

Proposed Ordinance

ORDINANCE NO.

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING SECTIONS 29.303(2)(a) AND 29.401(3) THEREOF, FOR THE PURPOSE OF AMENDING LOT SIZE REGULATIONS AND FLOOR AREA 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 29.303(2)(a) and 29.401(3) as follows:

**“Sec. 29.303. GENERAL ZONING REGULATIONS**

**(2) Lots.**

(a) Change in Lot Size or Shape Regulated.

(i) No lot shall be reduced in size or changed in shape so that the total area, minimum frontage, setbacks, lot area per dwelling unit, or other development standards required by this Ordinance are not maintained. Maintaining minimum Floor Area Ratio requirements is excluded for Boundary Line Adjustments and Lot Mergers only. Any building on a lot that results from such a lot merger will be considered nonconforming and subject to the limitations of Sec. 29.307. All remaining development standards and nonconformity requirements related to buildings and site improvements shall still apply.

(ii) No lot shall be divided so as to create an additional lot that is not in conformity with this Ordinance unless such lot is deeded, dedicated and accepted for public use.

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**Sec. 29.401. LOT CONFIGURATION, BUILDING COVERATE, FLOOR AREA RATIOS, AND HEIGHT EXCEPTIONS**

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**(3) Maximum Floor Area Ratios (FARs). Development Intensity, Floor Area Ratio (FAR), and Density.** Intensity of development for all Use Categories except residential uses in the Residential Base Zones is set by the establishment of minimum and/or maximum Floor Area Ratios (FARs). The maximum FAR allowed in each zone is listed in the applicable Zone Development Standards Table. Where

a minimum FAR is required by the applicable Zone Development Standards Table, construction of a building is required for use of a lot in compliance with this ordinance. In Residential Zones, intensity of development is based on the Residential Density requirements of the Base Zone, Floating Zone, Special Purpose District, or Overlay. described in Section 29.700(3)

...”

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

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 All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

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

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2023

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Renee Hall, City Clerk

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John A. Haila, Mayor