of Iowa;

(ii) Within 1000 feet of any residentially zoned or used property, or any property designated on the city's land use policy plan as residential oriented;

(iii) Within 1000 feet of any arterial street;

(iv) In the highway-oriented commercial zones;

(v) In gateway overlay zoning districts.

(3) Measurement of distance:

The distance between any two delayed deposit service facilities shall be measured in a straight line, without regard to intervening structures, from the closest exterior structural wall of each business. The distance between any delayed deposit service facility and any daycare, school, public park, or any property designated for residential use or used for residential purposes shall be measured in a straight line, without regard to intervening structures, from the closest property line of the delayed deposit service facility to the closest property line of any daycare, school, public park, or any property designated for residential use or used for residential purposes. The distance between any delayed deposit service facility and any arterial street shall be measured in a straight line, without regard to intervening structures, from the closest property line of the delayed deposit service facility to the closest edge of the arterial street pavement.

(Ord. No. 4111, 05-08-12)

Section 29.1313. CLUBHOUSES.

(1) Location on a lot.

(a) The clubhouse shall meet the minimum principal building setbacks established in the Zone Development Standards table for that Zone.

(b) Clubhouses shall be located off a main access to the development near a public street and shall allow for access and visibility around the structure for safety purposes.

(c) Primary access to a clubhouse shall be oriented to a parking lot or to a primary pedestrian walkway circulating through a site.

(2) General Requirements.

(a) Area supporting a clubhouse shall not be excluded from minimum lot area requirements for calculating density.

(b) Clubhouses shall not be used as a dwelling unit or for short term lodging.

(c) Clubhouse construction shall not precede the construction of the principal building on the same lot.

(d) Clubhouses shall be compatible with adjacent residential buildings in the development through similarities in scales, proportions, form, architectural detailing, materials, color, and texture.

(Ord. No. 4167, 12-17-13)

Section 29.1314. SUPERVISED TRANSITIONAL HOMES.

- (1) **Housing Type.** Limited to single family attached or detached homes;
- (2) **Occupancy.** Total occupancy of the dwelling shall not exceed two people per bedroom, up to a maximum of 8 people per dwelling unit, not including the in home supervisor;
- (3) **Separation Distance.** Use shall not be located closer than 500 feet to any other supervised transitional home;
- (4) **Parking.** No additional parking is required in excess of the minimum requirement of the dwelling type;
- (5) **Life Safety Requirements.** The provisions of this section shall govern the minimum standards for fire safety relating to structures and exterior premises, including fire safety facilities and equipment to be provided.
 - (a) **Operable Windows:** Every window, other than a fixed window, shall be easily openable and capable of being held in position by window hardware
 - (b) **Means of Egress:** A safe, continuous, and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Every dwelling unit shall have at least one exit directly to the outside.
 - (c) **Egress windows/emergency escape openings:**
 - (i) Required emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.
 - (ii) Below grade and basement windows must comply with the 2006 International or currently adopted Residential Building Code.
 - (d) **Fire Protection Systems:** All systems, devices, and equipment to detect a fire, actuate an alarm, or suppress or control a fire, or any combination thereof shall be maintained in an operable condition at all times in accordance with the International Fire Code.
 - (i) Smoke detectors required. Single or multiple station smoke alarms shall be installed and maintained in dwellings and dwelling units at all of the following locations: On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms, in each room used for sleeping purposes, and in each story within a dwelling unit, including basements and cellars, but not including crawl spaces and uninhabitable attics.
 - (ii) Portable Fire Extinguishers. At a minimum, all dwelling units shall have one charged and operable 2-A: 10-BC rated fire extinguisher; All charged and operable fire extinguishers must meet the requirements of applicable fire safety regulations promulgated by authorized officials of the State of Iowa in the Iowa Administrative Code. Fire extinguishers shall be subjected to required maintenance at intervals of not more than one year by a trained individual.
- (6) **Approval Authority.** Applicants must submit an application and submittal fee to the Planning and Housing Department. The application will be reviewed by the staff, and the applicant will be notified of the decision of the Department. Based upon information provided in the application and a site inspection, if needed, staff shall determine compliance with the zoning ordinance prior to approval of a permit. If the applicant is aggrieved, the decision may be appealed to the Zoning Board of Adjustment within 30 days.
- (7) **Inspection.** A periodic inspection by the Fire Department shall be conducted to review the home for compliance with the life safety requirements as identified in this section 29.1314 for the duration of the use. In the event the home does not maintain consistency with the standards listed above, the permit for the transitional home may be revoked by staff with a right to appeal to the Zoning Board of Adjustment within 30 days of the determination that the home is non-compliant with the standards of the Zoning Ordinance.

(Ord. No. 4286, 1-10-17)

Sec. 29.1315. DRY CLEANING AND COMMERCIAL LAUNDRY FACILITIES.

Dry cleaning is any cleaning process for clothing and textiles that uses a chemical solvent rather than water.

Dry cleaning and laundry facilities are permitted in the General Industrial (GI) Zone. Dry Cleaning and Laundry may be located in the Highway Oriented Commercial District (HOC) by virtue of a Special Use Permit authorized by the Zoning Board of Adjustment.

A Special Use Permit for a dry cleaning and laundry facility shall be subject to the Zone Development Standards of the HOC Zone and also be subject to the following additional regulations:

- (1) **Chemical Processes.** Use of Perchloroethylene (PCE or also referred to as Perc) is prohibited;
- (2) **Adjacent Uses.** Dry Cleaning Facilities shall not be co-located in the same building with any residential use, childcare, or school; and

(3) **Parking.** The number of off-street parking spaces shall be calculated at the same rate as other retail parking requirements of Article IV.”
(Ord. No. 4367, 08-28-18)

Sec 29.1316. TEMPORARY YARD WASTE PROCESSING.

(1) It is recognized that yard waste processing sites to serve City diversion goals may require the establishment of temporary facilities for the collection and disposal of yard waste. These sites serve the residents of Story County and may be located within the corporate limits of Ames.

(2) The Zoning Board of Adjustment can authorize a Special Use Permit for a temporary yard waste collection and disposal site when the use is allowed in the Base zoning district and only after a public hearing in accordance with the submittal and approval procedures set out in Section 29.1503.

(3) Any Special Use Permit for a temporary yard waste collection and disposal site must terminate within one year of its approval. A single extension of up to one year may be granted by the Zoning Board of Adjustment provided the initial Special Use Permit has not expired.

(4) **Additional Requirements**

(a) All temporary principal and accessory structures and storage of materials shall meet the setbacks of the zone in which it is located.

(b) The Zoning Board of Adjustment may modify site improvement requirements related to paving, landscaping, and buffering in recognition of the type of activity and limited use, provided that the criteria for a Special Use Permit under Ames Municipal Code section 29.1503 are met.

(c) If any site improvements are proposed, the Applicant must submit a minor site plan with their Special Use Permit Application.

(d) The Zoning Board of Adjustment may apply any other appropriate standard as a condition of approval as it deems necessary for the general welfare, for the protection of individual property rights, and for ensuring that the intent and objectives of this Ordinance will be observed.

(Ord. No. 4461; 03-22-22)

Sec. 29.1317. VEHICLE CHARGERS WITHIN SETBACKS AND PARKING AREAS.

(1) Approval of a Zoning Permit is required prior to the placement of an electric vehicle charger and related equipment on a site. Placement of residential electric vehicle chargers at a single-family and two-family dwelling site is exempted from the Zoning Permit requirement. If additional parking area is required for the proposed use, it is subject to the procedures of a Minor Site Development Plan. Vehicle Chargers are subject to conformance with this section, when a standard is not addressed by this section all other zoning standards apply.

(Ord. No. 4511, 11-28-23)

(2) Electric Vehicle Charging equipment consisting of charger pedestals and one (1) ancillary cabinet per four (4) charger pedestals is permitted within a setback when located within a commercial parking lot. Transformers are not permitted within the setback.

(3) Charger pedestals and one cabinet per four chargers may be placed within the front yard landscaped area when there is a minimum of 10 feet of clear front yard landscape area between the chargers and related equipment and the front property line. All related charging equipment, including transformers, are exempt from minimum landscape or open space area requirements of the applicable zoning district. The Planning Director may authorize placement within side and rear yard setbacks subject to review of the landscape plan. Placement of the equipment is subject to review of related landscaping for aesthetics and screening. Installation of the chargers and equipment shall not substantially impact or remove healthy existing mature trees within the front yard when feasible alternatives exist.

(Ord. No. 4511, 11-28-23)

(4) Placement of vehicle chargers and related equipment may substitute for up to two vehicle parking spaces on a site to meet minimum parking requirements.

(5) Signage for a charger is allowed to be applied to or integrated with the charger casing in addition to other signage allowances for a site to identify the charging stations and provide instructional information. “Applied or integrated with the charger” does not allow for signage greater than the profile of the charger or use of the charger as a support for additional signage.”

(Ord. No. 4501, 05-23-23)

Sec. 29.1318. TEMPORARY SPECIAL EVENTS.

A Temporary Special Event is a temporary activity occurring for more than a six-hour period, which may occur on one or more consecutive days not to exceed four (4) days total and is planned to involve more than 100 persons, including event staff, volunteers, vendors, attendees, participants, spectators and any other individuals at the event.

(1) **Temporary Special Event Standards.** A Temporary Special Event must meet all of the following criteria to obtain a Zoning Permit:

- (a) The event must last less than four calendar days, including time needed to set up the site for the event and to restore the site to pre-event condition;
- (b) A maximum of two (2) events per calendar year, per property are allowed;
- (c) The site must be restored to pre-event condition at the end of the event, including but not limited to removal of temporary structures;
- (d) The event and/or equipment cannot extend into public rights-of-way;
- (e) Parking for the event must be fully contained on-site or outside of the public right-of-way; and
- (f) The zoning designation of the property must be base zone Agricultural, Commercial or Industrial in nature.

The application for a Temporary Special Event Zoning Permit must include a Site Layout Plan indicating event activities, parking, and locations of temporary structures and equipment that complies with the above requirements. The Planning Director has authority to determine whether an event is exempt from zoning improvement requirements or to otherwise add conditions for site conditions and compatibility with the surroundings

The Planning Director may deny a Temporary Special Event Zoning Permit application by finding any of the following:

- (a) the proposed use has inadequate facilities to support the intended intensity of use,
- (b) the proposed use will be incompatible with the surroundings, or
- (c) the site or event itself has previously had substantial complaints related to noise, conduct, parking and other detrimental or nuisance conditions.

(2) **Exemptions.** The following are exempted from obtaining a Temporary Special Event Zoning Permit:

- (a) Special events or assemblies related to family events.
- (b) Events involving less than a total of 100 people.
- (c) Events/uses allowed under a valid Special Use Permit.

(Ord. No. 4545, 01-14-25)

SEC. 29.1319. BILLBOARDS AND OUTDOOR ADVERTISING DISPLAYS.

(1) **Locations Limited.**

(a) Billboards are permitted only within the following Zones: Highway-Oriented Commercial (HOC), General Industrial (GI), Planned Industrial (PI), and Agricultural (A). Billboards are considered a second principal use of a property and may be established consistent with this ordinance regardless of any other principal uses of the property. Billboards require approval of a Site Development Plan or Zoning Permit as establishing a use on the site.

(b) Location of a Billboard within 600 feet of the boundary of a Zone in which Billboards are not permitted is prohibited, excluding S-GA. Billboards on state designated Scenic Byways of the Lincoln Highway and Jefferson Highway are prohibited.

(c) Billboards are prohibited within 250 feet of any part of any roadway interchange with either Interstate Highway 35 or U.S. Highway 30 as defined by Iowa DOT.

(d) No Billboard shall be located nearer than 600 feet to any other Billboard.

(2) **Message Area.** The area of either side of a Billboard that displays a message shall not exceed 200 square feet, and, a Billboard shall not have more than two sides for the display of messages. However, the area of a message display side may be as much as 300 square feet if the Billboard is located in a corridor lying 300 feet on either side of the right-of-way of U.S. Highway 30. Digital Displays approved per subsection 10 below are not subject to this subsection.

(3) **Monopole Required.** All Billboards shall be erected on a single steel monopole.

(4) **Landscaping.** Landscaping that enhances the site of the Billboard, and the area surrounding the Billboard, shall be established, and maintained at the base of each Billboard by the party in control of the Billboard, except for Billboards located in the Agricultural (A) Zone. The construction of a Billboard does not require site,

yard, or parking lot landscaping that would otherwise apply to development of a site. Construction of a Billboard does not reduce or remove any required landscaping requirements for a property related to the site, parking, or yard requirements for any other use of the site or improvements to the site.

(5) **Height Limit.** A Billboard shall not exceed 50 feet from the base of the monopole to the top of the Billboard's highest part.

(6) **Setback Required.** All parts of the Billboard shall meet the principal building setbacks of the underlying zone, except in no case shall the setback be less than 20 feet.

(7) **Lighting Restricted.** A Billboard shall not be illuminated between the hours of 10:00 p.m. and 6:00 a.m., except by external lights directed downward is not subject to a time limit. Digital Displays approved per Section 10 are not subject to this section.

(8) **One Per Lot.** More than one Billboard on a single lot is prohibited.

(9) **Other Requirements.** Billboards shall be subject to the provisions of Municipal Code Chapters 5 and 7 (Building Code and Electrical Regulations, respectively), and other applicable provisions of this Ordinance. When there is a conflict between a provision of said regulations and a provision of this Section, the more restrictive provision shall control.

(10) **Digital Displays.** Digital Displays, also known as electronic message centers, are Billboards with programable displays and internal illumination of the message area by LEDs. Digital Displays are only permitted along a U.S. Highway 30 for a property zoned HOC, GI or PI that abuts such a Highway and is subject to the other standards for Billboards. No existing Billboard may be converted to a Digital Display.

(a) Removal of nonconforming billboards required.

(i) At a minimum, removal of two billboard support structures and associated sign faces located at nonconforming locations of Section 1(a) or (b) is required for erection of a Digital Display support structure.

(ii) At a minimum, at least 400 square feet of message area must be removed for each Digital Display message area, this may require removal of more than two support structures and sign face area to achieve the minimum standards. No partial credits for removal of structures or sign area may be retained or applied to a future approval of a Digital Display. For example, if two support structures with two sign faces each have a combined total 1000 square feet of sign area are removed it will allow for construction of one Digital Display support structure and two new digital sign faces on that structure, but there is no carryover of the sign area removed in excess of the 800 square foot minimum area requirement.

(iii) Credit for removal of nonconforming billboards requires removal of the Billboard that was subject to a lease to an advertising company that applies for a digital display, must be removed within the prior six months of applying for a new Digital Display, and there has been no approval for moving or replacing said Billboard within 1000 feet of prior location. Alternatively, Digital Display approval maybe be conditioned upon removal of identified Billboards prior to issuance of permit for the erection of a new support structure. The Planning Director may grant up to one six-month extension for removal.

(b) Newly constructed Digital Display Billboards may be authorized by the Planning and Housing Director through approval of a Minor Site Development Plan subject to conformance with all standards of this Ordinance, excepting subsection 7 of this Section, and the following criteria:

(i) The size of a display shall not exceed 672 square feet, and each Billboard shall have no more than two displays (one for each direction).

(ii) Separation of 1,000 feet from another Billboard of any type.

(iii) Digital Displays shall not be animated or create the appearance of animation for each advertising segment or "flip" of the message to another message. Message displays shall be for a minimum of eight seconds and conform to all Department of Transportation requirements for a Billboard.

(iv) The Digital Display shall be an LED design operated with automatic lighting controls and photo sensors to limit illuminance and brightness to compatible levels. Excessive brightness and illuminance at any time of day is a violation of the Code. Brightness of light emitted shall not exceed a maximum of 160 NITS as measured at the sign face during evening and nighttime hours from dusk to dawn when sign is in an all-white condition. Prior to operation of the Digital Display, a report of calibration of the display to these standards shall be provided to the Planning Director.

(v) Once approved, the Digital Display is not subject to the outdoor lighting code standards of Article IV. However, the Digital Display shall be maintained and operated in accordance with all requirements of this section. Any bonafide complaint to City staff of excessive brightness or illuminance in relation to area within 1320 linear feet of the display shall require a response by the operator within 30 days of notice to provide information related to the calibration and maintenance of the Billboard. Additionally, City staff may require a test

of the sign face at an agreed upon time with the operator using an appropriately calibrated light meter (NIT Gun) to determine compliance with the 160 NIT standard.

(vii) Any application for a Digital Display shall include all information required for a Site Development Plan and supplemental information requested by the Planning Director.

(11) **Conformance.** No Billboard can be modified without conforming to this section, including conforming with the standards for size, structural support, lighting, and illumination of the message area. Any Billboard lawfully existing prior to May 1, 2000, that does not comply with the use or design standards is nonconforming and subject to limitations of Article III for use. However, no increase in intensity of the nonconforming use or design shall be permitted or specially permitted, that includes a change of message display area or its illumination.”

(Ord. No. 4556, 06-10-25)