

ARTICLE 4 DEVELOPMENT STANDARDS

Sec. 29.400. GENERAL DEVELOPMENT STANDARDS ESTABLISHED.

The General Development Standards are made specific to each zone in the Zone Development Standards and Tables Except as otherwise specified by this Ordinance, all development of property shall be in accordance with the General Development Standards set forth in this Article. Development Standards Table for each Base Zone or Special Purpose District and in the Supplemental Development Standards Tables, Urban Regulations Tables, and Suburban Regulations Tables for each Floating Zone. The Use Tables for each zone may also set forth limitations or conditions applicable to certain uses within that zone.

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

(1) Lot Configuration.

(a) **Minimum Lot Area.** All lots created after the effective date of this ordinance must meet the minimum lot area requirements listed in the applicable Zone Development Standards Table. Nonconforming Lots are governed by Section 29.307(4).

(b) **Minimum Lot Frontage.** All lots created after the effective date of this Ordinance must meet the minimum frontage requirements listed in the applicable Zone Development Standards Table. Nonconforming lots are governed by section 29.307(4).

(c) **Flag Lots.** Flag lots may be created only if they are in accordance with the following requirements:

(i) Only one flag lot, consisting of a “front lot” and a “rear lot,” may be created from a lot of record.

(ii) The “Rear lot” shall include an “access strip” no less than 35 feet wide for its entire length, providing access to and from a public street. However, within any General Industrial (GI) zone, the width of the access strip may be reduced to 25-feet if easements are provided to allow for necessary vehicular and pedestrian access.

(Ord. No. 4464, 5-24-22)

(iii) For flag lots that are proposed to be created in residential zones, both the “front lot” and the “rear lot” that are created after the effective date of this ordinance shall have an area that is equal to 10,000 square feet or 150% of the lot area for the zone in which the flag lots are proposed to be created, whichever is greater. In all other zoning districts both the “front lot” and the “rear lot” shall conform to all minimum lot area and other dimensional standards applicable to the zone in which the lots are located provided, however, that the “access strip” serving the rear lot shall not be included in computing the minimum lot area for the “front” and “rear” lot.

(iv) The front property line of the rear lot is deemed coincident with the rear property line of the front lot.

(v) The front setback of the “rear lot” and the rear setback of the “front lot” for flag lots created in residential zones shall be 1½ times the distance of the setbacks that are established for all other lots in the same residential zoning district.

(2) **Maximum Building Coverage.** Maximum Building coverage standards apply to Principal and Accessory Buildings and to areas used for outdoor storage. The Maximum Building Coverage permitted for Principal and Accessory buildings is listed in the Zone Development Standards Table applicable to each Base Zone. In some zones, Minimum Building Coverage standards may also apply. In the case of Overlay Zones, Building Coverage standards may be set forth in a Supplemental Development Standards Table.

(3) **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 density requirements of the Base Zone, Floating Zone, Special Purpose District, or Overlay.

(Ord. No. 4492, 03-14-23)

(4) **Maximum Height Exceptions.** Maximum heights for structures are listed in the individual Zone Development Standards Tables. Exceptions to the maximum heights are set forth below.

(a) Projections allowed. Chimneys, flag poles, radio and television antennae, satellite receiving dishes, and other similar items with a width, depth, or diameter of 5 feet or less may rise above the height limit if within 5 feet above the highest point of the roof. Elevator mechanical equipment may extend up to 16 feet above the height limit. Other rooftop mechanical equipment which cumulatively covers no more than 10% of the roof area may extend 10 feet above the height limit. Parapet walls may extend 10 feet above the height limit.

(b) Architectural features. Steeples, spires, cupolas, clock towers, and similar features with a footprint of less than 200 square feet are permitted above the building height limit. The building height, including the architectural feature, shall not exceed the building height limit by the greater of either one and one-half times the maximum allowable height or a total height of 75 feet.

(Ord. No. 4204, 1-13-15)

(5) **Multiple Principal Buildings on Single Lots.**

(a) More than one principal building may be erected on a lot in an agricultural, commercial, industrial or special purpose zoning district, provided that all setbacks from the exterior property lines otherwise required for a single principal building are observed. The distances between buildings internal to the site shall be determined by the provisions of the City Building and Fire Codes.

(i) Exception. Within an agricultural zone, only one single-family dwelling is permitted on a lot with or without additional principal buildings for permitted uses within the zone.

(ii) Exception. In the South Lincoln Mixed-Use District (S-SMD), no more than one single-family [or two-family] home is permitted on a lot and no other principal buildings are permitted on that lot.

(b) Within a residential zoning district, only one principal building is permitted on a lot except as authorized in this section.

(i) More than one apartment building is permitted on a lot, provided that all area and setback requirements are calculated as if each structure were on its own individual lot.

(ii) A principal use of Group Living within multiple buildings on a site may occur within medium and high-density residential zoning districts, provided that all area and setback requirements are calculated and applied to each building.

(iii) Institutional uses may include multiple buildings provided that all area and setback requirements are calculated and applied to each building.

(iv) A mixed-use building with Office or Trade uses and apartment dwellings shall be permitted to have multiple buildings on a lot subject to the standards of apartment buildings.

(v) A combination of principal uses within multiple buildings is permitted for uses described above, subject to the standards described for area and setbacks requirements.

(vi) Within a F-PRD zoning district, multiple principal buildings are permitted subject to approval of a Major Site Development Plan.

(c) In cases where a Residential Use, as categorized within this ordinance, exists as a non-conforming use on a lot, additional principal buildings for a permitted use are not allowed.

(Ord. No. 4122, 09-11-12; Ord. No. 4161, 10-8-13; Ord. 4390, 9-13-19)

Sec. 29.402. SETBACKS.

(1) **Building Setback Standard.** Except as provided below, all buildings and structures, Principal and Accessory, shall be located to comply with the minimum and maximum Building Setbacks established for Principal and Accessory Buildings listed in each Zone Development Standards Table, Supplemental Development Standards Table, condition, or other regulation applicable to the lot or the use being employed at the site.

(Ord. No. 4425, 12-22-20; Ord. No. 4501, 05-23-23)

(2) **Extensions into Required Building Setbacks.** Certain building elements and site features are allowed to be located within or project into required setbacks. Extensions of architectural features into nonconforming setbacks may be granted as a minor area modification under Section 29.1506.

(Ord. No. 4503, 06-27-23)

(a) **Minor projections allowed.** Minor features of a building, such as eaves, chimneys, fire escapes, bay windows, uncovered stairways leading to an upper story entrance or deck, awnings, and uncovered balconies, may extend into a required setback up to three feet. Such projections, however, may be no closer than three feet to a lot line.

(b) **Projection of Architectural features.** Architectural features of an open design attached to and protruding from building façades located at first floor building entrances (such as porches, pergola, stoops, porticos, decks) may project into a front-, street-, or rear yard setback as much as eight feet, and into a side setback not more than three feet. Such projections, however, may be no closer than three feet to a lot line. Allowed projections must be open in design without walls, screening, windows, or doors. Enclosing an open projecting architectural feature is prohibited.

(c) **Full projections allowed.** In addition to the minor projections listed in the previous section, the following features are allowed to fully project into required setbacks:

(Ord. No. 4501, 05-23-23; Ord. No. 4503, 06-27-23)

(i) Covered walkways leading to main entrances in commercial and industrial zones;
(ii) Uncovered stairways (including landings), wheelchair lifts, and accessible access ramps and associated handrails that lead directly to a first floor, basement, or at-grade building entrance;
(iii) At-grade steps, above-grade steps up to three feet in height, and associated handrails, sidewalls, and landings;

(iv) Uncovered decks, with or without railings, no higher than 24 inches above finished grade;

(v) Retaining walls that retain fill and which are up to four feet in height in front setbacks and up to six feet in height in side and rear setbacks.

(vi) Retaining walls of any height that retain existing natural grade;

(vii) Driveways, patios, sidewalks, and similar at-grade surfaces; *(see also Front Yard Parking, Nonconformities, and Other Paving Standards)*

(Ord. No. 4493, 03-28-23)

(viii) Landscape accents that include features and structures, arbors less than 15 square feet, fountains, and statuary up to four feet in height in front yards and six feet in other yards, and constructed ponds and waterfalls at or below finished grade, and similar incidental landscape accents. Landscape accents are distinct structures separate from fence standards. An exception to the height limit is allowed for up to three structures within a front, rear, and side yard setbacks if each of the structures does not exceed eight feet in either length or width. Examples of the exception include arbors or arches attached to fences, planting bend trellises, garden tables, standalone panels, trellis, poles, statues, arbors.

(Ord. No. 4503, 06-27-2023)

(ix) Mechanical Units (in rear and side yards only);

(x) Play structures (within rear and side yards only), no closer than three feet to property lines;

(xi) Fences as allowed in Section 29.408(2);

(xii) Planter boxes/walls at allowable fence heights;

(xiii) Alternative Energy devices as allowed in Sections 29.1309 & 29.1310;

(xiv) Satellite dishes less than one meter in diameter;

(xv) Mailboxes, little libraries, cluster box units, flagpoles up to three;

(Ord. No. 4503, 06-27-2023)

(xvi) Outdoor lighting poles for driveways, sidewalks, and parking lots;

(Ord. No. 4503, 06-27-2023)

(xvii) Signs are subject to the standards of Chapter 21 and Chapter 29. Free standing signs described as ground, pole, or monument signs, including any support structure of said signs, where the sign as less than 150 square feet of coverage. Signs attached to a principal building, such as wall signs and projecting signs, that do not have support extending to the ground;

(xviii) Public Art when located within a public art easement accepted by the City of Ames.

(xix) Bicycle Parking Systems. Bicycle Parking Systems may be located in the front setback of nonresidential zoning districts when it is no higher than four feet in height and it does not interfere with required landscaping. This exception does not allow for parking areas where otherwise not permitted.

(Ord. No. 4425, 12-22-20)

(xx) Electric vehicle chargers for nonresidential uses that comply with standards set out in

Article 13.

(Ord. No. 4501, 05-23-23)

(3) **Setbacks in Lots Abutting Residential Zones.** In all zones other than Residential Base Zones, Building Setbacks along lot lines that abut lots in Residential Zones must conform to the landscaping standards set forth in the applicable Zone Development Standards Table.

(4) **Through Lots and Corner Lots.** On through lots, and corner lots with two or more abutting streets, except lots within the RL, RM, and UCRM Zoning Districts, the required front setback shall be provided on all streets. *(Ord. No. 4048, 10-26-10)*

Sec. 29.403. LANDSCAPING AND SCREENING.

The purpose of this section is to protect and promote the public health, safety and general welfare of the City by requiring landscaping in relation to development of property in such a manner to ameliorate effects of wind, heat, and glare; to act as a valuable component of natural drainage systems, to incorporate native and existing vegetation, to improve storm water runoff quality, to help clean and refresh air by returning oxygen to the atmosphere, to conserve and stabilize property values through screening of incompatible uses and activities, and to promote a healthy and aesthetically interesting natural environment so as to create an attractive and desirable community for the City's many visitors, residents, and employees.

(1) Non-Residential Landscaping Standards

Non-residential landscaping standards are designed to be applied on commercial, industrial, or other non-residential sites. The minimum areas required to be landscaped are listed in the Zone Development Standards Tables for Base Zones. In the case of Special Purpose Districts and Overlay Zones, landscaping, screening, and buffer standards are set forth in the applicable Article. Required landscaping and screening of Article IV must meet the standards referenced in each applicable Zone Development Standards Table, supplemental standards, and general development standards of Chapter 29.

(Ord. 4312, 6-27-17)

(A) Front Yard Landscaping

Front yard landscaping standards are designed to provide decorative and well thought out landscaping between streets and parking lots and between streets and buildings. These landscape standards are a combination of low height decorative plantings and significant trees arranged in a manner that complements and enhances the general site layout. The front yard, for the purposes of calculating front yard landscaping, is the area between any abutting street and any building, parking lot or loading area. (see figure below)

(1) Front Yard Planting Requirements

(a) The landscaped front yard for parking lots shall be a minimum of 10 feet in depth from the property line to the first edge of paving unless the base zone specifies a greater setback. The maximum depth of a landscaped front yard for the purpose of calculating landscaping is 30 feet.

(b) The Planning Director may approve a minimum 7-foot front yard depth in certain circumstances in order that a site may achieve dimensional requirements of parking stalls for required parking. When a reduction in depth is approved, the minimum landscaped area plantings shall be calculated by the original 10-foot requirement.

(c) The minimum landscaped front yard for buildings shall conform to the dimensional setback requirements of the base zone. The maximum depth of landscaped front yard for the purpose of calculating landscaping is 30 feet.

(d) The front yard landscaped area requires minimum base plantings of 1 overstory tree per 50 lineal feet of street frontage or part thereof, and for the planting of 8 shrubs and 12 ornamental grasses per 1,000 square feet of front yard area. The front yard area is calculated across the entire frontage of a site regardless of interruptions, such as walkways, encroachments, or driveways.

(i) In some circumstances where screening of residential properties is a priority for the front yard, the Planning Director may require denser planting of materials and for larger planting materials to provide a taller and denser screen of site activities and parking.

(ii) Additionally, if overhead utilities are in place, the Planning Director may approve overstory trees to be substituted with alternative locations for planting of trees or for the planting of smaller trees.

(B) Alternative Front Yard Plantings

In order to promote design interest and diversity, a property owner may propose substitution of landscaping to enhance the front yard area in accordance with this Section. Substitutions that promote sustainability, color, and texture are desirable. If arrangement of plantings and use of substitution landscaping diminishes any necessary parking lot and loading area the screening will not be approved.

(1) Front yard plantings must contain a minimum of 4 overstory trees within the front yard(s) of a site before allowing for substitutions. For sites that exceed 200 linear feet of frontage, ornamental trees may be substituted at a rate of 2 for every 1 overstory tree for every required tree after the first 4 trees. No more than 50% of the total trees planted to meet 1 per 50 linear foot standard shall be ornamental. For example, a 300-foot frontage would require either 6 overstory trees or as few as 4 overstory trees with 4 ornamental trees. A 500-foot frontage would require 10 overstory trees or as few as 7 overstory trees with 6 ornamental trees.

(a) Coniferous trees may be used in place of ornamental trees. No more than 30% of the total required trees shall be coniferous trees unless specifically required to assist in screening of a site.

(2) Storm Water Treatment Features

When a site includes a landscaped based stormwater treatment feature, e.g., bio-cell, rain garden, or bio-swale, an alternative configuration of ground cover and shrubs and grasses may be approved by the Planning Director when the landscape design provides for storm water quality treatment and includes plantings with visual interest within and along the feature.

(3) Shrub/Grass Substitutions

(a) Large, landscaped undulations or berms may be incorporated into the landscape design with an allowance for up to a 35% reduction in required plantings of shrubs and grasses.

(b) Additional ornamental grasses may be substituted for 50% of required shrubs at a rate of 3 grasses for 1 shrub.

(c) Additional shrubs may be substituted for ornamental grasses at a rate of 1 shrub for 3 grasses.

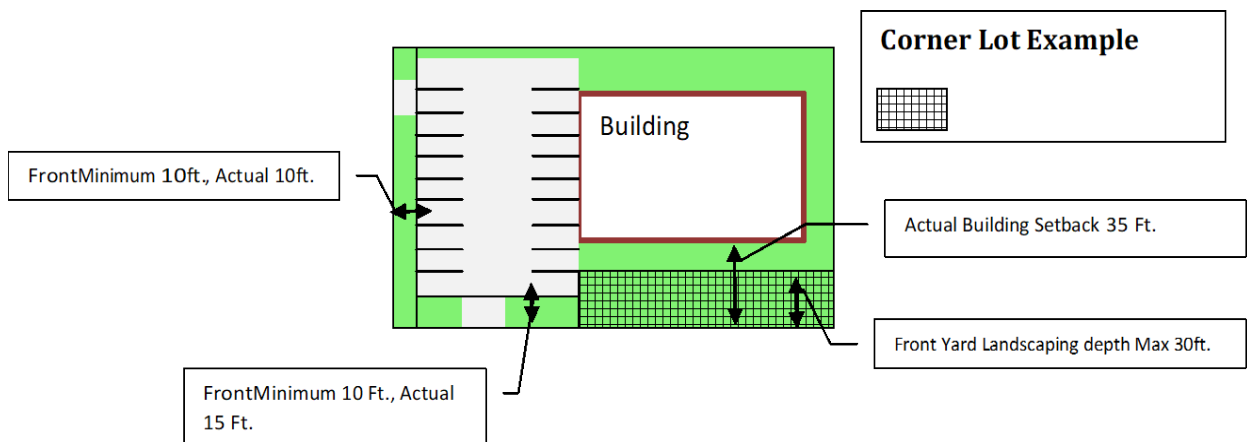
(d) Decorative ground covers, flower beds, or similar plantings with interesting color and textures may be substituted at a rate of 60 square feet for 2 shrubs or 6 ornamental grasses for up to 50% of required shrubs and ornamental grasses.

(4) Design and Configuration

(a) Required front yard landscaping is encouraged to take on a variety of configurations including clustering, layered rows, alternating patterns, or other designs. Front yard plantings are to be arranged in a manner that is well dispersed throughout the yard area but may be clustered for interest and needed parking lot screening. Although clustering and creating areas of interest is encouraged, some landscaping shall be dispersed throughout a yard and not all materials may be shifted or concentrated to one area of the yard.

(b) Plantings may be provided in any area between a building or a parking lot and the street when the landscaping is primarily arranged to be publicly visible from the street or upon immediate entry to a site.

(c) In circumstances where there is a constraint on plantings due to space, the Planning Director may authorize front yard landscaping to be placed in areas near side property lines, wrapped around buildings, or placed within parking lot islands closest to the front yard.



(C) Front yards shall be maintained with landscaping however, walkways, plazas, ornamental features, are permitted within the front yard, but they do not allow for a reduction in the calculated front yard landscaping.

(D) Diversity Requirements

Required front yard landscaping must contain a mix of tree, shrub, and grass species based upon the overall area and number of plantings. A mix of species would not exceed more than approximately 50% of any one species of trees, shrubs, and grasses.

(E) Landscaping Requirements for Surface Parking and Loading Areas.

Parking lot landscaping standards are designed to provide an aesthetically pleasing parking lot design combined with the support and encouragement of sustainability through increased shading from trees and allowing for stormwater treatment design within parking lots.

(1) Surface Parking Lot Landscaped Area

(a) Parking lots must contain landscaped area equal to 10% of the total gross parking lot and loading areas. The gross area of a parking lot is defined as the area of the paved surface measured from the back of the curb or edge of paving when there is not a curb, excepting landscaped islands and medians. Driveways within the front yard landscape area are excluded from the gross area of a parking lot.

(b) Overstory shade trees must be planted at a rate of 1 tree for every 200 square feet of the required 10% landscape area. Trees must be dispersed across the entire parking lot area and not overly concentrated to any one area of the parking lot.

(c) Perimeter side and rear yard planters abutting a parking lot that are 5 feet in depth or greater may count towards the 10% area requirements. Note that to meet the dispersal requirement for the parking lot, a site may need to exceed 10% landscaped area. If parking lot landscaping is placed in perimeter planting areas the landscaping must be located within 10 feet of the edge of paving to count towards the required 10% area. No area of the front yard landscaping shall count toward parking lot landscaping.

(d) Parking lot required tree planters and islands must be a minimum of 150 square feet and 7 feet in depth in all directions.

(e) In single drive aisle double loaded parking lots with three or fewer required trees, the trees may all be placed on one side of the parking lot.

(f) The Planning Director may approve a reduction of up to three required parking stalls to accommodate a vehicular cross-access route to an adjoining property.

(F) Perimeter Parking Lot Planters and Bufferyards

(1) Side and rear perimeter bufferyard landscaping is required for screening of the parking lot and use of a site when it abuts a dissimilar principal use.

(a) When abutting a residential zone, a high screen must be installed. In some circumstances the base zone or overlay may require additional width or a greater level of buffering.

(b) During Site Development Plan review the city may require additional bufferyard depth and plantings when a commercially zoned or industrially zoned lot is used for a dissimilar use.

(2) When a perimeter bufferyard is not required, parking lots must be setback a minimum of three feet from all side and rear property lines. Parking lot planters less than 5 feet that are not landscaped do not count towards base zone requirements. Planting areas less than 5 feet in width shall not include turf or lawn but may have other low maintenance ground cover or ornamental plantings.

(G) Parking Lot Landscape Medians

In addition to the 10% parking lot landscaped area requirement, a landscaped median is required for every 3 contiguous double loaded parking drive aisles.

(1) A required median must be a minimum of 15 feet wide with a minimum length equal to the average drive aisle length of the contiguous double loaded aisles.

(2) A landscaped median must include 1 overstory shade tree for every 50 linear feet of median. The trees must be located within a landscaped area that is a minimum of 7 feet in any one direction and totals 150 sq. ft. of area.

(3) Landscaped medians must include a minimum of 30% of the area landscaped with ornamental or decorative landscaping that does not include lawn or turf.

(4) The median may include a walkway when it does not encroach upon the placement of trees or the 30% decorative landscape requirement.

(5) Alternative Median Configurations

Landscape medians may be configured into oversized landscape islands with a minimum size of 400 square feet for each island. The total area of all oversized islands must equal the calculated required area of the median. The oversized islands must be located within the parking lot and may not be configured along the perimeter of a parking lot.

(H) Stormwater Treatment Credit in Parking Lots

If treating stormwater within a parking lot landscaped area, the required parking lot landscaping in this ordinance may be substituted by up to 20%. To be eligible for this reduction, the storm water treatment features must treat at least 30% of total site storm water volume needed to meet storm water quality standards of Chapter 5b. The storm water measures must be within or abutting the parking lot as part of a bio-swale, rain garden or other bio-retention treatment process. Detention and retention ponds are not eligible features for reducing landscaping.

(I) Loading Areas

A loading area shall require landscaping equal to 10% of the loading area. The required landscape area shall be provided adjacent to or within the impervious space where the loading area is located. A loading area is defined as an impervious area used for maneuvering vehicles principally for the purposes of loading or unloading trucks but are not considered parking lots. Loading areas for businesses within the DSC and CSC Zoning Districts or businesses relying upon an alley for maneuvering of trucks are exempt from this requirement.

(2) Landscaping Requirements for Residential Uses.

Residential landscaping standards are designed to provide decorative and well thought out landscaping between streets and parking lots and between streets and buildings. These landscape standards are a combination of low-level decorative plantings and significant trees arranged in a manner that complements and enhances the general site appearance. The front yard, for the purposes of calculating front yard landscaping, is defined as the area between the building and any abutting street and the area between the street and a parking area.

(A) Front Yard Planting Requirements

(1) The minimum landscaped front yard setback for buildings shall conform to the requirements of the base zone for principal buildings.

(2) The landscaped front yard for parking lots shall be a minimum depth equal to the building setback requirement measured from the property line to the first edge of paving.

(3) The minimum front yard landscaped area requires base plantings of 1 overstory tree per 50 lineal feet of street frontage. Up to 50% of required overstory trees may be substituted with ornamental or coniferous trees at a 2 for 1 ratio.

(4) Front yards between the street and parking lot require a planting density that provides for a moderate level of screening with 12 shrubs per 50 linear feet of street frontage associated with the parking lot.

(a) A pro rata share of plantings may be substituted with ornamental grasses at a 3 to 1 ratio of grasses to shrubs if the layout provides for enhanced visual interest and a sufficient level of screening. No more than 75% of required shrub plantings may be substituted with ornamental grasses.

(5) Front yards in all areas not between parking lots and streets require the planting of shrubs with a mix of deciduous and coniferous at a rate of 9 shrubs for every 50 linear feet of street frontage not associated with parking lots. Ornamental grasses may be substituted for shrubs at a rate of 3 grasses for 1 shrub. No more than 75% of total required front yard landscaping may be substituted with ornamental grasses.

(Ord. 4329, 12-12-17)

(6) Large, landscaped undulations or berms may be incorporated into the landscape design with an allowance for up to a 35% reduction in required plantings of shrubs.

(B) Design and Configuration

(1) Required front yard landscaping is encouraged to take on a variety of configurations including clustering, layered rows, alternating patterns, or other designs. However, some landscaping shall be dispersed throughout a yard and not all materials may be shifted or concentrated to one area of the yard. In circumstances where there is a constraint on plantings due to space, the front yard landscaping may be placed in areas near side property lines, wrapped around buildings, or placed within parking lot islands closest to the front yard.

(2) Uniform spacing along the foundation with a single row of plantings is discouraged. Grouping in designated planter areas is preferred for the building front yard landscaping. The majority of the building façade length shall have plantings within approximately 15 feet of the building.

(3) The Planning Director may approve an alternative front yard planting scheme in place of shrubs that includes larger shrub species and ornamental trees in lieu of low growing shrubs. The Planning Director may also approve decorative planter beds in lieu of some of the required shrub plantings.

(4) If overhead utilities exist and are not planned to be placed underground, the Planning Director may approve overstory trees to be substituted with alternative locations for planting of trees or for the planting of smaller trees.

(5) Required front yard trees may be placed within the public right-of-way if there is adequate space along the street frontage and there are no street trees located along the frontage of the site and no overhead utilities are in place. The Planning Director in consultation with the Streets and Maintenance Manager, or designee, must approve the proposed tree species as appropriate to the City's street tree standards and its placement.

(6) When a site includes a landscaped based stormwater treatment feature of a bio-cell, rain garden, or bio-swale, an alternative configuration of ground cover and shrubs and grasses may be approved by the Planning Director when the design provides for storm water quality treatment and includes plantings with visual interest within and along the feature.

(C) Diversity requirements

Required front yard landscaping must contain a mix of tree, shrub, and grass species based upon the overall area and number of plantings. A mix of species will not exceed more than approximately 50% of any one species of trees, shrubs, and grasses.

(D) Landscaping Requirements For Surface Parking Lots.

Parking lot landscaping standards are designed to provide an aesthetically pleasing parking lot design combined with the support and encouragement of sustainability through increased shading from trees and allowing for stormwater treatment design within parking lots. Increased parking lot separation is required along the boundaries of properties with one and two-family homes.

(1) Surface Parking Lot Landscaped Area

(a) Parking lots must contain landscaped area equal to 10% of the total gross parking lot. The total gross area of a parking lot is defined as the area of the paved surface measured from the back of the curb or edge of paving excepting landscaped islands, landscaped medians, and driveways within the front yard landscape area.

(b) Perimeter side and rear yard planters abutting a parking lot that are 5 feet in depth or greater may count towards the 10% area requirement.

(c) If parking lot landscaping is placed in perimeter planting areas the landscaping must be located within 10 feet of the edge of paving to count towards the required 10% area.

(d) No area of the front yard landscaping shall count toward parking lot landscaping.

(e) Overstory shade trees must be planted at a rate of 1 tree for every 200 square feet of the required 10% landscape area. Note that to meet the dispersal requirement for the parking lot, a site may need to exceed 10% landscaped area.

(Ord. No. 4329; 12-12-17)

(f) Trees must be dispersed across the entire parking lot area and not overly concentrated to any one area of the parking lot.

(g) Parking lots with less than 3 required trees may place all trees on one side of the parking lot.

(h) Parking lot required tree planters and islands must be a minimum of 150 square feet and 7 feet in depth in all directions.

(E) Perimeter Parking Lot Landscaping and Bufferyards

Side and rear yards abutting a parking lot, excepting front yard driveways, require a High Screen adjacent to residential zoning.

(1) Buffer yards adjacent to one and two-family homes must be 10 feet in width and may be reduced to 5 feet in width with installation of a 6-foot solid fence.

(Ord. No. 4329; 12-12-17)

(2) Parking lots located adjacent to outlots of a subdivision may qualify for reduced landscape screening based upon the spacing and use of the adjacent outlot and the properties abutting the opposite property line of the outlot. Use of lower growing shrubs or substitution of other equivalent materials or a greater spacing of plantings may be permitted by approval of the Planning Director.

(F) Parking Lot Landscape Medians

In addition to the 10% parking lot landscaped area requirement, a landscaped median is required for every 3 contiguous double loaded parking drive aisles.

(1) A required median must be a minimum of 15 feet wide with a minimum length equal to the average drive aisle length of the contiguous double loaded aisles.

(2) A landscaped median must include 1 overstory shade tree for every 50 linear feet of median. The trees must be located within a landscaped area that is a minimum of 7 feet in any one direction and totals 150 sq. ft. of area.

(3) Landscaped medians must include a minimum of 30% of the area landscaped with ornamental or decorative landscaping that does not include lawn or turf.

(4) The median may include a walkway when it does not encroach upon the placement of trees or the 30% decorative landscape requirement.

(5) Alternative Median Configurations Landscape medians may be configured into oversized landscape islands with a minimum size of 400 square feet for each island. The total area of all oversized islands must equal the calculated required area of the median. The oversized islands must be located within the parking lot and may not be configured along the perimeter of a parking lot.

(G) Stormwater Treatment Credit in Parking Lots

If treating stormwater within a parking lot landscaped area, the required parking lot landscaping in this ordinance may be substituted by up to 20%. To be eligible for this reduction, the storm water treatment features must treat at least 30% of total site storm water volume needed to meet storm water quality standards of Chapter 5b. The storm water measures must be within or abutting the parking lot as part of a bio-swale, rain garden or other bio-retention treatment process. Detention and retention ponds are not eligible features for reducing landscaping.

(H) Other Residential Site Landscaping Standards

(1) When an apartment development consists of multiple buildings, landscaping with trees, grasses, flowers, or shrubs shall be planted in open areas and along foundations or near primary entrances as practicable to the available space.

(2) Decorative Highway Landscaping. On residential sites abutting Highway 30 or Interstate 35 a landscape buffer consisting of coniferous plantings of 1 coniferous tree per 30 lineal feet of highway frontage must be provided. Plantings are not required to be placed on center. Up to 20% of the required coniferous trees may be substituted with overstory trees.

(3) Short Term Lodging (Hotel)

Short term lodging establishments shall be landscaped in accordance with the non-residential landscaping standards when located within a commercial base zone. If located within a residential base zone, short term lodging shall meet the residential landscaping requirements.

(4) Dwelling House, Two-Family, Single-Family or Single-Family Attached Housing

(a) Development of a residential property that is exempt from the Minor Site Development Plan requirements shall also be exempt from residential landscaping standards of this section.

(b) For Dwelling Houses and Two-Family homes parking lot landscaping shall be provided when a site includes more than four parking stalls configured in a manner to create individual parking stalls outside of garage spaces or driveways to four or more garage spaces. The impervious area used for parking stalls and drive aisles shall meet landscape buffering setbacks and plantings requirements of a High Screen along the property line adjacent to the improvements.

(3) General Requirements All Sites.

The following standards are required on all residential and non-residential sites.

(A) Any required plant materials shall be rounded up to the next whole number when there is a calculated fraction of a plant. Rounding will occur upon calculation of the base standards before approving substitutions.

(B) Required Landscaped Area Conditions.

(1) Required yard areas, bufferyards or planters must have suitable soil conditions and depth exclusive of retaining walls, fill or other inorganic materials to permit the growth and maturity of the plant.

(2) Soil located in required planting areas (yard areas, bufferyards, or planters) must be either topsoil from the site (pre-approved by the City) or soil conditioned and tilled into the top 6 inches with at least a 5% organic content. The approved landscape plan must specify the approach to meeting soil quality standards. Certification of the soil conditioning and quality must be provided by a contractor, licensed engineer, or landscape specialist prior to approval of final occupancy certificate for a building.

(C) Existing vegetation

Existing vegetation within the developed area of a site may be credited towards the corresponding landscape requirement for trees, shrubs, and groundcover. Trees in good condition and of a desirable species that are greater than 8-inches in diameter may count at a 2 to 1 ratio and trees greater than 12-inches in diameter may be count at a 3 to 1 ratio. Retained trees must be protected during construction.

(D) Minimum planting standards.

(1) Shrubs. Initial planting of shrubs shall be of #2 container class or greater in size or approximately 18 inches in height.

(2) Screening Height. Any materials planted for the purpose of achieving screening and for bufferyards shall be plant varieties that at installation are a minimum of 4 feet in height or 75% of the height of screened facility with the ability to mature to full screening requirements.

(3) Bufferyards and Planter Area Slope and Plant Height. Bufferyards and planters must be relatively flat to ensure fences and plant materials grow or stand upright and achieve the intended height. The height of plant materials shall be measured from the average grade of the planter or the top of the curb in a depressed planter or sloped side of a planter.

(4) Trees. All trees must be planted with a minimum 1.5" caliper tree for deciduous trees and coniferous trees must be a minimum height of 4 feet at the time of planting.

(5) Ornamental grass shall be of a species that in every growing season has a height that exceeds 24 inches. Grasses that are typically less than 24 inches in height and are intended for groundcover are categorized as decorative grasses. Turf or lawn grasses are groundcover and are not classified as decorative grasses. The landscape plan shall specify the size of grasses at the time of installation and shall be of a size to reach their maturity within one growing season.

(6) Plant materials must be installed to current nursery industry standards. Plant materials must be properly supported to ensure survival. Support devices such as guy wires or stakes must be adequately marked and must not interfere with vehicular or pedestrian movement.

(7) All required planters, bufferyards, and islands must include living groundcover. Foundation planters may use inorganic or non-living materials for ground cover. Organic mulch may be used in lieu of living ground cover beneath or around shrubs and trees.

(E) Tree Spacing and Placement

Trees must be planted with recognition of the space needs for eventual growth and maturity. Small to medium trees may be planted no closer than 10 feet to a building. Larger trees require a minimum spacing of 15 feet from a building. Trees are to be located within and along parking lots in a manner that does not include parking lot lights within 15 feet of the tree to the extent practicable. Medium and large trees can be planted as close as 20 feet from another similarly sized tree on the same site. Large and medium sized trees must be planted a minimum distance of 3 feet from edge of paving. All spacing measurements are on center for the tree.

(F) High Screen Dissimilar Use Transition and Parking Screen.

The high screen landscape standard provides physical and visual separation between uses and improvements.

(Ord. 4411, 4-28-20)

(1) Required Landscape Elements. High shrubs shall be installed at a maximum distance of 6 feet on center to form a dense screen with a minimum mature height of 6 feet. In addition, one Landscape Tree is required per 50 lineal feet of landscaped area. Ground cover plants must fully cover the remainder of the landscaped area. The high shrubs must be at least 4 feet in height at the time of installation. The minimum planter depth for a High Screen is 5 feet unless otherwise required to be greater by this ordinance.

(Ord. 4411, 4-28-20)

(2) Alternatively, a 6-foot-high fence with the fence posts on the interior side unless the fence is finished on both sides may be substituted for some or all of the high shrubs. When a 6-foot-high fence is installed, high shrubs shall be planted at the rate of one shrub or 3 ornamental grasses per 20 lineal feet. In lieu of shrubs, additional ornamental trees may be approved by the Planning Director. An existing fence that is in good condition and repair may be utilized to meet the fence requirement with a condition that replacement or repair of the fence is the obligation of property that requires fence to meet their High Screen requirement.

(G) Industrial Screen and Wall (Former L4) Screen between Industrial and Residential Areas.

(1) Generally. The industrial screening standard is intended to be used in special instances where extensive screening of both visual and noise impacts is needed to protect abutting uses in areas where there is little space for separation. These buffers must be designed and installed to separate activity areas of a site from the surroundings. Areas behind buildings with no outdoor activity areas or openings do not require walls unless necessary to enclose other activity areas on the site.

(2) Required Landscape Elements. The L4 standard requires an 8-foot-high masonry (but not non-decorative concrete block) wall along the interior side of the landscape area. One Landscape Tree is required per 50 lineal feet of wall. In addition, 3 high shrubs or 6 low shrubs are required per 30 lineal feet of wall. Ground cover plants must fully cover the remainder of the landscaped area.

(3) Alternative Compliance. The L4 standard can be met alternatively for sites that provide a minimum of 30 feet of separation from the property line to the use of the site by providing a berm with a minimum height of 4 feet with coniferous shrubs placed on the slope of the berm with an aesthetically pleasing density and coniferous trees planted within 10 feet of the berm. Landscaped trees shall also be provided at 1 tree per 50 linear feet.

(H) F1, Partially Sight-Obscuring Fence.

(1) Generally: The F1 fence standard provides a tall, but not totally blocked, visual separation. The standard is generally applied where a low level of screening is adequate to soften the impact of the use of development or where visibility between areas is more important than a total visual screen. It is generally applied in areas where landscaping is not necessary and where nonresidential uses are involved.

(2) Construction Standards. Fences must be 6 feet high and at least 50% sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials.

(I) F2, Fully Sight-Obscuring Fence.

(1) Generally. The F2 fence standard provides a tall and complete visual separation and is primarily intended to be used in special instances where complete screening is needed to protect abutting uses and landscaping is not practical. It is usually applied in nonresidential situations.

(2) Construction Standards. Fences must be 6 feet high and 100% sight-obscuring. Fences may be made of wood, metal, bricks, masonry, or other permanent materials.

(J) Alternative Design Approvals

(1) Major Site Development Plan and Special Use Permits.

A landscape plan prepared by a licensed Landscape Architect with alternative design and plantings may be approved under the requirements of a major site development plan after review and approval by the City Council when found to address the purposes of the ordinance and provides for a unique or high-quality landscape environment that exceeds the quality of the base standards.

(Ord. No. 4375, 11-27-18)

(2) A use subject to approval of a Special Use Permit may include a landscape plan prepared by a licensed Landscape Architect with alternative design and plantings for review and approval by the Zoning Board of Adjustment when the proposed plan is found to address the purposes of the ordinance and provides for a unique or high quality landscape environment that exceeds the quality of the base standards.

(Ord. No. 4375, 11-27-18)

(3) Zoning districts, such as CSC, DSC, NC, and F-VR, with front yard building setbacks less than 15 feet do not require approval of a variance to tree planting types, tree spacing, or reduced front yard landscaping when approved by the Planning Director. The Planning Director may approve planting of required trees as street trees in these circumstances.

(4) The Planning Director may approve an alternative landscaping plan for unique conditions related to site constraints and topography that achieve necessary screening and aesthetic purposes of the landscape standards. The Planning Director may not approve reductions in landscaping based solely upon existence of existing vegetation on an adjacent site.

(5) Upon installation, minor irregularities in planting and spacing may be accepted by the Planning Director.

(K) Detention Ponds and Landscaped Areas

Detention ponds must be unfenced and contain decorative landscaping elements such as tiered retaining walls, decorative rock features and plantings to be eligible to be counted toward base zone landscape percentage. The area of normal water height shall not count toward the base zone requirements. For 'wet' detention ponds or retention ponds the area of normal water height shall not count towards the base zone landscape percentage.

(Ord. No. 4329; 12-12-17)

(L) The Department shall not approve any landscape plan submitted to it pursuant to this section unless the plan conforms to the requirements of this section or conforms to an approved Master Plan or a Major Site Development Plan which the City Council or Special Use Permit approved by the Zoning Board of Adjustment has determined meets the purposes described in Section 29.403.

(Ord. No. 4329; 12-12-17; Ord. No. 4375, 11-27-18)

(M) No surface parking lot shall be constructed, enlarged, or reconstructed (excluding paving overlay) until a Parking Lot Landscape Plan for that surface parking lot has been approved by the Department of Planning and Housing. Reconstruction of a parking lot shall be subject to conformance with this ordinance pursuant to 29.307(5)(B).

(Ord. No. 4329; 12-12-17)

(N) Surface Parking Lot Landscape Plans shall be prepared and submitted in accordance with these provisions and the provisions contained in section 29.1502(3), "Minor Site Development Plan". A parking space striping or site landscape plan that includes no new construction may be submitted pursuant to 29.403 (5)(C)(2).

(Ord. No. 4329; 12-12-17)

(4) CVCN and CGS District Landscaping.

In addition to (and in conjunction with) the High Screen landscaping requirements specified in Section 29.403, 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:

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

(B) 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.

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

(D) 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 standards listed in Section 29.403.

(Ord. No. 3967, 9-9-08; Ord. No. 4029, 4-13-10)

(5) ADMINISTRATION.

(A) Maintenance of Landscaping

The property owner shall maintain required landscaping in a healthy and vital condition. The property owner shall permit and support the full maturity of required landscaping, including allowing for trees to reach their mature height and canopy size by not prematurely pruning, removing, "topping," or by other means discourage the growth and health of vegetation. Dead or unhealthy vegetation shall be removed and replaced consistent with the standards of this ordinance. In kind replacement is required within 60 sixty days of removal of dead or unhealthy landscaping.

(B) Failure to maintain landscaping and planters consistent with the standards of this ordinance is a violation of the Zoning Ordinance. The Zoning Enforcement Officer may require replacement landscaping at larger installation sizes as corrective action to improper landscaping maintenance or removal, in addition to the provisions of Article XVI.

(C) Removal of Landscaping

(1) Property owners shall not remove existing vegetation that is consistent with an approved Site Development Plan that may no longer be required under the current standards without providing for a whole site review that includes replacement landscaping consistent with all new standards. For example, although side yard buffering is not required in many commercial areas there are additional parking lot landscaping requirements that would need to be addressed with a new landscaped plan before trees could be removed and have a compliant overall site. Existing trees and shrubs cannot be removed without addressing how replacement landscaping that is consistent with current requirements in terms of quantities, areas, quality, and types, will be added to a site to address current landscaping requirements. Approved Special Use Permits must be amended by the Zoning Board of Adjustment if existing vegetation is proposed to be removed and replaced.

(2) Modifications to landscape plans may be submitted for Planning Director approval as a site landscape plan rather than as a Site Development Plan. However, if there are changes to the planting areas that affect stormwater management or are in conjunction with other changes to the site, a Minor Site Development Plan is required. The Planning Director shall prescribe the landscape plan application requirements for modifications to existing landscaping. The Planning Director may approve a modified landscape plan for existing sites when the overall landscaping planting plan is consistent with the intent of the ordinance for overall site landscaping of parking lots, yards, and screening and the modified plan is determined to not diminish the landscape qualities of the site.

(D) Installation and Inspections

(1) Landscaping shall be installed commensurate with the overall construction and phasing of a site. Site Development Plan approvals may include conditions to facilitate planting of vegetation during the first phase of construction for larger projects.

(2) Prior to requesting occupancy of a building or actual use of a site, whichever occurs first, the property owner or applicant must submit a report verifying that required planter requirements for soil quality and conditions comply with the ordinance.

(3) All required landscaping materials, both living and non-living, shall be in place prior to the time of issuance of a final Certificate of Occupancy. The Zoning Enforcement Officer may grant a temporary Certificate of Occupancy for use of a site or building when the property owner has agreed to complete the required plantings within 60 days of the request for occupancy or by October 1st, whichever would occur first. The Planning Director may authorize deferral of landscaping plantings for a specified period of time due to adverse weather conditions and subject to the posting of a cash escrow or irrevocable letter of credit in an amount equal to one and one-half times the estimated cost of the landscaping. Posting of financial security for completing landscaping does not relieve the property owner from installing and maintaining landscaping in accordance with the standards of this ordinance.

(4) The property owner may be found to be in violation of the Zoning Ordinance at any time once the initial delay for installation has been expired, whether a financial security has been provided or a Certificate of Occupancy has been finalized by the Building Official.

(Ord. No. 4329; 12-12-17)

(6) ALTERNATE LANDSCAPE STANDARDS FOR AUTOMOTIVE AND MARINE CRAFT TRADE USES.

As an alternative to non-residential landscaping standards found in Section 29.403, the following standards may be applied to sites developed for automotive and marine craft trade as defined in Article 5;

(A) Landscaped area between parking lot pavement and property lines.

(1) Minimum Landscape Width – 20 feet along all property lines abutting public right-of-way lines, 10 feet along all other property lines along a zoning boundary, and 5 feet along all other property lines of properties within the same zone, landscaped as follows:

(a) 5 feet of the landscaped setback shall be landscaped with 1 overstory tree every 50 linear feet and with one shrub or a cluster of 3 ornamental grasses planted 4 feet on center, with the balance landscaped according to subsection (D) below; or

(b) Landscaped according to a standard of 9 shrubs per 1,000 sq. ft. of area and with 1 overstory tree every 50 linear feet and up to 50% of the required shrubs which may be substituted with ornamental grasses at 3 grasses to 1 shrub ratio. The standards, except that required numbers of trees and shrubs may be strategically clustered to allow visual openings into the site. Trees and shrubs must be clustered in regular intervals within required landscaped areas, spaced no greater than 200 feet apart. Each cluster shall include no less than 3 trees spaced no greater than 15 feet apart (center to center) with the trunk of at least 1 tree in the cluster located within 8 feet of the parking lot edge (to ensure some shading of abutting pavement).

Because landscaping under these options is less effective at softening impacts of lighting common to parking areas, all outdoor lighting shall conform to the following regulations:

(i) Lighting in sales display parking lots is limited to 15-foot candles average, with a maximum 90-foot candles at a point on a 10 X 10-foot grid; except that after 10:00 p.m. lighting shall be reduced to 2-foot candles average with a maximum 6-foot candles at a point on a 10 X 10-foot grid. *

(ii) Lighting in non-display parking lots (e.g., customer parking, employee parking, storage areas) is limited to 2-foot candles average with a maximum 6-foot candles at a point on a 10 X 10-foot grid.*

(iii) All lighting fixtures shall be shielded in such a manner that the lenses of the fixtures are not visible from public rights-of-way.

(Photometric layouts to utilize mean lumen output of light source design.)*

(2) Setback areas beyond the minimum setbacks shall be fully landscaped applying the landscape element ratios of (b) above at 50% of the required shrubs.

(Ord. 4137, 1-8-13)

(B) Landscaping around perimeter of all principal building facades visible from a public street.

(1) Minimum landscape area equivalent to 5 feet times the length of each visible facade.

(2) Building perimeter landscaping may be reduced or eliminated along selected areas of the perimeter if an equivalent amount of landscaped area is added to other areas of the building's perimeter, provided that perimeter areas of increased landscaping are along building facades visible from public rights of way.

(3) Up to 25% of the required landscaped area may consist of either a brick-paved surface, or a raised sidewalk/pedestrian area consisting of either brick pavers or colored and pattern-stamped concrete.

(4) Landscaping shall consist of 1 tree per 50 feet of building facade, and 1 shrub for every 6 feet of building facade. Plants and trees may be clustered as desired.

(C) Landscaped Entry Feature. A landscaped entry feature shall be provided that consists of either a landscaped sidewalk or driveway extending from the right-of-way providing primary vehicular access to the site, to within 20 feet of at least one principal building on the site. The landscape entry feature shall consist of the following:

(1) A 5-foot-wide landscape strip on each side of the sidewalk or driveway. Said landscaping shall extend either:

(a) The full length of the required landscape entry feature; or

(b) At least 50% of the length of the landscape entry feature, provided that the entire length and width of the entry feature consists of a color-contrasted brick paved surface. (Colored and pattern-stamped concrete may be used for walkway areas but will not suffice in areas of vehicle travel due to its poor color retention over time).

(2) Landscaping in the entry feature shall consist of 1 shrub or tree for every 40 square feet of landscaped area. Shrubs may be low-lying to maximize visibility through the landscaped area.

(D) Additional landscaping requirements. In addition to the minimum landscaping areas and plantings described above, the balance of all setbacks, landscape areas, and other portions of the site not otherwise developed with pavement, buildings, stormwater facilities and/or protected environmentally sensitive areas, shall be landscaped with lawn or groundcover plants (e.g., Sweet Woodruff, Ajuga/Bugleweed, Candytuft, Periwinkle, Vinca, Hosta, Carpet Juniper, prairie wildflower mix, etc.), and additional shrubs, flowers and trees as desired. Ground covers shall be typed, spaced, and sized to provide at least 75% coverage within a three-year period. Within this context, Lawn means a managed area of grass forming a continuous turf mowed and maintained at a low and consistent height, and that is generally free of weeds, sedges, and invasive or volunteer plants or grasses.

(E) Large sites. For sites 3 acres or larger, all of the above landscape provisions apply. For sites less than 3 acres, the applicant may eliminate either the building perimeter landscaping of subsection (b) above, or the landscaped entry feature of subsection (c) above.

(Ord. No. 4119, 7-10-12) (Ord. No. 4312, 6-27-17)

Sec. 29.404. ON-SITE SIDEWALKS.

(1) **General Standard.** An on-site sidewalk shall connect the street to the main entrance of the primary structure on the site. Sidewalks shall be composed of concrete, brick or other masonry pavers and shall be at least 5 feet wide, except for those leading to Single Family and Two-Family Dwellings, Community Residential Facilities, and Single Family Attached Dwellings, which shall be no less than 4 feet wide. Where sidewalks cross driveways, parking areas and loading areas, the crossing shall be clearly identifiable, through the use of striping, elevation changes, speed bumps, a different paving material or other similar method. The primary sidewalk leading to the main entrance of the primary structure on the site shall be lighted.

(a) Sidewalks leading to the main entrance of a Single Family and Two-Family Dwelling, Community Residential Facility, or Single Family Attached Dwelling, may be four feet in width, no lighted, and utilize the paved driveway for connection from the main entrance to the street.

(Ord. No. 4493, 03-28-23)

(2) **Corner Lots.** On corner lots, sidewalks are only required between the main entrance of the primary structure and one street.

Sec. 29.405. OUTDOOR DISPLAY AND STORAGE.

The extent to which the outdoor display of goods and outdoor storage are allowed is set forth in the individual Zone Development Standards Tables. Any outdoor display of goods and outdoor storage permitted shall be in accordance with the following standards:

(1) **Outdoor Display of Goods.**

(a) Outdoor displays may not interfere with pedestrian or automobile traffic on adjacent public rights-of-way and may not interfere with the enjoyment or operation of adjacent properties and uses.

(b) Outdoor display areas must comply with all applicable setback requirements for buildings.

(c) Auto and Marine Craft Trade outdoor display areas shall only be established on sites that comply with front yard landscaping requirements of 29.403 (1) or (5).

(Ord. No. 4329;12-12-17)

(2) **Outdoor Storage.**

(a) Outdoor storage areas must comply with all applicable setback requirements for buildings.
(b) Outdoor storage areas shall count toward maximum building coverage limitations listed in the Zone Development Standards Tables.

(c) All materials or wastes stored outdoors which cause fumes or dust, or which constitute a fire hazard, or which may be edible by or otherwise attractive to rodents or insects shall be stored only in closed containers.

(d) No materials or wastes shall be stored or deposited upon a lot in such form or manner that they may be transferred off the lot by natural causes or forces.

Sec. 29.406. OFF-STREET PARKING.

(1) **Applicability.** The off-street parking requirements set forth in this Section apply to all off-street parking improvements and uses, whether required by this Ordinance or in excess of the requirements of this Ordinance, whether accessory to the principal use of a site, or operated as a commercial enterprise.

(Ord. No. 4493, 03-28-23)

(2) **Required Parking Spaces.** Off-street parking spaces must be provided in accordance with the minimum requirements set forth in Table 29.406(2) below, for any new building constructed and for any new use established.

(Ord. No. 4487, 01-10-23; Ord. No. 4493, 03-28-23)

(a) The off-street parking space requirement for a use not specifically mentioned herein is the same as required for a use of similar nature.

(b) Whenever a building or use lawfully existing on the effective date of this Ordinance, May 1, 2000, is enlarged in floor area, number of employees, seating capacity, or otherwise to create a need for an increase of 10% or more in the number of required parking spaces, such spaces shall be provided on the basis of such enlargement or change. However, any change to a household living use or changes to an existing household living use requires conformance to current parking requirements for such change without allowing for an increase of 10% of intensity.

(Ord. No. 4493, 03-28-23)

(c) The Planning Director may reduce required parking for non-residential uses by 10% in order to increase landscape area within parking lots that exceed 30 or more spaces.

(Ord. 4312, 6-27-17; Ord. No. 4329, 12-12-17)

(d) The Planning Director may approve a reduction of up to three required parking stalls to accommodate a vehicular cross-access route to an adjoining property.

(Ord. 4329, 12-12-17)

(e) The Planning Director may approve a reduction of required parking spaces for nonresidential uses that have adequate vehicle parking, at a ratio of one parking space for every six Qualified Bicycle Parking System spaces up to a maximum reduction of five spaces.

(i) Qualified Bicycle Parking Systems shall have the following attributes as determined by the Planning Director.

(a) Located on a paved surface, unless otherwise authorized for an alternative all-weather improved surface.

(b) Located to provide adequate space for direct and convenient access and use by the bicyclist.

(c) Located within 150 feet of the main entrance or a customer entrance.

(d) Located in manner that does not interfere with the flow of pedestrians or vehicles.

(Ord. No. 4394; 10-8-19)

(f) On any Commercial or Industrial Base Zone District site that has required parking of 100 vehicle parking spaces, the Planning and Housing Director, at the request of a developer, may authorize a reduction of up to 20% of the required parking spaces as part of the Site Development Plan review process for Office, Trade and Wholesale, and Industrial use categories within Table 29.406(2), provided that such reduction does not reduce the number of parking spaces below one hundred (100) spaces. This allowance to reduce parking is subject to the following limitations:

(i) Special Purpose Districts are not included in this allowance. The full required parking standards must be adhered to.

(ii) Existing sites must have one hundred (100) conforming parking spaces to request the 20% reduction in required parking.

(iii) Additional parking reductions and adjustments, e.g., landscaping, bicycle parking, compact stalls may be approved by the Planning and Housing Director after accounting for the 20% reduction.”
(Ord. No. 4487, 01-10-23)

**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		
Single 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/residential unit for an Independent Senior Living Facility	<i>DSC</i> Developments with up to 18 units: 0-2 bedrooms units: NONE 3+ bedroom units: 1 space/RU Developments with more than 18 units: 1 space/RU <i>CSC</i> – All Developments 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 Nursing and convalescent homes College and University housing, fraternities, and sororities	1 space/5 beds, plus 1 space/2 staff members of the largest shift 1 space/3 bed	NONE
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
Short-Term Lodging Hotel/Motel, including ancillary uses Boarding houses, rooming houses, and lodging houses	1 space/guest room; plus 6 spaces/1,000 sq. ft. 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

Table 29.406(2) (Continued)
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/1,000 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/1,000 sq. ft. and above. Any size with shared parking agreement shall be 5/1,000 sq. ft. DGC shall have a rate of 6 spaces per 1,000 sq. ft.	NONE
Other office	1 space / 300 sq. ft.	NONE
TRADE AND WHOLESALE		
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	2 spaces/1,000 sf	NONE
Display store (furniture, appliances, carpets, etc.)	2 spaces/1,000 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 and waiting area, or 1 space per employee 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	NONE
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

Table 29.406(2) (Continued)
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
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
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 For manufacturing uses exceeding 50,000 sf. 1 space/1,000 sf	NONE
Warehouses	1 space/5,000 sf	NONE
MIXED-USE DEVELOPMENT	Mixed-use development parking shall be determined as the sum of parking requirements of the individual use components	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; Ord. No. 3993.06-16-09; Ord. No. 4030, 4-13-10; Ord. No. 4060, 4-26-11; Ord. 4107, 01-24-12; Ord. No. 4120, 7-24-12; Ord. No. 4175, 4-22-14; Ord. No. 4203 12-16-14; Ord. No. 4295, 3-28-17; Ord. 4412, 5-26-20; Ord. No. 4433, 3-23-21; Ord. No. 4476, 08-23-22; Ord. No. 4493, 03-28-23; Ord. No. 4507, 08-08-23)

(3) **Computation of Parking Spaces.** For purposes of computing the minimum required parking spaces pursuant to Section 29.406(2), the following rules apply:

(a) When computing parking spaces based on floor area, areas used for parking are not counted.

(b) When parking is required on the basis of square footage, gross square footage shall be used to calculate parking unless otherwise stated.

(Ord. No. 4493, 03-28-23)

(c) Where calculations yield a fractional result, only fractions of 0.5 or greater shall be rounded to the higher whole number.

(Ord. No. 4493, 03-28-23)

(4) **Occupancy of Structures Requiring Off-Street Parking.** All required parking and loading areas must be completed and landscaped prior to occupancy of any structure. If landscaping cannot be completed due to weather or time of year, an agreement in a form prescribed by the Department of Planning and Housing shall be signed by the developer, which shall specify the completion date.

(Ord. No. 4312, 6-27-17)

(5) **Use of Required Parking Spaces.** Required parking spaces must be maintained for the duration of the use requiring the spaces. Required spaces shall be used exclusively for the temporary parking of passenger motor vehicles or light (non-commercial) trucks and must be available for the use of residents, customers, and employees of the use requiring the parking spaces. Fees may be charged for the use of required parking spaces. Required parking spaces for one site may not be assigned in any way to a use on another site unless such assignment is made under an approved Joint Use Parking Plan, the requirements for which are set forth in Section 29.406(17). Parking of recreational vehicles, trailers, semitrailers, commercial vehicles, equipment, junked vehicles, or mobile homes or storage or display of goods in required parking spaces is not permitted, except:

(a) One (1) unoccupied recreational vehicle, boat, or trailer is permitted to be parked in a required parking space in compliance with surface material and other applicable standards of Ames Municipal Code Section 29.406 in a residential district or unless otherwise permitted in the individual Zone Development Standards Tables; or

(b) Those incidental to construction ongoing on a site.

(Ord. No. 4517, 01-23-24)

(6) **Proximity of Parking to Use.** Required parking spaces for residential uses must be located on the lot containing the principal building and cannot be more than 500 feet from a main entrance to the structure for which the parking is provided. Except when valet parking is provided pursuant to Section 29.406(7), required parking spaces for non-residential uses must be in parking areas located not more than 1,000 feet from a main entrance to the structure served by the parking. Furthermore, parking for residential uses in the DSC, CSC, and S-SMD Districts may be provided on another lot pursuant to Section 29.406(18).

(Ord. No. 3701, 2-25-03; Ord. No. 3710, 5-13-03; Ord. No. 3872, 03-07-06)

(7) **Locating Parking Spaces and Paving in the Front Yard.**

(a) Prior to the construction, expansion, conversion, or reconstruction of a garage, driveway, or vehicular parking area (including paving adjacent to a driveway or parking area), a Driveway Paving Permit, Site Development Plan, or Parking Lot Landscaping and Striping Plan, as applicable to the principal use, approval from the Planning and Housing Director must be obtained by the property owner.

The Planning and Housing Director can only approve a permit consistent with the standards of this section and the guidelines of the *Driveway Manual*, an administrative publication available from the Planning and Housing Department. Any such activity described above without prior approval of a permit by the Planning and Housing Director is a violation of this Chapter.

Front Yard Parking and Paving within the front yard is only permitted as allowed within this Section. Front yard parking generally includes all area of a lot for the entire width of the lot between the front lot line(s) and the closest principal building. Parking location standards found in other parts of the Code, such as between the Building and the Street is more narrowly applied to only areas between the footprint of buildings adjacent to the front lot line.

(Ord. No. 4405, 1-14-2020; Ord. No. 4493, 03-28-23)

(b) Commercial and industrial sites may have front yard vehicular parking areas unless prohibited by the base zone standards.

(Ord. No. 3591, 10-10-00, Ord. No. 3660, 4-23-02; Ord. No. 3822, 3-8-05; Ord. No. 4312, 6-27-17; Ord. 4329;12-12-17; Ord. No. 4493, 03-28-23)

(c) Hospital Medical District (S-HM) properties may use the front yard for the location of vehicular parking, but only if setbacks of 15 feet from the front lot lines and 10 feet from the side lot lines are maintained with respect to the front yard parking area, and a landscaped berm is installed and maintained in said setback areas. The landscaped berm shall be so designed, constructed, and maintained as to help screen from view from the front and sides, any and all motor vehicles parked on the parking lot in any season of the year.

(Ord. No. 4493, 03-28-23)

(i) Parking in the front yard pursuant to this subsection shall be permitted as stated only with respect to a totally new building constructed on the site. Such parking shall not be permitted if there is on the subject premises any building or part of a building that was occupied or used for any purpose whatsoever prior to

the effective date of the subsection or prior to the desired establishment or expansion of such front yard parking.

(ii) This subsection shall apply to any expansion or increase in the area of the front yard used for parking, even if no other conversion, construction or change to the subject premises occurs. Wherever this subsection applies, the subject parking area shall be so constructed and maintained as to meet or exceed the surfacing standards set out in Section 29.406(11).

(d) For Group Living uses in any "RL," "RM," "RH," "UCRM," "FS-RL," or "FS-RM" zone, no vehicular parking area shall be permitted between the primary façade and the street. In addition, any parking area between a recessed façade and the street shall require a setback of 50 feet. Parking is permitted in the side or rear yard. On a corner lot, no parking area is allowed within the front yard related to the secondary facade.

(Ord. No. 4205, 1-13-15; Ord. No. 4493, 03-28-23)

(e) Household living and short-term lodging front yard vehicular parking within any "RL", "RM", "RH", "UCRM", "FS-RL", or "FS-RM" zones is prohibited, except upon an approved driveway that leads to a side or rear yard vehicular parking area or to a garage. Specifications for driveways are stated below, no other installation at grade of any expanse of asphalt, gravel, brick, concrete, or other form of paving is permitted without approval by the Planning and Housing Department:

(i) No required parking for apartment buildings may be approved upon a driveway within a front yard.

(ii) All newly constructed single and two-family dwellings shall provide for at least one required parking space located outside of the Front Yard.

(Ord. No. 4493, 03-28-23)

There shall be no installation at grade of any expanse of asphalt, concrete, gravel, brick, or other form of paving by any material whatsoever without the written authorization by the Planning Director for the dimension and configuration of paving. Such authorization shall be granted only if under the facts and circumstances of the particular situation it is unlikely that the paving will facilitate the use of the front yard, or any part thereof, for the parking of vehicles, except on a driveway as stated.

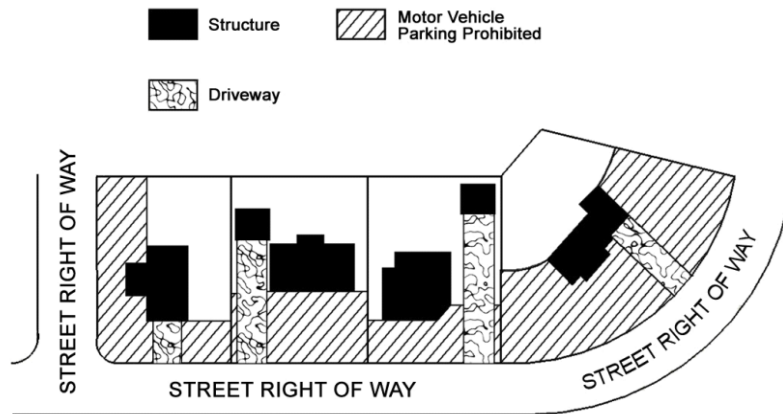
(Ord. No. 3591, 10-10-00; Ord. No. 3675, 8-27-02; Ord. No. 4205, 1-13-15; Ord. No. 4475, 08-09-22).

(f) Turnaround Areas. For single and two family dwellings with access only from either Grand Avenue, Thirteenth Street, Ontario Street, Duff Avenue, Lincoln Way, or other arterial streets, and located on a segment of one of those streets where the Public Works Department can confirm an average weekday traffic count of not less than 10,000 vehicles per day, or for properties with narrow driveways exceeding 75 feet in length that create potentially hazardous back out conditions to pedestrians and bicyclists on collector or arterial streets, there may be a paved area appended to the driveway as a space in which a motor vehicle can be turned around to avoid backing onto the street. The dimensions of the said turning space shall be no greater than reasonably convenient to that purpose as described in the *Driveway Manual*. A driveway permit is required for a turnaround.

(Ord. No. 4493, 03-28-23)

(g) As used in this section, front yard means the open space in that portion of a yard between the street and the face of the structure and a line originating from the left side of the lot and extending to the right side of the lot. The line, as viewed from the street, shall extend parallel to the street to the nearest corner of the principal structure and then along the face of the principal structure to the right corner, and from that point on a line parallel to the street to a point on the right lot line. As used in this section, the face of a principal structure shall be any and all portions of the structure fronting on a street. The front yard shall not include any portion of the city right-of-way. A corner lot shall be deemed to have two front yards. When a lot has three or more street fronts, is a through lot, or the lot is not a rectilinear shape to define a logical side and rear yards, the Planning Director may approve a driveway and front yard parking that meets the intent of this section.

(Ord. No. 4493, 03-28-23)



(Ord. No. 4205, 1-13-15; Ord. No. 4493, 03-28-23)

(8) **Stacked Parking.** Stacked or valet parking is allowed by Special Use Permit if an attendant is present to move vehicles. If stacked parking is to be used for required parking spaces, a covenant must be filed on the City land records obligating the property owner to have an attendant available at all times that the lot is in operation.

(a) Exception. Stacked parking is permitted by right for single family and two-family dwellings; however, one of the required parking spaces per dwelling must be outside of the front yard.

(Ord. No. 4493, 03-28-23)

(b) The requirements for minimum spaces and all parking area development standards continue to apply for stacked parking.

(Ord. 4405, 1-14-2020)

(9) **Parking Space and Vehicle Aisle Dimensions.**

(a) Smaller parking spaces for small cars are allowed only when the parking lot involved consists of 10 or more off-street parking spaces. These parking spaces shall be at least 8 feet wide and 16 feet long. No more than 20% of the required off-street parking spaces shall be designated for small cars. All small car spaces shall be clearly identified with signs or markings. In computing the number of permitted small car spaces where a fractional number of spaces results, the number of permitted small car spaces shall be rounded to the next lowest number.

(c) If the degree of angle of parking provided is not listed in Figure 29.406(9), the aisle width required shall be the next largest angle of parking shown in Figure 29.406(9). In circumstances where a strict application would result in unnecessary practical difficulties, the Zoning Board of Adjustment may, after notice and hearing, authorize such specific, limited exceptions to the above table of dimensions as it shall find warranted and consistent with:

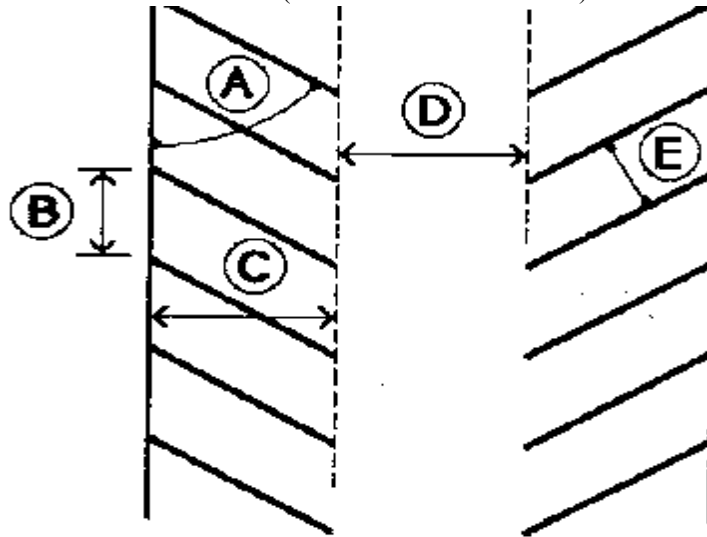
(i) adequate space for maneuvering of trucks, vans, and full-sized passenger vehicles.

(d) No exceptions shall be allowed for any other feature of these off-street parking rules.

(e) Standard parking stalls that abut a planter area that is at least 7 feet in depth may allow for vehicle overhang of 18 inches with an improved parking stall that is 17 feet 6 inches in length. An overhang allowance is not permitted for compact parking spaces.

(Ord. No. 4312, 6-27-17; Ord. No. 4329, 12-12-17)

Figure 29.406(9)
PARKING AREA DIMENSIONS
 (For Standard-size Vehicles)



Full Sized Vehicles Table 29.406(9)-1

Parking Angle (A)	0°	20°	30°	40°	45°	50°	60°	70°	80°	90°
Curb Length Per Space (B)	24.0'	26.3'	18.0'	14.0'	12.7'	11.7'	10.4'	9.6'	9.1'	9.0'
Space Depth (C)	9.0'	15.0'	17.3'	19.1'	19.8'	20.3'	21.0'	21.0'	20.3'	19.0'
Access Aisle Width (D)	12.0'	12.0'	12.0'	12.0'	13.0'	15.0'	18.0'	19.0'	24.0'	24.0'
Space Width (E)	9.0'	9.0'	9.0'	9.0'	9.0'	9.0'	9.0'	9.0'	9.0'	9.0'

(Ord. No. 4100, 01-10-12)

Compact Sized Vehicles Table 29.406(9)-2

Parking Angle (A)	0°	20°	30°	40°	45°	50°	60°	70°	80°	90°
Curb Length Per Space (B)	24.0'	23.4'	16.0'	12.4'	11.3'	10.4'	9.2'	8.5'	8.1'	8.0'
Space Depth (C)	8.0'	13.0'	14.9'	16.4'	17.0'	17.4'	17.9'	17.8'	17.1'	16.0'
Access Aisle Width (D)	12.0'	12.0'	12.0'	12.0'	13.0'	15.0'	18.0'	19.0'	24.0'	24.0'
Space Width (E)	8.0'	8.0'	8.0'	8.0'	8.0'	8.0'	8.0'	8.0'	8.0'	8.0'

(Ord. No. 4100, 01-10-12; Ord. No. 4123, 09-11-12)

(10) **Driveways.** Driveways to all parking facilities shall be designed to promote safety and access management while providing convenient access to adjoining properties. Drive Through Facilities have additional standards within Article 13. The Planning and Housing Department shall maintain a *Driveway Manual* to provide examples and diagrams of generally accepted practices for conformance to front yard parking, paving, and driveway specifications for residential properties.

(a) Driveway width and design characteristics shall be as specified in the Design Manual of the Statewide Urban Design and Specifications (SUDAS) as adopted by the City of Ames unless specified differently in this Chapter. Driveway width shall be the specified minimum to promote on street parking opportunities and pedestrian safety unless the City Traffic Engineer approves a wider driveway width (not to exceed SUDAS maximum) based upon the applicable following criteria:

(i) The extra driveway approach width is necessary to accommodate design dimension characteristics of non-residential vehicles that regularly use the site (does not apply to properties with dwelling units); or

(ii) The extra driveway approach width is necessary to resolve concerns over safe approach and volume of traffic entering and exiting the site.

(b) Additional driveways.

(i) Additional nonresidential driveways shall be limited to the minimum number necessary for use and design characteristics of the site and in conformance with SUDAS standards.

(ii) A second single or two-family driveway may be permitted by the Traffic Engineer if the lot has at least 150 linear feet of street frontage and can meet all other specification and spacing requirements, including 75 feet of separation between drives.

(iii) New construction of a Two-Family Dwelling may have a second driveway approved by the Planning and Housing Director subject to size and appearance standards of Sec. 29.410 and all other specifications and spacing requirements, including conformance with all driveways design specifications including but not limited to widths, flares, sidewalk slope, and separation from other driveways (e.g. five feet) and property lines in accordance with the Driveway Manual.

(Ord. No. 4524, 03-26-24)

(c) Dimensions Single and Two Family

(i) Single and Two-Family home driveway width onsite is intended to be proportional to the curb cut and approach dimensions. The approach shall match the width of the approved driveway that leads directly to parking within an attached garage or vehicular parking outside of the front yard.

(ii) Single and Two-Family home driveway width of the approach in the right-of-way shall be no less than 10 feet, the on-site driveway width shall be no less than 9 feet.

(iii) The maximum width of a driveway approach is 12 feet for a one-car garage, carport, or uncovered parking spaces, 20 feet for a two-car garage, and 24 feet for a three-car garage. Driveway approaches that do not lead directly to a garage are limited to the equivalent width of a one car garage.

(iv) On site driveway paving is limited to areas related to the width of the garage and exceptions described in this Section. In no event will additional paving adjacent to a driveway be approved that would allow for an additional parking space to be created in front of a home. Walkways adjacent to a driveway must be of a different decorative paving material or separated by five feet of vegetative landscaped area from the driveway paving.

(v) Parking upon decorative paving, rock, gravel, or other material that is not the approved driveway is illegal front yard parking.

(d) Exceptions. Single and Two-family homes may have additional paving approved for a flared parking space within the front yard located towards these closest interior property line, subject to the following:

(i) When a property has an approved driveway compliant with this section that leads to at least one required parking space located outside of the front yard, additional paving may be approved subject to the following limitations:

(a) The flared parking shall include a taper design either angled or rounded that is a generally equal to a 45-degree angle between the sidewalk intersection with the driveway and the outside edge of paving width for flared parking for a distance of not less than 5 feet. *See Driveway Manual for more detail.*

(b) The flared parking space shall be contiguous to and parallel to the existing driveway; and,

(c) The parking space shall be located between the existing driveway and the closest interior side property line.

(d) Flared parking is not permitted to the interior of a lot or within the street side or front yard of a corner lot.

(e) The design of the flared parking area is to allow for parking of vehicles perpendicular to the street and not perpendicular to the driveway.

(f) No paving within the right of way that does not match the SUDAS requirement of a driveway approach is permitted, i.e., paving between a sidewalk and driveway approach radius or flare.

(g) Overall paving is limited by the lot coverage standards of the zoning district.

(h) Not prohibited by easement.

(ii) **Minimum Parking and Driveway Width.** When a property with an existing single-family dwelling does not have an attached garage or the ability to physically situate a required parking space within the side or rear yard, a driveway width of up to 20 feet may be approved to allow for two side-by-side parking spaces located adjacent to an interior side property line.

(iii) The Planning Director may approve extra width of 4 feet to the interior side of a driveway when the total width of the driveway with the exception does not exceed 20 feet. Flared parking area is included in the calculation of 20 feet of width.

(Ord. No. 4493, 03-28-23)

(11) Improvements of Off-Street Parking Areas and Driveways.

(a) **Surface Material Standards.**

(i) **Materials.** All vehicular parking and maneuvering areas, including driveways, and front yard parking areas described in Section 29.406(7), must be paved with Portland Cement Concrete, Asphaltic Cement Concrete, or an equivalent as determined by the City Engineer.

(a) **Exception Basic Utility and Other Similar Uses.** For a Basic Utility, or other similar use, the Planning and Housing Director may approve a reduction to the extent of required paving of this section. The extent of required paving will be as determined by the Director and must include a paved approach within the right-of-way and then extend on site to accommodate the normal stopping and turning of vehicles to enter a street and for other shared access planned for use of the driveway. The Director at their sole discretion shall determine if the proposed paving reduction is warranted based upon the proposed use and compatibility of the project design with other on-site improvements and the surroundings. Any approved reduction of paving extents shall continue to be subject to all other parking and loading area design and landscape standards.

(ii) **Material Thickness.** All vehicle areas, including front yard parking areas described in Section 29.406(7), must be paved with an approved material no less than five inches thick. Use of bricks or pavers with a supporting base that provides for durability equal to that of five inches of paved thickness may be approved by the City Engineer. Greater thickness may be required by subsurface conditions or the type of vehicles using the parking area. In all off-street parking areas where access will be provided for heavy trucks and transit vehicles, the pavement thickness shall be adequate to accommodate such vehicles, as determined by the City Engineer. When it is anticipated that transit service will be extended to sites not presently served, pavement thickness shall be adequate to accommodate transit vehicles, as determined by the City Engineer.

(b) Existing single and two-family front yard parking and driveway area configurations are considered pre-existing as of January 1, 2023, for purposes of maintaining current paved areas and dimensions. New or expanded driveways and parking areas must comply with all current standards.

(c) Unpaved parking areas and driveways must be paved as described in Article 3 for other nonconformities.

(d) **Striping.** All parking areas must be striped in accordance with the dimension standards described in Figure 29.406(9) to clearly delineate parking spaces and drive aisles for use by customer, employee, business, and other vehicles, except parking areas designed for outdoor display of vehicles for sale or lease.

(e) **Lighting.** Illumination for parking and loading areas must be designed to be fully cut off from adjacent properties.

(Ord. No. 4493, 03-28-23)

(12) Parking Structures and Decks. No parking may be provided in stacked parking decks unless the structure containing such parking conforms to the following requirements:

(a) Deck structure visible from the street must be horizontal rather than sloping.

(b) Screening or other improvements must be made so that parked vehicles are shielded from view at each level of the parking structure.

(Ord. No. 4493, 03-28-23)

(c) In "NC," "CCN," "CCR," "DSC," and "CSC" Zones, 75% of street level frontage must be maintained for walk-in retail and service uses.

(Ord. No. 3822, 3-8-05)

(d) The parking structure must conform to all setback, height, bulk, and landscaping requirements for buildings within the zone in which the structure is located.

(Ord. No. 3591, 10-10-00)

(e) In the DSC and CSC zones no parking is permitted in any structure on the ground level of the structure or within a space, which extends from street level upwards a distance of 10 feet within 35 feet of a street lot line.

(Ord. No. 3595, 10-24-00; Ord. No. 3872, 03-07-06)

(13) **Surface Parking Landscaping and Screening.** Surface parking facilities must conform to the minimum landscaping and screening requirements set forth in Section 29.403 unless it is a part of an approved Master Plan or a Major Site Development Plan which City Council deems acceptable under the purposes of Section 29.403.

(Ord. No. 3896, 12-12-06; Ord. No. 4329, 12-12-17)

(14) **Parking Spaces Accessible for Persons with Disabilities.** For new construction where parking spaces are provided for self-parking of vehicles by residents, employees or visitors to a site, parking spaces accessible for persons with disabilities shall be provided in accordance with the minimum ratios set forth in Table 29.406(14) below, except for single-family-and two-family dwellings or where no residential units are accessible. However, at least one accessible parking space shall be provided where there are three or more apartment units in a structure. Required Accessible Parking Spaces may count as Required Parking Spaces for purposes of Section 29.406(2), Required Parking Spaces.

(Ord. No. 4100, 01-10-12)

Table 29.406(14)
Required Accessible Parking Spaces

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY OR LOT	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20 spaces plus 1 for each 100 (or fraction thereof) over 1000

(Ord. No. 4100, 01-10-12)

(15) **Standards for Accessible Parking Spaces.**

(a) **Signage.** Accessible Parking Spaces must be marked with above-grade signs with white lettering against a blue background and must bear the words "Handicapped Parking: State Permit Required" and "Violators Will Be Fined." The sign must also bear the international symbol of access. For parking spaces required to be van-accessible, a sign bearing the words "Van-Accessible" must be mounted below the symbol of accessibility. Signs must be positioned so that they are observable from the driver's seat and cannot be obscured by a vehicle parked in the space. When also allowed under federal and state law, Accessible Parking Spaces serving dwelling units are exempt from this subsection unless a dwelling unit in the building being served is occupied by an individual eligible for a state permit. This exception shall not apply to any visitor parking areas for residential structures or parking areas serving accessory facilities for residential structures.

(b) Width of Accessible Parking Spaces and Passenger Access Aisles.

(i) Spaces. Accessible Parking Spaces must have a minimum width of 8 feet.

(ii) Passenger access aisles. Except for spaces required to be van-accessible, all Accessible Parking Spaces must be served by passenger access aisles with a minimum width of 5 feet.

(iii) Van-accessible spaces. One in every 6, but not less than one, required Accessible Parking Spaces must be served by a passenger access aisle with a minimum width of 8 feet and must be designated "Van-Accessible" by a sign mounted below the symbol of accessibility. When exempt by ADA, no van-accessible spaces are required.

(Ord. No. 4493, 03-28-23)

(iv) Combined width of space and passenger access aisle. Irrespective of the minimum widths for spaces and passenger access aisles set forth above, the combined width of the space and passenger access aisle for all Accessible Parking Spaces may not be less than 13 feet.

(Ord. No. 4100, 01-10-12)

(v) Accessible Spaces and Passenger Access Aisles must meet parking, setback, and minimum landscaped yard requirements.

(Ord. No. 4312, 6-27-17)

(c) Additional Requirements for Passenger Access Aisles. Passenger access aisles must be painted in cross-hatching and must be part of an accessible route to the entrance of the building or facility being served. In parking facilities that do not serve a particular building or facility, passenger access aisles must be part of an accessible route to an accessible pedestrian entrance of the parking facility.

(d) Vertical Clearance. All Accessible Parking Spaces and at least one vehicle access route to and from all Accessible Parking Spaces must have a minimum vertical clearance of 8 feet 2 inches.

(e) Location. Accessible Parking Spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, Accessible Parking Spaces shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, Accessible Parking Spaces shall be dispersed and located closest to the accessible entrances.

(16) **Relationship of Accessible Parking Space Requirements to Federal and State Law.** In addition to the requirements set forth in Sections 29.406(8) and 29.406(14), federal and state laws contain requirements and specifications for parking spaces accessible to disabled or handicapped persons. Property owners and operators of uses on property have the responsibility of determining their compliance with federal and state laws, as those laws may from time to time be amended. To the extent that federal or state laws contain standards which are more stringent than those contained in this Ordinance, state and federal law shall control.

(17) **Joint Use Parking.**

(a) Where 2 or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times, the same parking spaces may be counted to satisfy the off-street parking requirements for each use upon the approval of a Joint Use Parking Plan by the City Council. Applications for Joint Use Parking Plan approval shall include:

(i) The names and addresses of the uses and of the owners or tenants who will share the parking.

(ii) The location and number of parking spaces to be shared.

(iii) An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses.

(iv) A legal instrument such as a joint use parking agreement, a lease, an easement or a deed restriction that guarantees access to the parking for both uses, designates the time periods under which each use will have rights to count spaces for purposes of the space requirements under Section 29.406(2), and places restrictions on the hours of operation of each use.

(b) Approval of Joint Use Parking. The City Council may approve an application for Joint Use Parking if it finds that:

(i) The analysis provided presents a realistic projection of parking demands likely to be generated.

(ii) Peak demand is sufficiently distinct so that the City Council is able to clearly identify a number of spaces for which there will rarely be an overlap of parking demand.

(iii) Rights to the use of spaces are clearly identified so as to facilitate enforcement.

(18) **Remote Parking.** All parking spaces required by this ordinance shall be located on the same lot as the use served, except as noted below:

(a) Parking spaces required for principal uses permitted in the CSC, HOC, CCN, CCR, NC, S-HM and S-SMD zoning districts may be located on the same lot as the principal building or on a lot within 300 feet of the lot on which the principal building is located. Parking within the DSC zoning district may be located on any lot within the DSC or DGC zoning district, subject to approval by the City Council.

(Ord. No. 4060, 4-26-11; Ord. 4372, 10-23-18; Ord. No. 4493, 03-28-23)

(b) Parking spaces required for uses permitted in the F-PRD zoning district may be located on a lot within 300 feet of the lot on which the use is located, if the parking spaces to be used are within the boundary of the same F-PRO zoning district.

(Ord. No. 4060, 4-26-11; Ord. No. 4493, 03-28-23)

(c) Parking spaces required for principal uses permitted in the PRC zoning district may be located on any PRC zoned lot governed by and fully encompassed by the same site development plan.

(d) For any remote parking, a written agreement in a form provided by the City shall be executed by the property owner or owners and the City to assure that these remote parking spaces are retained for the principal use. This agreement shall be recorded and shall be binding on all successors and assigns of the property or properties involved.

(Ord. No. 3591, 10-10-00; Ord. No. 3606, 1-23-01; Ord. No. 3701, 2-25-03; Ord. No. 3710, 5-13-03; Ord. No. 3822, 3-8-05; Ord. No. 3872, 03-07-06; Ord. No. 3981, 1-27-09)

(19) **Reductions of Minimum Off-Street Parking Requirements for Affordable Housing Developments.**

(a) The minimum off-street parking requirement may be reduced as set forth in this section for a proposed affordable housing development upon approval of an agreement by the Planning and Housing Director or City Council, as appropriate.

(i) The units for which the reduction is approved shall be restricted to households with a median family income less than or equal to 60% of the Area Median Income (AMI) of Ames, as adjusted for family size and determined annually by HUD.

(ii) At a minimum to qualify for the reduction, 40% of the units shall be income-restricted to the 60% AMI level or less.

(iii) The Planning and Housing Director may approve the reduction when the proposal includes a satisfactory:

(1) configuration of units and bedrooms as family housing units;

(2) affordable housing compliance agreement with a state or federal agency. If there is no agreement it requires City Council approval;

(3) financial and operations plan demonstrating feasibility for the project addressing at a minimum: affordability levels, household income verification, and rent restrictions; and

(4) affordability period of 30 years or more.

The Director may forward to the City Council for approval any proposed reduction that they do not find satisfactory.

(b) The affordable housing agreement shall:

(i) Be executed by the property owner or owners and the City prior to issuance of any building permit.

(ii) Be recorded and be binding on all successors and assigns of the property or properties involved.

(c) Affordable housing developments with an approved agreement may have parking reduced as follows:

(i) 1.0 parking space per unit for units with two or fewer bedrooms.

(ii) 1.5 parking spaces per unit for units with three to four bedrooms.

(iii) If the affordable housing units are located in a development with other units, such as market-rate units, or with other land use components, the reduced parking requirements shall only apply to the affordable housing units. The total required parking shall be determined as the sum of parking requirements of the individual use components.

(iv) At the end of the affordability period, the development may be converted to market-rate units without providing additional parking.

(d) The City Council may approve additional reductions in parking for affordable housing developments in the following circumstances:

(i) Developments that are permanently committed to serving households with incomes below 30% of AMI. Permanently committed includes projects that require City Council approval for a change of use.

(ii) When a development is within approximately a quarter-mile walking distance of a public transit stop, Council may approve a reduction to 1.0 parking space per unit, regardless of bedroom count. The measurement shall begin at the intersection of the development’s property line with the sidewalk, access, or other public pedestrian path on the property nearest to the transit stop.

The requirements of Section 29.406(19)(a-b) still apply to Council approvals, except for the parking rate.

(Ord. No. 4513, 12-12-2023)

(20) **Trucks and Equipment Parking and Storage.** The standards for truck and equipment parking apply to business vehicles and equipment that are parked regularly at a site. The regulations do not apply to pickup and delivery activities, to the use of vehicles during construction, or to services at the site which occur on an intermittent and short-term basis. Permissibility of truck and equipment parking and storage is covered in the individual Zone Development Standards Tables.

(Ord. No. 3591, 10-10-00)

Sec. 29.407. OFF-STREET LOADING.

(1) **Off-Street Loading Facilities.** Except as provided in Section 29.407(3), off-street loading facilities must be provided in accordance with the minimum requirements prescribed by Table 29.407(1) for every new building constructed and every new use established. Off-street loading facilities for additions to existing structures or enlargements of existing uses may be provided only to the extent of such addition or enlargement.

**Table 29.407(1)
Minimum Required
Off-Street Loading Spaces**

	GROSS FLOOR AREA REQUIRING INITIAL BERTH (SQUARE FEET)	GROSS FLOOR AREA REQUIRING SECOND BERTH (SQUARE FEET)	GROSS FLOOR AREA REQUIRING ADDITIONAL BERTHS
RESIDENTIAL			
Group Living	50,000	150,000	One per 400,000 sf or fraction thereof above 300,000 sf
Short-term Lodgings	10,000	150,000	One per 300,000 sf or fraction thereof above 200,000 sf
OFFICE			
All Categories	25,000	100,000	One per 300,000 sf above 200,000 sf
TRADE			
All Categories	10,000	40,000	One per 100,000 sf between 80,000 and 480,000 sf plus one per 200,000 sf above 480,000 sf

	GROSS FLOOR AREA REQUIRING INITIAL BERTH (SQUARE FEET)	GROSS FLOOR AREA REQUIRING SECOND BERTH (SQUARE FEET)	GROSS FLOOR AREA REQUIRING ADDITIONAL BERTHS
INSTITUTIONAL			
All Categories	10,000	100,000	One per 200,000 sf above 200,000 sf
INDUSTRIAL			
All Categories	5,000	40,000	One per 80,000 sf between 80,000 sf and 320,000 sf plus one per 150,000 sf above 320,000 sf
MULTIPLE USES	Where buildings or sites contain multiple uses, off-street loading spaces must be supplied for each category of use in the number required for the square footage of that use. In the alternative, where multiple uses are situated in such a manner that the uses can be equally and conveniently served by common loading spaces, the building or site may be treated as though the entire square footages were employed under the Use Category for which the greatest number of spaces would be required.		

(2) **Loading Berth Location.** Required off-street loading berths must be provided on the same or adjacent lot as the structure for which the space is required and must be designed in such a manner that loading activities will not block any required parking area, public right-of-way, public or private access, or sidewalk. Loading areas must contain landscaped area equal to 10% of the total gross loading area. See 29.403. Loading berths shall be designed to minimize visibility of loading berths from sidewalks and streets.

(Ord. No. 4312, 6-27-17)

(3) **Off-Street Loading in the DSC and CSC Zones.** In the DSC and CSC Zones, the following conditions and exceptions apply:

(a) When a site is adjacent to an alley, access to off-street loading shall be from the alley. If a site is not adjacent to an alley, street access to off-street loading shall be from the adjacent street having the least volume of vehicle or pedestrian traffic.

(b) Existing structures may be renovated without off-street loading if space is not available on the site.

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

(4) **Loading Berth Dimensions.** Required off-street loading berths must be at least 35 feet long and 12 feet wide and have a vertical clearance of 14 feet.

Sec. 29.408. OTHER GENERAL DEVELOPMENT STANDARDS.

(1) **Vibration.**

(a) All Uses. Every use shall be operated so that continuous, frequent, or repetitive vibrations inherently or recurrently generated may not be perceptible to a person of normal sensitivities on any point of any property line of the lot on which the use is located.

(b) Exemptions. Vibrations from temporary construction work and vehicles which leave the lot, such as trucks, trains, and helicopters, are exempt from this Section, as are vibrations lasting less than 5 minutes per day. Vibrations from primarily on-site vehicles and equipment are not exempt.

(2) **Fences.**

(a) Applicability. These standards apply to all zoning districts except General Industrial (GI), Research and Innovation (RI), Intensive Industrial (II), and Planned Industrial (PI).

(Ord. No. 4517, 01-23-24)

(b) Types of Fences. These standards apply to walls, fences, and screens of all types whether open, solid, wood, metal, wire, masonry, earthen, or other material.

(c) Location and Height.

(i) Height in Front Setbacks & Yards. The maximum height of fences in front setbacks and front yards is four (4) feet.

(ii) Height in Side and Rear Setbacks. The maximum height for fences in side or rear setbacks is six (6) feet, except as further limited by this section in setbacks abutting street rights-of-way.

(iii) Height in Setbacks Abutting Rights-of-way. The maximum height of fences in any setback abutting a street right-of-way is four (4) feet, except that up to six (6) feet of fence is allowed in any side or rear setback if:

(a) The lot does not abut the front yard of any other residential property along the same side of the street; and

(b) The fence is at least five (5) feet from the property line abutting a street right-of-way. Within this five (5) foot area, landscaping is required consisting of one landscape tree for every 50 lineal feet and two high or three low shrubs for every ten lineal feet of area to be planted.

(iv) Height Outside of Setbacks. The maximum height for fences that are not placed in setbacks is eight (8) feet, except that in any portion of a front yard fences shall not exceed four (4) feet.

(v) Retaining Wall. In the case of retaining walls and supporting embankments, the above requirements shall apply only to that part of the wall above finished grade of the retained embankment, provided that the finished grade at the top of the wall or embankment extends at least 20 feet or if the available area is less than 20 feet, the grade extends to the principal structure. Otherwise, it will be considered an earthen berm and will be subject to the height limitation for fences.

(vi) Visibility Triangle. All fencing shall meet the requirements of the visibility triangle as defined in section 29.408(5) of the Municipal Code.

(d) Prohibited Materials. Barbed wire, razor wire, electric, and similar types of fences are prohibited.

(Ord. No. 3796, 09-14-04; Ord. No. 4052, 12-14-10; Ord. No. 4245, 1-26-16)

(3) **Solid Waste Collection Areas.** All containers of garbage, trash, refuse, and recycling incidental to the principal use shall be located within defined collection areas and shall be screened from all public rights-of-way, other than alleys, and from adjacent properties to the High Screen (*i.e.*, 6-foot-tall planting landscape buffer) or F2 (*i.e.* opaque fence) standards set forth in Section 29.403. Individual receptacles for incidental pedestrian use and those for single- and two-family homes are exempt. Recycling drop-off and other Waste Processing uses are not considered incidental to the principal use as described in this section.

(Ord. No. 4517, 01-23-24)

(a) Exception. Collection Areas in Commercial Zones. The intent is to ensure that solid waste collection areas and associated enclosures are serviceable, durable, unobtrusive, and architecturally compatible with the principal building(s) on the site. The following provisions constitute the minimum requirements for collection areas when located within a front yard.

(i) Location in the Front Yard or Side Yard Adjacent to a Street. Exterior collection areas are prohibited within any required front yard setback, street side yard setback, and required front yard landscape areas. Enclosures shall be located in a visually unobtrusive location on the site that is readily accessible for collection services without interfering with other characteristics of the site layout.

(ii) Design and Materials. The design of enclosures placed within the front yard, outside of setbacks, shall be compatible with the architectural features, materials, and colors of the principal building(s) on the development site. Materials used to construct the enclosures, including gates, shall be durable and unobtrusive in appearance.

(a) Minimum Height and Opacity of Enclosures. All front yard enclosures shall meet screening standards of "F2." Walls enclosing collection areas related to this section shall not be subject to requirements for a "fence" located in a front yard.

(iii) Alternatives to location standards regarding minimum setbacks, including waiver of setbacks, may be approved by the Planning and Housing Director if there are three, or more streets abutting the development site.

(Ord. No. 4413, 6-9-20)

(4) **Mechanical Units and Transformers.**

(a) Screening Required.

(i) For all uses, except for single-family and two-family dwellings, all mechanical units located on the ground shall be screened from ground level view from abutting streets by a sight obscuring fence and/or shrubs that achieve a minimum opacity of approximately 75%. Such shrubs shall be at least 75% the height of the mechanical equipment at the time of installation. Screening shall be at least 6 inches higher than the average height of the mechanical equipment at full growth. Fences shall be equal to the average height of the equipment. Electric vehicle chargers and their associated cabinets are not a mechanical unit and are not subject to screening.

(Ord. No. 4501, 05-23-23)

(ii) All mechanical equipment mounted on roofs, or on the walls of buildings, shall be screened from the ground level view from both abutting streets and of any abutting residentially zoned lot with materials that are the same color as the principal siding or trim materials of the exterior of the building. Required screening shall be completely opaque and shall ensure that at least 75% of the height of the mechanical unit is screened or otherwise unseen.

(b) Screening Exemptions. Screening of mechanical units is not required in the following instances:

(i) Wall-mounted meters and associated panels on a non-street facing side or rear facade, provided they are located beyond the centerline of any façade visible from an abutting street;

(ii) Units mounted on roof surfaces that are at least 3 feet lower than the ground level of the abutting street or property. (Screening is nonetheless required from other non-exempt vantage points);

(iii) Units visible from more than 300 feet beyond the side lot lines that intersect with the street on which the subject site abuts. (Screening is nonetheless required from other non-exempt vantage points)

(iv) Sites with front yard landscaping as required within Section 29.403 and where mechanical units are located behind the centerline of a building. Where front yard landscaping is not in place, screening is required. For industrial and commercial sites, the Planning Director may approve screening to meet the requirements of this section solely based upon front yard landscaping and other site features that obscure equipment when equipment is set internal to a site and set back from a street at a distance substantially greater than minimum setback requirements.

(Ord. No. 4329, 12-12-17; 4501, 05-23-23)

(c) **Location of Mechanical Units**

(i) Mechanical units must meet all screening requirements of Section 29.408(4) and must be located outside of required landscape areas in parking lots or bufferyards. However, in situations where upgrades or relocations of mechanical units for utility services are necessary to provide continued service, the Director of Planning & Housing may approve placement of mechanical units in required landscape areas, and may also waive screening requirements of mechanical units, if the Director determines that such upgrades or relocations could not have been anticipated either at the time of platting or at the time of site development when the utilities were first planned and/or installed, and that there is insufficient room for the relocated or upgraded utility mechanical units to be screened or placed outside of required landscape areas.

(Ord. No. 3610, 4-10-01; Ord. No. 3665, 5-28-02; Ord. No. 3997, 07-14-09; Ord. 4048, 10-26-10; Ord. No. 4312, 6-27-17; Ord. No.4329, 12-12-17)

(5) **Visibility at Intersections.**

(a) In order to promote a safe pedestrian and vehicular environment, a “visibility triangle” is established at each street intersection.

(i) The visibility triangle is defined by a triangle, two legs of which are measured from the intersection of the back of the curb line or pavement edge (if there is no curb) extended.

(ii) The legs of the triangle are based on the posted speed limit of that street. A street with a posted speed limit of greater than 30 miles per hour shall have a 100-foot leg. A street with a posted speed limit of up to and including 30 miles per hour shall have a 50-foot leg.

(iii) The length of any leg shall be halved if the street has a control feature, such as a stop sign, yield sign, or traffic signal.

(b) Within the visibility triangle, no obstruction is allowed that would significantly obstruct or impede vision through the visibility triangle between a height of 3 feet and 10 feet above the grade of the curb or pavement edge (if there is no curb). Examples of obstructions include:

- (i) any fence, wall, shrub, berm, or sign taller than 3 feet.
- (ii) any evergreen tree.
- (iii) any deciduous tree with branches extending from the trunk between 3 feet and 10 feet.
- (iv) any parking of vehicles.
- (v) any other permanent or temporary structure or item determined by the traffic

engineer to be a visual obstruction.

(c) The following shall not be considered an obstruction:

- (i) a building conforming to the setback requirements of this Zoning Ordinance.
- (ii) utility poles and streetlight poles.
- (iii) traffic control equipment including control boxes, traffic signs, and traffic signal

poles.

(d) For unique situations due to topography, street alignment, or other physical condition, the city's traffic engineer may require as part of site development plan approval, alternative dimensions to the triangle to ensure a safe clear area at street intersections.

(Ord. No. 4248, 2-9-16)

(6) Airport Obstruction Regulations:

(a) Height Limitations: Except as otherwise provided in this section, no structure shall be erected, altered, or maintained, and no tree or vegetation shall be allowed to grow in any airport airspace zone (FFA Part 77 Imaginary Surfaces) described in the Ames Municipal Airport Master Plan to a height in excess of the applicable height limit therein established for such zones.

(b) Site Improvements Limitations: Notwithstanding any other provisions of this Ordinance, no use may be made of land or water within any airport airspace zone in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots⁸⁶⁴⁰ using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

(Ord. 4186, 6-24-14)

(7) Requirements for Private Garages and Other Accessory Buildings.

(a) The following requirements apply to private garages and accessory buildings in Agricultural, Residential and Hospital/Medical districts:

(i) Location Within Setbacks.

(a) No detached garage or accessory building is allowed in the front yard, or within the side yard setback adjacent to public right-of-way in the case of corner lots.

(b) Side Yards.

(i) Interior Lot. A detached garage or accessory building wholly or partially within the side yard shall meet all the same side setbacks as required for the principal building.

(ii) Corner Lot. A one-story garage or accessory building may be placed within 3 feet of the side lot lines.

(Ord. No. 4516, 01-09-24)

(c) Rear Yards.

(i) For purposes of this section, the rear yard is located between the rear lot line and the principal building, extending from side lot line to side lot line. This section allows for 3-foot setbacks from both rear and side lot lines except for two-story structures, which must meet side setbacks.

(Ord. No. 4516, 01-09-24)

(ii) In cases in which the rear yard of a lot abuts the front yard of an adjoining lot, a detached garage or accessory building in the rear yard shall be not less than 6 feet from the adjoining property line for the distance of the required front yard setback on the adjoining lot.

(iii) In no case shall a detached garage or an accessory building in the rear yard be placed closer than 15 feet to any lot line that abuts a street.

(Ord. No. 4339, 3-27-18; Ord. No. 4453, 1-25-22)

(ii) Height.

(a) A detached garage or accessory building on the same lot with a 1 story principal building shall not exceed the height of that principal building.

(b) Detached garages or accessory buildings on the same lot with a principal building that is taller than 1 story shall not exceed 80% of the height of the principal building or 20 feet, whichever is lower.

(iii) Size.

(a) Detached garages and accessory buildings in the rear yard shall not occupy more than a total of 25% of the rear yard.

(Ord. No. 4453, 1-25-22)

(b) The maximum gross floor area shall not exceed 900 square feet for a detached garage or accessory building/structure to a Single-Family Dwelling or 1,200 square feet for accessory uses to a Two-Family Dwelling.

(Ord. No. 3595, 10-24-00; Ord. No. 3861, 11-22-05; Ord. No. 4192, 8-26-14)

(c) In any Agricultural or Residential district, the cumulative garage door opening width shall not exceed 30 feet for a Single-Family Dwelling. Doors less than 8 feet in width, such as for lawn and garden equipment, are exempt. A cumulative width of all garage door openings exceeding 30 feet may be approved if,

(i) the cumulative garage door openings that are generally parallel to and visible from the street are 20 feet in width or less, and

(Ord. No. 4339, 3-27-18)

(ii) the additional garage door openings are located generally perpendicular to the street or are not visible from the street.

(Ord. No. 4339, 3-27-18)

(d) Two Family Dwellings are limited to a garage door width of 20 feet per dwelling unit. Doors less than 8 feet in width, such as for lawn and garden equipment, are exempt.

(Ord. No. 4034, 4-27-10; Ord. No. 4339, 3-27-18)

(iv) General Requirements.

(a) Driveways to streets. The driveway leading from a street to the entrance of a detached or attached garage shall be at least 20 feet long measured from the property line.

(b) Driveways to alleys. The garage door opening to a detached or attached garage that opens to an alley shall be located either 8 feet from the property line abutting the alley or a minimum of 20 feet from the property line abutting the alley.

(Ord. No. 4339, 3-27-18)

(c) No detached garage or accessory building shall contain habitable space, unless approved as an Accessory Dwelling Unit (ADU). "Habitable Space" is defined for this purpose as: facilities or improvements for sleeping, cooking, and a bathroom. Other than an approved ADU, only an accessory building used for recreational purposes, such as a pool house, may include a bathroom.

(Ord. No. 4516, 01-09-24)

(d) The construction of a detached garage or accessory building shall not precede the construction of the principal building on the same lot.

(b) The following requirements apply to private garages and accessory buildings to legally nonconforming Single Family and Two-Family Dwellings in Commercial and Industrial Districts:

(i) No detached garage or accessory building is permitted in the front yard.

(ii) A detached garage or accessory building is permitted in the side or rear yard on the same lot with a Single Family or Two-Family Dwelling in Commercial Districts, provided it maintains the same side and rear yard setbacks that a principal building of a commercial nature would be required to maintain.

(iii) A detached garage or accessory building is permitted in the side or rear yard on the same lot with a Single Family or Two-Family Dwelling in an Industrial District, provided the same side and rear yard setbacks for a permitted structure in the district are maintained.

(c) When a special use permit is required for an institutional use, garages and accessory buildings/structures shall be exempt from that requirement, if the accessory structure does not exceed 900 square feet. Garages and accessory structures for an institutional use exceeding 900 square feet require approval of a special use permit. *(Ord. 3861, 11-22-05; Ord. No. 4192, 8-26-14)*

(d) The following requirements apply to shared common lot line garages and accessory buildings in Agricultural, Residential and Hospital/Medical districts:

(i) Location Within Setbacks.

(a) Shared common lot line garages shall be permitted only on lots where an existing common lot line garage exists, or on lots where substantial proof can be submitted indicating a shared common lot line garage had previously existed.

(b) No detached garage or accessory building is allowed in the front yard, or within the side yard setback adjacent to public right-of-way in the case of corner lots.

(ii) Height.

(a) A detached garage or accessory building on the same lot with a one-story principal building shall not exceed the height of that principal building.

(b) Detached garage or accessory buildings on the same lot with a principal building that is taller than one story shall not exceed 80% of the height of the principal building or 20 feet, whichever is lower.

(iii) Size.

(a) Detached garages and accessory buildings in the rear yard shall not occupy more than 25% of the combined rear yard of the two subject lots.

(b) The structure should not exceed a maximum of 1,200 square feet shared between the two properties.

(c) In any Agricultural or Residential district, the cumulative garage door width shall not exceed eighteen (18) feet per lot. Doors less than eight feet in width, such as for lawn and garden equipment, are exempted from this requirement.

(iv) General Requirements.

(a) Driveways to streets. The driveway leading from a street to the entrance of a detached or attached garage shall be at least 20 feet long measured from the property line.

(b) Driveways to alleys. The driveway leading from an alley to the entrance of a detached or attached garage shall be at least 8 feet long.

(c) No detached garage or accessory building shall contain habitable space, unless approved as an Accessory Dwelling Unit (ADU). "Habitable Space" is defined for this purpose as: facilities or improvements for sleeping, cooking, and a bathroom. Other than an approved ADU, only an accessory building used for recreational purposes, such as a pool house, may include a bathroom.

(Ord. No. 4516, 01-09-24)

(d) The construction of a detached garage or accessory building shall not precede the construction of the principal building on the same lot.

(v) Special Setbacks.

(a) In cases in which the rear yard of a lot abuts the front yard of an adjoining lot, a detached garage or accessory building in the rear yard shall be not less than 6 feet from the adjoining property line for the distance of the required front yard setback on the adjoining lot.

(b) In no case shall a detached garage or an accessory building in the rear yard be placed closer than 15 feet to any lot line that abuts a street.

(vi) Agreement. All shared driveways and shared common lot line garages shall be acknowledged as such, and the respective owners of the affected lots shall have the right to use such driveways and shared common lot line garages jointly. Cross easements shall be granted over, across and under that portion of each owner's lot where such shared driveway is located. In addition, the rights and responsibilities for the construction, maintenance, repair and rebuilding of such driveway and shared lot line garage shall be addressed in the cross-easement documents and submitted to staff.

(Ord. No. 4151, 7-9-13)

(8) **Water Supply Protection.** In order to protect the existing and future source water supply for the city, the following improvements and uses will be prohibited within a 1,000-foot distance from any City of Ames drinking water well located in the Southeast Well Field and Youth Sports Complex Well Field.

(a) Including, but not limited to, borrow areas, pits, ponds, fountains, lagoons, storm water detention ponds, and mining operations.

(b) Permanent excavation below existing grade. Temporary excavation will be allowed for certain purposes. These include, but are not limited to, footings, basements, and installation of utilities.

In addition, any proposed improvement or use shall not be in violation of separation criteria for sources of contamination specifically listed in Table A, 567, Iowa Administrative Code section 43.3(7)
(Ord. No. 4009, 9-22-09)

Sec. 29.409. ACCESSORY DWELLING UNIT (ADU) STANDARDS.

An ADU is a specific type of accessory building with requirements additional to those of private garages and accessory buildings provided in 29.408.

(1) Where Permitted.

(a) Zoning districts. ADUs are permitted in the following zoning districts: R-L, R-M, UCRM, FS-RL, FS-RM, and F-PRD.

(i) One ADU is allowed on any lot having one existing single-family dwelling that is the primary residence of the property owner, and no other dwellings are on the lot. If a lot has two or more dwellings, an ADU is not permitted.

(b) Overlay zoning districts. If the property is in an overlay zone, such as the Single-Family Conservation (O-SFC) or the Historic (O-H), it may be subject to additional design standards and permitting requirements. In the event of conflict between overlay regulations and the regulations included herein, the more restrictive regulations shall control.

(2) Independent Dwelling Unit.

(a) Detached from the principal building. The detached ADU may be created through the conversion of an existing detached structure or may be new construction creating a new standalone building. No ADU may be established as an addition to or within an existing single-family dwelling.

(b) Functions Independently. The ADU must function independently from the principal residence. It must include its own bathroom and kitchen facilities and be connected to public utilities including water and sanitary sewer. Separate metering is not required but allowed.

(c) Foundation. Whether constructed on site or premanufactured, an ADU must be placed upon a permanent foundation.

(3) Lot Size

There is no minimum lot size for an ADU.

(4) Size Limitations and Bedrooms.

The ADU is subject to the gross floor area limitations of accessory buildings and is limited to one bedroom. Any additional area or room that meets the definition of a bedroom as defined within the Zoning Ordinance is prohibited.

(5) Parking & Driveways.

(a) One paved off-street parking space is required for the ADU in addition to the two spaces required for the principal building. Although spaces for the principal building can include two cars parked in tandem, an ADU parking space cannot be in front of or behind another required parking space. All parking spaces must be paved and located in accordance with the requirements of 29.406.

(b) Sidewalk. A sidewalk is required to connect the primary exterior entrance of the ADU with the paved parking area or to the principal building.

(6) Occupancy.

(a) Owner-occupancy. No building permit or rental letter of compliance will be issued by the City for an ADU unless the titleholder resides on the property as their primary residence. The property owner's primary residence may be either the principal building or the ADU. Prior to issuance of a permit, a "Notice of Limitation on Rental" shall be recorded by the property owner, including an affidavit confirming their understanding of rental and occupancy requirements. The "Notice of Limitation on Rental" shall be on a form prepared by the city. Properties owned by an L.L.C. or other non-natural person entity do not qualify as owner-occupied.

(b) The maximum occupancy of an ADU is limited to three adults. Additional occupancy limitations may apply to Near Campus Neighborhoods, as defined within Chapter 13, Rental Code.

(c) Rentals. Only one of the two dwelling units on the lot may be a rental. Any ADU or principal building that is intended for use as a rental must be registered with the city and have a valid rental permit. All requirements of Chapter 13, Rental Code apply.

(Ord. No. 4516, 01-09-24)

Sec. 29.410. SIZE AND APPEARANCE OF DWELLINGS.

(1) Detached Dwellings.

All non-attached dwelling structures of any kind located outside the RLP Zone, shall meet the following minimum standards:

(a) The principal portion or main body of the principal structure shall have a width and length of not less than 20 feet.

(b) The siding of any dwelling unit shall consist of wood, simulated wood siding (to include horizontal lapped steel, vinyl, or aluminum siding), brick, stone, stucco or concrete and, furthermore, shall not have an appearance or condition incompatible with conserving the market value and beneficial use and enjoyment of adjacent buildings, as determined by the person responsible for zoning administration. Any person aggrieved by that determination may appeal to the Zoning Board of Adjustment.

(Ord. No. 4516, 01-09-24; Ord. No. 4524, 03-26-24)

(2) Two-Family (Duplex) Dwellings.

(a) **Where Permitted.** Pre-existing Two-Family Dwellings are a defined use within zoning district use tables. Remodeling and additions to Pre-existing Two-Family Dwellings are not subject to the requirements of this section. New construction of a Two-family Dwelling is permitted within specified zoning districts subject to compliance with the zoning standards and compatibility criteria of this section. New construction is for a wholly new Two-Family Dwelling and does not allow for the conversion of, or addition to, an existing single-family dwelling to create two units.

(b) **Near Campus Neighborhoods.** The minimum lot size for new construction of a two-family dwelling is 10,000 square feet. See also Chapter 13, Rental Code, limitations for occupancy of newly constructed dwellings based upon bedroom room counts established in 2018.

(c) Parking.

(i) A minimum of one garage parking space shall be provided per unit. A total of two parking spaces per unit is required.

(ii) If creating a parking lot of more than four spaces, landscape buffering is required [see Sec. 29.403(2)(h)].

(d) Entrances, Design, and Orientation.

(i) The primary entrance for at least one of the units shall be on the primary façade or on a recessed façade that is not substantially set back from the primary facade, e.g. by no more than 12 feet.

(ii) When both entrances face the street on the primary façade, the Two-Family Dwelling shall be designed to have the appearance of two identifiable separate units in terms of materials and architectural elements.

(iii) Dwelling units may be located side-by-side, in tandem (second unit behind front unit), or stacked.

(e) **Windows and Transparency.** The principal and recessed facade calculated together shall include a minimum solid to void ratio of 15%.

(f) **Building Materials.** Requirements of Section 1(b) above apply.

(g) Neighborhood Compatibility.

Approval of a Two-Family Dwelling requires a determination that the architectural design and layout of the site are designed to be compatible with the surrounding neighborhood's design character for height, orientation, and architectural design elements. Compatible means designed in a similar manner to the representative style of the area or includes features of the representative style and layout to be harmonious with the character of the block face.

In established neighborhoods, compatibility of new construction is achieved by incorporating a prevalent architectural style and/or incorporating prevalent features currently existing on the block face. The compatibility determination begins by first evaluating the block face to determine if a uniform architectural style is present among the single-family homes and/or if prevalent styles exist in the treatment of garage placement, roof design, primary entries, and windows. The block face includes all properties facing one side of a street in a block. For short blocks with few examples, relevant homes for evaluation may also include properties adjacent to the site that are not on the block face.

Neighborhood "style" varies among neighborhoods depending upon the year of construction. For developing neighborhoods where a style has not been established, any combination of compatible elements may be approved for a new Two-Family Dwelling.

(i) **Orientation of Garage and Driveway Placement.** Within established neighborhoods, there are three typical garage/driveway patterns that may emerge and be applied to a project:

(a) A flush or nearly flush front-loaded garage accompanied by a driveway width that typically does not exceed 20 feet (most predominant pattern). For this pattern, garages that protrude from the front façade are not allowed, unless it can be documented that this pattern is existing and prevalent on the street block. A street-facing garage door(s) shall not exceed 50 percent of the total front façade width.

(b) An attached or detached garage located at the rear of the house or in the rear yard accompanied by a driveway usually along one side of the house. For this pattern, locate the garage at the rear of the Two-Family Dwelling or as a detached garage in the rear yard. Alternatively, the garage may be located a minimum of 18 feet from the front façade of the Two-Family Dwelling.

(c) An attached or detached garage located at the rear of the house or in the rear yard accessed from an alley. For this pattern, garages shall be located either at the rear of the Two-Family Dwelling or as a detached garage in the rear yard. Any new driveway shall be constructed with access only from the alley.

In all areas, side loading and rear placed garages are allowed, as long as other required standards are met. Additionally, detached garages shall comply with the accessory building regulations described in Sec. 29.408(7), for allowable setbacks, maximum size, driveways, and maximum building height.

(ii) **Roof Design.** Incorporate prevalent roof forms from the block face evaluation that represent compatible features, such as hipped roofs, gables, and dormers.

(iii) **Entrances.** Incorporate prevalent entrance features from the block face evaluation that represent compatible features, such as porches, stoops, sidelights.

(iv) **Windows and Transparency.** Incorporate window styles and proportions from the block face evaluation, if a predominate style is evident.

(h) **Overlay Zone.**

If the property is in an overlay zone, it may be subject to additional design standards. In the event of conflict between overlay regulations and the regulations included herein, the overlay regulations shall control.

(Ord. No. 4524, 03-26-24)

Sec. 29.411. SINGLE FAMILY ATTACHED DWELLINGS - PARTY WALL AGREEMENT.

Whenever single family attached dwellings are constructed, there shall be recorded restrictive covenants or a common element agreement addressing the following issues.

(1) **Wall in common or “party wall.** Party walls form a common wall between adjacent lots along a common lot boundary. Where such walls exist each owner of a lot shall grant to the adjacent owner sharing a party wall an easement over, across and under the portion of such owner’s lot upon which the party wall is constructed. In addition, the rights and responsibilities for the repair and rebuilding of such walls shall be addressed in the easement document.

(2) **Roofs.** Those structures that share a party wall also share that portion of the roof, which lies immediately above the party wall. Each owner of a lot upon which an improvement has been constructed shall keep in good maintenance and repair his or her respective roof so as not to cause damage to the roof of the adjoining lot owner. In addition, the rights and responsibilities for the repair and rebuilding of such roofs shall be addressed in the easement document referenced in Section 29.410(1).

(3) **Shared Driveways and Sidewalks.** All shared driveways and sidewalks shall be acknowledged as such, and the respective owners of the affected lots shall have the right to use such driveways and sidewalks jointly. Cross easements shall be granted over, across and under that portion of each owner’s lot where such shared driveways and/or sidewalks are located. In addition, the rights and responsibilities for the maintenance, repair and rebuilding of such driveways shall be addressed in the cross-easement document.

(4) **Materials.** The restrictive covenant or common element agreement shall address the need for the use of the same or similar materials for building elements, driveways and sidewalks when making repairs or when any portion of a group of attached single family attached dwellings is rebuilt.

(Ord. No. 4516, 01-09-24)

Sec. 29.412. BILLBOARDS.

(1) **Locations Limited.**

(a) Billboards are permitted in only the following Zones: Highway-Oriented Commercial (HOC), General Industrial (IGI), Planned Industrial (IP), and Agricultural (A).

(b) Location of a Billboard within 600 feet of the boundary of a Zone in which Billboards are not permitted is prohibited.

(c) Billboards are prohibited within 250 feet of any part of any roadway interchange with either Interstate Highway 35 or U.S. Highway 30.

(d) No Billboard shall be located nearer than 600 feet to any other Billboard.

(2) **Message Area.** The area of either side of a Billboard that displays a message shall not exceed 200 square feet, and, a Billboard shall not have more than two sides for the display of messages. However, the area of a message display side may be as much as 300 square feet if the Billboard is located in a corridor lying 300 feet on either side of the right-of-way of U.S. Highway 30.

(3) **Monopole Required.** All Billboards shall be erected on a single steel monopole.

(4) **Landscaping.** Landscaping that enhances the site of the Billboard, and the area surrounding the Billboard, shall be established, and maintained at the base of each Billboard by the party in control of the Billboard, except for Billboards located in the Agricultural (A) Zone.

(5) **Height Limit.** A Billboard shall not exceed 50 feet from the base of the monopole to the top of the Billboard's highest part.

(6) **Setback Required.** A Billboard shall not be located nearer to any point in the boundary of the lot on which the Billboard is located than the number of feet in the vertical dimension of the Billboard determined as stated in subsection E above.

(7) **Lighting Restricted.** A Billboard shall not be illuminated between the hours of 10:00 p.m. and 6:00 a.m. by lights directed upwards. Illumination by lights directed downward is not subject to a time limit.

(8) **One Per Lot.** More than one Billboard on a single lot is prohibited.

(9) **Billboards** shall be subject to the provisions of Municipal Code Chapters 5 and 7 (Building Code and Electrical Regulations, respectively), and other applicable provisions of this Ordinance. When there is a conflict between a provision of said regulations and a provision of this Section, the more restrictive provision shall control. (Ord. No. 4516, 01-09-24)

Sec. 29.413. OUTDOOR LIGHTING CODE.

(1) The provisions of Division II, Sections 29.411, of the Zoning Ordinance may be referred to as the Outdoor Lighting Code. These regulations are intended to reduce the problems created by improperly designed and installed outdoor lighting. It is intended to eliminate problems of glare, minimize light trespass, and help reduce the energy and financial costs of outdoor lighting by establishing regulations which limit the area that certain kinds of outdoor-lighting fixtures can illuminate and by limiting the total allowable illumination of lots located in the City of Ames, Iowa. All business, residential, and community driveway, sidewalk, and property luminaires should be installed with the idea of being a "good neighbor", with attempts to keep unnecessary direct light from shining onto abutting properties or streets. A purpose of the Outdoor Lighting Code is to set standards for outdoor lighting so that its use does not interfere with the reasonable use and enjoyment of property within the City. It is an intent of the Outdoor Lighting Code to encourage lighting practices that will reduce light pollution by reducing up-light, glare, and over lighting.

(2) **Definitions.** For the purposes of Section 29.411, terms used shall be defined as follows:

(a) **Direct Light:** Light emitted directly from the lamp, off of the reflector or reflector diffuser, or through the refractor or diffuser lens, of a luminaire.

(b) **Fixture:** The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector, or mirror, and/or a refractor or lens.

(c) **Fully shielded lights:** outdoor light fixtures shielded or constructed so that no light rays are emitted by the installed fixture at angles above the horizontal plane as certified by a photometric test report.

(d) **Glare:** Direct light emitted from a luminaire with an intensity great enough to cause visual discomfort, eye fatigue, a reduction in a viewer's ability to see, or in extreme cases momentary blindness.

(e) **Grandfathered luminaires:** Luminaires not conforming to this Outdoor Lighting Code that were in place at the time this Outdoor Lighting Code went into effect.

(f) **Lamp:** The component of a luminaire that produces the actual light.

(g) **Light Trespass:** The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.

(h) **Lumen:** A unit of luminous flux. One footcandle is one lumen per square foot. For the purposes of these regulations, the lumen-output values shall be the initial lumen output ratings of a lamp.

(i) **Luminaire:** This is a complete lighting system and includes a lamp or lamps and a fixture.

(j) **Outdoor Lighting:** The night-time illumination of an outside area or object by any man-made device located outdoors that produces light by any means.

(3) **Regulations.**

All public and private outdoor lighting installed in the City of Ames, Iowa shall be in conformance with the requirements established by the Outdoor Lighting Code.

(4) **Control of Glare – Luminaire Design Factors.**

(a) Any luminaire with a lamp rated at more than 1800 lumens shall not emit, in its installed position, any direct light above a horizontal plane through the lowest direct light emitting part of the luminaire.

(b) Any luminaire with a lamp rated at more than 1800 lumens, shall not emit in its installed position any more than 5% of its total light output in the zone from 10 degrees below the horizontal to the horizontal plane through the lowest direct light emitting part of the luminaire.

(Ord. No. 4046, 9-28-10)

(5) **Exceptions to Control of Glare.**

(a) Any lighting source producing 1800 lumens or less shall be exempt from the Outdoor Lighting Code.

(b) All temporary emergency lighting needed by the Police or Fire Departments or other emergency services, as well as all vehicular luminaires, shall be exempt from the requirements of the Outdoor Lighting Code.

(c) All hazard warning luminaires required by Federal regulatory agencies are exempt from the requirements of the Outdoor Lighting Code.

(d) A building or structure that has been designated for historic preservation by the City of Ames, State of Iowa, or the National Park Service, shall be exempt from the “fully shielded” requirements, if an historic restoration cannot be achieved by other means.

(6) **Outdoor Advertising Signs.**

(a) Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on the top of the sign structure. All such fixtures shall comply with the shielding requirements of Section 29.411(4). An exception to this requirement may be allowed for ground mounted, monument signs. Ground mounted, monument signs may be illuminated with a ground mounted or a bottom mounted lighting fixture, provided that the light output shall be directed totally to the monument sign surface to prevent up-lighting and glare.

(b) Outdoor advertising signs of the type constructed of translucent materials and wholly illuminated from within do not require shielding. Dark backgrounds with light lettering or symbols are preferred, to minimize detrimental effects.

(c) Electrical illumination of outdoor advertising off-site signs between the hours of 10:00 p.m. and 6:00 a.m., shall only be done by means of lights directed downward.

(7) **Recreational Facilities.** Lighting of outdoor recreational facilities (public or private), such as, but not limited to, football fields, soccer fields, baseball fields, softball fields, tennis courts, special event or show areas, shall meet the following conditions:

(a) All fixtures used for such lighting shall be fully shielded as defined in Section 29.411(2)(c), or be designed or provided with sharp cut-off capability, so as to minimize up-light, spill-light, and glare.

(b) Illumination of the playing field, court, track, or event site, after midnight is prohibited except to conclude a scheduled event that was scheduled to be completed before 11:00 p.m. that circumstances prevented concluding before 11:00 p.m.

(8) **Prohibitions.**

(a) **Laser Source Light.** The use of laser source light or any similar high intensity light for outdoor advertising or entertainment. when projected above the horizontal is prohibited.

(b) **Towers.** Lighting on towers is prohibited except as required by regulations of the Federal Aviation Administration.

(c) **Searchlights.** The operation of searchlights for advertising purposes is prohibited.

(9) **Grandfathering of Nonconforming Luminaires.** Luminaires lawfully in place prior to the effective date of the Outdoor Lighting Code shall be grandfathered. Such grandfathered luminaires may be replaced with a like kind of luminaire unless more than 50 percent of the like kind of luminaires on the same premises are being replaced. In such case all the replacement luminaires on the premises shall meet the standards of the Outdoor Lighting Code.

(10) **Development Permits**

(a) **Submission Contents.** The applicant for any permit or site plan approval required by any provision of the ordinances of this city involving outdoor lighting fixtures shall submit (as part of the application for site plan approval or a permit) evidence that the proposed work or activity will comply with the Outdoor Lighting Code. Specifically, the application or submission shall include:

(i) plans indicating the location on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices;

(ii) a detailed description of the illuminating devices, fixtures, lamps, supports, reflectors, and other devices. The description shall include manufacturer's catalog cuts and drawings, including sections when requested;

(iii) photometric data, such as that furnished by manufacturers, showing the angle of cut off or light emissions, or luminaire classification system data as supplied by the manufacturer or independent testing laboratory.

(b) Additional Submission. The above required plans, descriptions and data shall be sufficiently complete to enable the plans examiner to readily determine whether compliance with the requirements of the Outdoor Lighting Code will be secured. If such plans, descriptions and data cannot enable this ready determination, by reason of the nature or configuration of the devices, fixtures, or lamps proposed, the applicant shall additionally submit as evidence of compliance to enable such determination such certified reports of tests as will do so provided that these tests shall have been performed and certified by a recognized testing laboratory.

(c) Alternative Submission. As an alternative to 10(a) and 10(b) above, a note may be placed on the site plan indicating that no outdoor lighting shall be installed unless approved by the Department of Planning and Housing. Prior to installation of any outdoor lighting fixtures, sufficient information as described in 10(a) or 10(b) above shall be submitted to the Department in order to determine compliance with the Outdoor Lighting Code.

(d) Lamp or Fixture Substitution. Should any outdoor light fixture, or the type of light source therein, be changed after the permit has been issued, a change request must be submitted to the building official for approval, together with adequate information to assure compliance with this code, which must be received prior to substitution.

(Ord. No. 4046, 9-28-10)

(11) **Light Trespass.** All nonexempt outdoor lighting fixtures shall be designed, installed, and maintained to prevent light trespass. Outdoor lighting fixtures shall be installed and thereafter maintained so as not to cause direct light from the luminaire to be directed toward residential buildings on adjacent or nearby property or nearby land. If such condition should occur, the luminaire shall be redirected, or its light output shall be controlled as necessary to eliminate such condition.

(12) **Penalties.**

(a) Violation. It shall be a municipal infraction for any person to violate any of the provisions of the Outdoor Lighting Code. Each and every day during which the violation continues shall constitute a separate offense.

(b) Violations and Legal Actions: If, after investigation, the City finds that any provision of the Outdoor Lighting Code is being violated, the City shall give written notice of such violation to the owner and/or to the occupant of such premises, demanding that the violation be abated within one hundred twenty (120) days of the date of the written notice. If the violation is not abated within the one hundred twenty-day period, the City shall institute actions and proceedings, to enjoin, restrain, or abate any violations of the Outdoor Lighting Code and to collect the penalties for such violations.

(c) Penalties: A violation of the Outdoor Lighting Code, or any provision thereof, shall be punishable by a civil penalty of \$500 for a person's first violation thereof, and a penalty of \$750 for each repeat violation. Each day, after the expiration of the one hundred twenty-day period provided in paragraph (b) above, that a violation occurs, or is permitted to exist, constitutes a separate violation for the purpose of the civil penalty.

(Ord. No. 4516, 01-09-24)

Sec. 29.414. DRIVE-THROUGH FACILITIES.

All Drive-Through Facilities, whether primary or accessory uses, must comply with the following conditions:

(1) **Setbacks and Landscaping.** Stacking lanes and driveways are parking lot areas for conformance to development standards. Stacking lanes for a Drive-Through Facility must be setback at least 5 feet from all lot lines. Where the setback abuts a Residential Zone, the setback must be landscaped to at least the High Screen Standard.

(Ord. No. 4312, 06-27-17)

(2) **Design and Layout.** Stacking lanes must be designed to provide adequate on-site maneuvering, queuing, and circulation area, so that stacking vehicles will neither impede traffic on abutting streets nor interfere with vehicle circulation.

(Ord. No. 4534, 06-25-24)

Sec. 29.415. STORM WATER MANAGEMENT DESIGN STANDARDS.

Where applicable, the storm water management design shall incorporate the requirements of Chapter 5B Post Construction Stormwater Management Ordinance.

(Ord. 4178, 04-22-14; Ord. No. 4516, 01-09-24)