

COUNCIL ACTION FORM

**SUBJECT: ZONING TEXT AMENDMENTS TO ALLOW FOR A CLUBHOUSE
WITHIN THE FS-RM ZONING DISTRICT.**

BACKGROUND:

Article 5 of the Zoning Ordinance describes uses within general categories of principal and accessory uses. Within each base zoning district specific, principal and accessory uses are listed as permitted or not permitted, and the approval authority is specified for each type of use.

At issue in this text amendment is whether the use of clubhouse should be permitted within the Floating Suburban Medium Density Residential zoning district (FS-RM). The Zoning Ordinance currently permits clubhouses as part of the Residential High (RH) Density zoning district subject to special standards and approval of a minor site development plan by staff. Alternatively, a Planned Residential Development (PRD) or a Village could also include a clubhouse.

The City Council created the special use requirements for clubhouses and listed clubhouses as uses in the Zoning Ordinance in 2013 as an allowable use within RH as a standalone building. Previously, a clubhouse was only permitted as part of a mixed-use building within RH or within a PRD zoning district. The special requirements are as follows:

Section 29.1313. Clubhouses

(1) Location on a lot.

- a. The clubhouse shall meet the minimum principal building setbacks established in the Zone Development Standards table for that Zone.*
- b. Clubhouses shall be located off a main access to the development near a public street and shall allow for access and visibility around the structure for safety purposes.*
- c. Primary access to a clubhouse shall be oriented to a parking lot or to a primary pedestrian walkway circulating through a site.*

(2) General Requirements.

- a. Area supporting a clubhouse shall not be excluded from minimum lot area requirements for calculating density.*
- b. Clubhouses shall not be used as a dwelling unit or for short term lodging.*
- c. Clubhouse construction shall not precede the construction of the principal building on the same lot.*
- d. Clubhouses shall be compatible with adjacent residential buildings in the development through similarities in scales, proportions, form, architectural detailing, materials, color and texture.*

The proposed change is listed below in ~~strikeout~~ and underline. A clubhouse would be subject to a Major Site Development Plan approval process before it could be constructed. The Major Site Development Plan requires a public hearing before the Planning and Zoning Commission and the City Council prior to its approval. **This is the same process that apartment developments are subject to within the FS-RM zoning district.**

Chapter 29 Table 29.1202(4)-2

Household Living Accessory Use	Staus	Approval Required	Approval Authority
Clubhouse	N <u>Y</u>	-- <u>SDP Major</u>	-- <u>City Council</u>

The Planning and Zoning Commission reviewed this text amendment at their July 20th meeting and voted 5-0 to support allowing clubhouses within FS-RM zoning.

ALTERNATIVES:

1. The City Council can approve on first reading an ordinance to amend the Zoning Ordinance to allow a clubhouse as an accessory use within the FS-RM zoning district subject to approval of a Major Site Development Plan. **(Staff also requests second and third reading for approval of the ordinance)**
2. The City Council decline to adopt the proposed amendment.

MANAGER'S RECOMMENDED ACTION:

The proposed change allows for a more diverse set of amenity features to be part of apartment developments within the FS-RM zoning district. Amenities are generally desirable for new development to broaden their market appeal to a variety of potential residents. Additionally, many FS-RM developments may not be located near full service commercial areas and could benefit from having more common space on site. Any new clubhouse would be subject to the same approval process as an apartment development and would allow for review of its configuration and use as part of an overall development.

If the text amendment was not approved, apartment development in the Suburban Residential land use designations could still proceed (1) with a PRD rezoning to allow the use, or (2) with a request for a land use designation change to High Density Residential. Both of these processes are more involved than what is proposed with the text amendment to add the use to the FS-RM district.

Therefore, it is the recommendation of the City Manager that the City Council accept Alternative #1, thereby approving the text amendment allowing for clubhouses within FS-RM zoning.

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION 29.1202(4)-1 TABLE AND ENACTING A NEW SECTION 29.1202(4)-1 TABLE THEREOF, FOR THE PURPOSE OF ALLOWING FOR CLUBHOUSES WITHIN FS-RM ZONING; REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY; AND ESTABLISHING AN EFFECTIVE DATE.

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

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by repealing Section 29.1202(4)-1 Table and enacting a new Section 29.1202(4)-1 Table as follows:

**“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	Y	SDP Major	City Council
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; Ord. No. 4188, 7-22-14).”

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

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

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

Passed this _____ day of _____, _____.

Diane R. Voss, City Clerk

Ann H. Campbell, Mayor