

ARTICLE 11 OVERLAY ZONES

Sec. 29.1100. OVERLAY ZONES.

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

(Ord. No. 4221, 6-23-15)

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

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| (a) | “O-SFC” | Single Family Conservation Overlay |
| (b) | “O-H” | Historic Preservation Overlay |
| (c) | “O-E” | Environmentally Sensitive Area Overlay |
| (d) | “O-G” | Gateway Overlay |
| (e) | “O-UIE” | East University Impacted District |
| (f) | “O-UIW” | West University Impacted District |
| (g) | “O-SLF” | South Lincoln Fringe Overlay |
| (h) | “O-GNE” | Northeast Gateway Overlay District |
| (i) | “O-GSE” | Southeast Entryway Gateway Overlay District |
| (j) | “O-GSW” | Southwest Gateway Overlay |
| (k) | “O-LMU” | Lincoln Way Mixed Use Overlay |

(Ord. No. 3718, 7-22-03; Ord. No. 3818, 2-8-05; Ord. No. 3872, 03-07-06; Ord. No. 3889, 09-12-06; Ord. No. 4221, 6-23-15)

(3) **Applicability.** These zones are intended to function as an "overlay" to the underlying Base Zones, in addition to all of the use, yard, bulk and other requirements of the applicable Base Zone. In each case, the most restrictive provision of the Overlay or the underlying Base Zone shall apply. The location of Overlay Zones shall be shown on the Official Zoning Map.

Sec. 29.1101. "O-SFC" SINGLE FAMILY CONSERVATION OVERLAY.

(1) **Purpose.** The Single-Family Conservation Overlay (O-SFC) Zone is intended to conserve the existing single-family residential character of areas identified as O-SFC adjacent to the downtown. The O-SFC is intended to protect single-family neighborhoods while guiding the transition to higher density and compatibility with the surrounding uses where intensification is permitted. The O-SFC is meant to help maintain the general quality and appearance of the neighborhoods; promote a more cohesive look to the neighborhoods; recognize the neighborhood characteristics as a major part of the City's identity and positive image; promote local design qualities; stabilize and improve property values; reduce conflicts between new construction and existing homes; and allow a limited amount of increased housing densities.

(2) **Definitions.** See Section 29.201 of this Ordinance.

(3) **Findings.** The O-SFC is based in part on the findings that:

- (a) Conservation of older residential areas continues to provide a broad range of housing choices;
- (b) Conservation of architecturally significant structures adds to the distinctiveness of a neighborhood and encourages a sense of "place";
- (c) The downtown is strengthened by the existence of healthy residential neighborhoods nearby;
- (d) The existing single-family residential character can be conserved while guiding the transition and compatibility where intensification is permitted; and
- (e) Standards that encourage in-fill development, retain the values of surrounding development and protect the City's unique character will promote stable neighborhoods.

(4) **Permitted Uses.**

(a) Subject to the Building/Zoning Permit requirements of Section 29.1501, land, buildings and structures may be used for the following purposes in an O-SFC Zone without City Council approval, in accordance with standards and regulations of the Base Zone:

- (i) Dwelling - Single-Family
(ii) Dwelling – Two Family

(iii) Bed & Breakfast Establishment (Special Use Permit required: See Section 29.1503)

(iv) Vacation Lodging (Special Use Permit required: See Section 29.1503)

(b) All uses and structures conforming to the Base Regulations and all lawfully vested nonconforming uses and structures that exist in the O-SFC on the effective date of the amendment of the official zoning map to show the O-SFC are hereby deemed to be conforming with the terms of this Section. The O-SFC shall not be deemed to create a nonconforming use or structure within the scope of Section 29.307.

(Ord. No. 4398; 11-12-19)

(5) **Site Development Plan Review.** In the O-SFC, there shall be no construction of a new multifamily building or any addition to an existing multifamily building or to a nonconforming building whether vested or not until after Plan approval is granted pursuant to the provisions contained in this Section and Section 29.1502(4), unless exempted by Section 29.1101(4)(a) above. Approval decisions under this Section 29.1101 for sites located in a Historic Preservation District shall be made by the Historic Preservation Commission. For sites in the O-SFC but not in a Historic Preservation District, Site Development Plan approval decisions shall be made by the City Council.

(6) **Intensification Limited.** In the O-SFC the maximum number of dwelling units, of any kind defined in Section 29.201, shall not at any time be permitted to exceed 648. Additionally, in the O-SFC, apartment dwellings shall not be permitted unless the plans for the project meet the following standards:

(a) The existing infrastructure must be sufficient to support the proposed project at the time of application, or sufficient infrastructure shall be provided as a part of the proposed project. "Sufficient infrastructure" includes water distribution, sanitary sewer, storm drainage, fire protection, streets and transportation, refuse collection, greenway connectors and/or sidewalks;

(b) The development has convenient access to public services, public transportation, or major thoroughfares;

(c) Housing developments shall be in character with the surrounding neighborhood(s) in terms of scale and character of the architectural elements; and

(d) Any yard that abuts another residential Zone, dwelling unit type or density shall be not less than the corresponding front, side, or rear yard requirement of the adjacent district, dwelling unit type or density.

(7) **Bulk Regulations.** Land, buildings and structures used in the O-SFC shall comply with the lot area, lot width, and yard requirements as provided in the Base Regulations.

(8) **Landscaping, Screening and Buffer Areas.** Landscaping, screening and buffer areas shall be provided in accordance with Section 29.403.

(9) **Compatibility Standards.** New construction of any building or other structure or any change in the use of land shall comply with the following compatibility standards:

(a) **Driveways.** All new driveways that are located in the front yard shall be of a width no greater than 12 feet. This width limitation shall apply to only that area between the street and the primary facade of the structure. The front yard shall always be the narrowest portion of a lot that fronts a street. For lots accessible from an alley, any new driveway shall be constructed in the rear yard with access only from the alley. Existing front yard driveways may be maintained or replaced, but shall not be widened to more than 12 feet in width. Driveways leading from an alley that provide access to a parking lot may be constructed at a width of 16 feet.

(b) **Garages.** The purpose of this subsection is to establish the setback requirement for i) garage setback from an alley and ii) garage setback from the front of a principal building. Detached garages that open to an alley shall be located either 8 feet from the property line abutting the alley or a minimum of 20 feet from the property line abutting the alley. No setback distance that is more than 8 feet but less than twenty feet shall be allowed. All garages, attached or detached, shall be set back a minimum distance of 18 feet behind the primary facade of the principal building on the lot.

(c) **Parking.** No parking lot shall be located in the front yard or side yard of any lot. Only rear yard parking lots are allowed.

(d) **Trees.** Any tree that is removed from the street right-of-way shall be replaced in the street right-of-way as close to the original location as possible.

(e) **Solids and Voids.** A solid to void ratio shall be required for the primary facade, including any recessed facades that face the front yard, and the secondary facade. The void requirements for the primary facade of new buildings shall be a minimum of 15% and a maximum of 80%.

(f) **Roofs.** A minimum roof pitch of 6:12 rise to run shall be required. However, mansard and mansard-style roofs will be permitted. Building additions, with the exception of porches and stoops, shall be

required to have similar roof pitches as the existing structure to which they are being added. The roof pitch requirement shall not apply to porches or stoops.

(g) Dormers. Where the primary facade does not have a gable facing the street, a minimum of one dormer shall be required for every 15 feet of street-facing roof width, after the first 20 feet.

(h) Windows. Windows shall have a width-to-height ratio of 2:3. This requirement shall only apply to the primary facade, front facing recessed facades, and the secondary facade. In addition, an exception will be made for decorative windows, gable windows, or a single large window where the interior floor plan contains a space where such a window type would be expected.

(i) Entrances. There shall be an entrance with a porch or stoop on the primary facade of any new structure. This entrance shall face the street and be accessible by means of a paved walkway. No more than one entrance shall be placed on any primary or recessed facade.

(j) Porches. Where a porch is constructed, the porch shall have a depth of not less than 6 feet, and shall extend a minimum of 50% of the width of the facade to which it is attached. Porches shall not be enclosed by walls, windows, or solid doors and shall not exceed 10 feet in height measured from the floor of the first story to the roof line.

(k) Stoops. A stoop shall be of a width not greater than 30% of the width of the facade to which it is attached and shall be of a depth not less than 4 feet. Stoops shall not be enclosed by walls, windows, or solid doors and shall not exceed 10 feet in height, measured from the floor of the first story to the roof line. The roof of a stoop that is supported by brackets shall project from the building a minimum depth of 4 feet.

(l) Foundations. Substantial foundation plantings shall be required to screen the base of the primary and secondary facade of any new building. The first floor elevation shall be constructed a minimum of one and one-half feet above grade. Grade shall be determined at the high point of the sidewalk that is located in the public right-of-way parallel to and abutting the front of the lot. In addition, ground-mounted mechanical units shall be screened with plantings.

(m) Orientation. Structures shall be situated at right angles with the street. Primary facades shall be parallel with the street to which they front. Buildings shall be oriented perpendicular to the front facing facade.

(n) Width - Building. No building shall be constructed or remodeled to have a width greater than 76 feet.

(o) Width - Facade. The primary facade of a building shall have a width between the range of 24 feet and 38 feet. Any portion of the building that is wider than the primary facade shall be recessed from the primary facade a distance of not less than 8 feet. A second primary facade will be permitted, provided that it is separated by a recessed facade that conforms to the minimum facade width of 24 feet.

(p) Height. No structure shall be constructed or remodeled to a height greater than 3 stories or 40 feet, whichever is lower.

(q) Lot Configurations. Lots in the O-SFC shall remain configured as they are on the date that the O-SFC regulations go into effect. In the O-SFC a Zoning Permit shall not be issued with respect to one or more dwelling units to be established on a lot formed by the combination of 2 or more lots or the combination of the parts of 2 or more lots or the combination of a lot and a part or parts from one or more lots.

(r) Compliance. New buildings shall be constructed in full compliance with subsections (a) through (q) above. In building additions or remodeling it is not required that the entire building be brought into full compliance with subsections (a) through (q). It is only required that the addition or remodeling comply. It is required that the addition or remodeling does not have the effect of increasing the level or degree of nonconformity of the building as a whole.

(10) **Parking Requirements.** Off-street parking shall be provided and maintained in accordance with the Base Regulations.

(11) **Historic Preservation.** In those parts of the O-SFC that have been designated as Historic Preservation District, the historic preservation regulations of Chapter 31 shall also apply in addition to the Base Regulations and the O-SFC regulations. In the event of conflict between the historic preservation regulations and the O-SFC regulations, the historic preservation regulations shall control. Any plan approval decision required by this Section shall be made by the Historic Preservation Commission when the site is in an Historic Preservation District. When the site is not in an Historic Preservation District, the Site Development Plan approval decision shall be made by the City Council.

Sec. 29.1102. "O-H" HISTORIC PRESERVATION OVERLAY.

(1) **Purpose.** The Historic Preservation Overlay (O-H) Zone is intended to recognize the establishment of the City's local Historic Districts (see Section 31.1 *et seq.* of the Municipal Code) and to promote the public interest in having the full and informed participation of the City's Historic Preservation Commission in the hearing of zoning applications potentially affecting the City's historic resources. To fully meet this objective, the Historic Preservation Overlay Zone may include properties that are proximate to, but not within, one of the Historic Districts established by the Municipal Code. The procedures established by this Section are intended to ensure that the City's Historic Preservation Commission is specifically notified of all applications before the Planning and Zoning Commission or the Zoning Board of Adjustment respecting property within or proximate to the City's local Historic Districts.

(2) **Notice.** With regard to zoning applications and proposed zoning ordinance amendments that affect proposed or designated landmarks and historic districts, the Historic Preservation Commission shall consider such applications and/or amendments prior to consideration by the Zoning Board of Adjustment, or by the Planning and Zoning Commission.

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

(3) **Certificate of Appropriateness.** As provided by Section 31.10 of the Municipal Code, and notwithstanding any uses otherwise permitted under an applicable Base Zone classification, no building or structure within an Historic District established pursuant to Chapter 31 of the Municipal Code may be erected, altered, demolished or removed, and no area within Such Chapter 31 Historic District may be used for industrial, commercial, business, home industry or occupational parking until a certificate of appropriateness has been issued for such activity by the Historic Preservation Commission. This requirement applies only to properties within the City's Historic Districts.

Sec. 29.1103. "O-E" ENVIRONMENTALLY SENSITIVE AREA OVERLAY.

(1) **Purpose.** The Environmentally Sensitive Overlay (O-E) Zone is intended to supplement the City's flood plain regulations and to protect designated natural resource areas by using the natural resources inventory to identify and preserve natural resources and by establishing parks and open space areas. Greenways are included in this district for stream corridors, linear parks and open spaces adjacent to environmentally sensitive areas to create a continuous system throughout the City.

(2) **Designation of Environmentally Sensitive Areas.** Any area may be designated an O-E Zone by ordinance of City Council, after the advice and recommendation of the Planning and Zoning Commission, if the results of a scientific study of the area support the conclusion that the area so designated is especially sensitive to adverse public impact from development due to unique environmental circumstances. Examples of such areas that may be designated as an O-E zone are:

(a) Flood Plain Areas. Those areas defined in Chapter 9 of the Municipal Code;

(b) Designated Natural Resource Areas. Those areas defined in "A Natural Areas Inventory of Ames" (July 18, 1994);

(c) Park and Open Space Areas. Those areas defined in the City's Parks and Recreation Master Plan of the Municipal Code;

(d) Green-ways. Those areas as may be defined as Green-ways by the City Council; and

(e) Aquifer Protection Areas. Those areas as may be defined as Aquifer Protection Areas as defined by the City Council.

(3) **Studies.** The Department of Planning and Housing and the Planning and Zoning Commission are authorized to conduct studies in order to evaluate areas for environmental sensitivity as part of the continuing process of maintaining a current comprehensive land use plan for the City. Additionally, studies done by or for other governmental or private parties may be adopted for the purposes of this section.

(4) **Procedures.** No Building/Zoning Permit shall be issued and no grading, excavation, construction or change in use shall occur in an area designated as an O-E Zone except in accordance with the procedures set forth in Section 29.1502(4), "Major Site Development Plan Review" or with the procedures set forth for a Preliminary Plat in Chapter 23, Subdivisions.

In addition, the applicant shall prepare and submit an Environmental Assessment Report, which shall detail how the problems identified in the study on which the O-E Zone designation was based will be addressed, obviated or mitigated. City Council shall not approve the Major Site Development Plan or Preliminary Plat unless it has reviewed and approved the Environmental Assessment Report.

(a)Development within the Floodway

(i) If no activity defined as a Development Use in Section 9.4 (2) occurs within the O-E Zone, the requirements of this subsection shall not apply.

(ii) If any activity defined as a Development Use in Section 9.4 (2) occurs within the O-E Zone, the requirements of this subsection shall apply to the entire site.

(5) **Enforcement.** Development or other activities in conflict with the Major Site Development Plan, or a failure to implement the Plan, including the measures set out in the Environmental Assessment Report shall constitute the violation of this section for which any and all enforcement means and remedies established by law or zoning regulations may be invoked and instituted.

(Ord. No. 4257, 5-10-2016)

Sec. 29.1104. "O-G" GATEWAY OVERLAY

(1) **Purpose.** The Gateway Overlay (O-G) Zone is intended to:

(a) Protect the character and attractiveness of traditional corridors and major entryways to the City; and

(b) Promote a character of development that is consistent with the traditional corridors and major entry ways to the City.

(2) **Applicability.** The O-G Zone shall be designated on the Official Zoning Map by ordinance of the City. Some examples of such possible areas are:

(a) Dayton Avenue and U. S. Highway 30;

(b) Duff Avenue and U.S. Highway 30;

(c) East 13th Street and Interstate 35;

(d) University Blvd., U.S. Highway 30;

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

(e) South Dakota Avenue and U.S. Highway 30;

(f) Interstate 35 and U.S. Highway 30;

(g) North Grand Avenue and Northern Corporate Limits.

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

(3) **Actions.** This Section applies to any of the following actions that are visible from the intersections listed above:

(a) The demolition of an existing principal building or a substantial part thereof, outside a Historic District established pursuant to Chapter 31 of the Municipal Code;

(b) The construction of a new principal building or use;

(c) The expansion of a nonresidential principal building by more than 3,000 square feet; or

(d) The development of 5 or more parking spaces.

(4) **Design Standards.** The "actions", listed in 29.1104(3) above, shall comply with adopted design standards for community entries. Design standards, which shall be written and graphic materials adopted as a part of this ordinance or as appendices to this ordinance shall address the following design characteristics:

(a) Specialized signage, lighting and landscaping announcing the approach;

(b) Guided placement of buildings and landscaping announcing the approach;

(c) Limited ingress and egress by individual uses;

(d) Limited parking in front of uses. Landscaping should be provided in front of parking areas as a buffer along primary access; and,

(e) Any corridors associated with entries should be designed to reflect a continuation of the distinctive design characteristics of the associated interchange.

Sec. 29.1105. RESERVED

(Ord. No. 3872, 03-07-06)

Sec. 29.1106. O-SLF SOUTH LINCOLN FRINGE OVERLAY.

(1) **Purpose.** The South Lincoln Fringe Overlay is intended to establish an orderly transition between land uses and to reduce conflicts between different land uses by increasing compatibility between buildings and sites facing each other across Sherman Avenue. These regulations require that building facades on Sherman Avenue function and appear as the front of the building.

(2) **Applicability.** The O-SLF district shall be designated by ordinance amending the official zoning map.

(3) **Actions.** This Section applies to construction of a new building or use or the expansion of an

existing building.

(4) **Development Standards.**

a) Any property that abuts Sherman Avenue shall be considered to front on Sherman Avenue, in that Sherman Avenue will be used as the basis for establishing the permanent address for any building or structure and the yard on the Sherman Avenue side of that building will be the front yard.

b) Any building abutting Sherman Avenue shall have its principal commercial entrance on the Sherman Avenue side of the building.

(Ord. No. 3718, 7-22-03)

Sec. 29.1107 “O-GSE” SOUTHEAST ENTRYWAY GATEWAY OVERLAY DISTRICT

(1) **Purpose.** The purpose of the Southeast Entryway Overlay District is to provide a distinctive entry to Ames and to major destinations in this area. This includes areas adjacent to the I-35/Highway 30 interchange, which is a primary gateway to the City of Ames, and the Dayton Avenue/Highway 30 interchange, which is a secondary entryway to the nearby commercial area and the industrial areas beyond.

The following provisions are intended to provide for land uses and site and building design characteristics that enhance the appearance of this relatively small but highly visible entry area. They are not intended to establish specific architectural styles or building designs, but it is intended that each building have a unified design character using architectural grade products and materials. The regulations are specifically intended to prohibit pre-engineered, vertical ribbed, shallow roofed, all-metal buildings typically found in agricultural or industrial applications similar to the hangar buildings located at the Ames Municipal Airport or to the building at 925 Airport Road. However, the regulations are intended to allow exterior metal designs similar to buildings located at 2321 North Loop Dr. and 2711 and 2901 South Loop Drive.

(2) **Applicability.** The O-GSE District shall be designated by ordinance amending the official zoning map.

(3) **Permitted Uses.** The underlying, base zoning establishes permitted uses. However, the following uses are prohibited in the O-GSE District;

Recreation vehicle parks	Commercial parking	Adult entertainment facilities
Recreation vehicle and boat sales	Cemeteries	Stables
Recycling centers	Passenger terminals	Detention facilities
Agricultural, industrial or construction machinery sales	Radio & TV broadcast facilities	Sales of manufactured housing
Vehicle storage facilities		

(4) **Landscaping Standards.**

(a) All parking areas shall be set back and screened pursuant to Section 29.403 of this Ordinance, except that native prairie wildflower and prairie grasses from the list of plant materials for the Southeast Entryway as prepared by City staff, shall be substituted for the required shrubs and trees not located within parking areas. The plantings shall be sufficient to form a continuous screen to meet the intent of Section 29.403. In addition, native tree species from the list of plant materials for the Southeast Entryway as approved by City staff, shall be planted in small groupings to compliment the wildflowers and prairie grasses and to provide shade within the parking areas.

(b) Landscape screening is required along all arterial streets.

(i) Landscape screening shall consist of a minimum of ten (10) feet on private property and, as space permits, within the public right-of-way.

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

(ii) The required plant materials shall be chosen from the list of plant materials for the Southeast Entryway as approved by City staff.

(5) **Design Standard.** The following guidelines involve exterior building materials, minimum roof slopes, entrances and signs.

(a) No pre-existing building shall be permitted to be moved onto a lot nor shall any trailer, mobile home or similar structure be placed upon any lot except those used on a temporary basis by a contractor during construction.

(b) No pre-engineered, all-metal buildings of the type prohibited in paragraph 1 of this ordinance are permitted. No painted wood shall be permitted as an exterior building surface. Concrete pre-cast

panels shall only be architectural grade pre-cast concrete wall panels with geometric detail pattern and texture. Exterior masonry walls shall also have geometric detail pattern and texture.

(c) All primary (street-facing) building facades shall be comprised of a minimum of 15% window or glazing system.

(d) The primary pedestrian entry of the building shall face or be no more than 90 degrees from facing a street and shall be identified, defined and reinforced by significant architectural elements of mass, such as building recesses, canopies or porticos supported by columns or protrusions in the front facade, or if the entrance faces the street, significant variations in the roof or parapet. This entry shall be connected to the pedestrian sidewalks on the street with landscaped walkways separated from vehicle paving.

(e) Overhead doors for loading shall be located on the rear facade, defined as the side parallel to, but opposite of, the street face of the building, or in the case that a rear facade is a street-facing facade, shall be located on a non-street facing facade.

(f) Roofs.

(i) Roof pitches shall be a minimum of 4:12. No ribbed or corrugated sheet metal or fiberglass panel products shall be permitted as a roofing material on any pitched roof.

(ii) Flat or low-pitched roofs with level parapets that hide the slope of the roof on three sides including all sides that are street-facing are permitted.

(g) Garbage Collection areas shall be screened pursuant to Section 29.408(3) and (4) of this ordinance, except that:

(i) Trash receptacles for use by customers are exempt.

(Ord. 4048, 10-26-10)

(6) **Design Review Process.** City staff shall conduct pre-design conferences as requested by any applicant to clarify the provisions of this ordinance. Applicants are encouraged to request such conferences.

(Ord. No. 3783, 08-10-04)

Sec. 29.1108 TEMPORARY DEFERRAL ON DEMOLITION AND DEVELOPMENT

(1) The purpose of this section is to provide a temporary means to preserve principal buildings in an area that currently lacks zoning standards that ensures new development is compatible with existing and planned development.

(2) The provisions of this section may be made applicable to an area by amending the Official Zoning Map to show the applicability of this section as an overlay to other applicable zoning regulations.

(3) In any area to which this section has been made applicable as aforesaid, the demolition or removal of a principal building, or any part of a principal building, is prohibited except when done with respect to a building that has been found and declared to be a “dangerous building” by the City Building Official under the standards and provisions of the City Building Code.

(4) In any area to which the section is applicable, the approval of a Site Development Plan or a Building/Zoning Permit for the following is prohibited:

- (a) construction of a new building,
- (b) construction of an addition that extends the exterior dimensions of a building,
- (c) the addition of one or more stories to an existing building.

(5) The provisions of this section shall be in effect with respect to an area designated as aforesaid until the specified expiration date in the ordinance establishing the Overlay, at which date this section shall become null, void and of no future effect regarding the specific Overlay area.

(Ord. No. 3798, 09-28-04; Ord. No. 4340, 3-27-18)

Sec. 29.1109. O-GNE NORTHEAST GATEWAY OVERLAY DISTRICT.

(1) **Purpose.** The intent of the “O-GNE” Northeast Gateway Overlay) district is to ensure that regional commercial development, which occurs on land with the “O-GNE” zoning designation, results in a high quality development, which is representative of the most desirable design quality and character that exists in the community. Over the entire district, the design is to integrate open space, landscaping, entry features and artwork, storm water management, buildings, parking, access by all modes of transportation, lighting, and signs in a manner that respects the environment, is representative of the native Iowa landscape, and exhibits energy efficiency.

(2) **Applicability.** The “O-GNE” District shall be designated by ordinance amending the Official Zoning Map.

(3) **Master Plan.** Approval of the Master Plan by the City Council is required prior to the submittal of any Major Site Development Plan proposing development of land in the “O-GNE” district.

(a) **Land Area to be Included.** The Master Plan shall include all land area within the “O-GNE” District.

(b) **Written Narrative.** The Master Plan submittal shall include a written narrative, describing how each Design Guideline and Design Standard is addressed by the Master Plan.

(c) **Existing Conditions.** The Master Plan shall describe the following existing conditions:

- (i) Topography (contours at two-foot intervals);
- (ii) Location and type of existing structures;
- (iii) Type, size, and location of plant materials;
- (iv) Dimensions and location of easements;
- (v) Location and dimensions of public right-of-way on the site, and adjacent to the property boundaries;
- (vi) Location and dimensions of accesses to the site (including accesses to agricultural crop land);
- (vii) Size and location of utilities;
- (viii) Size and location of known drainage tiles;
- (ix) Location of designated wetlands (including plans for mitigation);
- (x) Flood plain and floodway boundaries; and,
- (xi) Type and location of signs, lighting, and fences.

(d) **Proposed Development.** The Master Plan shall include a statement of the following elements of the proposed development:

- (i) Building placement and approximate dimensions;
- (ii) Parking locations and approximate dimensions;
- (iii) Location, type, and size of landscaping, screening, buffers, and open space;
- (iv) Location and design of public and private gateway features and common areas; and,
- (v) Circulation pattern for all modes of transportation on the site.

(e) **Other Items.** The Master Plan submittal shall state the following:

- (i) General storm water management plan;
- (ii) Architectural styles and exterior materials to be used;
- (iii) Strategy for mitigating any potential negative impacts to the environment on the site and on surrounding properties;
- (iv) Plan for the type, design, materials, and scale of signs;
- (v) Plan for outdoor lighting;
- (vi) Phasing plan for development;
- (vii) Lot layout and dimensions;
- (viii) Type of use(s) planned for each building; and,
- (ix) Conceptual exterior elevations and building materials for each building.

(f) **Procedure for Approval of the Master Plan.** The procedure for approval of the Master Plan is described as follows:

(i) Applications for approval of the Master Plan shall be submitted to the Department of Planning and Housing.

(ii) The Director of the Department of Planning and Housing shall prescribe the forms on which applications are made. Applications shall include the name and address of the applicant, the name

and address of the owner of each lot involved, and the relationship of the applicant and the property owner in connection with the application. If the applicant or property owner listed on the application is an entity other than a natural person, the application shall also include detailed information regarding the principals of the entity. The Director of the Department of Planning and Housing shall prescribe any other material that may reasonably be required to determine compliance with this Ordinance, with sufficient copies for necessary referrals and records.

(iii) Applications that are not complete shall be returned to the applicant, with a notation of the deficiencies in the application.

(iv) Staff Review. Upon receipt of a complete application, the Director of the Department of Planning and Housing shall forward copies to the city staff for a determination of compliance with applicable requirements and policies of the city. Upon completion of staff review, the Director of Planning and Housing shall forward the application and the staff recommendations to the Planning and Zoning Commission.

(v) Planning and Zoning Commission. Commission review shall not be concluded until consideration is given to comments at a public hearing, which may be scheduled as part of the regularly scheduled meeting. Notification of the public hearing shall be made by mail and posting, in accordance with Sections 29.1500(2)(d)(i) and (iii). Within 30 days of the hearing, the Planning and Zoning Commission shall submit the written recommendation to the City Council setting forth the reasons for its recommendation of acceptance, denial or modification of the application.

(vi) City Council Decision. After the transmittal of the recommendation from the Planning and Zoning Commission, the City Council shall consider the application at a public hearing conducted as part of a regularly scheduled meeting. Notification of the public hearing shall be made by mail and posting, in accordance with Sections 29.1500(2)(d)(i) and (iii). The City Council action shall be by motion.

(4) **Major Site Development Plan.** Upon approval of the Master Plan by the City Council, an application may be submitted to the City for approval of a Major Site Development Plan to allow the development or redevelopment of any lot, tract or parcel of land in the “O-GNE” district. Approval of each Major Site Development Plan by the City Council is required, prior to the issuance of a Building/Zoning Permit for development on any lot, tract or parcel of land in the “O-GNE” district. The applicant shall comply with Sections 29.1502(1) (2) & (4), and 29.1108(3), as applicable.

In addition, a written narrative, describing how each Design Guideline and Design Standard is addressed by the Major Site Development Plan, shall be included as part of the application.

(5) **Amendments to the Approved Master Plan and Major Site Development Plans.** Amendments to the approved Master Plan and Major Site Development Plans may be needed as development in the “O-GNE” district progresses.

(a) Applications for approval of amendments to the Master Plan and/or any Major Site Development Plan shall be submitted to the Department of Planning and Housing.

(b) The Director of the Department of Planning and Housing shall prescribe the forms on which applications for amendments are to be made. Applications shall include the name and address of the applicant, the name and address of the owner of each lot involved, and the relationship of the applicant and the property owner in connection with the application. If the applicant or property owner listed on the application is an entity other than a natural person, the application shall also include detailed information regarding the principals of the entity. The Director of the Department of Planning and Housing shall prescribe any other material that may reasonably be required to determine compliance with these regulations, with sufficient copies for necessary referrals and records.

(c) Applications that are not complete shall be returned to the applicant, with a notation of the deficiencies in the application.

(d) Minor Amendments. Minor amendments to the approved Master Plan and/or any Major Site Development Plan shall be approved by the Planning and Housing Director following a review and recommendation by City staff. Minor amendments are defined as changes that:

(i) Do not constitute a change in the land use of the project, or the overall layout and design;

(ii) Do not alter the overall landscape design, except a change to the landscape buffer between commercial development and Ketelsen Marsh to the north will be considered to be a “Major Amendment”, or;

(iii) Do not alter the height, placement, or dimensions of buildings in a manner that is inconsistent with the overall site layout and design, as determined by the Planning and Housing Director.

(e) Major Amendments. Major amendments to the approved Master Plan and/or any Major Site Development Plan shall be approved by the City Council and shall include all changes other than those listed as

“Minor Amendments” in Section 29.1109(5)(d).

(i) **Staff Review.** Upon receipt of a complete application for a major amendment to the approved Master Plan and/or any Major Site Development Plan, the Director of the Department of Planning and Housing shall forward copies to the City staff for a determination of compliance with applicable requirements and policies of the city. Upon completion of staff review, the Director of Planning and Housing shall forward the application and the staff recommendations to the Planning and Zoning Commission.

(ii) **Planning and Zoning Commission.** Commission review shall not be concluded until consideration is given to comments at a public hearing, which may be scheduled as part of the regularly scheduled meeting. Notification of the public hearing shall be made by mail and posting, in accordance with Sections 29.1500(2)(d)(i) and (iii). Within 30 days of the hearing, the Planning and Zoning Commission shall submit the written recommendation to the City Council setting forth the reasons for its recommendation of acceptance, denial or modification of the application.

(iii) **City Council Decision.** After the transmittal of the recommendation from the Planning and Zoning Commission, the City Council shall consider the application at a public hearing conducted as

part of a regularly scheduled meeting. Notification of the public hearing shall be made by mail and posting, in accordance with Sections 29.1500(2)(d)(i) and (iii). The City Council action shall be by motion.

(6) **Distinction Between Design Guidelines and Design Standards.** The Design Guidelines are intended to express the intent of the community for the development of land in the “O-GNE” district. The Design Standards are the minimum design requirements established to implement each particular Design Guideline.

(7) **Guidelines for Overall Design.** The overall design is cohesive and one of continuity with the landscape. The design shows a respect for the natural features of the site and surrounding properties, as well as exhibiting the best the community has to offer and informing the visitor of the community’s common design values through the use of building materials and design features.

The site design and gateway appearance shall be reflective of the community. This is accomplished through the use of materials common to the area; through the repetition of architectural design features found elsewhere in the community; through the use of energy efficient and environmentally friendly measures; by placing a variety of buildings in a naturalistic park-like setting; by using design elements of other community gateways; by portraying the people and history of Ames in the design; and, by providing convenient and safe access for pedestrians, bicyclists, and motorists.

(8) **Standards for Overall Design.** The following Design Standards are the minimum requirements necessary to implement the Design Guidelines for “Overall Design”:

(a) Include design elements in the entry features for the site, such as: lighting, monuments, artwork, water, prairie savannah plants, brick, stone, decorative paving patterns, vertical architectural elements, as well as design elements and materials of other community gateways.

(b) Include courtyards, squares, and/or plazas, in the site design.

(c) Reserve a prominent area of the site for a “community welcome center”.

(d) Direct access between commercial development and Ketelsen Marsh is prohibited.

(e) **Ketelsen Marsh.** Development of property within the “O-GNE” District shall be compatible with and seek to preserve or enhance the ecology of Ketelsen marsh by addressing the following items:

(i) **Hydrology:** Development within the “O-GNE” District shall be designed to prevent adverse impacts on the hydrology of the marsh area.

a. Developers of property within the “O-GNE” District shall hire a professional hydrologist to review the impacts of any modifications to existing surface and subsurface drainage or water flow on Ketelsen Marsh.

b. The professional hydrologist shall provide a work plan indicating the data collection, methodology, interpretation and reporting. The soil borings used by the professional hydrologist shall be at the proper time, to a sufficient depth and left open the necessary period of time to profile the water table and subsurface water flow.

c. If the hydrology report determines that the existing surface and/or subsurface drainage and water flows toward Ketelsen Marsh, then the storm water management plans (addressed in other sections of the overlay) shall describe long-term measurement and management of pollutants (i.e.: oil, gasoline and antifreeze) that can damage the marsh ecosystem.

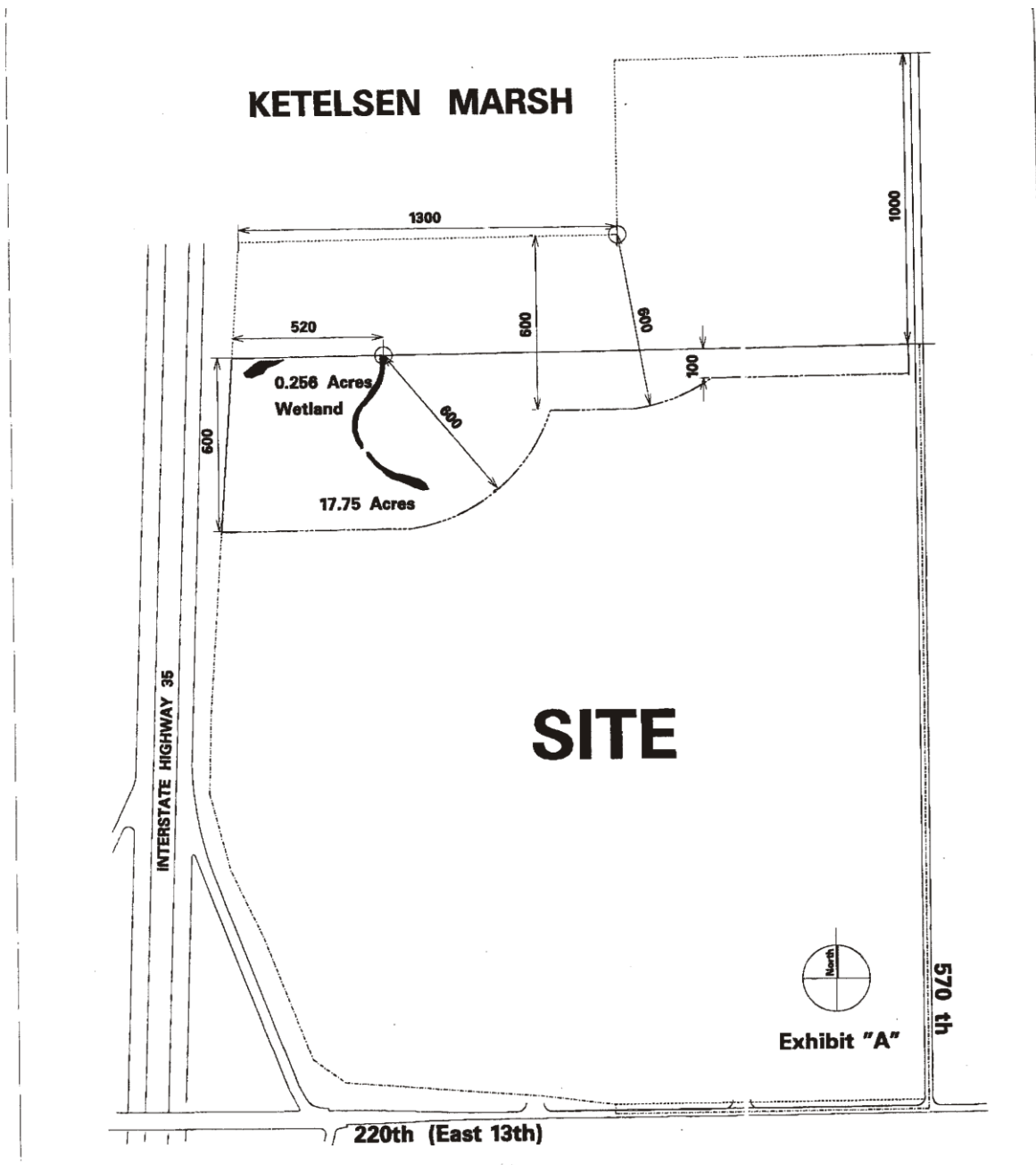
(ii) **Buffer Establishment and Purposes.**

a. A buffer area shall be established between any development within the “O-GNE” District and Ketelsen Marsh along the north property line of the development from the east boundary line

of I-35 to the west boundary of 570th. The buffer shall be a minimum of six hundred (600) feet in width along the existing south public use boundary of Ketelsen marsh and shall be one hundred (100) feet in width along the south side of the remainder of the north boundary of the "O-GNE" District, as follows:

Native vegetation shall be established in the buffer consisting of local ecotype native species correct for the site and consistent with existing vegetation at the marsh.

b. A combination of brown, black or green chain link fencing and vegetation shall be installed in the buffer area to intercept trash from the development and to minimize adverse



effects of light on the marsh ecology. The design and establishment details of the buffer shall be prepared by an expert in biology to ensure that the design is correct for the site and consistent with the existing vegetation at Ketelsen Marsh.

c. Specific design and establishment details shall be coordinated with the

Director of the Story County Conservation Board. Upon completion, an agreement to insure both permanence and maintenance of the buffer area shall be entered into between the developer and the Story County Conservation Board.

(f) Communications towers are prohibited.

(g) Energy Efficiency Standards. Development in the “O-GNE” district shall comply with the energy efficiency standards in effect with respect to the City of Ames at the time of application to the City of Ames for each individual building permit.

(9) **Guidelines for Site Layout.** The site layout is guided by the Master Plan, which integrates the roadways, bikeways, pedestrian walkways, parking, buildings, and landscaping in a coordinated fashion into a naturalistic landscape, properly manages storm water, and provides convenient and safe access for all modes of travel to and within the site. Design of the commercial development is to create a unique site plan unified with the entire “O-GNE” District.

(10) **Standards for Site Layout.** The following Design Standards are the minimum requirements necessary to implement the Design Guidelines for “Site Layout”:

(a) Locate buildings, open space, and plantings to enhance the network of pathways, roadways, and pedestrian areas, define spaces of the appropriate scale for each of these, and buffer those areas from nuisances. Areas of the site designed for enhanced use by pedestrians, are to provide the greatest benefit to the most users, and improve the functional relationships and linkages on and off the site.

(b) Arrange buildings to create view corridors on and off the site, between pedestrian destinations, including building entrances, and open space.

(c) Distribute parking areas around buildings in order to shorten walking distance, and to reduce the overall scale and impact of parking areas.

(d) Use a consistent design theme or palette for site layout and building architecture.

(e) Mitigate negative impacts and incorporate the mitigation measures into the topography, landscape features and drainage characteristics of the site and surrounding properties.

(f) Screen service areas, storage areas and refuse enclosures from public view, with a combination of landscaping, fences and walls. Cluster the locations of service and refuse areas.

(g) Locate drive-through windows, menu boards, and associated stacking lanes to minimize impacts on other areas of the development site, as well as impacts on adjacent properties. Such site features are to be integrated with the building design and screened from off-site property.

(Ord 4048, 10-26-10)

(11) **Guidelines for Access and Circulation.** Traffic, access, and circulation accounts for all modes of travel. The road design accommodates the anticipated motor vehicle traffic volume and promotes pedestrian safety. The transportation system facilitates visitors to explore the community.

(12) **Standards for Access and Circulation.** The following Design Standards are the minimum requirements necessary to implement the Design Guidelines for “Access and Circulation”:

(a) Provide an integrated system of open space and pathways for pedestrians and bicyclists, which lead to the perimeter of the site for connections to the rest of the community.

(b) Provide a complete and continuous network of separate pedestrian, bicycle, and motor vehicle pathways and roadways, as well as open space that connects all building entrances, parking areas, transit stops, and adjacent properties.

(c) Provide accommodations for the circulation of public transportation on the site.

(d) Provide a change in paving materials, and a change in textures/colors where pedestrian walkways cross drives to emphasize the conflict point, improve visibility, enhance safety, and provide aesthetic appeal.

(e) Provide bicycle parking at locations that do not obstruct the flow of pedestrians, are identified with signage, are visible, and are located near customer entrances.

(13) **Guidelines for Landscaping.** The site design shall employ landscaping, open space, green space, public space, trees, buffering, and the natural environment to integrate the buildings, parking lots, artwork, and architectural entry features.

(14) **Standards for Landscaping.** The following Design Standards are the minimum requirements necessary to implement the Design Guidelines for “Landscaping”:

(a) Integrate storm water management systems into the site in ways that enhance the public space and sustain landscape plantings native to the area, with such features as: flowing water, ponds, landscaped waterways, and other water features. Storm water management systems shall incorporate at least one element of

“Low Impact Development” (LID) techniques identified by the United States Environmental Protection Agency (EPA) such as bio-detention areas, grassed swales and/or use of porous pavement. Storm water features are to be attractive, as well as functional.

(b) Use native tree and shrub species, or their cultivars, for the majority of trees and shrubs planted on the site.

(c) Design large areas of landscaping (such as open spaces, buffers, waterways, and storm water retention areas) to exhibit a natural setting, rather than a manicured appearance.

(d) Achieve unity of design by repeating plant variety groupings and other materials, and by coordination with landscaping on adjacent properties where appropriate (including right-of-way streetscape designs).

(e) Provide dense landscaping, in combination with architectural treatments, to screen storage areas, trash enclosures, utility cabinets, mechanical equipment, service areas, and other similar elements. Provide landscaping along building foundations and pedestrian walkways.

(f) Include landscaping for all entry drives and storm water detention areas as part of the first phase of construction.

(g) Design parking areas with a combination of landscape plantings, screening, and buffers to avoid the visual appearance of vast expanses of hard-surface paving, and to avoid narrow strips of grass and/or plantings.

(h) Where fencing is used, the design and materials shall be compatible with the design and materials used for structures and landscaping. The use of chain link fencing is limited to the buffer area between development on the site and Ketelsen Marsh.

(15) **Guidelines for Building Design.** Building design includes a variety of building sizes of high quality design and materials for which there is wide latitude for creativity within the framework of the Master Plan for the entire site. Buildings will be designed to reduce the massive scale and the uniform, impersonal appearances of large commercial buildings, for energy efficiency, and to provide visual interest that will be consistent with the community’s identity, character, and scale.

Architectural design shall create and contribute to the uniqueness and sense of place of the development. Building elevations shall consider the character of the community and incorporate design elements representative of such community character.

(16) **Standards for Building Design.** The following Design Standards are the minimum requirements necessary to implement the Design Guidelines for “Building Design”:

(a) Throughout the “O-GNE” district, masonry materials comprised of brick, natural stone or reconstructed stone, shall be used as architectural features or accents on all building elevations that are visible to the general public. Brick and stone materials shall not be required on the south elevation of buildings located on lots that abut the Union Pacific Railroad right-of-way. Building elevations that abut the railroad tracks may be composed of concrete block, painted in a color to match the remaining three sides of each building.

(b) Incorporate variations in building height, building mass, roof forms, rooflines, changes in wall planes, and articulation of building facades in the architectural design of all buildings. In addition, incorporate variations in color, materials, and texture. Parapets shall be used to conceal flat roofs and mechanical equipment.

(c) Use consistent architectural detail and character on all sides of the buildings, which are visible from adjoining properties and/or public streets.

(d) Design building entrances that are easily identified through the use of one or more of the following methods, applied at a scale consistent with the building: projected or recessed entryways, porticos, higher rooflines, changes in building material, or color.

(e) Locate loading and outdoor storage areas so as not to be visible from adjoining properties and/or public streets, and screen, recess, and/or enclose such areas. Appropriate locations for loading and outdoor storage areas include areas between buildings, where more than one building is located on a site, or on those sides of buildings that do not have customer entrances. Screen walls shall be consistent with the architectural character of each building.

(f) Pseudo-historical themes are not allowed.

(g) Design the buildings to utilize similar colors, materials and textures, as well as repeating patterns, rhythms, and proportions found within the architecture of other buildings in the development to achieve unity of design.

(h) Incorporate a combination of arcades, pedestrian-level display windows, multiple fenestrations, storefronts, and store entrances into building frontages and sides of buildings oriented to the street, or

other public areas (i.e. parks, open space, walkways, or vista corridors).

(i) Exhibit architectural detail in doors, windows, and other openings of building frontages along ground floor pedestrian areas.

(j) Incorporate an architectural covering, consistent with the design theme of the building, for all drive through windows.

(k) Use muted earth tones as the predominant colors for the exterior of buildings.

(17) **Guidelines for Signage and Lighting.** Signage shall be tasteful, simple, as unobtrusive as possible, and integrated with the entry design elements. Signs shall be designed to be easily recognized and relate to all modes of travel on the site.

Include a comprehensive system of signage conveying messages essential to the function, safety, and security of users and residents.

Achieve a consistency of display with a hierarchy of signage. Use a minimum number of sign sizes to provide easy “way finding” for all modes of circulation.

Lighting shall be varied by intensity, location, time of use, and direction in an effort to protect viewing of the night sky and the biology of the Ketelsen Marsh from light interference.

Outdoor illumination shall provide a unified lighting system that: will allow a quality image that is perceivable, yet unobtrusive; reinforce the hierarchy and delineation of the circulation system; provide sufficient illumination; and, enhance safety and visibility in the “O-GNE” District.

(18) **Standards for Signage and Lighting.** The following Design Standards are the minimum requirements necessary to implement the Design Guidelines for “Signage and Lighting”:

(a) Integrate the design of all signage with the surroundings in terms of size, shape, color, height, texture, and lighting so as to be secondary to the architecture of buildings and the design of the site.

(b) Billboards are prohibited in the “O-GNE” district

(c) In the “O-GNE” district, any ground-mounted signs shall be monument style not exceeding twelve (12) feet in height, with the exception that a maximum of two pylon signs, not exceeding a height of thirty-five (35) feet, shall be permitted within the “O-GNE” district.

(d) On-site directional signs shall be consistent with the overall design theme of the development.

(e) Outdoor temporary signs, other than construction, real estate, and grand openings, are prohibited.

(f) Maintain balanced light levels on-site and between abutting developed properties. Competing light levels shall be avoided.

(g) Use of cut-off fixtures, mounting heights, and the elevation of potential viewers are mitigation measures that shall be utilized to control glare.

(h) Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way.

(i) Building-mounted lighting may be used only to highlight specific architectural features or primary customer or building entrances. General floodlighting of building facades is not permitted.

(j) All lighting for commercial activities shall be reduced to security levels between 11:00 p.m., or one hour after the business closes (whichever is later), and sunrise.

(k) All outdoor lighting fixtures shall be fully shielded.

(l) All outdoor lighting fixtures shall be placed so as to minimize light trespass and glare beyond the property boundary.

(m) Light levels shall be limited to one hundred fifty thousand (150,000) lumens per gross acre, with the exception that pedestrian circulation areas and building entrances may be illuminated to twenty (20) foot candles measured at ground level.

(Ord. No. 3818, 2-8-05)

Sec. 29.1110. “O-UIE” EAST UNIVERSITY IMPACTED DISTRICT

(1) **Purpose.** The purpose of the East University Impacted District is to include areas where the majority of the facilities were developed by “Greek” organizations as housing for students, in order to maintain housing opportunities and housing density, to the extent that base zoning would allow, while assuring the provision of such requirements as adequate parking and architectural compatibility with the valued characteristics of existing structures and landscapes, such as location, height, materials and the appearance of variety of forms and of architectural styles, by creating regulatory standards for commercial and high density residential uses, but not impacting single or two family uses.

(2) **Demolition.** Demolition of existing structures shall be strictly prohibited except in the instance of meeting either subsection (a) or (b) below:

(a) The owner can provide evidence that the structure was never used by “Greek” organizations as housing for students.

(b) The structure cannot be used for the original intended purpose and/or no alternative reasonable use can be identified and the property owner can show evidence that an economic hardship will be created if the structure cannot be removed. To prove economic hardship, the applicant shall submit where appropriate to the applicant's proposal, the following information to be considered.

(i) Estimate of the cost of the proposed demolition,

(ii) Estimate of any additional cost that would be incurred to rehabilitate the building for the intended use.

(iii) A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the structure or structures on the property and their suitability for rehabilitation. (This shall be required only when the applicant's proposal is based on an argument of structural soundness.)

(iv) Estimated market value of the property in its current condition; after completion of demolition; after any changes recommended by the City Council; and after renovation of the existing property for continued use.

(v) An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property.

(vi) Amount paid for the property, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.

(vii) If the property is income-producing, the annual gross income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.

(viii) Remaining balance on any mortgage or other financing secured by the property and annual debt service, if any, for the previous two years.

(ix) All appraisals obtained within the previous two years by the owner or applicant in connection with the purchase, financing, or ownership of the property.

(x) Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two years.

(xi) Assessed value of the property according to the most recent assessments.

(xii) Real estate taxes for the previous two years.

(xiii) Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other.

(xiii) Approval of a minor site development plan and architectural drawings as meeting the requirements of subsection (3) through (6) below and all other applicable standards of the City of Ames.

(c) **Determination of Economic Hardship.** The City Council shall review all the evidence and information required of an applicant and make a determination whether the denial of a demolition permit has deprived, or will deprive, the owner of the property of reasonable use of, or economic return on, the property. After reviewing the evidence, the Council may deny the application, may approve demolition, or may table the application for a Demolition Permit for a period of time not to exceed 30 days. The 30-day period will permit an opportunity for other alternatives to be evaluated. If a suitable alternative is not presented to the Council within the 30-day period, the Demolition Permit shall be issued.

(d) **Ordinary Maintenance Permitted; Public Safety.**

(i) **Ordinary Maintenance Permitted.** Nothing in this Chapter shall be construed to prevent the ordinary maintenance or repair of any exterior feature in this district that do not involve alterations or changes in the exterior features of a building. For the purposes of this Ordinance, changes made in the color of the exterior surfaces of a building are considered to be ordinary maintenance and repair.

(ii) **Public Safety.** Nothing in this Chapter shall prevent the construction, reconstruction, alteration, restoration, or demolition of any interior or exterior feature which the City Building Official shall certify is required for public safety because of an unsafe or dangerous condition.

(3) **Development Standards.**

(a) **Front yard setbacks.** The minimum required front yard setback of 25 feet in the RH district shall be maintained in this overlay district with the following exception: Along the north side of Knapp

Avenue the front yard setback may be reduced to ten feet, provided the front façade presents individual unit entrances and there are variation in plane of the façade, and/or variation in details and materials for each residential unit to clearly distinguish each unit from the abutting unit(s).

(b) **Maximum Building Height.** Maximum building height shall not exceed forty-five (45) feet.

(Ord. No. 3888, 08-22-06)

(c) **Maximum Residential Building Coverage.** Maximum residential building coverage shall not exceed 11,000 square feet with the following exception: for residential buildings on properties abutting Lincoln Way and Beach Avenue the maximum building coverage may be increased to a maximum of 14, 000 square feet.

(4) **Architectural Design Standards.**

(a) **Building Materials.** Clay brick shall comprise more of the exterior wall surface of the building than any other material on each of the exterior sides of any residential structure. This requirement does not apply to additions to buildings which do not have brick as an exterior material. Natural stone may be used as an accent on corners, at doorways and around windows. Timber-framed stucco may be used as an exterior material above the first floor of the residential structure, but it shall not constitute more than 50 percent of the total exterior façade materials on the entire building, excluding windows and doors and their trim. Wood or metal siding may be used as an exterior material on dormers or other similar features, but it shall not constitute more than 10 percent of the total exterior materials.

(b) **Building Form.** In order to promote variation in building form as seen from the street, all residential buildings shall have both primary and recessed facades and the recessed façade or facades shall be at least four feet from the primary façade. In addition, the ratio of the total length of all primary facades and the total width of the building shall be between 0.35 and 0.70, where the total width of the building is measured parallel to the street and at the building's widest part.

(c) **Roof Types.**

(i) In order to look similar to other existing residential dwellings, give form to the structures and give emphasis to architectural elements that will help divide the mass of a large building into smaller identifiable pieces, all buildings shall incorporate one or more of the following groups of roof forms:

a. Roof elements commonly found on residential dwellings in this zoning districts, such as pitched roofs equal to or steeper than 6:12, cupolas, dormers and gables with ends facing the street. These residential roof elements shall also have a durable, high-quality surface, such as architectural shingles, standing seam metal or tile.

b. Variations in roof forms and also variation in height of roof elements.

c. Roof forms that correspond to and bring attention to elements and functions such as entrances, arcades, porches, building corners and/or focal points.

(ii) Flat roofs or single-slope roofs shall not be permitted for any residential structure.

(d) **Pedestrian Entrances.**

(i) There shall be at least one functional pedestrian entrance facing a street.

(ii) The primary entrance of any building shall face and open directly onto a walkway that connects with the public sidewalks.

(iii) In order that primary building entrances are clearly defined and sheltered from the summer sun and winter weather, they shall be recessed or framed by a sheltering element such as an overhang, arcade or portico, providing at least six feet of width and four feet of depth.

(e) **Windows and Doors.** Primary facades shall be subdivided and proportioned by openings, such as windows or doors, along no less than forty (40) percent of the length of the façade. For windows to be included in this calculation, they must be transparent.

(f) **Special Requirements for Properties Abutting Lincoln Way and Beach Avenue.** An exception to the allowable building material, building form and roof type requirements in the district may be allowed, if it can be demonstrated that the proposed building materials, building form and roof type would be consistent with the existing and proposed buildings in the same block, abutting block on either side and on the block across the street from the subject property with specific reference to: (i) building style; (ii) building materials; (iii) height of each story; (iv) type, size, and

arrangement of windows and doors; (v) variation in the setback line of the front façade; and (vi) projections from the

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façade such as, balconies, bays, porticos, porches, pergolas and canopies. All other standards and requirements shall apply.

(g) Compliance. New buildings shall be constructed in full compliance with subsections (a) through (g) above. In building additions or remodeling it is not required that the entire building be brought into full compliance with subsections (a) through (g) above. It is only required that the addition or remodeling comply. It is required that the addition or remodeling does not have the effect of increasing the level or degree of nonconformity of the building as a whole.

(5) **Landscaping and Fences.**

(a) Site materials. No rocks, brick fragments or other hard, loose material over ¾-inch in size shall be used.

(b) Fences. Any parking lot adjacent to a Low-Density Residential Zoning District requires type F-2 screen.

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

(6) **Parking Requirements.** For all dwelling units located in the East University Impacted Area, the parking requirement shall be as follows:

(a) 1.5 parking spaces per residential unit for one bedroom residential units in an apartment dwelling.

(b) 1.25 parking spaces per bedroom for residential units of 2 bedrooms or more in an apartment dwelling.

(c) All other uses shall provide parking as required in Table 29.406(2).

(Ord. No. 3872, 03-07-06)

Sec. 29.1111. "O-UIW" WEST UNIVERSITY IMPACTED DISTRICT.

(1) **Purpose.** The purpose of the West University Impacted District is to include areas adjacent to the Iowa State University campus and affiliated facilities, in order to increase housing diversity opportunities and housing density, to the extent that base zoning would allow, while assuring the provision of such requirements as adequate parking and architectural compatibility with the valued characteristics of existing structures, such as location, height, materials and the appearance of façades facing streets, by creating regulatory standards for commercial and high density residential uses, but not impacting single or two family uses.

(2) **Development Standards.**

(a) Front Yard Setbacks. Buildings shall be placed with the primary façade at the front setback line.

(b) Maximum Building Height shall not exceed forty-five (45) feet in height.

(3) **Architectural Standards.**

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

(b) Building Materials. Brick shall comprise more of the exterior wall surface of the building than any other material. Measurement of the exterior surface does not include windows or doors or their trim. This requirement does not apply to additions to buildings which do not have brick as an exterior material.

(c) Pedestrian Entrances:

(i) There shall be at least one functional pedestrian entrance facing a street.

(ii) The primary entrance of any building shall face and open directly onto a walkway that connects with the public sidewalks.

(iii) In order that primary building entrances are clearly defined and sheltered from the summer sun and winter weather, they shall be recessed or framed by a sheltering element such as an overhang, arcade or portico, providing at least six feet of width and four feet of depth.

(d) Compliance. New buildings shall be constructed in full compliance with subsections (a) through (c) above. In building additions or remodeling it is not required that the entire building be brought into full compliance with subsections (a) through (c) above. It is only required that the addition or remodeling comply. It is required that the addition or remodeling does not have the effect of increasing the level or degree of nonconformity of the building as a whole.

(4) **Landscaping and Fences**

(a) Site materials. No rocks, brick fragments or other hard, loose material over ¾-inch in size

shall be used.

(b) Fences. Any parking lot adjacent to a Low-Density Residential Zoning District requires type F-2 screen.

(c) Street Trees. At least one overstory tree shall be planted within the parking (space between the public sidewalk and street curb, where sidewalk does not exist it is the area between the property line and street curb) for every 60 ft (or part thereof) of lot frontage. If the City of Ames planting standards cannot be met due to site-specific conditions, the overstory tree shall be planted in the front yard, in addition to any other required planting.

(5) **Parking Requirements.** For all dwelling units located in the West University Impacted Area, the parking requirement shall be as follows:

(a) 1.5 parking spaces per residential unit for one bedroom residential units in an apartment dwelling.

(b) 1.25 parking spaces per bedroom for residential units of 2 bedrooms or more in an apartment dwelling.

(c) All other uses shall provide parking as required in Table 29.406(2).

(Ord. No. 3872, 03-07-06)

Sec. 29.1112 “O-GSW” SOUTHWEST GATEWAY OVERLAY DISTRICT

(1) Purpose. The purpose of the Southwest Gateway Overlay District is to provide a distinctive entry to Ames and to major destinations in this area. Its provisions are intended to enhance arrival, direct traffic, accentuate access to and identify the community commercial areas at the South Dakota interchange with U.S. Highway 30 and the western residential areas of the community. The following provisions are intended to provide for land uses and site and building design characteristics that enhance the appearance of this relatively small but highly visible entry area.

(2) Applicability. The O-GSW District shall be designated by ordinance amending the official zoning map.

(3) Permitted Uses. The underlying, base zoning establishes permitted uses. However, the following uses are prohibited in the O-GSW District.

- Recreation vehicle parks
- Commercial parking
- Adult entertainment facilities
- Recreation vehicle and boat sales
- Cemeteries
- Stables
- Recycling centers
- Passenger terminals
- Detention facilities
- Agricultural, industrial or construction machinery sales
- Radio & TV broadcast facilities
- Sales of manufactured housing
- Vehicle storage facilities

(4) Pedestrian and Vehicular Circulation.

(a) The internal vehicular and pedestrian circulation within a development involving multiple buildings or lots must interconnect in an obvious and direct manner.

(5) Collective Parking. The total minimum number off-street parking spaces required for a variety of different uses may be reduced to eighty-five (85) percent of the sum of the required off-street parking spaces for each use computed separately, under the following conditions:

(a) Different uses and/or separate primary buildings located on a single parcel.

(b) Uses located on two or more separate parcels when those parcels are adjacent to each other and when site plans for all parcels are submitted, reviewed, and approved concurrently. Each site shall include the share of the total parking attributable to the uses located on that site and each site shall meet all other zoning requirements.

The total number off-street parking spaces required shall not be less than largest amount required for any of the uses

computed separately.

(c) Sports practice facilities are not eligible for the collective parking provisions described above.

(Ord. No. 3993, 06-16-09)

(6) Landscaping.

(a) Any site where the Collective Parking standard as defined in Section 29.1112(5) is applied shall provide at least 20% of the site area as Minimum Landscaped Area.

(b) Integrate storm water management systems into the site in ways that enhance the public space and sustain landscape plantings native to the area.

(c) Use native tree and shrub species, or their cultivars, for the majority of trees and shrubs planted on the site.

(d) Achieve unity of design by repeating plant variety groupings and other materials, and by coordination with landscaping on adjacent properties where appropriate (including right-of-way streetscape designs).

(e) Design parking areas with a combination of landscape plantings, screening, and buffers to avoid the visual appearance of vast expanses of hard-surface paving, to avoid narrow strips of grass and/or plantings and to provide larger landscape areas in strategic locations rather than smaller landscape areas scattered throughout.

(f) Fencing shall be integral and consistent with the overall design of the building and the landscape and also shall include materials of the same type, quality and color as the principal materials of the building or landscape.

(g) Chain link fences and fences containing barbed wire, electric charges or sharp materials are prohibited.

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

(7) Mechanical Equipment. In addition to the general provisions under Section 29.408(4), screening of mechanical units shall be integral to and consistent with the overall design of the building, using such means as parapet walls, roof forms, or similar utilization of the building's primary architectural features and materials.

(Ord. 4048, 10-26-10)

(8) Service Areas.

(a) Comply with the standards of this section for all

(i) loading berths, area or docks

(ii) areas and equipment for trash collection or compaction

(iii) truck parking

(iv) other service areas and equipment

(b) Cluster the locations of such service areas and equipment.

(c) Locate and screen such service areas and equipment to minimize visibility from adjoining properties or public streets or sidewalks and to minimize acoustic impacts of the activities in these areas.

(d) Landscaping shall be integral and consistent with the overall design of the building and the surrounding landscape. At a minimum, landscaping materials shall meet the High Screen or F2 standards set forth in Section 29.403 and shall include materials of the same type, quality and color as the principal materials of the building or landscape.

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

(9) Drive-through facilities.

(a) Locate drive-through windows, menu boards, mechanical equipment, and associated stacking lanes to minimize impacts on adjacent properties for which zoning permits residential use.

(b) Integrated such site features with the building design and screened from off-site property with screening materials that meet at least the High Screen standard.

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

(10) Building Type. These standards are intended to promote building design characteristics that enhance the appearance of this relatively small but highly visible entry area. They are not intended to establish specific architectural styles or building designs, but it is intended that each building have a unified design character using architectural grade products and materials.

(a) No pre-engineered buildings are permitted that are the vertical ribbed, shallow roofed, all-metal buildings typically found in agricultural or industrial applications similar to the hangar buildings located at the Ames Municipal Airport or to the building at 925 Airport Road. However, the regulations are intended to allow exterior metal material as one exterior of the materials in designs similar to buildings located at 2321 North Loop Dr. and 2711 and 2901 South Loop Drive.

(b) To provide architectural interest and variety, incorporate in the architectural design of all buildings variations in

- (i) building height
- (ii) building mass
- (iii) roof forms and rooflines
- (iv) wall planes
- (v) building facades
- (vi) color
- (vii) materials
- (viii) texture

(c) Use consistent architectural detail and character on all sides of the buildings, which are visible from adjoining properties and/or public streets.

(11) Building Materials.

(a) Masonry materials comprised of brick, natural stone or reconstructed stone, shall be used as architectural features or accents on all building elevations that are visible to the general public.

(b) Prohibited materials are:

- (i) smooth-faced concrete block
- (ii) painted masonry
- (iii) painted wood.

(12) Roofs.

(a) No ribbed or corrugated sheet metal or fiberglass panel products shall be permitted as a roofing material on any pitched roof.

(b) Pitched roof shall have a minimum pitch of 4:12.

(c) Flat roofs are permitted, but only if concealed by parapets, sloped roof forms or other architecturally integrated features and also variation in height of these roof elements.

(d) Employ roof forms that correspond to and bring attention to elements and functions such as entrances, arcades, porches, building corners and/or focal points.

(13) Windows and doors.

(a) Incorporate a combination of arcades, pedestrian-level display windows, multiple fenestrations, storefronts, and store entrances into building frontages and sides of buildings oriented to any street or highway.

(b) The primary pedestrian entry of the building shall face or be no more than 90 degrees from facing a street and shall be identified, defined and reinforced by significant architectural elements of mass, such as building recesses, canopies or porticos supported by columns or protrusions in the front facade, or if the entrance faces the street, significant variations in the roof or parapet.

(14) Signs and lighting.

(a) Billboards are prohibited.

(b) Any ground-mounted signs shall be monument style not exceeding twelve (12) feet in height, with the exception that a maximum of two pylon signs, not exceeding a height of thirty-five (35) feet, shall be permitted.

(c) Building-mounted lighting may be used only to highlight specific architectural features or primary customer or building entrances. General floodlighting of building facades is not permitted.

(d) All outdoor lighting fixtures shall be fully shielded.

(e) All outdoor lighting fixtures shall be placed so as to minimize light trespass and glare beyond the property boundary.

(f) Light levels shall be limited to one hundred fifty thousand (150,000) lumens per gross acre, with the exception that pedestrian circulation areas and building entrances may be illuminated to twenty (20) foot candles measured at ground level.

(15) Design Review Process. City staff shall conduct pre-design conferences as requested by any applicant to clarify the provisions of this ordinance. Applicants are encouraged to request such conferences.

(Ord. No. 3889, 09-12-2006; Ord. No. 3993, 06-16-09)

Section 29.1113. LINCOLN WAY MIXED USE OVERLAY DISTRICT.

(1) **Purpose.** The intent is to allow for multi-family housing that may not be accommodated in other zones and to promote Lincoln Way as a commercial destination along a multi-modal

transportation corridor. The Lincoln Way Mixed Use Overlay supplements the base zone regulations of areas along the Lincoln Way corridor zoned Highway Oriented Commercial “HOC” between Duff Avenue and South Dakota Avenue by allowing for a mixed commercial/residential use option. This Overlay preserves the primary use of the corridor for commercial uses while allowing for another housing option for the City of Ames residents and promotes high quality architectural design and compatibility with the City’s desired enhancement of the character for Lincoln Way.

- (2) **Permitted Uses.** Subject to the requirements of Sec. 29.1502 for Site Development Plan Review, and in accordance with the requirements of this Sec. 29.1113 and the Zone Development Standards of the HOC base zone, Apartment Dwellings (and their Accessory Uses) and Vacation Lodging may be permitted in combination with HOC permitted uses classified as Office Uses; Retail Sales and Services Uses; Entertainment, Restaurant, and Recreation; and miscellaneous use of childcare. Stand alone Apartment Dwellings are not a permitted use in the Overlay Zone.
(Ord. No. 4398; 11-12-19)
- (3) **Site Development Plan Review.** All mixed use projects, in combination with a zoning application for the establishment of the Mixed Use Overlay, shall apply for a Major Site Development Plan review per Section 29.1502.
- (4) **Distinction Between Design Standards and Design Principles.** The Design Standards are mandatory requirements set forth to meet the purpose of the Overlay. Design Principles are intended to guide the design components of a mixed use project and act as a framework to consider the project’s consistency with the Overlay’s purpose for commercial use and promoting high quality design features and architecture. In some instances, development may be required to exceed the minimum standards and principles as part of the Major Site Development Plan review.
- (5) **Design Standards.** The following design standards are the minimum requirements necessary to implement a mixed use project in the Overlay.
 - (a) **Building Height.** Buildings within the overlay district shall not exceed three-stories and shall not exceed 42 feet.
 - (b) **Floor Area Ratio.** The maximum ratio for a project within the overlay shall not exceed a 1.0 floor area ratio.
 - (c) **Minimum Commercial Area of the Building(s).** A minimum of 75% of the lineal length of the front facade of all buildings, as visible from Lincoln Way, shall be commercial uses.
 - (d) **Orientation and Front Yard Setback Encroachment.** Mixed use buildings shall be oriented to Lincoln Way with a visual connection of commercial store fronts to the street. A front yard setback encroachment of 10 feet may be permitted for pedestrian oriented design features of architectural projections, arcades, patios, etc.
 - (e) **Parking.** No parking shall be permitted between the buildings and the street. Parking requirements must be consistent with Article 4 of Chapter 29.
 - (f) **Sidewalks.** Sidewalks shall be required from the commercial entrance(s) of each building to the public right of way. Sidewalks shall also be provided for the connection of multiple buildings when more than one structure is constructed on a site.
 - (g) **Floor to Ceiling Height.** Ground floor uses shall have a high floor to ceiling height, generally of a minimum of 12 feet measured from top of commercial floor to the bottom of the next floor structure.

- (6) **Design Principles.** The following design principles shall be guidelines relied upon when considering the site and architectural design components of a mixed use overlay project:
- (a) Building design should recognize site patterns and help define entries to the interior of the site, commercial spaces, residential building entrances, and public spaces. The project design shall embrace pedestrian friendly design principles recognizing Lincoln Way as multi-modal transportation corridor. Designs that allow for and promote active outdoor space for commercial uses are desirable.
 - (b) Preference will be for commercial areas to be located parallel to Lincoln Way.
 - (c) Use architectural styles that promote a commercial appearance to a development with strong visual connection to Lincoln Way. Commercial storefronts shall have a high percentage of glazing.
 - (d) The architectural design shall utilize a variety of forms to create diverse elevations. Residential units, office and commercial/retail spaces shall overlook the street and interior areas. Buildings should include green building techniques minimizing sun impacts of heat gain and glare for south facing windows.
 - (e) The materials used in design of the buildings should utilize quality materials that include a mix of clay brick /masonry and contemporary uses of woods and metals as materials to accentuate and create interest on the building. The principle cladding materials of buildings as viewed from the street and commercial entrances shall be clay brick or stone materials.
 - (f) The use of color, textures, and/or patterns should be used to accentuate the quality of the architectural design and materials of the building.
 - (g) The layout of commercial floor area on the ground floor shall define the design of the overall building rather than maximizing residential density.
 - (h) The commercial Floor Area Ratio for the property should meet a minimum 0.15 floor area for the site.
 - (i) Commercial area design should account for customary dimensions and needs for a variety of retail, restaurant, and office uses. Generally, a minimum of 50 feet of depth and a maximum of 100 feet of depth is appropriate for 1st floor “inline” type commercial space.
 - (j) Residential unit access should be separate from commercial tenant access.
 - (k) Locate residential access in clearly identifiable and well lit locations.
 - (l) Parking should be provided in excess of minimum retail parking rates to provide a variety of commercial tenant options, including restaurant uses with higher parking rates, rather than maximizing parking areas for apartment units. Encourage developments to incorporate prominent bike parking.