

COUNCIL ACTION FORM

SUBJECT: ZONING & SUBDIVISION ORDINANCE TEXT AMENDMENTS – MISCELLANEOUS CODE CLEAN-UP

BACKGROUND:

For FY 2010/11, the City Council included in its list of work priorities for the Planning Division a “Zoning Code Clean-Up.”

As part of these amendments, Section 23.401 was revised to change the order of the provisions pertaining to lot configuration standards. It was not intended to change the substance of the provisions of that section. However, during the reordering of sections, there was one sub-section that was inadvertently omitted in the final ordinance. It pertained to the allowance of multiple buildings on a single lot. Unless corrected, the omission means that there can no longer be multiple apartment buildings on a single lot, which of course is contrary to standard siting practices for multi-family development. This can be corrected by simply inserting back in Section 23.401 deleted language pertaining to residential development on single lots.

Another needed correction from the last code amendment process pertains to the table providing parking standards for compact stalls. During the update, it was intended to change only one of the cells on the table to provide a dimension for parallel parking stalls. However, the entire table was inadvertently replaced by the figures in the table for standard size parking stalls. This can be corrected by simply inserting back into Table 29.406(9)-2 the dimensions that previously applied to compact stalls, except for the dimension in the one cell that was intended to be changed with the last update.

Recommendation of the Planning & Zoning Commission. At its meeting of September 5, 2012, with a vote of 6-0, the Planning and Zoning Commission recommended that the City Council adopt the draft ordinances as proposed:

(a) An ordinance to repeal Section 29.401(5) and adopt a new Section 29.401(5) for purposes of reinserting standards pertaining to multiple residential buildings on single lots; and

(b) An ordinance to repeal Table 29.406(9)-2 and adopt a new Table 29.406(9)-2 for purposes of re-establishing dimensional standards for compact parking stalls.

MANAGER'S RECOMMENDED ACTION:

These code errors resulted in changes that were neither discussed nor intended, and they adversely affect an active development application. Staff has therefore prepared two ordinances that make the needed corrections.

To minimize the impact these errors will have on the current application, the City Manager recommends that the City Council suspend its rules to approve and adopt upon three readings the attached ordinances, including:

- (a) An ordinance to repeal Section 29.401(5) and adopt a new Section 29.401(5) for purposes of reinserting standards pertaining to multiple residential buildings on single lots; and
- (b) An ordinance to repeal Table 29.406(9)-2 and adopt a new Table 29.406(9)-2 for purposes of re-establishing dimensional standards for compact parking stalls.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING TABLE 29.406(9)-2, AND ADOPTING NEW TABLE 29.406(9)-2, FOR THE PURPOSE OF RE-ESTABLISHING DIMENSIONAL STANDARDS FOR COMPACT PARKING STALLS, WHICH WERE INADVERTETELY ALTERED DURING A PREVIOUS AMENDMENT OF SAID SECTION; 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.

WHEREAS, the City Council included revisions to parking lot standards in its approved list of “code clean-up” items for the purpose of addressing those code provisions that have been problematic or otherwise difficult to implement; and

WHEREAS, the City Council approved the revisions to parking lot standards on January 10, 2012 under Ordinance No. 4100; and

WHEREAS, several standards pertaining to dimensions for compact parking stalls were inadvertently and unintentionally altered under adoption of Ordinance No. 4100, and it is the intent of this ordinance to re-establish previous standards by inserting back into Table 29.406(9)-2 the dimensions that previously applied to compact stalls, except for the dimension in the one cell that was intended to be changed with the last update.

NOW THEREFORE, 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 Table 29.406(9)-2 and adopting a new Table 29.406(9)-2, to read as follows:

Compact Sized Vehicles Table 29.406(9)-2

Parking Angle (A)	0°	20°	30°	40°	45°	50°	60°	70°	80°	90°
Curb Length Per Space (B)	24.0'	23.4	16.0'	12.4'	11.3'	10.4'	9.2'	8.5'	8.1'	8.0'
Space Depth (C)	8.0'	13.0'	14.9'	16.4'	17.0'	17.4	17.9'	17.8'	17.1'	16.0'
Access Aisle Width (D)	12.0'	12.0'	12.0'	12.0'	13.0'	15.0'	18.0'	19.0'	24.0'	24.0'
Space Width (E)	8.0'	8.0'	8.0'	8.0'	8.0'	8.0'	8.0'	8.0'	8.0'	8.0'

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 _____, _____.

ATTEST:

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor