

ORDINANCE NO. 4539

AN ORDINANCE TO AMEND THE MUNICIPAL CODE OF THE CITY OF AMES, IOWA, BY AMENDING SECTION 29.808(4)(b)(ii) THEREOF, FOR THE PURPOSE OF AMENDING STANDARDS FOR THE DOWNTOWN SERVICE CENTER ZONING DISTRICT (DSC); REPEALING ANY AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE

BE IT ENACTED, by the City Council for the City of Ames, Iowa, that:

Section One. The Municipal Code of the City of Ames, Iowa shall be and the same is hereby amended by amending Section 29.808(4)(b)(ii) as follows:

"Sec. 29.808. "DSC" DOWNTOWN SERVICE CENTER.

(4)

- (b) Standards for Existing Structures. The Zoning Board of Adjustment shall review each application for the purpose of determining that each proposed expansion or enlargement of a building not meeting the minimum number of stories or floor area ratio, meets each of the following standards:
 - (i) The proposed project is an expansion or enlargement of an existing building and not for new construction,
 - (ii) ~~The property has frontage on 6th Street. For properties on a through lot, existing buildings on the south half of the lot shall have a second story along the entire 5th Street frontage. The proposed project does not replace a multi-story structure with a one-story structure.~~
 - (iii) The proposed project retains or creates an active pedestrian street entrance,
 - (iv) The proposed project demonstrates a height and building placement that emphasizes an urban design of Main Street style development characterized by a height compatible with buildings in downtown and maintaining or creating a street edge with buildings,
 - (v) The proposed project deemphasizes the quantity and visibility of surface parking spaces, and
 - (vi) The proposed project has a minimum floor area ratio of 0.50.

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 All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of such conflict, if any.

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

Passed this 24 day of September, 2024.



Renee Hall, City Clerk



John A. Haila, Mayor