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**TO:** Ames City Council and Mayor

**FROM:** Kelly Diekmann, Planning and Housing Director

**DATE:** June 22, 2018

**SUBJECT:** Downtown Gateway Commercial Zoning Changes 2<sup>nd</sup> Reading

City Council reviewed a draft ordinance on June 12<sup>th</sup> and provided direction to staff to modify the ordinance prior to the 3<sup>rd</sup> reading scheduled for June 26<sup>th</sup>.

City Council directed changes to allow existing uses that were proposed to be not permitted in the DGC to be allowed, if pre-existing. This would then prevent those use types as non-conforming once the properties are rezoned to DGC. Again, this only affects use types that are permitted in either the DSC or HOC zoning district and existing prior to adoption of the DGC zoning standards.

The pre-existing qualifier only applies to a few uses. Those use types are Retail Trade, Wholesale Trade, Detention Facilities, Mini Storage, Vehicle Service Stations, and Vehicle Repair Facility.

Allowing a use type to be considered a permitted use, if pre-existing does not forgive other types of non-conformities. In such cases, non-conformities related to site issues may still exist on these properties.