



MEMO

Legal Department

To: Mayor Haila, Ames City Council

From: Mark O. Lambert, City Attorney

Date: August 4, 2022

Subject: Zoning Text Amendment re: Medical Parking Rates

At the July 26, 2022 Council meeting, the Council considered, on first reading, a Zoning Text Amendment proposed ordinance regarding Medical Parking Rates.

The Council Action Form (CAF) offered the following as the first option:

- a. Reduce medical parking to 4 spaces per 1,000 square feet for areas outside of the Hospital Medical Area and Downtown Gateway Commercial district. Currently, the requirement is 7 spaces per 1,000 for buildings under 50,000 square feet in size and 5 spaces per 1,000 square feet for buildings over 50,000 square, which will not change with this alternative.
- b. Establish a parking rate of 5 spaces per 1,000 square feet for areas inside the Hospital Medical Area and Downtown Gateway Commercial district. Currently, the requirement is 7 spaces per 1,000 square feet for buildings in the Hospital Medical Area under 50,000 square feet & 6 spaces per 1,000 square feet for buildings under 50,000 square feet in the Downtown Gateway Commercial district as well as 5 spaces per 1,000 square feet for buildings over 50,000 square feet in both Hospital Medical Area and Downtown Gateway Commercial district.
- c. Revise the definitions to replace the term “clinic” with “Medical Service Facility.”

The proposed ordinance was drafted to reflect Option #1. The Council adopted a motion to amend the draft ordinance, leaving in “a” and “c” as described in the CAF, but removing from the ordinance what is reflected in paragraph “b.” The ordinance, as amended, was passed on first passage.

The attached ordinance reflects the amendment adopted by the Council. It leaves unchanged the current Municipal Code regarding parking in the Hospital Medical Area and Downtown Gateway Commercial district.

In addition to the amended ordinance, a redlined version of the prior ordinance is being provided to show the changes made.

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ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING SECTION 29.201, 29.406(2), 29.501(4)-2, THEREOF, FOR THE PURPOSE OF PROVIDING A DEFINITION OF MEDICAL SERVICE FACILITY, AND REDUCING MEDICAL PARKING RATIOS, 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 amending Sections 29.201, 29.406(2), 29.501(4)-2, as follows:

***** “Sec. 29.201. DEFINITIONS.**

(35) **Medical Service Facility—Offices, clinics, and laboratories.** Facilities primarily engaged in furnishing outpatient medical, mental health, surgical and other personal health services. Such facilities include: medical, dental, and psychiatric offices (counseling services by other than medical doctors or psychiatrists are included under "offices"); medical and dental laboratories; outpatient care facilities; and allied health services.

*****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

OFFICE		
Medical/Dental Services	4 spaces/1000 sq. ft. for all building sizes except S-HM and DGC. S-HM shall be 7 spaces/1,000 sq. ft. for buildings less than 50,000 sq. ft. and 5 spaces/1000 square feet for buildings 50,000 sq. ft. and above. Any size with shared parking agreement shall be 5/1000 square feet. DGC shall have a rate of 6 spaces per 1,000 square feet.	NONE

Sec. 29.501. CLASSIFICATION OF USES.

**Table 29.501(4)-2
OFFICE USE CATEGORIES**

*** Medical and dental services, laboratories and offices. ***
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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 _____, _____.

Renee Hall, City Clerk

John A. Haila, Mayor

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING SECTION 29.201, 29.406(2), 29.501(4)-2, ~~29.1000(4)-1 and 29.1000(4)-2~~ THEREOF, FOR THE PURPOSE OF PROVIDING A DEFINITION OF MEDICAL SERVICE FACILITY, AND REDUCING MEDICAL PARKING RATIOS, 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 amending Sections 29.201, 29.406(2), 29.501(4)-2, ~~29.1000(4)-1 and 29.1000(4)-2~~, as follows:

*** **“Sec. 29.201. DEFINITIONS.**

(35) **Medical Service Facility—Offices, clinics, and laboratories.** Facilities primarily engaged in furnishing outpatient medical, mental health, surgical and other personal health services. Such facilities include: medical, dental, and psychiatric offices (counseling services by other than medical doctors or psychiatrists are included under "offices"); medical and dental laboratories; outpatient care facilities; and allied health services.

*****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

OFFICE		
Medical/Dental Services	<p>4 spaces/1000 sq. ft. for all building sizes except S-HM and DGC.</p> <p>S-HM shall be 7 spaces/1,000 sq. ft. for buildings less than 50,000 sq. ft. and 5 spaces/1000 square feet for buildings 50,000 sq. ft. and above. Any size with shared parking agreement shall be 5/1000 square feet.</p> <p>DGC shall have a rate of 6 spaces per 1,000 square feet.</p> <p>Special Hospital Medical (S-HM)</p>	NONE

	Downtown Gateway Commercial (DGC) 5 spaces/1000 sq. ft.	

Sec. 29.501. CLASSIFICATION OF USES.

**Table 29.501(4)-2
OFFICE USE CATEGORIES**

*** Medical and dental services, laboratories and offices. ***
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Sec. 29.1004. "DGC" DOWNTOWN GATEWAY COMMERCIAL

~~**Table 29.1004(4)-1
Downtown Gateway Commercial Parking Standards General**~~

Medical and Dental Services	5 spaces/1000 sq.ft.

~~**Table 29.1004(4)-2
Downtown Gateway Commercial Parking Standards Kellogg Avenue**~~

Medical and Dental Services	None required for less than 3,000 square feet, 5 spaces /1000 sq. ft. for total square feet of use if exceeds 3,000 square feet within a building

***"

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

John A. Haila, Mayor