

COUNCIL ACTION FORM

SUBJECT: ZONING ORDINANCE TEXT AMENDMENT CREATING STANDARDS FOR A NEW CONVENIENCE GENERAL SERVICE ZONING DISTRICT

BACKGROUND:

At its meeting of January 26, the City Council directed staff to draft an ordinance that would be specific to the Convenience Commercial (CVCN) location at Stange and Bloomington Road, and that would (a) eliminate the requirements for a Special Use Permit for car washes and convenience stores, (b) exempt gas station canopies from CVCN design standards, (c) allow increased building signage and incidental signage to no more than 70 square feet, and (d) increase the number of gas pumping stations from eight to ten.

In response to the Council's directive, staff has drafted the attached text amendments that would create standards for a new CGS (Convenience General Service) district. The standards are similar to the CVCN district standards, except that they would include the changes directed by the City Council, and would also include a new purpose statement that would better reflect the changed development standards than the existing purpose statement of the CVCN district.

The most significant change in terms of process would be the elimination of the requirement for a Special Use Permit. Issues that were considered under Casey's application for a special use permit (now withdrawn) included (1) hours of operation, (2) impacts of glare from signage and canopy lighting on adjoining single-family development, and (3) architectural compatibility between the gas station canopy and adjoining single-family zoning district. The latter item would have imposed brick wrapping on the support columns and a roofline reflecting homes in the abutting Taylor Glen subdivision. As a permitted use, these items would not now be regulated.

It should be noted that adoption of the above language will not be applicable to the site until an application for rezone to CGS has been submitted and approved. Once the CGS zone has been created in the zoning code, an application for rezone may follow, or the Council may direct staff to initiate the rezone. At that time, notice of the requested rezone and hearing will be sent to property owners within 200 feet of the site.

Consistency with the Land Use Policy Plan. The proposed language references the CVCN zoning district, which is addressed in the LUPP. This provides enough of a "bridge" to the LUPP to allow rezoning without amending the LUPP. Nonetheless, during the next LUPP update the City Council may want to consider adding language specifically addressing the proposed CGS zone.

Recommendation of the Planning & Zoning Commission. There was lengthy discussion of this item by the Planning & Zoning Commission at its meeting of February 17, 2010. Some Commission members expressed support without hesitation. Others stated that they would support the proposal to move this item along, but nonetheless expressed concern over changing the regulations that were intended to protect residents of the area when the CVCN zone was first approved in that location. A copy of the P&Z minutes is attached for the Council's review. With a vote of 6-0, the Planning and Zoning Commission recommended approval of the draft language for the zoning of Convenience General Service with the proposed changes suggested by staff. Those changes are reflected in the attached draft ordinance.

ALTERNATIVES:

1. The City Council can adopt the attached ordinance revisions to Chapter 29.
2. The City Council can adopt the attached ordinance revisions to Chapter 29 with modifications.
3. The City Council can decide not to adopt the proposed ordinance revisions.
4. The City Council can refer this back to staff for additional analysis.

MANAGER'S RECOMMENDED ACTION:

Assuming that the City Council wishes to support the directive given to staff on January 26 to make changes to the Zoning Ordinance that will allow the Casey's project to proceed as they have requested, it is the recommendation of the City Manager that the City Council approve Alternative #1 and thereby adopt the attached ordinance revisions to Chapter 29.

ZONING PROPOSAL

Creation of a new zoning designation is proposed, which would be defined as follows:

“CGS” Convenience General Service

- (1) Purpose. The Convenience General Service Zone is intended for strategically located nodes on major or minor thoroughfares within or near conventionally designed suburban residential neighborhoods. This zone is similar to, and under the same locational criteria as, the CVCN district, except that it is less restrictive in terms of design standards, permit procedures, and scale of uses, making it appropriate for those locations where it is less likely to impact surrounding residential development. Development is intended to accommodate vehicular travel associated with conventional suburban residential subdivision design. Building and site improvements are moderately regulated to promote compatibility with the character of surrounding residential development.

- (2) Permitted Uses.

[The same use table in the CVCN district shall apply here, except that the stated approval authority for Vehicle Service Facilities shall be a Minor Site development Plan as opposed to a Special Use Permit.]

- (3) Zone Development Standards

[This sub-section is the same as Table 29.807(3), except that the “Maximum Size of gasoline Service” shall be changed from a maximum of 8 fueling points to 10 fueling points].

. . .

- (4) Architectural Standards. The following standards apply to all site improvements and buildings as specified, except that gas station canopies are deemed compatible with residential development and are therefore exempt from these requirements.

[Except for the inclusion of the above lead sentence, this section is the same as Section 29.807(4)].

. . .

12. Signage. All signs visible from a public right-of-way are subject to the following standards.

[This is a new lead sentence that essentially exempts signs not visible from a public right-of-way].

(c) Size Restrictions.

- i. A wall sign shall be no larger than sixteen square feet, except that a wall sign may be up to 70 square feet in size if it is affixed to a building on a lot that abuts an arterial street, and the wall sign faces the arterial street.
- ii. . . .
- iii. Incidental signs. Incidental signs are allowed in addition to allowable wall and monument signs. Incidental signs are non-illuminated permanent signs no larger than six (6) square feet in area per sign.

(d) Number

- i. . . .
- ii. . . .
- iii. The cumulative area of all incidental signs shall not exceed 32 square feet per building for wall signs, and shall not exceed 8 square feet per site for ground signs.

[All other language as currently constituted in Section 29.807 would be included in the proposed chapter creating the GSC zone]

Staff Report

CONVENIENCE COMMERCIAL NODE (CVCN) AMENDMENTS

January 26, 2010

Background:

On January 12, 2010 the City Council referred the attached letters from Chuck Winkleblack and Bart Clark requesting changes to the Convenience Commercial Node zoning regulations as they relate to canopies, maximum number of pump stations, and signage. Rather than refer these requests directly to the City staff for a recommendation, it is believed that it would be more efficient for the Council to first review the purpose, history, and regulations regarding this unique commercial zone and hear the specific problems that these regulations are causing developers who hope to build in this zone. With this information as background, the Council will be in a better position to direct the staff how to proceed with this issue.

There are several different types of commercial zoning districts in the City of Ames, each with specific goals and objectives. The general commercial needs of the City are primarily accommodated in the HOC (Highway Oriented Commercial) zoning district. This is the largest and most widespread commercial district, and the most intense in terms of the range and scale of uses it allows. It accommodates every type of retail use with little to no regulation for scale or aesthetics except for limited landscaping of parking lots and the screening of dumpsters and mechanical equipment. The lack of scale, aesthetic or design control is perhaps less important in the HOC zones because they are typically located away from the more sensitive zones such as single family residential. Separation is commonly achieved by a hierarchical or step-down zoning approach. For example, an HOC zone is commonly separated from single family homes by an intervening multifamily or mixed use zone.

The City has other types of commercial zones with more narrowly defined purposes that required the adoption of standards that help to achieve those purposes. This is certainly the case with the Convenience Commercial Node (CVCN) district reflected in the Zoning Ordinance. The concept of the CVCN was developed between 2003 and 2005 as a means of allowing in residential neighborhoods small-scale retail and service uses in locations convenient to nearby residents. It was further intended for local residents to accomplish multiple tasks with just one trip, with pathway connections to the adjoining suburban developments accommodating pedestrian access to the node.

Because the CVCN zone was to be located *within* residential neighborhoods, step-down zoning could not be relied upon to mitigate the impacts of commercial development on the neighborhoods. To overcome this problem, the use, scale and design requirements of the CVCN District were developed to promote compatibility *between* the commercial node and the surrounding residential area. The design standards of the zone are meant to ensure that buildings reflect the massing, materials, and visual qualities of adjacent residential development. For example, the standards address the types of siding materials, window

proportions and roof forms. They also regulate the amount, type, and illumination of signage in the district.

In terms of scale, buildings were intentionally kept small. A limit of 25,000 square feet was initially determined to be appropriate. This was later increased to 35,000 square feet. The issue of scale extended to gasoline service. There was considerable discussion and input on this issue during the initial drafting of the regulations. Originally, the proposed standards allowed up to 12 pump stations. However, after the public input process, the City Council reduced the number of allowed pump stations to 8, which is the current standard.

Attachment “A” outlines all applicable codes and policies pertaining to the CVCN district, including statements of intent. These regulations and policies were the work of an advisory committee made up of representatives from the development community, designers, Ames Smart Growth Alliance, and neighborhood associations. In addition, the Planning and Zoning Commission twice reviewed the proposed standards of the advisory committee and held two additional public meetings.

The Convenience Commercial Node zoning provisions permits some uses by right (retail sales and service, entertainment, restaurants, offices) and prohibits others (wholesale trade, automobile sales and services). Because gasoline sales and car washes are frequently needed at convenient locations, but have potential for greater impacts on residential areas than the permitted uses, they are allowed only if identified impacts can be mitigated. The process for identifying and mitigating impacts for these two uses is through a special use permit granted by the Zoning Board of Adjustment. (See the criteria for special use permit decisions in Attachment “A”).

The uses allowed in the CVCN district are of a limited scope, but even more limited in the CVCN at Stange and Bloomington. Uses in this district are limited to grocery stores, medical centers, car washes, and convenience stores (the latter two requiring special use permits). These use restrictions were imposed as part of a recent amendment to the Land Use Policy Plan (LUPP) to facilitate a CVCN district in this location. Until recently, the LUPP imposed a two mile separation between CVCN districts and other commercial districts and villages. This separation ensured that Convenience Commercial Nodes were located in neighborhoods only where other commercial services were not otherwise available to nearby residents. It also ensured that commercial encroachment into neighborhoods would be minimized.

Because the Stange/Bloomington location is within one-third of a mile of Somerset Village, it did not comply with this separation standard. The Council therefore responded to a request to amend the LUPP to allow a CVCN within one-half of a mile of a village, but only for the four uses described above, and only if the uses are not otherwise provided in the nearby village.

Another recent amendment request was to expand the number of allowed bays for a carwash from one bay to five bays, and to clarify that the car wash did not have to be associated with a convenience store. This change allowed the stand-alone car wash now situated at the Stange/Bloomington CVCN site. The car wash was built under the provisions of a special use permit approved by the Zoning Board of Adjustment. This

process was viewed as an effective means of ensuring neighborhood compatibility. In this case, the conditions the ZBA imposed on the car wash ultimately provided the needed remedy to a neighbor living behind the car wash who complained after the car wash first opened that he could hear the car wash buzzers from his home. The special use permit provisions provided opportunity for the City to approach the car wash owner about this issue. The owner took immediate action to remedy the situation.

Since adoption of the CVCN district, three projects have been approved under existing standards, including Fareway, the car wash, and a medical center (currently under construction). Each of these projects were built under current standards and without variances. Casey's was the first project for which variances were sought. The project included a request for four separate variances in conjunction with its special use permit. The application was withdrawn before the ZBA took final action on the proposal. Casey's has instead requested an amendment to the standards before moving forward with its site plan and special use permit request.

The changes now being requested pertain to:

- (a) the elimination of the requirements for a special use permit for car washes and convenience stores,
- (b) exempting gas station canopies from CVCN design standards,
- (c) allowing increased building signage, and
- (d) increasing the number of gas pumping stations from 8 to 12.

Attachment "A"

APPLICABLE CODES AND POLICIES

Pertinent sections of the Land Use Policy Plan (LUPP) and the Ames *Municipal Code* pertaining to the CVCN district are quoted as follows: (underlined text is added emphasis)

- LUPP, Pg. 57, 2nd paragraph.

The Convenience Commercial Node consists of “neighborhood scale” commercial land uses appropriate for and accommodating to surrounding residential land uses. Higher standards apply to ensure that the land use relationship between the commercial activity and the adjacent residential land uses will be compatible. These standards include such items as building placement, signage, lighting, landscaping, screening, and building materials.

- LUPP, Pg. 57, 3rd paragraph.

Uses within a Convenience Commercial Node should be commercial activities that are most compatible with residential land uses, serving convenience and localized neighborhood needs.

- Section 29.807 in the Ames *Municipal Code* sets forth development standards for the Convenience Commercial Node zoning district.
- Section 29.807(1) states the purpose of the CVCN, as follows:

The Convenience Commercial Node (CVCN) Zone is intended for strategically located nodes on major or minor thoroughfares within or near conventionally designed suburban residential neighborhoods. This zone encourages the provision of small-scale retail and service uses for nearby residents. Uses are restricted in size, scale, materials, and use to promote a local and compatible orientation with and to limit adverse impacts on nearby residential areas. Development is intended to be pedestrian-oriented and also accommodate vehicular travel associated with conventional suburban residential subdivision design. Vehicle access and parking areas are strictly regulated to promote compatibility with the character of surrounding residential development and the intended pedestrian orientation of uses. The Convenience Commercial Node (CCN) Zone is intended for areas of special sensitivity in order to avoid detrimental public and environmental impact by new land uses and to:

- (a) Promote clustered and convenient commercial land uses adjacent to residential areas

- (b) Provide for convenience to meet localized neighborhood needs.
- (c) Integrate commercial land uses aesthetically and physically with adjacent residential subdivisions
- (d) Accommodate the vehicular mobility associated with conventional residential development while maintaining pedestrian connectivity
- (e) Promote higher design, building materials, landscaping standards, signage, lighting, and screening

...

- Table 29.807(3) sets the maximum size for gasoline service as “fueling points to serve not more than 8 vehicles at once.”
- Section 29.807(4)(a) states that “buildings shall be compatible with adjacent residential buildings and with each other through similarities in scale, proportion, form, architectural detailing, color and texture.”
- Table 29.807(3) sets the maximum size for gasoline service as “fueling points to serve not more than 8 vehicles at once.”
- Section 29.807(4)(e) provides standards for roof design, stating that “in order to minimize the visual difference between commercial and residential uses, look similar to nearby single-family residential dwellings, and give emphasis to architectural elements that will help divide the mass of a large building into smaller, identifiable pieces, all buildings shall incorporate one or more of the following groups of roof forms:
 - (i) Roof elements commonly found on unattached or attached single-family dwellings, such as pitched roofs equal to or steeper than 6:12, gables, dormers, or cupolas. These residential roof elements shall also have a durable high-quality surface, such as architectural shingles, standing seam metal or tile.
 - (ii) Variations in roof forms and also variation in height of roof elements.
 - (iii) Flat roofs, but only if concealed by parapets, sloped roof forms or other architecturally integrated features and also variation in height of these roof elements.
 - (iv) Roof forms that correspond to and bring attention to elements and functions such as entrances, arcades, porches, building corners, and/or focal points.
- Section 29.201(21) defines building as “any structure having a roof supported by columns or walls for shelter, support or enclosure of persons, animals or chattels.”
- Section 29.807(12)(c)(i) states that a “wall sign shall be no larger than sixteen square feet, except that a wall sign may be up to thirty-two square feet in size if it is affixed to a building on a lot that abuts an arterial street, and the wall sign faces the arterial street.”

As stated above, a special use permit is required for some uses in the CVCN district including car washes and gasoline sales and service. The special use permit is reviewed and approved by the Zoning Board of Adjustment. The criteria for that decision are the *General Standards* and *Commercial Zone Standards* of Section 29.1503(4), as follows:

General Standards. The Zoning Board of Adjustment shall review each application for the purpose of determining that each proposed use meets the following standards, and in addition, shall find adequate evidence that each use in its proposed location will:

- (i) Be harmonious with and in accordance with the general principles and proposals of the Land Use Policy Plan of the City.***
- (ii) Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.***
- (iii) Not be hazardous or disturbing to existing or future uses in the same general vicinity.*
- (iv) Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, and/or schools.*
- (v) Not create excessive additional requirements at public cost for public facilities or services.*
- (vi) Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any person, property, or general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.*
- (vii) Be consistent with the intent and purpose of the Zone in which it is proposed to locate such use.*

Commercial Standards. The Zoning Board of Adjustment shall review each application for the purpose of determining that each proposed use located in a commercial zone meets the following standards as well as those set forth in Section 29.1503(4)(a) above and, in addition, shall find adequate evidence that each use in its proposed location will:

- (i) Be compatible with the potential commercial development and use of property planned to occur in area;***

- (ii) *Represent the sufficiently desirable need for the entire community that the loss of commercial land is justifiable in relation to the benefit;*

This criterion is not applicable in this instance. There is no loss of commercial land that needs to be justified.

- (iii) ***And be consistent with all other applicable standards in the zone.***

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY ENACTING A NEW SECTION 29.810 THEREOF, FOR THE PURPOSE OF CREATING A NEW ZONING DESIGNATION OF “CGS” CONVENIENCE GENERAL SERVICE ZONE; 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 a new Section 29.810 as follows:

“29. 810. “CGS” Convenience General Service

(1) **Purpose.** The Convenience General Service Zone is intended for strategically located nodes on major or minor thoroughfares within or near conventionally designed suburban residential neighborhoods. This zone is similar to, and under the same locational criteria as, the CVCN district, except that it is less restrictive in terms of design standards, permit procedures, and scale of uses, making it appropriate for those locations where it is less likely to impact surrounding residential development. Development is intended to accommodate vehicular travel associated with conventional suburban residential subdivision design. Building and site improvements are moderately regulated to promote compatibility with the character of surrounding residential development.

(2) **Permitted Uses.** The uses permitted in the CGS Zone are set forth in Table 29.810(2) below:

**Table 29.810(2)
Convenience General Service (CGS) Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N	--	--
Household Living	N	--	--
Short-term Lodgings	N	--	--
OFFICE USES	Y	SDP Minor	Staff
TRADE USES			
Retail Sales and Services – General	Y (except Kennels, Crematories)	SDP Minor	Staff
Retail Trade – Automotive, etc.	N	--	--
Entertainment, Restaurant and Recreation Trade	Y	SDP Minor	Staff
Wholesale Trade	N	--	--
INDUSTRIAL USES	N	--	--
INSTITUTIONAL USES			
College and Universities	N	--	--
Community Facilities	Y (except Crematories)	SDP Minor	Staff
Social Service Providers	Y	SDP Minor	Staff
Medical Centers	N	--	--
Religious Institutions	N	--	--
Schools	N	--	--
TRANSPORTATION, COMMUNICATIONS AND UTILITY USES			
Passenger Terminals	N	--	--
Basic Utilities	Y	SDP Minor	Staff
Commercial Parking	N	--	--
Parks and Open Areas	N	--	--
Personal Wireless Communication	Y	SP	ZBA

Facilities			
Radio and TV Broadcast Facilities	N	--	--
Rail Line and Utility Corridors	N	--	--
Railroad Yards	N	--	--
MISCELLANEOUS USES			
Commercial Outdoor Recreation	N	--	--
Child Day Care Facilities	Y	SP/SDP Minor	ZBA/Staff
Detention Facilities	N	--	--
Major Event Entertainment	N	--	--
Vehicle Service Facilities	N, except gasoline sales (but only if integrated with a convenience store) and car washes, both by Special Use Permit.	SDP Minor	Staff

Y = Yes: permitted as indicated by required approval

N = No: prohibited

CC = City Council

SP = Special Use Permit: See Section 29.1503

SDP Major = Site Development Plan Major: See Section 29.1502(4)

ZBA = Zoning Board of Adjustment

(3) **Zone Development Standards.** The zone development standards for the CVCN Zone are set forth in Table 29.810(3) below:

Table 29.810(3)
Convenience General Service(CGS) Zone Development Standards

DEVELOPMENT STANDARDS	CGS ZONE
Maximum Building Square Feet, Single Building	25,000 sf, except for a grocery store, which shall be a maximum of 35,000 sf
Maximum Building Area for a CVCN Commercial Center	100,000 sf
Minimum Lot Frontage	60 ft.
Minimum Setbacks for Buildings and Vehicle Paving:	
Front Lot Line	20 ft, except for a fuel canopy, which shall maintain a 10 ft setback measured from the front edge of the canopy
Side Lot Line	5ft
Rear Lot Line	10 ft
Lot Line Abutting a Residentially Zoned Lot	20 ft
Landscaping in Setbacks Abutting an Residentially Zoned Lot	20ft @ L3. See Section 29.403(1)© and Section 29.807(7)
Minimum Landscaping	See Section 29.403 and Section 29.807(7)
Minimum Landscaping for Parking Lots	Parking lot screening and landscaping shall be required pursuant to Section 29.403(4).
Architectural Standards	See Section 29.807(4)
Maximum Building Coverage	45%
Maximum Size of Gasoline Service	Fueling points to serve not more than 10 vehicles at once
Maximum Size of Car Wash	Up to 5 washing bays (depending on SUP allowance) including both automatic wash tunnels and hand wash bays
Minimum Landscaped Area	25%
Maximum Height	See Section 29.807(4)(b)
Parking Allowed Between Buildings and Streets	N, except on arterial street
Drive-Through Facilities Permitted	N, except separated a minimum of 80-ft from any Residentially Zoned Lot. See Section 29.1303
Outdoor Display Permitted	Yes. See Section 29.405
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	No
Joint Use Parking	Permitted under terms in 29.406 (17)

(4) **Architectural Standards.** The following standards apply to all site improvements and buildings as specified, except that gas station canopies are deemed compatible with residential development and are therefore exempt from these requirements.

(a) **Architectural Theme.** Building shall be compatible with adjacent residential buildings and with each other through similarities in scale, proportions, form, architectural detailing, color and texture.

(b) **Height.** No building shall exceed thirty (30) feet in height. (Measured as per 29.201(83))

(c) **Materials.**

(i) Exterior building materials shall be high quality and highly durable: for more than 50% of the total exterior wall area the surface material shall be stone, brick and/or pre-cast panels with the appearance to the pedestrian of stone or brick. Measurement of exterior wall area:

- a. does not include windows, doors or their trim
- b. does include gable ends of roofs or ends of dormers if they are on the same visual plane as an exterior wall surface

(ii) Prohibited materials are:

- a. pre-cast panels with surface appearance other than brick or stone,
- b. smooth-faced concrete block
- c. painted masonry
- d. prefabricated panels of metal, fiberglass, or smooth surface textures.

(iii) Consistent materials shall be used on all facades.

(iv) Color of all exterior building materials shall be similar to the color of exterior building materials common on the same block or in the adjacent neighborhoods. If no adjacent buildings exist, muted earth tone colors shall be utilized.

(d) **Facade Treatment.**

(i) To diminish the building mass in order to be similar in scale to nearby residential structures and to provide architectural interest and variety, no façade shall have a length exceeding forty (40) feet uninterrupted by at least two (2) of the following

- a. Modulation (i.e., change in plane, stepbacks, wall planes off-set by at least two feet)
- b. change in material texture or masonry pattern,
- c. patterns of columns, piers, ribs or pilasters, or equivalent elements that subdivide the wall
- d. change in fenestration pattern (windows)

(ii) Each facade that faces a street, walkway or parking lot shall be subdivided and proportioned by openings, such as windows or doors, and/or projecting structures, such as arcades, arbors, or awnings, along no less than forty (40) percent of the length of the façade. For windows to be included in this calculation, they must

- a. be between the 2-foot and 10-foot height of the wall
- b. have the bottom of the window no more than four feet above the finish floor elevation
- c. must allow views into the interior space or be a display window (but not display cases attached to the outside of the wall).

(e) **Roof design.** In order to minimize the visual difference between commercial and residential uses, look similar to nearby single-family residential dwellings, and give emphasis to architectural elements that will help divide the mass of a large building into smaller, identifiable pieces, all buildings shall incorporate one or more of the following groups of roof forms:

(i) Roof elements commonly found on unattached or attached single-family dwellings, such as pitched roofs equal to or steeper than 6:12, gables, dormers, or cupolas. These residential roof elements shall also have a durable, high-quality surface, such as architectural shingles, standing seam metal or tile.

(ii) Variations in roof forms and also variation in height of roof elements.

(iii) Flat roofs, but only if concealed by parapets, sloped roof forms or other architecturally integrated features and also variation in height of these roof elements.

(iv) Roof forms that correspond to and bring attention to elements and functions such as entrances, arcades, porches, building corners and/or focal points.

(f) **Pedestrian Entrances.**

(i) There shall be at least one functional pedestrian entrance facing a street.

(ii) In order that the primary building entrance of each building is clearly defined and sheltered from the summer sun and winter weather, it shall be recessed or framed, accomplished by a sheltering element such as an overhang, arcade or portico. The sheltering element shall provide at least six feet of width and four feet of depth.

(5) **Mechanical Equipment.**

(a) Comply with the standards of this section for all

- (i) cooling or heating equipment,
- (ii) pumps
- (iii) generators
- (iv) communications equipment
- (v) utility cabinets,
- (vi) other such mechanical equipment

(b) Locate and screen such mechanical equipment so it is not visible from adjoining properties or public streets or sidewalks and to minimize acoustic impacts of this equipment in these areas.

(c) Screening shall be integral and consistent with the overall design of the building and the landscape. At a minimum, screening materials shall meet the L3 or F2 standards set forth in Section 29.403 and

(i) shall include materials of the same type, quality and color as the principal materials of the building or landscape, and

(ii) at the time of installation, shall be at least six inches higher than the height of the mechanical equipment.

(6) **Service Areas**

(a) Comply with the standards of this section for all

- (i) loading berths, area or docks
- (ii) areas and equipment for trash collection or compaction
- (iii) truck parking
- (iv) other service areas and equipment

(b) Cluster the locations of such service areas and equipment.

(c) Locate and screen such service areas and equipment to minimize visibility from adjoining properties or public streets or sidewalks and to minimize acoustic impacts of the activities in these areas.

(d) Screening shall be integral and consistent with the overall design of the building and the landscape. At a minimum, screening materials shall meet the L3 or F2 standards set forth in Section 29.403 and shall include materials of the same type, quality and color as the principal materials of the building or landscape.

(7) **Landscaping.** Landscaping shall comply with Section 29.403(5) and also comply with the following:

(a) In addition to the standards of Section 29.403, at least one overstory tree shall be planted within the parking (space between the public sidewalk and street curb, where sidewalk does not exist it is the area between the property line and street curb) for every 60 ft (or part thereof) of lot frontage. If the City of Ames planting standards cannot be met due to site-specific conditions, the overstory tree shall be planted in the front yard, in addition to the other planting required by Section 29.403(5).

(Ord. No. 3967, 9-09-08)

(b) River rock or similar non-organic materials shall not be substituted for the landscaping area or used in combination with the minimum landscaping requirements in this zoning district or Section 29.403.

(8) **Fencing.** Fencing shall comply with Section 29.403 and also comply with the following:

(a) Where a fence or wall is used for screening in accordance with 29.403(1), at all lot lines it shall be placed on the interior side of the landscaped area.

(b) Fencing shall be integral and consistent with the overall design of the building and the landscape and also shall include materials of the same type, quality and color as the principal materials of the building or landscape.

(c) Chain link fences and fences containing barbed wire, electric charges or sharp materials are prohibited.

(9) **Lighting.** Outdoor lighting shall comply with Section 29.411 and also comply with the following:

(a) Outdoor lighting prohibited:

- (i) Bare lamps
- (ii) Neon, fiber optics rope, L.E.D. or other types of strip style lighting
- (iii) Illuminated translucent materials
- (iv) Illuminated striping or banding,
- (v) Pole mounted lights exceeding 25 feet in height

(b) General floodlighting of buildings is not permitted. Lighting may be used to highlight specific architectural features, such as building entrances, provided that the light output shall be directed totally to that specific architectural feature.

(10) **Parking.**

(a) The use of parking bumpers (wheel stops) is prohibited.

(b) Provide bicycle parking at locations that do not obstruct the flow of pedestrians, are identified with signage, are visible and are located near customer entrances.

(11) **Pedestrian and Vehicular Circulation.**

(a) The internal vehicular and pedestrian circulation within a development involving multiple buildings or lots must interconnect in an obvious and direct manner.

(b) Pedestrian circulation

(i) An on-site sidewalk shall connect the street to a primary pedestrian entrance of the primary structure on the site. On corner lots, on-site sidewalks shall connect both streets to a primary pedestrian entrance of the primary structure on the site.

(ii) Where two or more buildings are on the same lot or on adjacent lots, on-site sidewalks shall connect at least one pedestrian entrance of each building.

(iii) Such on-site sidewalks shall be

- a. lighted
- b. no less than five (5) feet in width and, where a parked vehicle will overhang into any sidewalk, minimum width shall increase two (2) feet for each overhang
- c. concrete, brick or other masonry pavers,
- d. physically separated from other pavement by change in elevation or landscaping,

e. where crossing vehicle paving, clearly identifiable through the use of striping, elevation changes, speed bumps, a different paving material or other similar method.

(12) **Signage.** All signs visible from a public right-of-way are subject to the following standards;

(a) No signs are permitted in this zoning district except those signs that conform to the standards and restrictions stated in this section.

(b) The only types of signs permitted in this zoning district are wall signs and monument signs. A wall sign is a sign that is displayed by being affixed to the outside of an exterior wall of a building in which at least one business is located. Wall signs shall be affixed to only those walls that face a street.

(c) **Size restrictions.**

(i) A wall sign shall be no larger than sixteen square feet, except that a wall sign may be up to 70 square feet in size if it is affixed to a building on a lot that abuts an arterial street, and the wall sign faces the arterial street.

(ii) Monument signs shall be no larger than thirty-two square feet, excluding the base, except that a monument sign may be up to sixty-four square feet in size if the lot on which it is located abuts an arterial street, and the monument sign faces the arterial street.

(iii) Incidental signs are allowed in addition to allowable wall and monument signs. Incidental signs are non-illuminated permanent signs no larger than six (6) square feet in

area per sign.

(d) Number

(i) The number of wall-mounted signs shall not exceed two (2) signs per tenant space, including lettering on awnings.

(ii) Only one monument sign is permitted for each principal building on a lot. A monument sign is not permitted on a lot that is not the site of a principal building.

(iii) The cumulative area of all incidental signs shall not exceed 32 square feet per building for wall signs and shall not exceed eight square feet per site for ground signs, except that incidental signage on the rear façade of a building that does not face a public right-of-way shall not be included in the maximum incidental sign area.

(e) Height restrictions. The maximum permissible height for a monument sign is eight feet, including the sign base; that is, the top of a monument sign shall be no more than eight feet above the grade of the site on which it is erected. However, the height of a monument sign, including the base, may be up to twelve feet if the sign is erected on a lot that abuts on an arterial street.

(f) Materials. Monument signs must incorporate materials of the same type, quality and color as the principal materials of the building.

(g) Lighting restrictions. The lighting of both wall signs and monument signs shall be projected downward, regardless of whether the lighting source is internal or external. If the sign faces an abutting residentially zoned lot, or a residentially zoned lot that is separated from the site of the illuminated sign by only one street, the face of the illuminated sign shall have a dark background.

(h) Prohibited Signage.

- (i) Banners
- (ii) Temporary and/or movable signs
- (iii) Billboards
- (iv) Outdoor advertisement displays
- (v) Signs that flash light in any manner
- (vi) Exposed neon signage

(i) Computerized/digital scrolling signs are only permitted if the lot on which it is located abuts an arterial street, and the computerized/digital scrolling sign faces the arterial street.

(13) **Operational Standards.** Pole mounted lights will be reduced to security levels when the commercial use is not open to the public.”

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
001213

Ann H. Campbell, Mayor

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION TABLE 29.403(4) AND SECTION 29.403 (h) AND ENACTING A NEW SECTION TABLE 29.403(4) AND SECTION 29.403(h) THEREOF, FOR THE PURPOSE OF INCLUDING THE “CGS” CONVENIENCE GENERAL SERVICE ZONE; 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 repealing Table 29.403(4) and Section 29.403(h) and enacting a new Table 29.403(4) and Section 29.403(h) as follows:

“Sec. 29.403. LANDSCAPING AND SCREENING.

Table 29.403(4)
Minimum Parking Area Setbacks and Perimeter Landscaping

Lot line abutting street	5 ft. @ L2 or 10 ft. @ L1
Lot line abutting a Residentially-Zone Lot	5 ft. @ L3, except 10 ft. @ L4 in GI
Lot line abutting a Commercially or Industrial-Zone Lot	5 ft. @ L2 or 10 ft. @ L1
Perimeter landscaping for Grocery Stores and Retail and Shopping centers in CVCN and CGS Zones	See Section 29.403(4)(h) for additional landscaping requirements.

(Ord. No. 3591, 10-10-00; Ord. No. 3967, 9-9-08)

(h) CVCN and CGS District Landscaping. In addition to (and in conjunction with) the lot line landscaping requirements specified in Table 29.403(4), increased landscaping shall be provided around the perimeter of parking lots that serve, or partially serve, Grocery Stores and/or any category of Retail and Shopping Centers as listed in Table 29.406(2), as follows:

i. For every 1 square foot of grocery store or shopping center gross floor area, 0.28 square feet of landscaping shall be provided.

ii. Landscaping shall be contiguous to parking lot landscaping otherwise required by this Chapter, or in landscaped areas abutting parking lots that are at least 350 square feet in area, and which are no narrower than 10 feet in any dimension.

iii. The area of increased landscaping required under this Section shall conform to the L1, General Landscaping requirements of Section 29.403(1)(a).

iv. All remaining areas of the site that are not otherwise covered by site improvements such as parking areas, driveways, buildings or parking lot landscaping shall be landscaped under the L1 standard.

(Ord. No. 3967, 9-9-08)

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
001215

Ann H. Campbell, Mayor

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION TABLE 29.406(2) AND ENACTING A SECTION TABLE 29.406(2) THEREOF, FOR THE PURPOSE OF INCLUDING THE “CGS” CONVENIENCE GENERAL SERVICE ZONE; 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 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**

PRINCIPAL LAND USE	ALL ZONES EXCEPT DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES	DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES
RESIDENTIAL DWELLINGS		
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	NONE
Group Living		NONE
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	NONE

PRINCIPAL LAND USE	ALL ZONES EXCEPT DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES	DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES
Short-Term Lodging Hotel/Motel, including ancillary uses Boarding houses, rooming houses, and lodging houses	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/bed	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 0.5 space/bed
OFFICE		
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	NONE
Other office	Ground level: 1 space/250 sf; other than ground level: 1 space/300 sf	NONE
TRADE AND WHOLESALE		
Retail Sales and Services-General	Ground level: 1 space 200 sf; other than ground level: 1 space/250 sf	NONE
Wholesale Trade	1 space/500 sf	NONE
Printing	1 space/200 sf of retail area; plus 1 space/2 employees on largest shift; plus 1 space/company vehicle	NONE
Fuel Sale/Convenience Stores	1 space/200 sf; spaces at fuel pump islands may be counted towards this requirement	NONE
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 and CGS zone : 1 space/300 sf	NONE
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 and CGS zone , 1 space /300 sf4.50 spaces/1,000 sf	NONE

PRINCIPAL LAND USE	ALL ZONES EXCEPT DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES	DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES
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 and CGS zone , 1 space /300 sf.	NONE
Major retail and Shopping Centers, exclusive of Grocery Stores and Office Uses	4.00 spaces/1,000 sf, except that in CVCN zone and CGS zone , 1 space /300 sf	NONE
Grocery Stores	1 space/150 sf, except that in CVCN zone and CGS zone, 1 space/300 sf.	NONE
Display store (furniture, appliances, carpets, etc.)	1 space/500 sf	NONE
Financial institution (freestanding or as ground level service area)	Ground level: 1 space/250 sf; other than ground level: 1 space/300 sf	NONE
Entertainment and Recreation Trade	14 spaces/1,000 sf	NONE
Sit-Down Restaurant	9 spaces/1,000 sf	NONE
Fast food restaurant	12 spaces/1,000 sf in dining or waiting area, or 1 space/2 employees if no seating	NONE
Recreation facility, health club	5 spaces/1,000 sf	NONE
Enclosed tennis, handball, racquetball or squash courts	4 spaces/court plus 1 space/200 sf for rest of building	NONE
Bowling Alley	5 spaces/lane. Bar, restaurant and other uses shall provide parking according to the requirement for that use	NONE
INSTITUTIONAL AND MISCELLANEOUS USES		
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	NONE

PRINCIPAL LAND USE	ALL ZONES EXCEPT DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES	DOWNTOWN AND CAMPUS TOWN SERVICE CENTER ZONES
Private clubs, fraternal organizations, libraries, museums and community buildings	1 space/200 sf	NONE
Funeral Home/Mortuary	1 space/50 sf in slumber rooms, parlors and funeral service rooms	NONE
Vehicle Service Facilities Fuel Sales Only Service/Repair Facilities	3 spaces plus 1/employee 3 spaces plus 2 spaces/service bay	NONE
Car Wash	2 spaces plus 5 stacking spaces/washing bay	NONE
Motor vehicle sales and service	2 spaces plus 1 space/500 sf over 1,000 sf in the showroom, plus 2 spaces/service bay	NONE
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	NONE
Hospital/medical center	1 space/2 beds plus 1 space/2 staff members of the largest shift	NONE
Schools primarily serving children younger than age 16	Greater of 2 spaces/classroom or 1 space/4 seats in auditorium	NONE
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
INDUSTRIAL		
Industrial Service, Manufacturing and Production, Resource Production and Extraction	1 space/500 sf plus 1/space/company vehicle	NONE
Warehouse	One (1) parking space per 5,000 sq.ft.	NONE
MIXED-USE DEVELOPMENT	Mixed-use development parking shall be determined as the sum of parking requirements of the individual use components	NONE

”

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

O01212

Ann H. Campbell, Mayor

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING CHAPTER SECTION 29.300(1) AND ENACTING A NEW SECTION 29.300(1) THEREOF, FOR THE PURPOSE OF ADDING "CGS" CONVENIENCE GENERAL SERVICE ZONE; 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 a new Chapter 29 Section 29.300(1) as follows:

"Sec. 29.300. ESTABLISHMENT OF ZONES.

(1) **Base Zones.** For purposes of this Ordinance, the City is hereby divided into the following Base Zones:

"A"	Agricultural Zone
"RL"	Residential Low Density Zone
"RM"	Residential Medium Density Zone
"RH"	Residential High Density Zone
"UCRM"	Urban Core Residential Medium Density Zone
"RLP"	Residential Low Density Park Zone
"NC"	Neighborhood Commercial Zone
"CCN"	Community Commercial Node
"DSC"	Downtown Service Center
"CSC"	Campustown Service Center
"HOC"	Highway-Oriented Commercial Zone
"PRC"	Planned Regional Commercial Zone
"GI"	General Industrial Zone
"PI"	Planned Industrial Zone
"CCR"	Community Commercial/Residential Node
"CVCN"	Convenience Commercial Node
"CGS "	Convenience General Service

Section Two. Violation of the provisions of this ordinance shall constitute a simple misdemeanor 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
001214

Ann H. Campbell, Mayor

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY REPEALING SECTION 29.800 (1)(2)(3) AND ENACTING A NEW SECTION 29.800 (1)(2)(3) THEREOF, FOR THE PURPOSE OF ADDING “CGS” CONVENIENCE GENERAL SERVICE ; 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 repealing Section 29.800(1)(2)(3) and enacting a new Section 29.800 (1)(2)(3) as follows:

“Sec. 29.800. COMMERCIAL BASE ZONES.

- (1) Purpose. The Commercial Base Zones established by this Ordinance are:
- (a) Neighborhood Commercial (NC);
 - (b) Community Commercial Node (CCN);
 - (c) Downtown Service Center (DSC);
 - (d) Campustown Service Center (CSC);
 - (e) Highway-Oriented Commercial (HOC);
 - (f) Planned Regional Commercial (PRC);
 - (g) Community Commercial/Residential Node (CCR);
 - (h) Convenience Commercial Node (CVCN);
 - (i) Convenience General Service (CGS)

The different Commercial Base Zones are intended to reflect the diversity of the City's commercial areas. The zones are distinguished by the uses and intensity of development allowed. Some of the zones encourage commercial areas that are supportive of surrounding residential neighborhoods, while other zones allow commercial areas that have a citywide or regional market. The regulations are intended to promote uses and development that will enhance the economic viability of the specific zone and the City as a whole.

(Ord. No. 3822, 3-8-05; Ord. No. 3832, 5-24-05; Ord. No. 3872, 03-07-06)

(2) **Use Regulations.** Use regulations for all Commercial Base Zones are set forth in the following Use Tables: NC Zone, Table 29.801(2); CCN Zone, Table 29.802(2); HOC Zone, Table 29.804(2); PRC Zone, Table 29.805(2); CCR Zone, Table 29.806(2); CVCN Zone, Table 29.807(2); DSC Zone, Table 29.808(2); CSC Zone, Table 29.809(2); CGS Zone, Table 29.810(2).

(Ord. No. 3872, 03-07-06)

(3) **Commercial Base Zone Development Standards.** Zone development standards for all Commercial Base Zones are set forth in the following Zone Development Standards Tables: NC Zone, Table 29.801(3); CCN Zone, Table 29.802(3); HOC Zone, Table 29.804(3); PRC Zone, Table 29.805(3); CCR Zone, Table 29.806(3); CVCN Zone, Table 29.807(3); DSC Zone, Table 29.808(3); CSC Zone, Table 29.809(3); CGS Zone, Table 29.810(3).

(Ord. No. 3872, 03-07-06)

Section Two. Violation of the provisions of this ordinance shall constitute a simple misdemeanor 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 _____, _____.