

COUNCIL ACTION FORM

**SUBJECT: ZONING TEXT AMENDMENT FOR RESEARCH AND INNOVATION (RI)  
ZONING DISTRICT**

**BACKGROUND:**

The City has been working on supporting the expansion of the ISU Research Park for the past year. The expansion area of the Park is approximately 180 gross acres (100 acres developable) located ¼ of a mile south of the intersection of Airport Road and University Boulevard (Attachment A – Location Map). Within the past year the City has annexed land, rezoned property to Planned Industrial, created an Urban Renewal Area, and started construction of improvements along University Boulevard and utilities to serve the area.

The Research Park is bordered by the Ames Municipal Airport to the east, agricultural land to the south, Highway 30 to the north, multi-family residential to the west, and highway oriented commercial to the northwest and northeast. (Attachment B – Zoning Map)

The current Planned Industrial (PI) zoning of the expansion area matches the zoning of the existing Research Park. However, the vision for the expansion area is somewhat different than that of the office park PI zoning that is in place today. **The Park expansion is intended to create a business environment for innovation with a central commercial hub of activity as a resource and amenity to employees and businesses of the entire Park.** Some of desired uses of restaurants, recreation, and retail services are more commercial in nature than industrial uses and do not fit within the PI zoning. Additionally, PI zoning is a type of zoning that has standards that reinforce the look and character of a stand-alone office park development that does not fit the vision of a walkable, more intensely developed environment for the expansion area. Therefore, Council directed staff to create a new zoning district that is supportive of the vision for the future of the Park.

The ISU Research Park Corporation is non-profit development company governed by a board of directors and operated by professional staff. The Corporation, generally, owns the properties within the Park and works with individual companies for development, leasing, and management of building space. ISU Research Park Corporation has strong ties with Iowa State University faculty and staff, providing relationships and resources desired by research and development (R&D) oriented businesses.

The current Park is approximately 120 net acres with about 80% of the lot area developed or under development. (See Aerial Photo next page.) The Park has been built out over approximately 25 years in a traditional office park setting with mostly one-story buildings, large building setbacks, and wide roadways providing access to office, R&D, and small industrial uses. The vacant parcels in the existing Park include one site along Airport Road and three sites along South Loop Drive.



Excerpt of the Park looking from the north, fall 2014.

### **Research Park Innovation Zoning District**

The ISU Research Park Corporation has worked together with the City for a common vision and intent for development in the expansion area (Conceptual Plan Attachment D). Research and Innovation (RI) zoning includes similar industrial uses to PI zoning, but includes different allowances for commercial use and creates different development standards. The new zoning district is designed to match the vision of an area of innovation and collaboration. The new RI zoning is intended to be applied only to the expansion area, not to the existing Park area. To articulate the vision for the expansion area and guide the use and development within the RI zoning district, it has the following purposes:

- (a) *Allow for mixing of use and interaction of people to foster a collaborative environment.*
- (b) *Create a node of activity around the Hub of the district.*
- (c) *Design development to promote the new innovation district by integrating multi-modal transportation facilities, intensification of land use, and a wide range of office and research uses.*
- (d) *Promote a high level of architectural and site design features that signify the commitment to innovation and investment through architecture with visual interest and unique identity, site design incorporating stewardship of natural resources, district layout and development supporting the pedestrian environment, and green building techniques demonstrating the commitment to sustainability.*

Staff believes there are three central issues to how the RI zoning is structured to meet the purposes described above. The first issue is to consider the need for supportive commercial uses and potential locations in the Park. The second issue is the appropriate balancing of commercial and industrial uses to match the vision of an innovation district of office and R&D uses supported by commercial. The third issue addresses how the vision of the Park's intended character can be supported through site design standards and design guidelines. **The full language of the draft ordinance is included in Attachment E.**

### **Commercial Locations**

Commercial uses are potentially needed to serve the existing and expanded Park. Most of the Highway Oriented Commercial (HOC) areas abutting the Park allow for retail and service uses, but have been developed with office and hotel uses that are not convenient for daily needs. There are vacant properties adjacent to the Park that could support retail uses, such as the corner of Oakwood and Airport. However, the ISU Research Park Corporation would prefer to seek development of 4 acres along Airport Road for commercial uses similar to HOC and to seek creating a small node of potentially 20 acres of commercial in the south expansions area. (Attachment C – Commercial Areas)

**Staff has advised the Corporation to seek HOC zoning for the property along Airport Road rather than trying to rezone the 4-acre Airport Road property to RI, since it would be outside of the expansion Hub Activity area.** The draft RI zoning language accommodates commercial uses within the Hub Activity area with a different design expectation than that of typical HOC types of uses. This recommendation was based on the different context of the Airport Road site as a mostly vehicular oriented site that is different from the intent of a walkable Hub area. If the City Council has a concern about the potential commercial locations that could be developed in the Park, it can be addressed at this time with direction on locations and the intent and language of the proposed RI zoning.

### **Commercial and Industrial Use**

The allowed RI industrial uses are similar to the range allowed within PI, with a major exception of not allowing for warehouse uses but allowing for more commercial uses. The RI industrial uses are much more limited than what is permitted within the General Industrial zoning district. This is intentional to meet the vision of allowing for intensification of uses and a mix of uses that can be complementary within the Park and are likely to be developed in a similar manner and design approach. Allowing for a wide range of general industrial uses and warehousing would not permit intensification of the area with a high number of employees and may be disruptive to the office and R&D uses desired for the area.

**The RI zone does permit more commercial uses within the Hub Activity area than what is generally permitted within industrial zoning. The intent is that a zoning master plan would accompany any rezoning of the property and would identify where a Hub Activity area is planned and would benefit from the broader**

**allowance for commercial uses.** The commercial uses are not permitted to be dispersed onto various lots. The Hub area is planned for the expansion area on the west side of the Park (Attachment C). Within the allowance for commercial uses, there is a challenge to balance supportive services for industrial development and going too far and unintentionally creating a node of commercial services for a broad area beyond the Park. It is likely that for uses to flourish in the Hub area, they will need area support while the Park is being built out. The concern is that we are using the industrial land resource as efficiently as possible.

The Hub area is approximately 20 acres in size, anchored by a combined state of Iowa and ISU economic development 34,000 square foot office and conference building on a 4 acre site with public parking around the central square. The areas immediately adjacent to this building are planned to allow for commercial uses of retail, office, restaurant, entertainment, and potentially a childcare facility. Professional office uses such as medical, financial, or law would be allowed. The commercial buildings may be single purpose or mixed commercial uses on approximately 15 acres. Current language allows for this wide array of uses with no limit on individual or collective square footage in the Hub Area. This allows for some flexibility for the Research Park Corporation to seek out development opportunities. In deference to the general flexibility with RI, staff believes that some review of the Hub area commercial square footage may be appropriate at the time of property rezoning with the required master plan.

### **Development Standards and Design Guidelines**

The RI zoning district standards are different for the Hub Activity area and the normal industrial lots planned in the expansion area. Development of each lot is subject to conformance with the development standards of RI as well as the other standards of the Zoning Ordinance (E.g., parking lot screening, trash enclosures, parking ratios, and Article 5 definitions of use). The intensity of use outside of the Hub area is limited to a .35 Floor Area Ratio (FAR). This is consistent with PI standards and matches the level of development contemplated by the traffic study for the Park. However, within the Hub area there is no limit on FAR to help support the vision of intensification and identity.

Building height is limited to 100 feet for all properties. Properties within the Hub area have a minimum two-story building height requirement to help create the intended character and intensity of this area. While the Research Park Corporation supports this concept, they do have some concerns about the mandatory height requirement and the limits on flexibility of uses and development desires in the near term.

A substantial difference from PI zoning is the reduction in setbacks for the new RI zoning. PI was written to require wide minimum 50-foot setbacks that placed buildings far back from the street. Staff proposes a 30-foot setback along University Boulevard, but only a 10-foot setback along all other streets. The Hub area also includes a maximum setback of 20 feet for facades not facing University Boulevard.

Staff also supports a minimum of 10-foot setbacks along the rear and sides of sites to allow for more flexibility in layout of a site than the larger 20 and 30-foot setbacks of PI. Setbacks of 10 feet still allow for openings near properties lines and enough space for some landscaping and the location of utilities. There is no required wider setback for

agricultural properties abutting the industrial zoning, only for residentially zoned property.

Parking requirements will follow City standards for the amount of parking, design, and location, with one exception. The RI zoning allows for the public parking within the Hub Activity area to be counted towards minimum required parking for development in the Hub area without approval of shared or remote parking agreements. Parking must be set back a minimum of 20 feet, but is allowed between the buildings and the streets.

Staff has included design guidelines for the RI zoning to help guide development to include features that enhance its surroundings of public spaces that include natural areas, trails, and streets. **This will allow for flexibility in design compared to writing quantitative guidelines or zoning standards about design.** The design guidelines focus layout of site features, buildings, landscape features that enhance natural and sustainable environments, and architectural guidelines for building entrances and massing. The guidelines are general in language and do not provide precise requirements for design, materials, or percentages to measure consistency. However, that does not mean that guidelines can be disregarded in the project review and only attempt to comply with zoning standards.

The Planning and Zoning Commission reviewed a draft RI Zoning Ordinance on June 17, 2015. One member of the public spoke concerning the details of the zoning district and expansion area and how it would relate to the agriculturally zoned “Riley Farm” property along Riverside Drive. The Commission discussed with staff and the Corporation’s representatives the intent of the zoning, applying the new RI zoning to the existing Park, creating commercial use allowances, and the specifics of design standards, parking, and design guidelines. **The Planning and Zoning Commission voted 5-1 to recommend City Council adopt an ordinance as recommended by staff with modifications to allow for parking between buildings and the street with a 20-foot setback and with changes to the design guidelines to delete architectural guidelines. Staff has incorporated all changes discussed with the Commission and the Research Park Corporation into two versions of ordinance language. The one difference between these two versions is the inclusion or removal of the proposed Architectural Guidelines.**

#### **ALTERNATIVES:**

1. City Council can approve on first reading the ordinance to create the Research Park and Innovation District zoning within Chapter 29 of the Municipal Code. **This option includes design guidelines for site plan, landscape, and architectural features as recommended by staff, and is shown in Attachment E.**
2. City Council can approve on first the reading the ordinance to create the Planning and Zoning Commission recommendation to create the Research Park and Innovation District zoning within Chapter 29 of the Municipal Code. **This option reflects the same zoning standards, but includes only design guidelines for site plan and landscape features. In accordance with the Planning and Zoning Commission’s recommendation, this option deletes the architectural guidelines, and is shown in Attachment F.**

3. The City Council can request additional information before approving the ordinance.

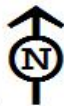
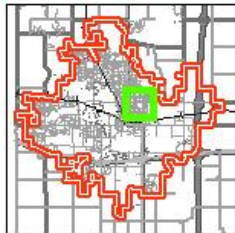
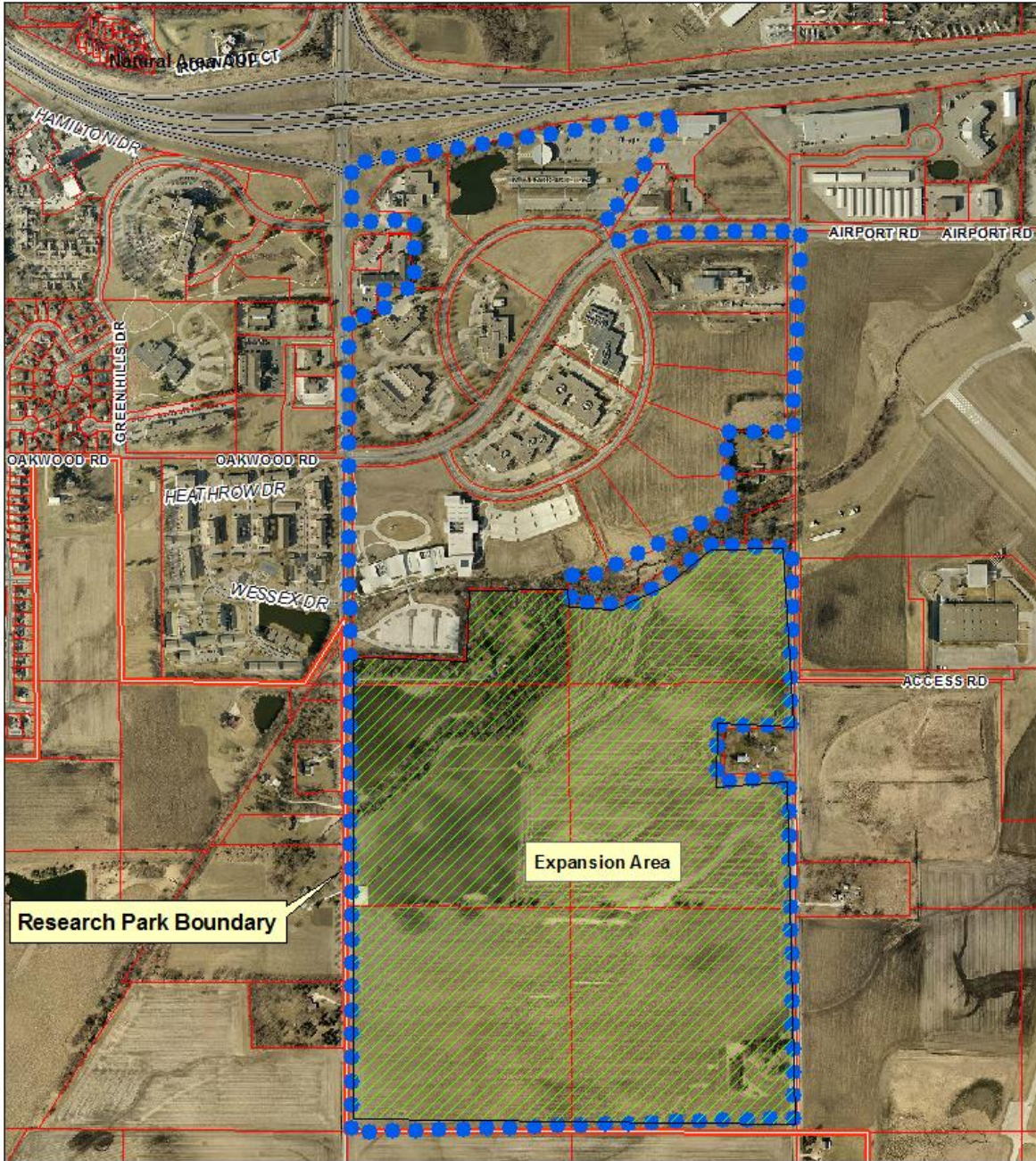
**MANAGER’S RECOMENDED ACTION:**

The proposed RI Zoning District is tailored to the specific needs and vision for the ISU Research Park Expansion Area. The general approach to development standards and uses is a departure from the traditional Ames industrial zoning, but is necessary to help reach a goal of a modern multi-service environment for office and R&D uses. Staff believes the standards are supportive of the vision and provide a basic framework to reach the overall vision. This approach is consistent with the national trend to plan for Innovation Districts that focus on a mix of uses and an intensity of uses that are supportive of interaction and collaboration desired by businesses in the field of R&D.

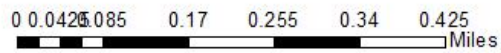
Staff feels that inclusion of the architectural design guidelines is an important element to achieve this vision for the Research Park’s Expansion Area. These guidelines are included as the final subsection in Attachment E. (See Section 29.903(5)(d) on page 14 below.)

**Therefore, it is the recommendation of the City Manager that the Council act in accordance with Alternative #1, which is to on first reading adopt the ordinance for the new RI Zoning District, including architectural guidelines, as shown in Attachment E.**

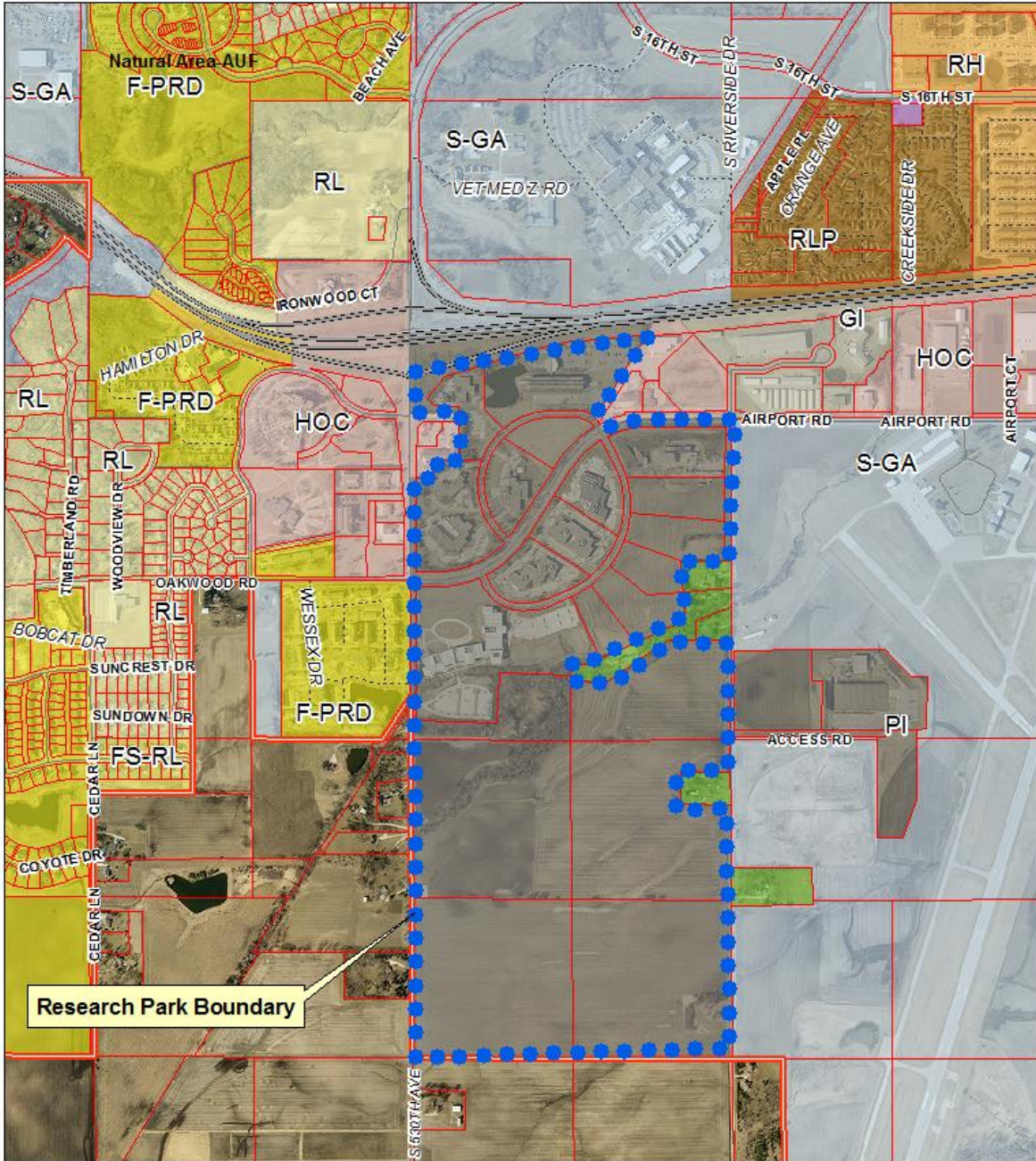
Attachment A



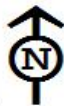
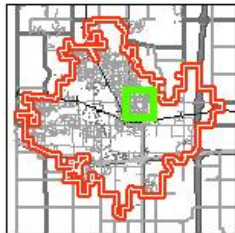
Location Map



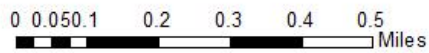
Attachment B



Research Park Boundary

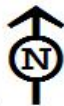
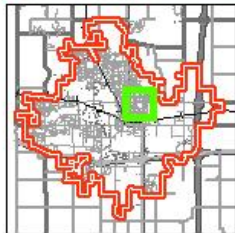
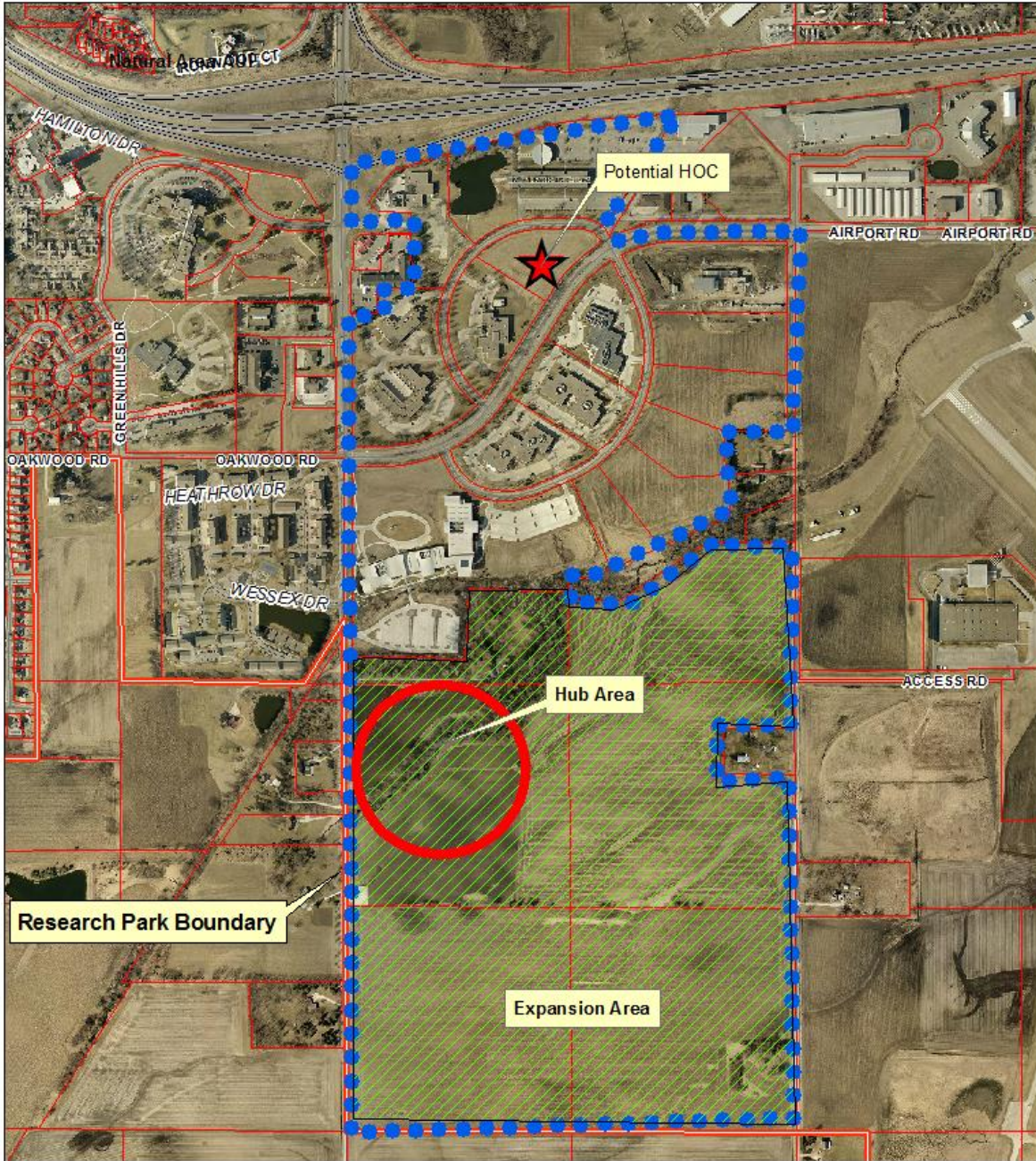


Zoning Map

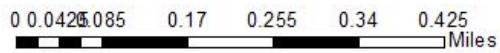




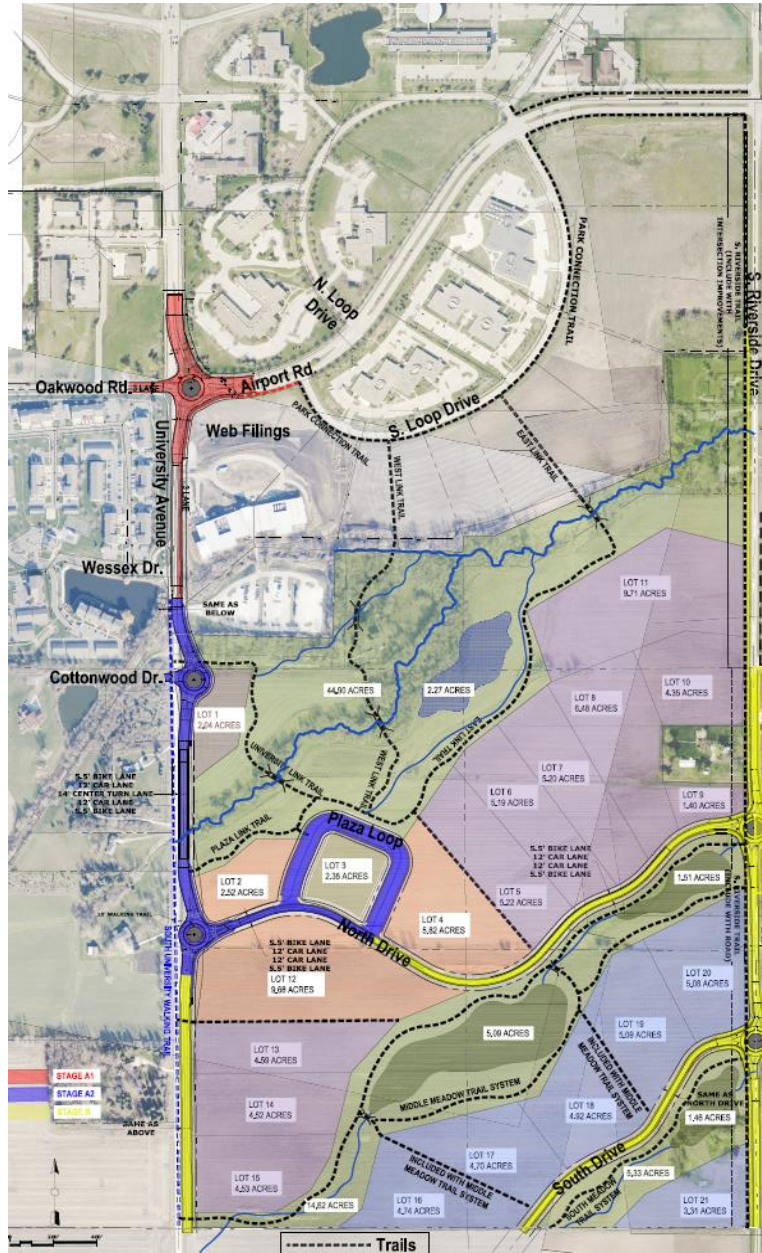
Attachment C



Expansion Area



# Attachment D



Expansion Area Development Concept

ATTACHMENT E

**OPTION #1 - CREATING NEW ZONING DIST. FOR ISU RESEARCH PARK EXPANSION**

STAFF RECOMMENDATION

**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 a new Section 29.903 as follows:

**“29.903. Research Park Innovation District (RI)**

(1) **Purpose.** This District supports development of an integrated commercial service and concentrated employment area to:

- (a) Allow for mixing of use and interaction of people to foster a collaborative environment;
- (b) Create a node of activity and commercial services for the district;
- (c) Design development to promote the new innovation district by integrating multi-modal transportation facilities, intensification of land use, and a wide range of office and research uses; and
- (d) Promote a high level of architectural and site design features that signify the commitment to innovation and investment through architecture with visual interest and unique identity, site design incorporating stewardship of natural resources, district layout and development supporting the pedestrian environment, and green building techniques demonstrating the commitment to sustainability.

(2) **Permitted Uses.** The RI Zoning District is to be established by the City Council through the requirements of 29.1507. Hub Activity Area uses may only be allowed for properties that are consistent with a City Council approved master plan accompanying a rezoning request. A Hub Activity Area means an area of concentrated commercial uses providing support services intended primarily to provide service and retail uses supportive of the surrounding businesses and their employees.

The uses permitted in the RI Zone are set forth in Table 29.903(2) below:

**Table 29.903(2)  
RI Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
Group Living	N	--	--
Household Living	N	--	--
Short-term Lodgings	Y	SDP Minor	Staff
<b>OFFICE USES</b>	Y	SDP Minor	Staff
<b>TRADE USES</b>			
Retail Sales and Services - General	N	--	--
Retail Sales and Services - General-Located within Hub Activity Area	Y	SDP Minor	Staff
Retail Trade - Automotive, etc.	N	--	--
Restaurant -Located within Hub Activity Area- no drive throughs	Y	SDP Minor	--
Entertainment, Restaurant, Recreation Trade- Outside Hub Activity Area	N	--	--
Small Production Facility	Y	SPU	ZBA
Recreation Trade-Within Hub Activity Area	Y	SDP Minor/	Staff
Wholesale Trade	N	--	--
<b>INDUSTRIAL USES</b>			
Research and Development Facilities and Laboratories	Y	SDP Minor	Staff

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
Manufacturing and Processing - all uses except concrete batching and asphalt mixing; lumber and wood products manufacturing; manufactured homes and prefabricated structures manufacturing; printing and publishing; and rock crushing and screening	Y	SDP Minor	Staff
Warehouse and Freight Handling	N	--	--
<b>INSTITUTIONAL USES</b>			
Colleges and Universities	N	--	--
Public Facilities and Services	Y	SDP Minor	Staff
Social Service Providers	N	--	--
Medical Centers	N	--	--
Parks and Open Areas (as designated in a Master Plan)	Y	SDP Minor	Staff
Religious Institutions	N	--	--
Schools	N	--	--
<b>TRANSPORTATION, COMMUNICATIONS AND UTILITY USES</b>			
Passenger Terminals	Y	SDP Minor	Staff
Basic Utilities- outside of the Hub Activity Area	Y	SDP Major	City Council
Commercial Parking	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	Article 13	--
Radio and TV Broadcast Facilities	Y	SDP Minor	Staff
Rail Line and Utility Corridors	Y	SDP Minor	Staff
Railroad Yards	N	--	--
<b>MISCELLANEOUS USES</b>			
Commercial Outdoor Recreation	N	--	--
Child Day Care Facilities	Y	SDP Minor	Staff
Detention Facilities	N	--	--
Major Event Entertainment	N	--	--
Vehicle Service Facilities	N	--	--
Vehicle Repair	N	--	--

- Y = Yes: permitted as indicated by required approval.  
N = No: prohibited  
SP = Special Use Permit required: See Section 29.1503  
SDP Minor = Site Development Plan Minor: See Section 29.1502(3)  
SDP Major = Site Development Plan Major: See Section 29.1502(4)  
ZBA = Zoning Board of Adjustment

(3) **Zone Development Standards.** The zone development standards applicable in the RI Zone are set forth in Table 29.903(3) below:

**Table 29.903(3)  
Development Standards**

DEVELOPMENT STANDARDS	RI ZONE
Maximum FAR	.35 for areas outside of Hub Activity Area/ No limit within Hub Activity Area
Minimum Lot Area	One Acre
Minimum Lot Frontage	100 ft.

DEVELOPMENT STANDARDS	RI ZONE
Minimum Building Setbacks: Street Lot Line University Ave Street Lot Line Side Lot Line Rear Lot Line Lot Line Abutting a Residential Zoned Lot	30 ft. 10 ft. 10 ft. 10 ft. 50 ft.
Maximum Building Setbacks in Hub Activity Area for Principal Facade, excepting central common area	20 ft.
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. @ L3. See Section 29.403
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%
Maximum Height	100 ft.
Parking Allowed Between Buildings and Streets	Yes
Parking Location	Parking within the public right-of-way may count toward required on-site parking in the Hub Activity Area for an adjacent individual site as approved with a site development plan.  Parking must be setback a minimum of 20 feet from a street lot line.
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage Permitted-not between building and the street	Yes, See Section 29.405; Screened per Section 29.403(1)(c)
Trucks and Equipment Permitted	Yes

(4) **Site Development Plan Requirements.**

(a) In addition to Site Development Plan submittals, a Use Analysis Report shall be prepared by the applicant that shows the following:

(i) Approximate number of employees;

(ii) Approximate utility needs and effect upon existing systems, e.g., projected water demand (Gallons Per Minute or Gallons Per Day), waste water generation (Gallons Per Day + Chemical oxygen Demand or Biochemical oxygen Demand), electricity demand (Kilowatts), storm water increase (Cubic Feet Per Second), solid waste generation (tons);

(iii) Possible nuisance factors and means for alleviating those factors, such as noise, odor, smoke, dust, fumes, vibration, or heat; and

(iv) Uses with a substantial inventory of hazardous materials, as regulated by the Ames Fire Department, shall be sited away from residential uses across University Boulevard.

(b) No Site Development Plan approval will be issued for any use in the RI District if the determination is made by the approving authority exercising independent judgment, that there is reason to believe that the proposed use or structure, as presented by the application, will create a nuisance in terms of diminished air quality, smoke, noise, toxic matter, odor, vibration, glare, sewage waste, water quality, street system capacity, heat or other condition detrimental to the public health and safety or reasonable use, enjoyment and value of other properties; or diminish the quality or quantity of any utility service presently provided by the City. Furthermore, no approval or permit shall be issued unless there is compliance with all other applicable City, state, and federal regulations.

(5) **Design Guidelines**

(a) The goal is to create a development that acknowledges its natural surroundings, develops a human scale, and provides innovative contemporary architectural designs which harmonize with the environment, express individuality and promote worker health, wellness and productivity. Site Plan approvals must be found to conform to site development standards and the design guidelines. Design guidelines are to be applied with

discretion by the Planning and Housing Director to promote consistency with the intent of the District and to adapt to individual site needs.

(b) **Site Design Guidelines**

- (i) Use site design to locate buildings and site improvement in manner that is supportive of the pedestrian environment.
- (ii) Coordinate building and parking in manner that is supportive of a transition to trails and pedestrian areas.
- (iii) Extend walkways to both public streets and trail system.
- (iv) Coordinate shared access points for lots to reduce driveway intersections along bike and pedestrian facilities.
- (v) Locate support areas such as mechanical areas and storage areas away from pedestrian areas and behind the principal building.

(c) **Landscape Design Guidelines**

- (i) Use landscape design to support sustainable site features, such as stormwater treatment and parking lot shading.
- (ii) Locate landscape areas in a manner which is complementary to adjacent open space areas in types of vegetation and planting.
- (iii) Incorporate vegetation that provides for screening of storage and equipment areas from trails and streets.
- (iv) Use landscape design to enhance pedestrian environments with shading of sidewalks and creating visual interest with art, trellis, gathering spaces, and interesting vegetation.

(d) **Architectural Design Guidelines**

- (i) Identify and accentuate main building entrances with architectural elements or projections.
- (ii) Utilize high levels of glazing to identify areas of activity and interest for customers, employees, and public. Prefer location of office and other active uses at street sides of buildings to provide support for building identity and interest.
- (iii) Building massing should distinguish building components through variations in height, building relief, and exterior materials.”

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

ATTACHMENT F

**OPTION #2 - CREATING NEW ZONING DIST. FOR ISU RESEARCH PARK EXPANSION**

PLANNING AND ZONING COMMISSION RECOMMENDATION

**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 a new Section 29.903 as follows:

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(1) **Purpose.** This District supports development of an integrated commercial service and concentrated employment area to:

- (a) Allow for mixing of use and interaction of people to foster a collaborative environment;
- (b) Create a node of activity and commercial services for the district;
- (c) Design development to promote the new innovation district by integrating multi-modal transportation facilities, intensification of land use, and a wide range of office and research uses; and
- (d) Promote a high level of architectural and site design features that signify the commitment to innovation and investment through architecture with visual interest and unique identity, site design incorporating stewardship of natural resources, district layout and development supporting the pedestrian environment, and green building techniques demonstrating the commitment to sustainability.

(2) **Permitted Uses.** The RI Zoning District is to be established by the City Council through the requirements of 29.1507. Hub Activity Area uses may only be allowed for properties that are consistent with a City Council approved master plan accompanying a rezoning request. A Hub Activity Area means an area of concentrated commercial uses providing support services intended primarily to provide service and retail uses supportive of the surrounding businesses and their employees.

The uses permitted in the RI Zone are set forth in Table 29.903(2) below:

**Table 29.903(2)  
RI Zone Uses**

<b>USE CATEGORY</b>	<b>STATUS</b>	<b>APPROVAL REQUIRED</b>	<b>APPROVAL AUTHORITY</b>
<b>RESIDENTIAL USES</b>			
Group Living	N	--	--
Household Living	N	--	--
Short-term Lodgings	Y	SDP Minor	Staff
<b>OFFICE USES</b>	Y	SDP Minor	Staff
<b>TRADE USES</b>			
Retail Sales and Services - General	N	--	--
Retail Sales and Services - General-Located within Hub Activity Area	Y	SDP Minor	Staff
Retail Trade - Automotive, etc.	N	--	--
Restaurant -Located within Hub Activity Area- no drive throughs	Y	SDP Minor	--
Entertainment, Restaurant, Recreation Trade- Outside Hub Activity Area	N	--	--
Small Production Facility	Y	SPU	ZBA
Recreation Trade-Within Hub Activity Area	Y	SDP Minor/	Staff
Wholesale Trade	N	--	--
<b>INDUSTRIAL USES</b>			
Research and Development Facilities and Laboratories	Y	SDP Minor	Staff

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
Manufacturing and Processing - all uses except concrete batching and asphalt mixing; lumber and wood products manufacturing; manufactured homes and prefabricated structures manufacturing; printing and publishing; and rock crushing and screening	Y	SDP Minor	Staff
Warehouse and Freight Handling	N	--	--
<b>INSTITUTIONAL USES</b>			
Colleges and Universities	N	--	--
Public Facilities and Services	Y	SDP Minor	Staff
Social Service Providers	N	--	--
Medical Centers	N	--	--
Parks and Open Areas (as designated in a Master Plan)	Y	SDP Minor	Staff
Religious Institutions	N	--	--
Schools	N	--	--
<b>TRANSPORTATION, COMMUNICATIONS AND UTILITY USES</b>			
Passenger Terminals	Y	SDP Minor	Staff
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Detention Facilities	N	--	--
Major Event Entertainment	N	--	--
Vehicle Service Facilities	N	--	--
Vehicle Repair	N	--	--

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Minimum Building Setbacks: Street Lot Line University Ave Street Lot Line Side Lot Line Rear Lot Line Lot Line Abutting a Residential Zoned Lot	30 ft. 10 ft. 10 ft. 10 ft. 50 ft.
Maximum Building Setbacks in Hub Activity Area for Principal Facade, excepting central common area	20 ft.
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. @ L3. See Section 29.403
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%
Maximum Height	100 ft.
Parking Allowed Between Buildings and Streets	Yes
Parking Location	Parking within the public right-of-way may count toward required on-site parking in the Hub Activity Area for an adjacent individual site as approved with a site development plan.  Parking must be setback a minimum of 20 feet from a street lot line.
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage Permitted-not between building and the street	Yes, See Section 29.405; Screened per Section 29.403(1)(c)
Trucks and Equipment Permitted	Yes

(4) **Site Development Plan Requirements.**

(a) In addition to Site Development Plan submittals, a Use Analysis Report shall be prepared by the applicant that shows the following:

(i) Approximate number of employees;

(ii) Approximate utility needs and effect upon existing systems, e.g., projected water demand (Gallons Per Minute or Gallons Per Day), waste water generation (Gallons Per Day + Chemical oxygen Demand or Biochemical oxygen Demand), electricity demand (Kilowatts), storm water increase (Cubic Feet Per Second), solid waste generation (tons);

(iii) Possible nuisance factors and means for alleviating those factors, such as noise, odor, smoke, dust, fumes, vibration, or heat; and

(iv) Uses with a substantial inventory of hazardous materials, as regulated by the Ames Fire Department, shall be sited away from residential uses across University Boulevard.

(b) No Site Development Plan approval will be issued for any use in the RI District if the determination is made by the approving authority exercising independent judgment, that there is reason to believe that the proposed use or structure, as presented by the application, will create a nuisance in terms of diminished air quality, smoke, noise, toxic matter, odor, vibration, glare, sewage waste, water quality, street system capacity, heat or other condition detrimental to the public health and safety or reasonable use, enjoyment and value of other properties; or diminish the quality or quantity of any utility service presently provided by the City. Furthermore, no approval or permit shall be issued unless there is compliance with all other applicable City, state, and federal regulations.

(5) **Design Guidelines**

(a) The goal is to create a development that acknowledges its natural surroundings, develops a human scale, and provides innovative contemporary architectural designs which harmonize with the environment, express individuality and promote worker health, wellness and productivity. Site Plan approvals must be found to conform to site development standards and the design guidelines. Design guidelines are to be applied with

discretion by the Planning and Housing Director to promote consistency with the intent of the District and to adapt to individual site needs.

(b) **Site Design Guidelines**

- (i) Use site design to locate buildings and site improvement in manner that is supportive of the pedestrian environment.
- (ii) Coordinate building and parking in manner that is supportive of a transition to trails and pedestrian areas.
- (iii) Extend walkways to both public streets and trail system.
- (iv) Coordinate shared access points for lots to reduce driveway intersections along bike and pedestrian facilities.
- (v) Locate support areas such as mechanical areas and storage areas away from pedestrian areas and behind the principal building.

(c) **Landscape Design Guidelines**

- (i) Use landscape design to support sustainable site features, such as stormwater treatment and parking lot shading.
- (ii) Locate landscape areas in a manner which is complementary to adjacent open space areas in types of vegetation and planting.
- (iii) Incorporate vegetation that provides for screening of storage and equipment areas from trails and streets.
- (iv) Use landscape design to enhance pedestrian environments with shading of sidewalks and creating visual interest with art, trellis, gathering spaces, and interesting vegetation.”

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