

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING CHAPTER 29 TABLE 29.1201(5) AND TABLE 29.1201(7)-8 AND ENACTING A NEW CHAPTER 29 TABLE 29.1201(5) AND TABLE 29.1201(7)-8 THEREOF, FOR THE PURPOSE OF PERMITTING COMMERCIAL USES IN VILLAGE RESIDENTIAL ZONING DISTRICTS TO INCLUDE VETERINARY OFFICES AND CORRECTING A SCRIBNER'S ERROR; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Chapter 29 Table 29.1201(5) and Table 29.1201(7)-8 and enacting a new Chapter 29 Table 29.1201(5) and Table 29.1201(7)-8 as follows:

**“Table 29.1201(5)
Village Residential (F-VR) Floating Zone Uses**

USE CATEGORY	NEIGHBORHOOD CENTER	NEIGHBORHOOD GENERAL	NEIGHBORHOOD EDGE
RESIDENTIAL			
Country House	N	N	Y
Village House	N	Y	Y
Village Cottage	Y	Y	N
Single Family Attached (Side-yard House)	Y	Y	N
Single Family Attached (Row-house)	Y	Y	N
Village Apartment	Y	N	N
Garden Apartments, if previously approved	N	Y	N
Assisted Living	N	Y	Y
COMMERCIAL			
Apothecary Shop	Y	N	N
Artist Studio and accessory gallery	Y	N	N
Banks	Y	N	N
Barber Shops	Y	N	N
Beauty Shops	Y	N	N
Car Wash	Y	N	N
Convenience store with gas	Y	N	N
Dance Studio	Y	N	N
Dry Cleaner	Y	N	N
Dwellings above the first floor	Y	N	N
Hardware store	Y	N	N
Grocery, bakery, delicatessen or similar retail stores	Y	N	N
Office Uses	Y	N	N
Pottery Shops	Y	N	N
Retail sales as defined in Section 29.501(4)-3 of this ordinance	Y	N	N
Restaurants, excluding drive through service	Y	N	N
Veterinary Offices-small animal exclusive not including kennels	Y	N	N
OTHER USES			
Child Day Care Facilities	Y	Y	N

USE CATEGORY	NEIGHBORHOOD CENTER	NEIGHBORHOOD GENERAL	NEIGHBORHOOD EDGE
Community Facilities, except vocational training for handicapped	Y	N	N
Essential Public Services	Y	N	N
Religious Institutions	Y	Y	N
Schools, limited to public and private day schools	N	Y	Y

Y = permitted
N = prohibited

**Table 29.1201(7)-8
Village Residential (F-VR) Floating Zone Urban Regulations
Commercial/Shop Front**

URBAN REGULATIONS	F-VR ZONE	
General Requirements	<p>All design shall be submitted to and approved by the Village.</p> <p>Architect Commercial/Shop Front structures shall be permitted in the Neighborhood Center only.</p> <p>Commercial/Shop Front structures shall be permitted on lots that are between 24 and 48 feet wide.</p>	
Building Placement	<p>There shall be a mandatory build-to-line of 6 feet.</p> <p>Vehicle access to all Commercial/Shop Front lots shall be from an alley only.</p> <p>Commercial/Shop Front structures shall be constructed with no side yard setback on interior side yard lines.</p> <p>There shall be a 6-foot side yard setback on the side yard in a corner condition.</p> <p>The front facade of Commercial/Shop Front structures shall extend along 100% of the frontage and 50% along the side lot line in a corner condition.</p> <p>Commercial/Shop Front structures shall be arranged where the building placement along a street creates a traditional "Main Street" effect.</p> <p>Commercial/Shop Front structures shall be arranged where a mid-block pedestrian pathway or paseo of 8 feet in width is constructed to enable pedestrian mobility through the Neighborhood Center.</p> <p>Where no building wall exists, a garden wall shall be constructed on the property line, except in the instance of a Convenience Store with gas.</p>	
Design Elements	<p>The area between the build-to-line and the front property line and the area between the structure and side lot line in a corner condition shall be paved similar to the adjacent sidewalk.</p> <p>Balconies, awnings and roof overhangs may encroach into the area between the build-to-line and the front property line and the area between the side yard setback line and the side yard line.</p> <p>An awning or second story balcony is required for a minimum of 50% of the street frontage or the distance adjacent to a path.</p> <p>Balconies shall be 3 feet deep and awning shall be 6 feet deep adjacent to street frontage.</p> <p>Awning adjacent to a path shall be 3 feet deep.</p> <p>All exterior building walls facing adjacent streets shall be glazed along a minimum of 40% of the wall length with clear glass at eye level.</p> <p>Setback areas for entrance doors to Commercial/Shop Front structures shall not exceed 75 square feet.</p> <p>Commercial/Shop Front structures shall not exceed 10,000 square feet of floor area in any single structure, except for Health Clubs/Fitness Centers which shall not exceed 23,000 sq. ft. on any single story.</p>	
Use Requirements	Apothecary Shop	Artists Studios and Accessory Gallery
	Bait and Tackle Shop	Banks
	Barber Shops	Beauty Shops
	Cabinet Shops	Car Wash
	Convenience Store With Gas	Dance Studio

URBAN REGULATIONS	F-VR ZONE	
General Requirements	All design shall be submitted to and approved by the Village. Architect Commercial/Shop Front structures shall be permitted in the Neighborhood Center only. Commercial/Shop Front structures shall be permitted on lots that are between 24 and 48 feet wide.	
	Dry Cleaner	Dwelling Units Located Above the First Floor
	Hardware Store	Office Buildings
	Grocery, Bakery, Delicatessen or Similar Retail Sales	Pottery Shops
	Photography Labs	Retain Sales as Defined in Section 29.501(4)-3 of this ordinance
	Printing Shops	Second Hand Stores
	Restaurants, Excluding Drive Through Service	Health Club/Fitness Center
	Veterinary Offices-small animal exclusive not including kennels	
Height Restrictions	<ul style="list-style-type: none"> Commercial/Shop Front structures shall be a maximum of three stories in height Single Story Commercial/Shop Front structures facing adjacent street shall be a minimum of 16 feet in height. Garden walls shall not exceed 6 feet in height when located along the side lot line and shall not exceed 3 feet in height when located between the build-to-line and the front property line. Awnings shall be constructed at a height of between 9 and 12 feet above the walk. 	
Parking Requirements	<ul style="list-style-type: none"> Parking is allowed on Commercial/Shop Front lots behind the structure only. One parking space shall be provided for each 250 square feet of gross floor area. Required parking includes all parking on the Commercial/Shop Front lots plus all parking on and off the street within 300' of the Commercial/Shop Front lot. Trash container and loading areas shall be located behind the Commercial/Shop Front structure. 	

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Section Two. Violation of the provisions of this ordinance shall constitute a municipal infraction punishable as set out by law.

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

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

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor