

COUNCIL ACTION FORM

SUBJECT: ZONING TEXT AMENDMENT – FLOATING SUBURBAN RESIDENTIAL ZONING DISTRICT

BACKGROUND:

City Council recently requested that staff review the maximum density standards of development within the Floating Suburban Residential (FS) zoning district with both the Residential Low and Residential Medium development standards. FS zoning is one of the two primary zoning categories that apply to the City's New Lands areas where the City has planned for additional growth. The other category is Village.

Through the recent review of FS-RL and FS-RM zoning requests, it became apparent that the FS zoning districts were different from the existing RL and RM zones in that there is no stated maximum development intensity. The FS zoning district instead has a maximum density inferred from the minimum lot size requirements rather than a stated range. (See Attachment A, Zoning District Comparison) Both FS-RL and FS-RM have a stated minimum density requirement of 3.75 units per net acre and 10 units per acre, respectively. Attached single-family homes are subject to subdivision review for the individual lots and are also subject to minor site plan review by staff.

Staff's review identified that the allowances for 12 units of attached single-family together with the minimum lot area standards have the **potential for townhome and rowhouse type developments exceeding 20 units per net acre in both FS-RL and FS-RM**. City Council then directed staff on April 22, 2014 to initiate a potential text amendment addressing development standards and maximum density within the FS zoning district for both FS-RL and FS-RM.

A range of options are available to articulate a maximum density limit and potentially to allow for flexibility in design of attached single-family homes. Staff has identified the following three topics to discuss for design issues, as well as a topic to clean up text and clarifications concerning density:

1. Stated maximum density range for FS-RL and FS-RM
2. Limitation on the number of units per attached single-family buildings
3. Layout and access for garage design and alley garage access
4. Clean up and clarify zoning amendment references and intent of net density and minimum FS-RM net density

A strikeout and underline version of draft amendments is included as Attachment C, and a complete draft ordinance is included as Attachment D.

The Planning and Zoning Commission reviewed the text amendment on June 4th and received public comment from two interests. Brian Torresi, representing Breckenridge LLC, was opposed to the amendments as it potentially could affect the development of

their property at 601 State Avenue. Scott Renaud, Fox Engineering, spoke about multiple concerns with the amendments based upon his extensive experience with development in Ames. Generally, he felt that the proposed text amendments concerning density limits and the definition of net density and development areas would negatively affect the flexibility property owners need to make development work within design requirements of lotting, access, open space, and the new stormwater treatment regulations. He also felt that the allowances to address rear and alley loaded townhouses were a positive in allowing for more options, but that the development standards as a whole for FS have not been thought through and this amendment process should take more time.

The Planning and Zoning Commission had a discussion about the merits of the density range and had comments specifically about the density and design requirements and whether FS zoning had the appropriate standards encourage a variety of housing types. The Commission believed a full review of the FS zoning standards may be appropriate in the light of current housing market demands. Ultimately, the Planning and Zoning Commission voted 5-0 to recommend that the Council adopt the proposed amendments and to encourage Council to have staff do a more comprehensive assessment of the FS zoning requirements.

1) Density Range Text Amendment

The traditional RL and RM base zones have exclusive density ranges that do not overlap. (See Attachment A) This makes a distinct differentiation in both density and unit types. The FS zoning has an overlap of use for attached single-family housing on individual lots, as well as overlap of the density range. [See Sec. 29.1202\(4\) of the Zoning Code for description of uses and development standards, starting on page 14 of the pdf.](#)

Staff recommends a stated density range of a minimum of 3.75 units per net acre to a maximum of 10 units per net acre for FS-RL and a range of 10 units per net acre to a maximum of 22.31 units per net acre for FS-RM.

This range allows for greater density in FS-RL than the comparable RL base zone maximum of 7.26 units per acre, but matches the FS-RM maximum density to RM. Staff supports this range to ensure there is no “gap” in development range between FS-RL and FS-RM and to promote flexibility and efficiency in development that is the LUPP goal for development within New Lands.

Staff reviewed the development density of recent FS-RL and FS-RM projects and found this proposed range does not create conflicts with recent patterns. FS-RL development has typically been around 4 units per acre, even when including some attached single-family as is the case in Northridge Heights. FS-RM developments with apartment buildings have also been at the low end of the range at 11-14 units per acre. No exclusive attached single-family developments have previously been developed within either FS-RL or FS-RM.

2) Units per Building Text Amendment

One reason for the high range of maximum density in the current standards is the provision to allow up to 12 attached units together for attached single-family. The most

common practice has been to develop front façade garage access units in clusters of 2-4 units. This begins to be the practical limit for front access units as the number of curb cuts for driveways impacts the streetscape. Staff did find examples of 11 units together within Somerset as walk-up rowhomes that have garages in the rear. However, this is within Village zoning rather than FS zoning. Attachment B shows examples of both configurations within Somerset.

Staff recommends allowing only up to 5 single-family attached together if they are front façade garage accessed. However, staff believes that retaining the 12 unit building option is appropriate when designed for rear garage access and trying to create a more pedestrian oriented streetscape aesthetic.

Limiting attached single-family to no more than five together reduces potential maximum density to approximately 16 units per acre in FS-RL. It does not go as far as the stated density range described in the previous section. Preserving the 12-unit building option does provide for some flexibility in design, but requires an alternative design approach for rear access only. It does not directly limit density. The City would maintain some discretion on density at the time of rezoning with a master plan and at the preliminary plat stage for determining alley access and suitability of any large 12 unit grouping of lots for compatibility with their surroundings. Staff would note that there is only limited architectural design review of attached homes and apartments that may merit further review beyond consideration of building size.

3) Layout and Access Text Amendment

To address design issues specific to home layout and garage access, there are additional worthy text amendments to the City's current setback requirements. While not critical to density limits, they are supportive of housing development flexibility.

Staff recommends maintaining the standard 25-foot setback for front garage access, but allowing the front of the home to be set back 20 feet. This would encourage placing a garage behind the front façade. For rear loaded garages, staff recommends a principal building front setback of 10 feet rather than 25 feet, to promote pedestrian oriented streetscapes with attached housing. Rear garages would follow alley setback requirements of the Code of either 8 feet or 20 feet from an alley to reduce potential parked car conflicts. Staff believes these corresponding changes to setbacks help provide some flexibility back to a developer in response to the limitations on density and promote positive influences on streetscape and home design.

4) Code Clean-up Text Amendments

Staff has identified the need for the following four minor text cleanup items:

A) Rezoning Amendment References

FS zoning "Establishment" sections have incorrect references to the rezoning map amendment process section of the Code. Staff proposes to clarify this reference and redirect it specifically to the section of map amendments that are initiated by property owners. This would distinguish it from Council initiated actions. F-VR establishment section also has been corrected for a general reference to the rezoning map amendment process.

B) Clarify Terminology of Net Density within FS zoning

Table 29.1202(6) of FS-RL lists the areas eligible for a deduction when calculating net density. The intent has been to view this as what may be deducted, not as a mandatory list. The current list was updated in 2009. Staff proposes adding a qualifier of “only” to 29.1202(6) to help clarify the practice of choosing from the list without it being a mandatory reduction. Acceptance of removing these areas from the net density calculation would be at the discretion of the Council in its rezoning and preliminary plat approvals.

In conjunction with this change, following the list of FS-RL net density requirements are the density standards of FS-RM. FS-RM states a minimum density requirement in this section, but is missing the clear use of the term “net acre” and appears to mean gross acres as written. Using net acres would match how density is calculated in the other residential zoning districts of Chapter 29.

C) Supplemental Development Standards Tables – Sections 29.1202.5 (1) and (2)

Within the development standards, staff has included amendments to coordinate setback terminology consistently across FS-RL and FS-RM. This includes making side and rear yard setbacks consistent for single family, duplex, and attached single family for both sets of development standards. Staff recommends simplifying the standards table by striking the party wall side yard language in favor of the recently adopted Single Family Attached Party Wall standards found in Article 4. Staff also suggests removing an inconsistency of stating 4-story setback standards when 4-story buildings are not allowed in FS-RL.

D) Landscape Requirements FS Zoning

Staff recommends changes to the FS-RM landscape requirements clarifying that the same 40% landscape requirement of FS-RL applies to single-family homes and duplexes in FS-RM. Attached single-family homes have no reference to landscape requirements in either FS-RL or FS-RM. Staff recommends adding a general requirement that unimproved areas be landscaped. Final landscaping would then be reviewed with the minor site development plan for each attached single-family home. This removes ambiguity on whether landscaping is required in FS-RM, yet does not limit lot coverage in the same manner as a mandatory landscape percentage. Staff also proposes a minor edit to the Article 4 section heading for Apartment Landscaping. It is misleading in that it leaves out FS-RM in the name, even though it specifically applies to FS-RM apartments. The change is to label it as Apartment Landscape Requirements, rather than include zoning district labels in the heading.

ALTERNATIVES:

1. The City Council may adopt the amendments for a stated density range; limitation on units per building; changes to setbacks; clarifications to Establishment Sections' references to rezoning and map amendment process by property owner petition; and cleanup of net density terminology.

2. The City Council may adopt the amendment listed above with modifications.
3. The City Council may decline to adopt the proposed text amendments.
4. The City Council may hold a public hearing and table this item or refer this issue back to staff for further information.

MANAGER'S RECOMMENDED ACTION:

Staff believes that the proposed amendments reasonably reflect the direction specified in Council's referral to recommend standards for maximum density in the FS-RL and FS-RM zoning districts. The stated maximum density range is the most direct means of establishing a clear limit on development to match Ames development patterns. The other amendments provide more clarity on the intent of the character of development, while to a lesser degree addressing density limits. Code clean-up is also needed for mistaken cross references to the rezoning map amendment process in the Establishment Sections, net density, development standards, and landscape requirements.

The proposed text amendments promote the general welfare for the community and its future growth. The text amendments provide for clarity in the development process, promote options for housing development, and ensure compatibility of new development in a manner that is consistent with the Goals of the LUPP.

Therefore, it is the recommendation of the City Manager that the Council accept Alternative No. 1, thereby approving the above text amendments.

Land Use Policy Plan Excerpts Supporting Text Amendments

Goal No. 1. Recognizing that additional population and economic growth is likely, it is the goal of Ames to plan for and manage growth within the context of the community's capacity and preferences. It is the further goal of the community to manage its growth so that it is more sustainable, predictable and assures quality of life.

Goal No. 2. In preparing for the target population and employment growth, it is the goal of Ames to assure the adequate provision and availability of developable land. It is the further goal of the community to guide the character, location, and compatibility of growth with the area's natural resources and rural areas.

2.C. Ames seeks a development process that achieves greater compatibility among new and existing development.

2.D. Ames seeks a development process that achieves greater conservation of natural resources and compatibility between development and the environment.

Goal No. 4. It is the goal of Ames to create a greater sense of place and connectivity, physically and psychologically, in building a neighborhood and overall community identity and spirit. It is the further goal of the community to assure a more healthy, safe, and attractive environment.

Goal No. 5. It is the goal of Ames to establish a cost-effective and efficient growth pattern for development in new areas and in a limited number of existing areas for intensification. It is a further goal of the community to link the timing of development with the installation of public infrastructure including utilities, multi-modal transportation system, parks and open space.

Goal No. 6. It is the goal of Ames to increase the supply of housing and to provide a wider range of housing choices.

6.B. Ames seeks to establish densities of a net average 5.6 dwelling units per acre in maximizing the number of housing units in new areas.

6.C. Ames seeks to establish higher densities in existing areas where residential intensification is designated with the further objective that there shall be use and appearance compatibility among existing and new development.

Attachment A



*Caring People
Quality Programs
Exceptional Service*

TO: Honorable Mayor and City Council
FROM: Kelly Diekmann, Planning and Housing Director
DATE: April 11, 2014
SUBJECT: Residential Maximum Density Comparison

At the April 8th City Council meeting, Council referred a request for information comparing the maximum density standards for residential zoning districts.

The City of Ames has a total of nine zoning districts that are primarily for either existing or new residential development. The traditional Residential Base zones of Article 7 of the Zoning Code define expected minimum and maximum range of density for development through a stated range of the number of units per net acre. The following table summarizes density standards.

Residential Base Zone Summary

Zoning District	Minimum Density	Maximum Density
Low-Density Residential (RL)	None	7.26 units per net acre
Urban Core Residential Medium Density (UCRM)	None	7.26 units per net acre
Residential Medium Density (RM)	7.26 units per net acre	22.31 units per net acre
Residential High Density (RH)	11.2 units per net acre	38.56 units per net acre

The density range is function of minimum lot area required for each unit developed within the base zone and the size of the site. For example, the RL maximum density of 7.26 units per acre is equal to dividing an acre (1 acre = 43,560 sq. ft.) by a RL minimum lot size of 6,000 sq. ft. Zoning districts, such as UCRM, that allow for a range of lot areas per unit are capped by the upper limit of units per acre regardless of the use type and individual lot areas. There are also additional development standards of each zoning district and the Subdivision Code that influence actual density of a new development.

The Floating Suburban (FS) Residential Zoning Districts of Article 12 are somewhat different than the Residential Base Zones in that they contain a mandatory requirement to achieve minimum density while allowing for a wider range of uses. Each building type includes a minimum lot area per unit, but the mix of units results in variable maximum density range to be defined through the rezoning and subdivision review process. The following table summarizes the density requirements.

Attachment A

Floating Zones Residential Summary

Zoning District	Minimum Density	Maximum Density
Village Residential (F-VR)	Average of 8 units per acre	None ^a
Residential Low (FS-RL)	3.75 units per net acre	Lot area per unit type*
Residential Medium (FS-RM)	10 units per net acre	Lot area per unit type*

^a. Village Residential 40-acre minimum site size, no lot area per unit type requirement

* See [Tables 29.1202 \(5\)-1 and \(5\)-2](#)

The lot area per unit type requirement varies based upon single-family detached, single-family attached, and apartment building types. Within FS-RL, the theoretical calculated maximum density is 20 units per acre based solely upon the lot area per unit requirement for attached single-family homes. Within FS-RM, the theoretical calculated maximum density is 30 units per acre based solely upon the lot area per unit requirement for attached single-family homes. Within both zoning district, the maximum building size is restricted to no more than 12 units per building.

The remaining two zoning districts of Residential Low Density Park (RLP) and Residential Planned Development (PRD) are unique zoning districts based upon requirements for Major Site Plan Review and minimum site sizes of 10 acres for mobile home park development and a minimum of 2 acres for planned developments. RLP includes a maximum density of 7 units per acre. PRD has three options for maximum density based upon the choice of a low, medium, or high density residential base zoning that corresponds density limits stated above.

Attachment B

Somerset Townhomes- Bristol Dr



Attachment B

Northridge Heights- Harrison Rd



Underline Strike Out of Text Amendment
FLOATING ZONES

Sec. 29.1200. FLOATING ZONES

Sec. 29.1202. “F-S” SUBURBAN RESIDENTIAL ZONE.

(3) **Establishment.** The F-S is hereby established and applies to all lands that are rezoned to F-S on the Zoning Map ~~through a~~ Zoning Map Amendment as described in Section 29.1506-1507(2) may be approved provided the City Council makes the following findings:

- (a) The designation is consistent with the Land Use Policy Plan;
- (b) The development complies with all requirement of Section 29.1202 as stated herein;
- (c) The existing infrastructure system to be utilized by the land proposed to be zoned F-S has the capacity to support the development contemplated;
- (d) The designation and contemplated development of the land proposed to be zoned F-S has been selected by the property owner as an alternative to the F-VR zoning designation.

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

(4) **Suburban Residential Permitted Uses.** The uses permitted in the Suburban Residential Floating Zone are set forth in the following tables: Suburban Residential Low Density (FS-RL) 29.1202(4)-1; Suburban Residential Medium Density (FS-RM) 29.1202(4)-2 below:

**Table 29.1202(4)-1
 Suburban Residential Floating Zoning
 Residential Low Density (FS-RL) Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N	--	--
Household Living			
Single Family Dwelling	Y	ZP	ZEO
Two Family Dwelling	Y, if pre-existing	ZP	ZEO
Single Family Attached Dwelling, <u>Front Driveway access (12-5 units or less)</u>	Y	SDP Minor	Staff
<u>Single Family Attached Dwelling, Rear Driveway access (12 units or less)</u>	Y	<u>SDP Minor</u>	<u>Staff</u>
Apartment Dwelling (12 units or less)	N	--	--
Family Home	Y	ZP	ZEO
Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	N	--	--
Short-term Lodging	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA/Staff
OFFICE USES	N	--	--
TRADE USES			
Retail Sales and Services General	N	--	--
Entertainment, Restaurant and Recreation Trade	N	--	--
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Child Day Care Facilities	Y	SP	ZBA
Community Facilities	Y	SP	ZBA
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA

Social Service Providers	N	--	--
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Radio & TV Broadcast Facilities	N	---	---
Parks & Open Areas	Y	SDP Minor	Staff
Essential Public Services	Y	SP	ZBA
Personal Wireless Service Facilities	Y	SP	ZBA

Y = Yes: permitted as indicated by required approval.
N = No: prohibited
SP = Special Use Permit required: See Section 29.1503
ZP = Building/Zoning Permit required: See Section 29.1501
SDP Minor = Site Development Plan Minor: See Section 29.1502(3)
SDP Major = Site Development Plan Major: See Section 29.1502(4)
HO = Home Occupation
ZBA = Zoning Board of Adjustment
ZEO = Zoning Enforcement Officer
(Ord. No. 3825, 03-22-05)

**Table 29.1202(4)-2
Suburban Residential Floating Zoning
Residential Medium Density (FS-RM) Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N, except Hospices, Assisted Living, and Nursing Homes, permitted by Special Permit.	SP	ZBA
Household Living			
Single Family Dwelling	Y	ZP	ZEO
Two Family Dwelling	Y	ZP	ZEO
Single Family Attached Dwelling, <u>Front Driveway Access</u> (4-5 units or less)	Y	SDP Minor	Staff
Single Family Attached Dwelling, <u>Rear Driveway Access</u> (12 units or less)	Y	SDP Minor	Staff
Apartment Dwelling (12 units or less)	Y	SDP Major	City Council
Family Home	Y	ZP	ZEO
Independent Senior Living Facility (unlimited number of units)	Y	SP	ZBA
Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	N	--	--
Short Term Lodging	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA
OFFICE USES	N	--	--
TRADE USES			
Retail Sales and Services General	N	--	--
Entertainment, Restaurant and Recreation Trade	N	--	--
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Community Facilities	Y	SP	ZBA
Funeral Facilities	Y	SP	ZBA
Child Day Care Facilities	Y	HO or SP (depending on size)	Staff/ZBA
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA

Social Service Providers	Y	SP	ZBA
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Essential Public Services	Y	SP	ZBA
Radio & TV Broadcast Facilities	N	---	---
Parks & Open Areas	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	SP	ZBA

Y = Yes: permitted as indicated by required approval.
N = No: prohibited
SP = Special Use Permit required: See Section 29.1503
ZP = Building/Zoning Permit required: See Section 29.1501
SDP Minor = Site Development Plan Minor: See Section 29.1502(3)
SDP Major = Site Development Plan Major: See Section 29.1502(4)
HO = Home Occupation
ZBA = Zoning Board of Adjustment
ZEO = Zoning Enforcement Officer
(Ord. No. 3579, 8-22-00; Ord. No. 3591, 10-10-00; Ord. No. 3595, 10-24-00, Ord. No. 3622, 7-10-01; Ord. No. 3825, 03-22-05)

(5) **Suburban Residential Floating Zone Supplemental Development Standards.** The standards that are applicable to property that is developed using the F-S floating zone alternative shall be those zone supplemental development standards that are applicable to other areas of the City that are zoned RL, Residential Low Density, RM Residential Medium Density and RLP Residential Low Density Park Zone. These standards are set forth in the Tables 29.1202(5)-1 Residential Low Density and 29.1202(5)-2 Residential Medium Density. The zone supplemental development standards for areas that are to be zoned RLP Residential Low Density Park Zone shall adhere to the standards as set forth in Section 29.705 of this ordinance.

- a. FS-RL Household Living uses shall not exceed a maximum of 10 dwelling units per net acre.
- b. FS-RM Household Living uses, excepting Independent Senior Living, shall not exceed a maximum of 22.31 dwelling units per net acre.

**Table 29.1202(5)-1
Suburban Residential Floating Zone
Residential Low Density (FS-RL) Supplemental Development Standards**

SUPPLEMENTAL DEVELOPMENT STANDARDS	F-S ZONE LOW DENSITY		
	SINGLE FAMILY	TWO FAMILY DWELLINGS	SINGLE FAMILY ATTACHED DWELLING
Minimum Lot Area	6,000 sf	7,000 sf	3,500 sf per unit for exterior units; 1800 sf per unit for interior units
Minimum Principal Building Setbacks: Front Lot Line Side Lot Line Side Lot Line (party wall line for Single Family Attached Dwelling) Side Lot Line (all other side lots — lines except party wall line) Rear Lot Line	<u>25-ft-20 ft.; 25 feet to garage face</u> 6 ft.; or 8 ft for 2 stories 8 ft. for 3 stories <u>20 ft.; alley loaded garage either ft. or more than 20 ft.</u>	<u>25-ft, 20 ft.; 25 feet to garage face</u> 6 ft.; or 8 ft for 2 stories 8 ft. for 3 stories <u>20 ft.; alley loaded garage either ft. or more than 20 ft.</u>	<u>10 ft. for building less than 30 feet in height; 20 feet for buildings greater than 30 feet in height; 25 feet to garage face 25-ft.</u> <u>0 ft.</u> 6 ft. for one story; 8 ft for 2 stories; 10 ft. for 3 stories <u>20 ft for 4 stories</u> <u>20 ft.; alley loaded garage either ft. or more than 20 ft.</u>
Corner Lots	Provide 2 front yards and 2 side yards	Provide 2 front yards and 2 side yards	Provide 2 front yards and 2 side yards

Minimum Frontage:	35 ft. @ street line; 50 ft. @ building line	35 ft. @ street line; 50 ft. @ building line	24 ft @ street line and building line
Maximum Building Coverage	35%	40%	No Maximum
Maximum Site Coverage (includes all buildings, paving and sidewalks on lot)	60%	60%	No Maximum
Minimum Landscaped Area	40%	40%	No Minimum Unimproved area of lot
Maximum Height Principal Building	40 ft. or 3 stories, whichever is lower	40 ft. or 3 stories, whichever is lower	40 ft. or 3 stories, whichever is lower
Parking Between Buildings and Streets	No	No	No
Drive-Through Facilities	No	No	No
Outdoor Display	No	No	No
Outdoor Storage	No	No	No
Trucks and Equipment	No	No	No

Note: Maximum Height for an Accessory Building has been deleted for all categories. This is addressed in Sec. 29.408(7)(a)(ii).

**Table 29.1202(5)-2
Suburban Residential Floating Zone
Residential Medium Density (FS-RM) Supplemental Development Standards**

Supplemental Development Standards	F-S Zone			
	Single Family Dwellings	Two Family Dwellings	Single Family Attached Dwellings	Multiple Family Dwellings
Minimum Lot Area	6,000 sf	7,000 sf	2,400 sf for exterior units; 1,200 sf for interior units.	7,000 sf for the first two units; 1,800 sf for each additional unit
Minimum Principal Building Setbacks: Front Lot Line Side Lot Line	25-20 ft. <u>25 feet to garage face</u>	25-20 ft. <u>25 ft garage face.</u>	25-20 ft. <u>10 ft. for building less than 30 feet in height; 20 feet for buildings greater than 30 feet in height; 25 feet to garage face</u>	25 ft 6 ft for 1 story; 8 ft for 2 stories; 10 ft for 3 stories; 20 ft for 4 stories
Side Lot Line (party wall line for Single Family attached Dwelling)			0 ft	
Side Lot Line (all other side lots lines except party wall line)	6 ft for 1 story; 8 ft for 2 stories; 10-8 ft for 3 stories; 20 ft for 4 stories	6 ft for 1 story; 8 ft for 2 stories; 10-8 ft for 3 stories; 20 ft for 4 stories	6 ft for 1 story; 8 ft for 2 stories; 10 ft for 3 stories; 20 ft for 4 stories	
Rear Lot Line	25-20 ft. <u>alley loaded garage either ft. or more than 20 ft</u>	25-20 ft. <u>alley loaded garage either ft. or more than 20 ft</u>	25-20 ft. <u>alley loaded garage either ft. or more than 20 ft</u> 0 ft for back-to-back single family attached dwellings	25 ft; <u>alley loaded garage either ft. or more than 20 ft</u>
Corner Lots	Provide two front yards	Provide two front yards	Provide two front yards	Provide two front yards

	and two side yards	and two side yards	and two side yards	and two side yards
Minimum Frontage	35 ft @ street line; 50 ft @ building line	35 ft @ street line; 50 ft @ building line	24 ft @ street line and building line	35 ft @ street line; 50 ft @ building line
Minimum Landscaping	40%	40%	Unimproved area of lot	See Article 29.403
Maximum Height Principal Building	50 ft or 4 stories, whichever is lower	50 ft or 4 stories, whichever is lower	50 ft or 4 stories, whichever is lower	50 ft or 4 stories, whichever is lower
Maximum Height Accessory Building	12 ft to midpoint of roof, 15 ft to ridge	12 ft to midpoint of roof, 15 ft to ridge	12 ft to midpoint of roof, 15 ft to ridge	12 ft to midpoint of roof, 15 ft to ridge
Drive-through Facilities	No	No	No	No
Outdoor Display	No	No	No	No
Outdoor Storage	No	No	No	No
Trucks and Equipment	Light only, no advertising	Light only, no advertising	Light only, no advertising	Light only, no advertising

(Ord. No. 3579, 8-22-00; Ord. No. 3591, 10-10-00; Ord. No. 3595, 10-24-00, Ord. No. 3640, 12-11-01, Ord. No. 3660, 4-23-02)

(6) **Suburban Residential Floating Zone Suburban Regulations.** The Suburban Regulations for the F-S zone are provided for in Table 29.1202(6) below.

**Table 29.1202(6)
Suburban Residential Floating Zone Suburban Regulations**

SUBURBAN REGULATIONS	F-S ZONE
Minimum Density Suburban Residential Low Density (FS-RL)	The minimum average density for one and two-family dwelling units, two-family dwelling units, and single family attached dwelling units in areas zoned FS-RL shall be 3.75 dwelling units per net acre. Net acres shall be determined only by subtracting from the gross acreage of a subdivision the land area devoted to the following uses or containing the following characteristics: <ol style="list-style-type: none"> 1. Public or private right-of-way; 2. Common open space owned by the City of Ames or owned by property owners in common through a Homeowner’s Association or a similar private entity 3. Areas of severe slope where the topography exceeds 10% as determined by the Story County Soil Survey; 4. Areas containing natural resources as identified in the Natural Areas Inventory of the City of Ames dated 1994. 5. Areas reserved as an outlot or by easement to the city for planting as woodland, prairie, wetland or other native plant community. 6. Stormwater detention areas and stormwater retention ponds required by the Ames Municipal Code or as a condition of a permit or other City approval. 7. Areas reserved as an outlot or by easement to the city to protect natural archeological and/or historic features.
Minimum Density Suburban Residential Medium Density (FS-RM)	The minimum density for property developed in the FS-RM zone shall be 10 units per net acre.

Lot and Block Design Requirements	Block lengths that exceed 660 feet in length on a block face shall contain a mid-block cut through or cross walk to enable effective pedestrian movement through the block. From one street to another street on the opposite block face.
Open Space Requirement	A minimum of 10% of the gross area shall be devoted to common open space. A minimum of 15% of the gross area shall be devoted to common open space for back-to-back single family attached dwellings. Common open space shall be owned and maintained by the City of Ames or by a Homeowner’s Association or a similar private entity.
Landscape Buffer Requirement	A landscaped buffer of 10 feet in width shall be provided in the setback area of any lot zoned FS-RM where the lot is adjacent to any lot zoned FS-RL. The landscaping shall adhere to the L.3 Standards as provided for in Section 29.403 of the ordinance.
Parking Requirements	Parking shall be provided to meet the requirement as set forth in Section 29.406 of this ordinance.

(Ord. No. 3579, 8-22-00; Ord. No. 3591, 10-10-00; Ord. No. 3640, 12-11-01; Ord. No. 3660, 4-23-02; Ord. No.4021, 1-12-10)

(7) **Site Development Plan Amendments.** All site development plans approved hereunder may only be amended pursuant to the same procedures for approving an F-S Plan as provided herein.
(Ord. No. 3591, 10-10-00)

Sec. 29.1203. “F-PRD” PLANNED RESIDENCE DISTRICT

(1) **Purpose.** The F-PRD is intended to provide for development of a variety of innovative housing types, including: attached and detached dwellings, zero lot line detached housing, clustered housing development, residential condominiums and innovative multiple family housing projects. In all instances, development that occurs in areas zoned F-PRD shall include integrated design, open space, site amenities and landscaping that exceeds the requirements that exist in underlying base zone development standards.

(2) **Planned Residence District Development Principles.** Property developed according to the requirements of this district shall create a development pattern that is more aesthetic in design and sensitive to the natural features of the site and to surrounding uses of land than would customarily result from the application of Base Zone requirements. Innovation and flexibility in the design and development of the property shall create a more efficient and effective utilization of land. Property that is zoned F-PRD shall adhere to the following development principles:

(a) Provide for innovative and imaginative approaches to residential development that would not occur as a result of the underlying zoning regulations;

(b) Result in a more efficient, aesthetic, desirable and economic use of land and other resources while maintaining the density of use, as provided for in the Land Use Policy Plan and the underlying base zone regulations;

(c) Promote innovative housing development that emphasizes efficient and affordable Home ownership and rental occupancy;

(d) Provide for flexibility in the design, height and placement of buildings that are compatible with and integrate with existing developed neighborhoods and the natural environment;

(e) Promote aesthetic building architecture, significant availability of open space, well designed and landscaped off-street parking facilities that meet or exceeds the underlying zone development standards, more recreation facilities than would result with conventional development, and pedestrian and vehicular linkages within and adjacent to the property;

(f) Provide for the preservation of identified natural, geologic, historic and cultural resources, drainage ways, floodplains, water bodies and other unique site features through the careful placement of buildings and site improvements; and

(g) Provide for a development design that can be more efficiently served by existing and proposed infrastructure, including: street, water, sewer, and storm water infrastructure, than would be otherwise required as a result of conventional development.

(3) **Establishment.** The F-PRD zone is hereby established and applies to all lands that are rezoned to F-PRD on the ~~zoning-Zoning Map~~ through a Zoning Map Amendment as described in Section 29.1506-1507(2) may be approved provided the City Council makes the following findings:

- (a) The designation is consistent with the Land Use Policy Plan;
- (b) The development complies with all requirement of Article 29.1203 as stated herein;
- (c) The existing infrastructure system to be utilized by the land proposed to be zoned F-PRD has the capacity to support the development contemplated;
- (d) The designation and contemplated development of the land proposed to be zoned F-PRD has been selected by the property owner as an alternative to the F-VR or the F-S zoning designation.
(Ord. No. 3591, 10-10-00)

(4) **Planned Residence District (F-PRD) Floating Zone Permitted Uses.** The uses permitted in the F-PRD are set forth in table 29.1203(4) below.

**Table 29.1203(4)
Planned Residence District (F-PRD) Floating Zone Uses**

Permitted Principle Uses	Permitted Accessory Uses
Single Family House Two-Family House Apartment Building Townhouse Group Living, if pre-existing	Recreational facilities for the residents of the PRD Accessory uses of the Household Living category provided for in Section 29.500 of this ordinance Garages Open spaces uses Home occupations subject to standards of Section 29.1304 of this ordinance Home Day Care subject to the standards of Section 29.1304 Office and Trade use where the property owner can demonstrate through a written Market Study that the Office and Trade use can be supported by the residents of the Planned Residence District Project Rental services offices not to exceed 5,000 square feet Assisted Living, for the residents of the PRD

(Ord. No. 3858, 11-08-06; Ord. No. 4060, 4-26-11)

(5) **Planned Residence District (F-PRD) Floating Zone Supplemental Development Standards.** Property that is zoned F-PRD shall be developed in accordance with the Zone Supplemental Development Standards listed in Table 29.1203(5) below.

**Table 29.1203(5)
Planned Residence District Floating Zone
Supplemental Development Standards**

SUPPLEMENTAL DEVELOPMENT STANDARDS	F-PRD ZONE
Area Requirement	A minimum of two (2) acres shall be required for all areas developed as F-PRD
Density	Densities of developments shall be as provided for residential base zones as follows: <ol style="list-style-type: none"> 1. Low-Density Residential (RL) - no more than seven and twenty-six hundredths (7.26) dwelling units per net acre. 2. Urban Core Residential Medium Density (UCRM) - no more than seven and twenty-six hundredths (7.26) dwelling units per net acre. 3. Residential Medium Density (RM) - at least seven and twenty-six hundredths (7.26) but no more than twenty-two and thirty-one hundredths (22.31) dwelling units per net acre 4. Residential High Density (RH) - at least eleven and two tenths (11.2) dwelling units per net acre but no more than thirty-eight and fifty-six hundredths (38.56) dwelling units per acre. Where a development encompasses more than one residential base zone, each area of the PRD development shall comply with the density requirements that are set by the base zone

	that the area is in. Density transfer from an area of a PRD zoned for higher density to an area of the same PRD zoned for lower density shall not be permitted.
Height Limitations	Structures proposed to be developed in areas zoned PRD shall be compatible with the predominant height of structures in adjacent neighborhoods. There is no absolute height limitation in the PRD district.
Minimum Yard and Setback Requirements	There are no specified yard and setback requirements in areas zoned PRD, except that structures constructed adjacent to public right-of-way and adjacent to the exterior boundary of an area zoned PRD shall comply with the setback standards in the underlying base zone regulations unless there are physical features on the site that would justify a different setback than provided for in the base zone.
Parking Requirements	Parking for uses permitted in areas zoned PRD shall comply to the parking standards set forth in Section 29.406 of this ordinance
Open Space Design Requirements	Open space shall be designed as a significant and integrated feature of the entire area to be developed as a PRD project. Open space may include such features as: Larger recreation areas for all residents of the PRD project. Mini-parks for selected residents of a PRD project. Pedestrian open space systems. Environmental features, drainage ways, flood prone areas and other areas of geologic, cultural or historic significance.
Open Space Area Requirement	The area devoted to open space in a PRD project shall meet the landscape and open space requirements as set forth in the base zone standards. Those standards are: Residential Low Density - 40% open space. Residential Medium Density - 40% open space. Residential High Density - 35% open space
Open Space Improvements and Amenities	Open Space and amenity features in areas zoned PRD shall include such features as: Pathway systems Club houses and meeting room facilities Playground facilities Swimming pool improvements Tennis courts Volleyball improvements Picnic shelters Other similar amenities
Maintenance of Open Space and Site Amenities	Open space and site amenities for areas developed as a PRD project shall be the ownership and maintenance responsibilities of a Homeowner's Association.
Street/Infrastructure Improvements	Street improvements, water sanitary sewer, storm sewer improvements, and electric facilities shall be installed in compliance with the subdivision regulations of the City and shall meet the construction specifications of the City.

(Ord. No. 3591, 10-10-00, Ord. No. 3652, 3-26-02; Ord. No. 3771, 07-13-2004)

(6) **Effects and Limitations of Approval.** When a Site Development Plan Major is approved and property has been rezoned to F-PRD, the contents of the plan, the location, design, height, and use of all buildings and structures, and any other requirements related to the buildings or the use, plus any other site improvements, shall constitute the development regulations for the use and development of the property. Construction of buildings, or the use of the property in any way that constitutes a major change from the approved Site Development Plan Major, shall constitute a violation of the Zoning Ordinance and shall be enforceable as provided for in Article 16 of this ordinance.

(7) **Effective Period of Approval and Time Extensions.**

(a) **Period of Approval.** The approval of any Site Development Plan Major under this Section shall be effective for a period of one (1) year from the date at which the rezoning decision of the City Council is finalized and published in a newspaper of general circulation. The approval of the Site Development Plan Major shall become null and void as a result of any of the following circumstances:

(i) Failure to obtain Building Permits for the commencement of construction within the one year period of approval;

(ii) Failure to commence construction within 18 months of approval of the Site Development Plan Major. For the purpose of this provision construction shall be defined as including site excavation and excavation for and installation of footings and foundations for structures approved for construction.

(b) **Time Extension.** The owner of property who has obtained an approval of a Site Development Plan Major under this article may petition the City Council for an extension of time to the effective period of approval as long as the following conditions are met:

(i) The request for a time extension is submitted and acted upon by the City Council within the one year period of approval;

(ii) The request for a time extension is accompanied by a written explanation describing events or circumstances that have prevented the commencement of construction and the events or circumstances shall be beyond the control of the property owner.

(8) **Progress on Phased Development.** Where the approval of a Site Development Plan Major has included the approval of a Phasing Plan for a “F-PRD” project, the progress for developing the “F-PRD” project shall occur according to approved phasing plan. No variation of the development progress from the approved Phasing Plan shall occur without the City Council approval of a revision to the Phasing Plan. Failure to obtain approval of a revision to the Phasing Plan shall nullify the approval of the entire Site Development Plan Major. No further construction of any kind shall be permitted without subsequent approval of the Site Development Plan Major in accordance with Section 29.1203(6) of this article.

(9) **Minor Changes.** Minor changes to the approved Site Development Plan Major may occur after staff of the Department of Planning and Housing has determined that the proposed changes are minor in nature, and revised plans have been provided to the Department for purposes of keeping the Site Development Plan Major current. Minor changes are defined as changes that:

- (a) Do not constitute a change in the land use of the project; or the overall layout and design;
- (b) Do not increase the density or intensity of use, and the number of buildings or a change in dwelling unit types;
- (c) Does not change the overall landscape design of the F-PRD project; or
- (d) Change the height or placement of buildings, or other major site features.

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

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTIONS 29.403(6); 29.1201(4); 29.1202(2)(e)-(6); 29.1203(3) AND ENACTING NEW SECTIONS 29.403(6); 29.1201(4); 29.1202(2)(e)-(6); 29.1203(3) THEREOF, FOR THE PURPOSE OF AMENDING THE DENSITY RANGE, UNIT LIMITS, AND SETBACK REQUIREMENTS IN THE FS-RL AND FS-RM ZONING DISTRICTS; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; 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 enacting new Sections as follows:

“Sec. 29.403. LANDSCAPING AND SCREENING.

...

(6) Landscaping Requirements for Apartment Dwellings.

...

Sec. 29.1201. “F-VR” VILLAGE RESIDENTIAL DISTRICT

...

(4) **Establishment.** The F-VR district is hereby established and applies to all lands that are rezoned Village Residential on the Zoning Map through a Zoning Map Amendment as described in Section 29.1507 provided that the City Council makes the following findings:

- (a) The designation is consistent with the Land Use Policy Plan.
- (b) The development complies with all requirements of Section 29.1201 as stated herein;
- (c) The existing infrastructure system to be utilized by the proposed F-VR has the capacity to support the development contemplated as a result of the rezoning designation.
- (d) The parcel will have access to and be served by public transportation now or in the future.
- (e) The designation and contemplated development of the proposed F-VR provides for an alternative land use not available under the zoning designation prior to the proposed amendment.

...

Sec. 29.1202. “F-S” SUBURBAN RESIDENTIAL ZONE

...

(3) **Establishment.** The F-S is hereby established and applies to all lands that are rezoned to F-S on the Zoning Map. A Zoning Map Amendment as described in Section 29.1507(2) may be approved provided the City Council makes the following findings:

- (a) The designation is consistent with the Land Use Policy Plan;
- (b) The development complies with all requirement of Section 29.1202 as stated herein;
- (c) The existing infrastructure system to be utilized by the land proposed to be zoned F-S has the capacity to support the development contemplated;
- (d) The designation and contemplated development of the land proposed to be zoned F-S has been selected by the property owner as an alternative to the F-VR zoning designation.

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

...

**Table 29.1202(4)-1
Suburban Residential Floating Zoning
Residential Low Density (FS-RL) Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N	--	--
Household Living			
Single Family Dwelling	Y	ZP	ZEO
Two Family Dwelling	Y, if pre-existing	ZP	ZEO
Single Family Attached Dwelling, Front Driveway Access (5 units or less)	Y	SDP Minor	Staff
Single Family Attached Dwelling, Rear Driveway Access (12 units or less)	Y	SDP Minor	Staff
Apartment Dwelling (12 units or less)	N	--	--
Family Home	Y	ZP	ZEO
Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	N	--	--
Short-term Lodging	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA/Staff
OFFICE USES			
	N	--	--
TRADE USES			
Retail Sales and Services - General	N	--	--
Entertainment, Restaurant and Recreation Trade	N	--	--
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Child Day Care Facilities	Y	SP	ZBA
Community Facilities	Y	SP	ZBA
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA
Social Service Providers	N	--	--
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Radio & TV Broadcast Facilities	N	---	---
Parks & Open Areas	Y	SDP Minor	Staff
Essential Public Services	Y	SP	ZBA
Personal Wireless Service Facilities	Y	SP	ZBA

Y = Yes: permitted as indicated by required approval.
 N = No: prohibited
 SP = Special Use Permit required: See Section 29.1503
 ZP = Building/Zoning Permit required: See Section 29.1501
 SDP Minor = Site Development Plan Minor: See Section 29.1502(3)
 SDP Major = Site Development Plan Major: See Section 29.1502(4)
 HO = Home Occupation
 ZBA = Zoning Board of Adjustment
 ZEO = Zoning Enforcement Officer
 (Ord. No. 3825, 03-22-05)

**Table 29.1202(4)-2
Suburban Residential Floating Zoning
Residential Medium Density (FS-RM) Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N, except Hospices, Assisted Living, and Nursing Homes, permitted by Special Permit.	SP	ZBA
Household Living			
Single Family Dwelling	Y	ZP	ZEO
Two Family Dwelling	Y	ZP	ZEO
Single Family Attached Dwelling. Front Driveway Access (5 units or less)	Y	SDP Minor	Staff
Single Family Attached Dwelling. Rear Driveway Access (12 units or less)	Y	SDP Minor	Staff
Apartment Dwelling (12 units or less)	Y	SDP Major	City Council
Family Home	Y	ZP	ZEO
Independent Senior Living Facility (unlimited number of units)	Y	SP	ZBA
Household Living Accessory Uses			
Home Office	Y	HO	ZBA/Staff
Home Business	Y	HO	ZBA/Staff
Clubhouse	N	--	--
Short Term Lodging	N, except Bed and Breakfast permitted as a Home Occupation.	HO	ZBA
OFFICE USES	N	--	--
TRADE USES			
Retail Sales and Services General	N	--	--
Entertainment, Restaurant and Recreation Trade	N	--	--
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Community Facilities	Y	SP	ZBA
Funeral Facilities	Y	SP	ZBA
Child Day Care Facilities	Y	HO or SP (depending on size)	Staff/ZBA
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA
Social Service Providers	Y	SP	ZBA
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Essential Public Services	Y	SP	ZBA
Radio & TV Broadcast Facilities	N	---	---
Parks & Open Areas	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	SP	ZBA

Y = Yes: permitted as indicated by required approval.
N = No: prohibited
SP = Special Use Permit required: See Section 29.1503
ZP = Building/Zoning Permit required: See Section 29.1501
SDP Minor = Site Development Plan Minor: See Section 29.1502(3)
SDP Major = Site Development Plan Major: See Section 29.1502(4)
HO = Home Occupation
ZBA = Zoning Board of Adjustment
ZEO = Zoning Enforcement Officer
(Ord. No. 3825, 03-22-05)

(5) **Suburban Residential Floating Zone Supplemental Development Standards.** The standards that are applicable to property that is developed using the F-S floating zone alternative shall be those zone supplemental development standards that are applicable to other areas of the City that are zoned RL, Residential Low Density, RM Residential Medium Density and RLP Residential Low Density Park Zone. These standards are set forth in the Tables 29.1202(5)-1 Residential Low Density and 29.1202(5)-2 Residential Medium Density. The zone supplemental development standards for areas that are to be zoned RLP Residential Low Density Park Zone shall adhere to the standards as set forth in Section 29.705 of this ordinance.

- a. FS-RL Household Living uses shall not exceed a maximum of 10 dwelling units per net acre.
- b. FS-RM Household Living uses, excepting Independent Senior Living, shall not exceed a maximum of 22.31 dwelling units per net acre.

**Table 29.1202(5)-1
Suburban Residential Floating Zone
Residential Low Density (FS-RL) Supplemental Development Standards**

SUPPLEMENTAL DEVELOPMENT STANDARDS	F-S ZONE LOW DENSITY		
	SINGLE FAMILY	TWO FAMILY DWELLINGS	SINGLE FAMILY ATTACHED DWELLING
Minimum Lot Area	6,000 sf	7,000 sf	3,500 sf per unit for exterior units; 1800 sf per unit for interior units
Minimum Principal Building Setbacks: Front Lot Line	20 ft.; 25 ft. to garage face	20 ft.; 25 ft. to garage face	10 ft. for buildings less than 30 ft. in height; 20 ft. for buildings greater than 30 ft. in height; 25 ft. to garage face
Side Lot Line (except party wall line)	6 ft. for 1 story 8 ft. for 2 stories 8 ft. for 3 stories	6 ft. for 1 story 8 ft. for 2 stories 8 ft. for 3 stories	6 ft. for 1 story; 8 ft. for 2 stories; 10 ft. for 3 stories
Rear Lot Line	20 ft.; alley loaded garage either 8 ft or more than 20 ft.	20 ft.; alley loaded garage either 8 ft or more than 20 ft.	20 ft.; alley loaded garage either 8 ft or more than 20 ft.
Corner Lots	Provide 2 front yards and 2 side yards	Provide 2 front yards and 2 side yards	Provide 2 front yards and 2 side yards
Minimum Frontage:	35 ft. @ street line; 50 ft. @ building line	35 ft. @ street line; 50 ft. @ building line	24 ft @ street line and building line
Maximum Building Coverage	35%	40%	No Maximum
Maximum Site Coverage (includes all buildings, paving and sidewalks on lot)	60%	60%	No Maximum
Minimum Landscaped Area	40%	40%	Unimproved area of lot
Maximum Height Principal Building	40 ft. or 3 stories, whichever is lower	40 ft. or 3 stories, whichever is lower	40 ft. or 3 stories, whichever is lower
Parking Between Buildings and Streets	No	No	No
Drive-Through Facilities	No	No	No
Outdoor Display	No	No	No
Outdoor Storage	No	No	No
Trucks and Equipment	No	No	No

Note: Maximum Height for an Accessory Building has been deleted for all categories. This is addressed in Sec. 29.408(7)(a)(ii).

**Table 29.1202(5)-2
Suburban Residential Floating Zone
Residential Medium Density (FS-RM) Supplemental Development Standards**

Supplemental Development Standards	F-S Zone			
	Single Family Dwellings	Two Family Dwellings	Single Family Attached Dwellings	Multiple Family Dwellings
Minimum Lot Area	6,000 sf	7,000 sf	2,400 sf for exterior units; 1,200 sf for interior units.	7,000 sf for the first two units; 1,800 sf for each additional unit
Minimum Principal Building Setbacks: Front Lot Line	20 ft.; 25 ft. to garage face	20 ft.; 25 ft. to garage face	10 ft. for buildings less than 30 ft. in height; 20 ft. for buildings greater than 30 ft. in height; 25 ft. to garage face	25 ft
Side Lot Line (except party wall line)	6 ft. for 1 story 8 ft. for 2 stories 8 ft. for 3 stories 20 ft for 4 stories	6 ft. for 1 story 8 ft. for 2 stories 8 ft. for 3 stories 20 ft for 4 stories	6 ft for 1 story; 8 ft for 2 stories; 10 ft for 3 stories; 20 ft for 4 stories	6 ft for 1 story; 8 ft for 2 stories; 10 ft for 3 stories; 20 ft for 4 stories
Rear Lot Line	20 ft.; alley loaded garage either 8 ft or more than 20 ft.	20 ft.; alley loaded garage either 8 ft or more than 20 ft.	20 ft.; alley loaded garage either 8 ft or more than 20 ft. 0 ft for back-to-back single family attached dwellings	25 ft.; alley loaded garage either 8 ft or more than 20 ft.
Corner Lots	Provide two front yards and two side yards	Provide two front yards and two side yards	Provide two front yards and two side yards	Provide two front yards and two side yards
Minimum Frontage	35 ft @ street line; 50 ft @ building line	35 ft @ street line; 50 ft @ building line	24 ft @ street line and building line	35 ft @ street line; 50 ft @ building line
Minimum Landscaped area	40%	40%	Unimproved area of lot	See Article 29.403
Maximum Height Principal Building	50 ft or 4 stories, whichever is lower	50 ft or 4 stories, whichever is lower	50 ft or 4 stories, whichever is lower	50 ft or 4 stories, whichever is lower
Maximum Height Accessory Building	12 ft to midpoint of roof, 15 ft to ridge	12 ft to midpoint of roof, 15 ft to ridge	12 ft to midpoint of roof, 15 ft to ridge	12 ft to midpoint of roof, 15 ft to ridge
Drive-through Facilities	No	No	No	No
Outdoor Display	No	No	No	No
Outdoor Storage	No	No	No	No
Trucks and Equipment	Light only, no advertising	Light only, no advertising	Light only, no advertising	Light only, no advertising

(Ord. No. 3579, 8-22-00; Ord. No. 3591, 10-10-00; Ord. No. 3595, 10-24-00, Ord. No. 3640, 12-11-01, Ord. No. 3660, 4-23-02)

(6) **Suburban Residential Floating Zone Suburban Regulations.** The Suburban Regulations for the F-S zone are provided for in Table 29.1202(6) below.

**Table 29.1202(6)
Suburban Residential Floating Zone Suburban Regulations**

SUBURBAN REGULATIONS	F-S ZONE
Minimum Density Suburban Residential Low Density (FS-RL)	The minimum average density for one and two-family dwelling units, two-family dwelling units, and single family attached dwelling units in areas zoned FS-RL shall be 3.75 dwelling units per net acre. Net acres shall be determined only by subtracting from the gross acreage of a subdivision the land area devoted to the following uses or containing the following characteristics: <ol style="list-style-type: none"> 1. Public or private right-of-way; 2. Common open space owned by the City of Ames or owned by property owners in common through a Homeowner’s Association or a similar private entity 3. Areas of severe slope where the topography exceeds 10% as determined by the Story County Soil Survey; 4. Areas containing natural resources as identified in the Natural Areas Inventory of the City of Ames dated 1994. 5. Areas reserved as an outlot or by easement to the city for planting as woodland, prairie, wetland or other native plant community. 6. Stormwater detention areas and stormwater retention ponds required by the Ames Municipal Code or as a condition of a permit or other City approval. 7. Areas reserved as an outlot or by easement to the city to protect natural archeological and/or historic features.
Minimum Density Suburban Residential Medium Density (FS-RM)	The minimum density for property developed in the FS-RM zone shall be 10 dwelling units per net acre.
Lot and Block Design Requirements	Block lengths that exceed 660 feet in length on a block face shall contain a mid-block cut through or cross walk to enable effective pedestrian movement through the block. From one street to another street on the opposite block face.
Open Space Requirement	A minimum of 10% of the gross area shall be devoted to common open space. A minimum of 15% of the gross area shall be devoted to common open space for back-to-back single family attached dwellings. Common open space shall be owned and maintained by the City of Ames or by a Homeowner’s Association or a similar private entity.
Landscape Buffer Requirement	A landscaped buffer of 10 feet in width shall be provided in the setback area of any lot zoned FS-RM where the lot is adjacent to any lot zoned FS-RL. The landscaping shall adhere to the L.3 Standards as provided for in Section 29.403 of the ordinance.
Parking Requirements	Parking shall be provided to meet the requirement as set forth in Section 29.406 of this ordinance.

(Ord. No. 3579, 8-22-00; Ord. No. 3591, 10-10-00; Ord. No. 3640, 12-11-01; Ord. No. 3660, 4-23-02; Ord. No.4021, 1-12-10)

...

Sec. 29.1203. "F-PRD" PLANNED RESIDENCE DISTRICT

...

(3) **Establishment.** The F-PRD zone is hereby established and applies to all lands that are rezoned to F-PRD on the Zoning Map. A Zoning Map Amendment as described in Section 29.1507(2) may be approved provided the City Council makes the following findings:

- (a) The designation is consistent with the Land Use Policy Plan;
- (b) The development complies with all requirement of Article 29.1203 as stated herein;
- (c) The existing infrastructure system to be utilized by the land proposed to be zoned F-PRD has the capacity to support the development contemplated;

(d) The designation and contemplated development of the land proposed to be zoned F-PRD has been selected by the property owner as an alternative to the F-VR or the F-S zoning designation.

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

...

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

Section Three. 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