

**COUNCIL ACTION FORM**

**SUBJECT: ZONING ORDINANCE TEXT AMENDMENT PERTAINING TO SPORTS PRACTICE FACILITIES**

**BACKGROUND:**

Jensen Development Corporation, Ltd. is currently constructing a practice facility at 1010 Dickinson Avenue for the Iowa State University basketball teams. A minor site development plan was approved on October 20, 2008.

The approved site plan meets all requirements, including parking. To determine parking needs, the use was defined as a “recreation facility and health club.” The required parking of 173 parking spaces was calculated at 5 spaces per 1,000 square feet for the 28,965 gross square footage of the recreational facility (145 spaces) and 1 space per 300 square feet for the 8,443 square feet of upper level office space (28 spaces). The approved site plan indicates that 174 parking spaces will be provided.

The developer of the site has indicated that he would like to further subdivide the parcel to retain land for additional private development after ownership of the basketball facility is transferred to ISU. The large amount of parking required for the ISU facility makes this difficult to do. ISU has indicated that the proposed use of the facility as office space and “sports practice facility” would need no more than 59 parking spaces. The difficulty is that the City zoning ordinance does not define nor provide parking requirements for such a use.

Planning staff discussed several alternatives with the owner and his representatives. The owner requested that the City Council refer a possible solution to the staff for consideration. The owner then submitted language which City staff reviewed. Staff presented a modified version to the Planning and Zoning Commission that simplified the calculation of parking. This modified version received the recommendation of the Commission and the approval of the owner and his representative. The recommended language tightens the definition, simplifies the application of the parking requirement, and brings the parking standard more in line with other allowed uses.

The proposal is to adopt a definition of “sports practice facility” as follows:

“A facility dedicated solely to the training and development of sports teams. Uses shall not include the playing of scheduled games, matches, championships, or tournaments. The facility may have limited observation seating for family and associates of the players who wish to watch the practice, but it is not open to the public; nor is the facility used for other

assembly-type uses when not otherwise used for sports practice. The facility may also include ancillary offices.”

The proposal also includes a parking requirement of **2.0 spaces per 1,000 square feet of gross floor area** for a sports practice facility. In this instance, the total square footage of the facility (37,408 square feet) would require 74 parking spaces.

Any new use that is defined in the zoning ordinance also needs to be placed in an appropriate use category so that its use can be assigned to specific zoning districts. Staff believes it is appropriate to consider this unique facility as a Miscellaneous Use (see Table 29.501(4)-7). This allows the City Council to be more selective of the zones in which this use would be allowed. For example, if a sports practice facility were to be considered as an Entertainment, Restaurant and Recreational Trade (a subcategory of Trade Use Categories in Table 29.501(4)-3), it would be allowed in any commercial zone—from NC Neighborhood Commercial to HOC Highway Oriented Commercial. **As a Miscellaneous Use, staff would recommend its allowance in the CCN Community Commercial Node and HOC Highway-Oriented Commercial districts.** If requested in other zoning districts at some future date, the City could evaluate the impacts of its inclusion at that time and consider allowing it as a permitted or special use.

During site plan review and discussion of the parking demands of a sports practice facility, staff sought information from many other jurisdictions (both in-state and out of state) about how parking needs are addressed. No other jurisdiction that staff contacted has addressed this uniquely defined use or differentiated its parking requirements from a broader recreational facility or health club. The City would therefore be establishing its own precedent.

The proposed text changes would have limited impact. At this time, there is just the one facility that would be impacted in Ames – the proposed ISU practice facility. A previous development, the Ames Attack building at 2224 South Duff Avenue, may also have qualified if this definition were in place at that time.

A further impact that should be considered is the unique character of such a structure and the reuse possibilities if the structure were to become vacant. Since the proposed parking requirements are less than one half that of a public recreational facility (5.0 spaces per 1,000 gross square feet), retail sales and service (5.0 spaces), or general office (4.0 spaces), it could be difficult to convert such a facility to a use with a higher parking demand. Of course, this issue would arise for other changes of uses from one of lesser parking demand to one of higher parking demand. An example could be a furniture store (2 spaces per 1,000 gross square feet) being converted to a grocery store (6.7 spaces per 1,000 square feet). A change of use for any facility requires an evaluation of the existing site plan and consideration of the parking needs. If parking is deficient, there usually are options, such as constructing more parking on-site or seeking joint or remote parking on nearby sites. In the instance of this basketball facility, there likely would not be space available for additional parking on-site.

The proposed parking requirement of 2.0 spaces per 1,000 square feet results in 74 spaces. The requirement is applied to the entire 37,408 square feet of the facility. This number of spaces can likely be met with a revised site development plan of the ISU facility.

The potential risks are that most other uses allowed in the CCN district require more parking per square foot than the ratio proposed for the sports practice facility, and that there is no assurance that remote or joint parking would be available to serve the site should the need arise.

Staff anticipates four separate changes to the Ames Municipal Code. The first is to add the definition of “sports practice facility” to Section 29.201 Definitions. The second is to add the parking requirements to Table 29.406(2) Minimum Off-Street Parking Requirements. The third is to add “sports practice facility” to Table 23.501(4)-7 Miscellaneous Use Categories. The fourth is to add “sports practice facilities” to the Zone Use tables for CCN (Table 29.802(2)) and HOC (Table 29.804(3)).

If the City Council would rather consider “sports practice facility” to be an Entertainment, Restaurant and Recreational Trade use and to allow such a use in *all* commercial districts, the third step instead would be to add the use to Table 29.501 (4)-3 Trade Use Categories. No fourth step would then be needed.

The O-GSW Southwest Gateway Overlay District allows uses to reduce their parking needs by 15 percent through “collective parking” (see Section 29.1112(5)). If there are different uses or buildings on the same lot or on separate lots, the required parking may be reduced to 85 percent of the sum of the various uses. Staff believes that because of the uncertainties involved in the anticipated parking demands of this unique structure, such a reduction, if applied to this use, would reduce the margin of error to an unacceptable level. Staff recommends exempting “sports practice facilities” from the provisions of this collective parking provision.

At its meeting of May 20, 2009, with a vote of 5-0, the Planning and Zoning Commission recommended approval of the text amendment pertaining to sport practice facilities. The applicant’s attorney spoke in favor of the modifications recommended by staff. Therefore, this is the modified version being brought forward for Council consideration.

**ALTERNATIVES:**

1. The City Council can adopt the recommended definition of “sports practice facility,” the parking requirement of 2.0 spaces per 1,000 square feet of gross floor area, its use as a Miscellaneous Use, its inclusion in the Use Tables for CCN and HOC, and its exemption from the collective parking provisions.
2. The City Council can adopt the recommended definition of sports practice facility, the parking requirement of 2.0 spaces per 1,000 square feet of gross floor area, its use as an Entertainment, Restaurant and Recreational Trade Use, and its exemption from the collective parking provisions.

3. The City Council can refer this back to staff for additional analysis.
4. The City Council can retain the current language regarding parking requirements for the proposed use.

**MANAGER’S RECOMMENDED ACTION:**

These proposed amendments are narrowly tailored to address the parking requirements of the proposed basketball facility. Staff does not anticipate that another sports practice facility would be built anytime soon. The only question that concerns staff is the parking availability if the structure underwent a change of use. As mentioned above, however, there are other options that could be pursued at that time (albeit with some uncertainty).

Because of the very limited applicability of the amendments and their seeming ability to solve the anticipated parking needs of this unique use, it is the recommendation of the City Manager that the City Council act in accordance with Alternative 1 above.

# NYEMASTER GOODE

NYEMASTER GOODE, WEST, HANSELL & O'BRIEN, P.C.  
ATTORNEYS & COUNSELORS AT LAW

---

James B. West	John F. Loveland	Willard L. Boyd III	Debra L. Hulott	Hannah M. Rogers	REGISTERED PATENT
Edgar F. Hansell	Reed Rubat	Jeffrey W. Causer	Mark A. Schultheis	Kathleen K. Law	ATTORNEYS
R. Craig Shross	Steven J. Rry	Hilite R. Sall Chris	Sarah J. Gayer	Jason J. Giles	Glen Johnson
Keith E. Luchtel	Frank B. Harty	David W. Benson	John T. Clendenin	Michelle R. Kunert	Robert W. Heke
Robert A. VanOrstel	James C. Wine	Brian J. Hamke	Ned R. Weslin	Kristina M. Stenger	Wesley K. Marsh
Richard J. Sipp	Bruce W. Baker	Paula S. Diermeid	Stephanie L. Marell	Brian D. Torresi	Ryan M. Carter
G. R. Neumann	Thomas W. Foley	Caren K. Sweeney	Jordan B. Hansell	Michael J. Dayton	
Gregory P. Page	Steven H. Lytle	Antonio Colosimo	Cory R. Harris	Anna W. Mundy	OFF-COUNSEL
Randall G. Horstmann	Terry C. Hamauch	Jill M. Stevenson	Stephanie G. Tochea	Bridget C. Slapansky	Samuel G. O'Brien
Jay Eaton	Anthony A. Losganseler	Angel A. West	Patrick B. White	Patricia A. Scullion	L. R. Voigts
Burdorf L. Austin	Kevin H. Collins	Angela L. Watson Cook	Brad C. Eppertly	Matthew R. Edick	Garold J. Newbrough
Sara J. Sersland	Joseph A. Quinn	Mary E. Funk	Scott A. Sundstrom	Santh J. Hastings	Carla T. King
Hayward L. Draper	Wade H. Schut	Randall B. Arrentour	Angela C. Brock	Anissa M. Group	Drew R. Tillman
Michael W. Thrall	Mark D. Ajets	Thomas M. Cunningham	Benjamin P. Roach	Christian P. Walk	Frank B. Comfort
Mark C. Dickinson	G. Thomas Sullivan	Denise M. Neidt	Victoria A. Feilmeyer	Vidhya K. Reddy	Russell E. Schrage
Gregory B. Wilcox	Thomas H. Winton	Robert D. Andeweg	K. Dwayne Yante Krul		Ringer L. Farns
					Luther L. Hill, Jr.
					Keri K. Farrell-Kob

---

April 20, 2009

Hon. Ann Campbell & Council Members  
515 Clark Avenue – P.O. Box 811  
Ames IA 50010

Re: Reduction in Off-Street Parking Requirements for 1010 Dickinson Avenue  
ISU Basketball Practice Facility

Dear Mayor Campbell and Council Members:

Our office represents Jensen Development Corporation, Ltd., the owner of approximately ten acres of real estate located at the corner of Mortensen Road and South Dakota Avenue in the City of Ames. Our client has committed to gifting the land at 1010 Dickinson Avenue to Iowa State University. A new basketball practice facility and associated parking improvements on the land located at 1010 Dickinson Avenue are being built. The ISU practice facility will not be open to the public and will be devoted entirely to the development of sports teams.

Our client has been working with City staff to meet the necessary parking requirements for the facility being built upon the land. During the course of these discussions, it is clear that the minimum parking standards under the existing municipal code are well in excess of those required of a facility of this type. Because this facility will not be open to the public, it requires far less parking than an arena with observational space, a health club facility, or other recreational center. Additionally, the facility is located in an area close to where many student-athletes live, and a bus route goes by the location.

The basketball practice facility will be a two story building that is 37,412 square feet in area. The first floor area is 28,921 square feet comprised of up to four discrete playing surfaces,

Victoria A. Feilmeyer  
Direct Number: (515) 956-3915 • Facsimile: (515) 956-1990 • E-Mail: [vafeilmeyer@nyemaster.com](mailto:vafeilmeyer@nyemaster.com)  
1416 Buckeye Avenue, Suite 200 • Ames, IA 50010-8070 • (515) 956-3900

With offices in Des Moines, Ames and Cedar Rapids.

[www.nyemaster.com](http://www.nyemaster.com)

locker room and restroom facilities, an entry and lounge area, and athletic training areas. The second floor area of 8,491 square feet is primarily made up of office space for men's and women's head and assistant basketball coaches, office space for film editing, other office space, a game film room, and additional locker room and restroom space.

Under the current municipal code, the ISU basketball practice facility is classified as a "recreation facility and health club" use. Code section 29.406(2). The City staff has computed the existing off-street parking requirement for the facility *using current standards* at a total of 173 spaces – 145 spaces for the recreation space and a total of 28 spaces for the second floor office space.<sup>1</sup> The Municipal Code makes no distinction between a recreation facility that is not open to the public, such as the new basketball practice facility, and a facility that is open to the public. As a result, the municipal code requires 5 spaces for every 1000 square feet of facility.

This result constitutes more than two and one-half times more parking spaces that we estimate the facility will need. The ultimate owner of the facility, Iowa State University, has estimated in a letter prepared by ISU Athletic Department Director Jamie Pollard that the facility will have no more than 59 potential daily users. Our client asks that the Council amend the current municipal code so that no more than 72 off street parking spaces are required by the facility.

Our client asks that a new use be adopted under the municipal Code for a "Sports Practice Facility." This proposed use would differentiate the ISU basketball practice facility from a general recreation and health club that is open to members of the public. Through our discussions with the Planning and Housing staff, we suggest a text amendment to the Municipal Code (Section 29) to define the new use as follows:

**Sports Practice Facility.** A facility dedicated solely to the training and development of sports teams. Uses shall not include the playing of scheduled games, matches, championships, or tournaments. The facility may have limited observation seating for family and associates of the players who wish to watch the practice, but it is not open to the public; nor is the facility used for other assembly-type uses when not otherwise used for sports practice.

The appropriate standard for a "sports practice facility" should be 1.5 spaces for every 1000 square feet of the building. This will result in no more than 44 spaces being required by the facility space and maintain the standard for the 28 spaces required by the second floor office

---

<sup>1</sup> Code section 29.406(2) sets a standard of 1 parking space for every 300 square feet of above ground office space. Therefore, a total of 28 spaces are required for 8,491 square feet of second floor office space. The standard for a Recreation facility or health club (open to the public) is 5 parking spaces for every 1,000 square feet of space. Therefore, a total of 145 spaces are required for the 28,921 square feet of playing surface and locker room space on the first floor of the facility.

April 20, 2009  
Page 3

space. The parking standard our client proposes will generously provide for the parking needs of the facility and is consistent with the needs of the ultimate owner.

On behalf of our client, Jensen Development, Ltd., we ask that the City Council refer this request to City staff for review and approval. In the event staff does not approve the request as written, we ask that other alternatives be considered to reduce the amount of off-street parking required for the facility. Please feel free to contact me with any questions regarding this request.

Yours very truly,

NYEMASTER, GOODE, WEST, HANSELL &  
O'BRIEN, P.C.,

  
Victoria A. Feilmeyer

Copy to:  
Director Steve Osguthorpe & Planner Ray Anderson - Planning and Housing Department  
City Attorney's Office

November 25, 2008

Mr. Dickson Jensen  
Jensen Design Build  
4611 Mortensen Road  
Suite 106  
Ames, IA 50014-6228

Dear Dickson,

I thought it would be helpful if we outlined our actual parking needs for the new basketball practice facility to better assist you in planning the facility. For starters, it is important to note that this is not a facility that will be open to the general public. In fact, quite the opposite, it is a facility that will have very limited access since it is being built for the use of our men's and women's basketball teams. Although the total square footage for the facility is equivalent in size to other facilities that are commonly used for recreational purposes by the general public, the actual number of users in this facility is significantly less in scope given the limited nature of how the space will be used and the limited number of potential users.

Our records indicate we have the following number of potential daily users of this facility.

Men's Basketball Staff	8
Men's Basketball Student-Athletes	14
Women's Basketball Staff	7
Women's Basketball Student-Athletes	14
Sports Medicine Staff	5
Equipment Manager	1
Student Managers	<u>10</u>
Total Potential Daily Users	59

It is important to note that not all of these daily users, especially the students, have automobiles on campus. *For example, this year, only 8 of the 14 (57%) men's basketball players actually have an automobile registered on campus.* Furthermore, given the proximity of this facility to the apartments where many of our student-athletes live, the fact that the Cy-Ride bus route goes right by the location, and that most of our student-athletes currently car pool to practice, it is very reasonable to assume at least 30% of these users would not even be parking cars at this facility on a daily basis. In addition, the total of 59 potential users assumes that every potential user will be using the facility at the same time, which is clearly not a reasonable assumption.



I wanted to provide you this information because I am concerned if the athletics department is forced to have to purchase additional land to meet the projected number of parking spaces required by the City of Ames (estimated to be 186 based on the city's current formula) for a building this size, we will be forced to abandon this project which would be devastating to the future of our men's and women's basketball programs.

I certainly hope it does not come to this because I think this project is not only good for our men's and women's basketball programs, but is a great opportunity for the City of Ames to achieve its development plans for that side of the city.

If you have any questions about this information, please do not hesitate to contact me at 515-294-0123.

Sincerely,

Jamie Pollard  
Director of Athletics

cc: Warren Madden  
Steve Schainker

**IOWA STATE UNIVERSITY**  
OF SCIENCE AND TECHNOLOGY

Office of the Vice President  
for Business and Finance  
1350 Beardshear Hall  
Ames, Iowa 50011-2038  
515 294-6162  
FAX 515 294-1621

June 3, 2009

Honorable Ann Campbell and City Council  
City of Ames  
515 Clark Avenue  
Ames IA 50010

Re: Reduction in Off-Street Parking Requirements for 1010 Dickinson Avenue  
ISU Basketball Practice Facility

Dear Mayor Campbell and Council Members:

Iowa State University's strategic plan includes providing quality cultural and athletic events that engage the interest and support of a variety of constituencies. Athletic programs are often the first university experience for many people and are attended by individuals who travel to Ames from across Iowa and elsewhere. As the university's athletic programs have grown, however, it has become more difficult to schedule current multipurpose facilities to meet user needs. In particular, the university has struggled to schedule practices for the women's and men's basketball teams due to other athletic and campus groups needing to use the same facilities.

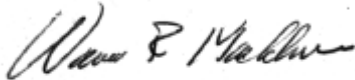
For this reason, the university welcomed Jensen Development Corporation, Ltd.'s offer to donate to the university land near the intersection of Mortensen Road and South Dakota and to construct on that land a new practice facility to be used by the university's women's and men's basketball teams. The construction is well underway and the parties desire to complete it and formally transfer ownership to the university by the beginning of the fall semester in August to minimize disruption to staff and student-athletes.

The university is aware that Jensen Development Corporation, Ltd. has made a proposal to the City of Ames regarding the amount of parking that must be available at the facility and understands that if the city approves the proposal then no more than 72 parking spaces would have to be available given the size of the facility. This number of parking spaces would be more than sufficient for the university's needs. The daily users of the basketball practice facility will include staff members and student-athletes of the basketball teams, as well as sports medicine staff, an equipment manager, and student managers. It is estimated that the maximum number of potential daily users is 59.

Honorable Ann Campbell and City Council  
June 3, 2009  
Page 2

However, a number of these individuals, particularly the students, do not have automobiles on campus and will use other transportation to get to the practice facility, including walking, taking the bus or car-pooling with others. In addition, individuals will be using the facility at varying times; it is unlikely that all 59 individuals will be present at any given time. Accordingly, the university does not foresee that it will need more than 72 parking spaces.

Very truly yours,



Warren R. Madden  
Vice President for Business and Finance

cc: Julie Bright  
Paula DeAngelo  
Jamie Pollard  
Steve Schinker



# Memo

Department of Planning & Housing

**TO:** Honorable Mayor and City Council Members

**FROM:** Charlie Kuester, Planner

**DATE:** June 4, 2009

**SUBJECT:** Zoning Ordinance Text Amendments

The City Council agenda for June 9 includes a request by staff to consider text amendments to create parking requirements for a sports practice facility. Jenson Development is building this project on South Dakota Avenue for eventual delivery to Iowa State University. The applicant's letter making this request is attached.

# NYEMASTER GOODE

NYEMASTER, GOODE, WEST, HANSELL & O'BRIEN, P.C.  
ATTORNEYS & COUNSELORS AT LAW

---

James B. West	John F. Lorentzen	Willard L. Boyd III	Debra L. Hulet	Hannah M. Rogers	REGISTERED PATENT
Edgar F. Hansell	Rod Kubat	Jeffrey W. Courter	Mark A. Schultheis	Kathleen K. Law	ATTORNEYS
R. Craig Skives	Steven J. Roy	Hallie E. Sall-Caris	Sarah J. Geyer	Jacou L. Giles	Glenn Johnson
Keith E. Luchtel	Frank B. Harry	David W. Benson	John T. Clendenin	Mitchell R. Kumer	Robert W. Hoels
Robert A. VanOrsdel	James C. Wine	Brian J. Humke	Neal K. Westin	Kristina M. Stanger	Wendy K. Marsh
Richard J. Sapp	Bruce W. Baker	Paula S. Dierenfeld	Stephanie L. Marrett	Brian D. Torresi	Ryan N. Carter
G. R. Neumann	Thomas W. Foley	Corsen K. Swesney	Jordan B. Hansell	Michael J. Dayton	
Gregory P. Page	Steven H. Lytle	Antonio Colacino	Cory R. Harris	Anna W. Mundy	OF COUNSEL
Randall G. Horstmann	Terry C. Hancock	Jill M. Stevenson	Stephanie G. Tachan	Bridget C. Shpanzky	Samuel G. O'Brien
Jay Eaton	Anthony A. Longnecker	Angel A. West	Patrick B. White	Patricia A. Scallion	L. R. Voigts
Bradford L. Austin	Kevin H. Collins	Angela L. Watson Cook	Brad C. Eppely	Matthew R. Falick	Gerald J. Newbrough
Suz J. Seveland	Joseph A. Quinn	Mary E. Funk	Scott A. Sundstrom	Sarah J. Hastings	Carlton T. King
Hayward L. Draper	Wade H. Schut	Randell D. Armentrout	Angela C. Brick	Andrew M. Graep	Drew R. Tiltonson
Michael W. Thrall	Mark D. Aljers	Thomas M. Cunningham	Benjamin P. Roach	Christian P. Walk	Frank B. Comfort
Mark C. Dickinson	G. Thomas Sullivan	Denise M. Meudt	Victoria A. Feilmeyer	Vidhya K. Reddy	Russell E. Schrage
Gregory B. Wilcox	Thomas H. Walton	Robert D. Andeweg	K. Dwayne Vande Krol		Roger L. Ferris
					Luther L. Hill, Jr.
					Kaci K. Farrell-Kolb

---

June 4, 2009

Hon. Ann Campbell & Council Members  
515 Clark Avenue – P.O. Box 811  
Ames IA 50010

Re: *Agenda Item: Zoning Text Amendment defining "Sports Practice Facilities" and Establishing Regulations and Exemptions for Said Use*

Dear Mayor Campbell and Council Members:

At the June 9, 2009, meeting of the City Council you are set to consider a zoning text amendment defining the use "Sports Practice Facilities" and establishing regulations and exemptions for said use. Our client, Jensen Development, Ltd. requests that Council exercise its power granted by Iowa Code section 380.3, and Ames Municipal Code section 2.21, to suspend the requirement that it consider and vote on these text amendment regulations for two meetings before the meeting in which it is passed. The City Planning Department has indicated that they support our request.

We respectfully seek your final approval of the ordinance at the June 9<sup>th</sup> meeting.

Yours very truly,

NYEMASTER, GOODE, WEST, HANSELL &  
O'BRIEN, P.C.,



Victoria A. Feilmeyer

Victoria A. Feilmeyer  
Direct Number: (515) 956-3915 • Facsimile: (515) 956-3990 • E-Mail: vafeilmeyer@nyemaster.com  
1416 Buckeye Avenue, Suite 200 • Ames, IA 50010-8070 • (515) 956-3900

With offices in Des Moines, Ames and Cedar Rapids

[www.nyemaster.com](http://www.nyemaster.com)

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ADOPTING TEXT AMENDMENTS TO SECTION 29.201 (211) AND SECTION 29.1112(5)(C) AND REPEALING TABLES 29.406(2), 29.501(4)-7, 29.802(2) AND 29.804(2). ENACTING NEW TABLES 29.406(2), 29.501(4)-7, 29.802(2), AND 29.804(2) THEREOF, FOR THE PURPOSE OF DEFINING AND REGULATING SPORTS PRACTICE FACILITIES ; 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 adding to current Section 29.201 a provision defining Sports Practice Facility Section 29.201(212) as follows:

**Sec. 29.201. DEFINITIONS.**

(212) **Sports Practice Facility** means a facility dedicated solely to the training and development of sports teams. Uses shall not include the playing of scheduled games, matches, championships, or tournaments. The facility may have limited observation seating for family and associates of the players who wish to watch the practice, but it is not open to the public; nor is the facility used for other assembly-type uses when not otherwise used for sports practice. The facility may also include ancillary offices.

Section Two. The Municipal Code is amended by repealing Table 29.406(2) and enacting a new Table 29.406(2) as follows:

**Sec. 29.406. OFF-STREET PARKING**

**Table 29.406(2)  
Minimum Off-Street Parking Requirements**

<b>PRINCIPAL LAND USE</b>	<b>ALL ZONES EXCEPT DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES</b>	<b>DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES</b>
<b>RESIDENTIAL DWELLINGS</b>		
One and Two-Family and Single Family Attached (including Manufactured Homes outside RLP District)	2 spaces/Residential Unit (RU)	1 space/RU
Apartment Dwellings	1.5 space/RU; for one-bedroom units  1 space/bedroom for units of 2 bedrooms or more  1.25 space/bedroom for units of 2 bedrooms or more in University Impacted (O-UIE and OUIW)	1 space/RU
Dwelling House	1 space per bedroom	N/A

Family Home	2 spaces plus 1 space/2 full time staff members of the largest shift	
Group Living		
Nursing and convalescent homes	1 space/2 beds, plus 1 space/2 staff members of the largest shift	
College and University housing, fraternities and sororities	1 space/bed	
Mobile Home and Manufactured Home in Manufactured/Mobile Home Parks	2 spaces/Manufactured/Mobile Home Space plus 1 space for guest parking/4 Manufactured/Mobile Home Spaces	
Short-Term Lodging Hotel/Motel, including ancillary uses	1 space/guest room; plus 6 spaces/1,000 sf of ballroom, meeting, bar and restaurant areas; plus 1 space/2 employees of the largest shift	1 space/guest room, plus 5 spaces/1,000 sf of ballroom, meeting, bar and restaurant areas; plus 1 space/2 employees of the largest shift
Boarding houses, rooming houses, and lodging houses	1 space/bed	0.5 space/bed
<b>OFFICE</b>		
Medical/Dental office	1 space/143 sf where there is no agreement for shared parking; 1 space/200 sf where there is an agreement for shared parking or for medical facilities that exceed 50,000 sf	
Other office	Ground level: 1 space/250 sf; other than ground level: 1 space/300 sf	
<b>TRADE AND WHOLESALE</b>		
Retail Sales and Services-General	Ground level: 1 space 200 sf; other than ground level: 1 space/250 sf	
Wholesale Trade	1 space/500 sf	
Printing	1 space/200 sf of retail area; plus 1 space/2 employees on largest shift; plus 1 space/company vehicle	
Fuel Sale/Convenience Stores	1 space/200 sf; spaces at fuel pump islands may be counted towards this requirement	
Retail Sales and Services-General	Ground level: 1 space/200 sf; other than ground level: 1 space/250 sf; and all levels in CVCN zone: 1 space/300 sf	

Retail and Shopping Centers, exclusive of Grocery Stores and Offices Uses, 50,000 - 99,999 sq. ft.	4.5 spaces/1,000 sf; except that in CVCN zone, 1 space /300 sf 4.50 spaces/1,000 sf	
Retail and Shopping Centers, exclusive of Grocery Stores and Office Uses, 100,000 - 199,999 sq. ft.	4.25 spaces/1,000 sf, except that in CVCN zone, 1 space /300 sf.	
Major retail and Shopping Centers, exclusive of Grocery Stores and Office Uses	4.00 spaces/1,000 sf, except that in CVCN zone, 1 space /300 sf	
Grocery Stores	1 space/150 sf, except that in CVCN zone, 1 space/300 sf.	
Display store (furniture, appliances, carpets, etc.)	1 space/500 sf	
Financial institution (freestanding or as ground level service area)	Ground level: 1 space/250 sf; other than ground level: 1 space/300 sf	
Entertainment and Recreation Trade	14 spaces/1,000 sf	
Sit-Down Restaurant	9 spaces/1,000 sf	
Fast food restaurant	12 spaces/1,000 sf in dining or waiting area, or 1 space/2 employees if no seating	
Recreation facility, health club	5 spaces/1,000 sf	
Enclosed tennis, handball, racquetball or squash courts	4 spaces/court plus 1 space/200 sf for rest of building	
Bowling Alley	5 spaces/lane. Bar, restaurant and other uses shall provide parking according to the requirement for that use	
<b>INSTITUTIONAL AND MISCELLANEOUS USES</b>		
Auditoriums, theaters, stadiums and arenas	Greater of 1 space/5 seats or 10 spaces/1,000 sf, with a minimum of 20 spaces	Greater of 1 space/4 seats or 10 spaces/1,000 sf, with a minimum of 20 spaces
Places of Worship	When seating is provided in main auditorium: 1 space/4 seats, exclusive of Sunday School and other special areas. When seating is not provided in main auditorium: 1 space/60 sf of worship area	
Private clubs, fraternal organizations, libraries, museums and community buildings	1 space/200 sf	
Funeral Home/Mortuary	1 space/50 sf in slumber rooms, parlors and funeral service rooms	
Vehicle Service Facilities Fuel Sales Only Service/Repair Facilities	3 spaces plus 1/employee 3 spaces plus 2 spaces/service bay	
Car Wash	2 spaces plus 5 stacking spaces/washing bay	
Motor vehicle sales and service	2 spaces plus 1 space/500 sf over 1,000 sf in the showroom, plus 2 spaces/service bay	



Heliport or helicopter landing area	Greater of 1 space/employee or 2 spaces/1,000 sf of patron area, but not less than 10 spaces	
Hospital/medical center	1 space/2 beds plus 1 space/2 staff members of the largest shift	
Schools primarily serving children younger than age 16	Greater of 2 spaces/classroom or 1 space/4 seats in auditorium	
High schools and universities	Greater of 1 space/2 students; or 10 spaces/classroom; or 1 space/4 seats in auditorium	4 spaces/classroom
Sports Practice Facility	2 spaces/1,000 sq ft of gross floor area	2 spaces/1,000 sq ft of gross floor area
<b>INDUSTRIAL</b>		
Industrial Service, Manufacturing and Production, Resource Production and Extraction	1 space/500 sf plus 1/space/company vehicle	
Warehouse	One (1) parking space per 5,000 sq.ft.	
<b>MIXED-USE DEVELOPMENT</b>		
	Mixed-use development parking shall be determined as the sum of parking requirements of the individual use components	

(Ord. No. 3587, 9-12-00, Ord. No. 3643, 1-8-02, Ord. No. 3666, 6-11-02, Ord. No. 3720, 7-22-03, Ord. No. 3739, 10-14-03; Ord. No. 3866, 12-20-05; Ord. No. 3872, 03-07-06; Ord. No. 3967, 9-9-08)

Section Three. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by adding to current Section Table 29.501(4)-7 a provision defining Sports Practice Facilities as follows:

**Sec. 29.501. CLASSIFICATION OF USES.**

**Table 29.501(4)-7  
MISCELLANEOUS USE CATEGORIES**

**Sports Practice Facilities**

**Definition.** An indoor facility dedicated solely to the training and development of sports teams. Uses shall not include the playing of scheduled games, matches, championships, or tournaments. The facility may have limited observation seating for family and associates of the players who wish to watch the practice, but it is not open to the public; nor is the facility used for other assembly-type uses when not otherwise used for sports practice. The facility may also include ancillary offices.

Section Four. The Municipal Code is amended by repealing Table 29.802(2) and enacting a new Table 29.802(2) as follows:

**Sec. 29.802. "CCN" COMMUNITY COMMERCIAL NODE.**

**Table 29.802(2)  
Community Commercial Node (CCN) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>			
Group Living	N	--	--
Household Living	N	--	--

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
Short-term Lodgings	Y	SDP Minor	Staff
<b>OFFICE USES</b>	Y	SDP Minor	Staff
<b>TRADE USES</b>			
Retail Sales and Services - General	Y	SDP Minor	Staff
Retail Trade - Automotive, etc.	N	--	--
Entertainment, Restaurant and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	N	--	--
<b>INDUSTRIAL USES</b>			
Industrial Service	N	--	--
<b>INSTITUTIONAL USES</b>			
Colleges and Universities	N	--	--
Community Facilities	Y	SDP Minor	Staff
Social Service Providers	Y	SDP Minor	Staff
Medical Centers	N	--	--
Parks and Open Areas	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	N	--	--
<b>TRANSPORTATION, COMMUNICATIONS AND UTILITY USES</b>			
Passenger Terminals	Y	SDP Minor	Staff
Basic Utilities	Y	SDP Major	City Council
Commercial Parking	Y	SDP Minor	Staff
Radio and TV Broadcast Facilities	Y	SP	ZBA
Personal Wireless Communication Facilities	Y	SP	ZBA
Rail Line and Utility Corridors	N	--	--
Railroad Yards	N	--	--
<b>MISCELLANEOUS USES</b>			
Commercial Outdoor Recreation	Y	SDP Minor	Staff
Child Day Care Facilities	Y	SDP Minor	Staff
Detention Facilities	Y	SP	ZBA
Major Event Entertainment	N	--	--
Vehicle Service Facilities	Y	SDP Minor	Staff
Sports Practice Facility	Y	SDP Minor	Staff

- 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

Section Five. The Municipal Code is amended by repealing Table 29.804(2) and enacting a new Table 29.804(2) as follows:

**Sec. 29.804. "HOC" HIGHWAY-ORIENTED COMMERCIAL.**

**Table 29.804(2)  
Highway-Oriented Commercial (HOC) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>RESIDENTIAL USES</b>		SP	ZBA
Group Living	N, except Transitional Living Facility	--	--
Household Living	N, except mini-storage warehouse facility (see Sec. 29.1308)	SP	ZBA
Short-term Lodgings	Y	SDP Minor	Staff

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
<b>OFFICE USES</b>	Y	SDP Minor	Staff
<b>TRADE USES</b>			
Retail Sales and Services - General (including printing, publishing, commercial art and reproduction)	Y	SDP Minor	Staff
Retail Trade - Automotive, etc.	Y	SDP Minor	Staff
Entertainment, Restaurant and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	Y	SDP Minor	Staff
<b>INDUSTRIAL USES</b>			
Industrial Service	N, except mini-storage warehouse facility (see Sec. 29.1308(8)(a)(v))	SP	ZBA
<b>INSTITUTIONAL USES</b>			
Colleges and Universities	Y	SP	ZBA
Community Facilities	Y	SDP Minor	Staff
Social Service Providers	Y	SP	ZBA
Medical Centers	Y	SP	ZBA
Parks and Open Space	Y	SP	ZBA
Religious Institutions	Y	SP	ZBA
Schools	N	--	--
Funeral Facilities	Y	SP	ZBA
<b>TRANSPORTATION, COMMUNICATIONS AND UTILITY USES</b>			
Passenger Terminals	Y	SDP Minor	Staff
Basic Utilities	Y	SDP Major	City Council
Commercial Parking	Y	SDP Minor	Staff
Radio and TV Broadcast Facilities	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	SP	ZBA
Rail Line and Utility Corridors	Y	SP	ZBA
Railroad Yards	N	--	--
<b>MISCELLANEOUS USES</b>			
Commercial Outdoor Recreation	Y	SDP Minor	Staff
Child Day Care Facilities	Y	SDP Minor	Staff
Detention Facilities	Y	SDP Minor	Staff
Major Event Entertainment	Y	SDP Minor	Staff
Vehicle Service Facilities	Y	SDP Minor	Staff
Adult Entertainment Business	Y	SDP Minor	Staff
Sports Practice Facility	Y	SDP Minor	Staff

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

(Ord. No. 3591, 10-10-00; Ord. No. 3610, 4-10-01; Ord. No. 3794, 08-24-04; Ord. No. 3922, 06-12-07)

**Section Six.** The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by adding to current Section 29.112(5)(c) a provision defining Sports Practice Facility as follows:

**Sec. 29.1112 “O-GSW” SOUTHWEST GATEWAY OVERLAY DISTRICT**

(5) Collective Parking. The total minimum number off-street parking spaces required for a variety of different uses may be reduced to eighty-five (85) percent of the sum of the required off-street parking spaces for each use computed separately, under the following conditions:

(c) Sports practice facilities are not eligible for the collective parking provisions described above.”

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

Section Eight. 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  
O01016

\_\_\_\_\_  
Ann H. Campbell, Mayor