

MARSHALLTOWN

————— I O W A —————

TO: Plan Zoning Commission

FROM: Caleb Knutson, City Planner

DATE: February 25 – Meeting Date

SUBJECT: Zoning Ordinance Amendment of Traditional Neighborhood District

The Traditional Neighborhood District was originally established to address areas such as the 13th Street District, which included mixed uses in a condensed area. Later, it was used in other areas of the community to also allow for mixed use developments. At the time of adoption, we had not envisioned larger lot development in the TN District.

As we are now beginning to see development occur in some of these larger mixed-use areas we have identified some unanticipated impacts for larger lot development. These are items which we had discussed during our Mixed-Use District discussions related to the Highway 14 Corridor and something we plan on discussing further with the Zoning re-write.

Based on current pending projects it is the staff recommendation that we should amend our ordinance now and in order to immediately address these issues. We are proposing an expedited process in order to make changes prior to the 2021 permitting and construction season.

The two primary areas impacted by the proposed changes include the property East of Walmart where we have planned large lot developments and on S. 6th Street where we have new housing development planned.

Proposed amendments are highlighted in yellow:

§ 156.198 BULK REQUIREMENTS.

The following requirements shall be observed:

Use ^a	Front Yard Setback (min/max)	Rear Yard Setback minimum	Side Yard Setbacks (minimum/combined)	Minimum Lot Area Required/Unit	Maximum Height	Minimum Lot Width
Commercial c	0/15 feet e	0	None d	800 square feet	45 feet	25 feet
Multi-family	0/25 feet e	10 feet	None d	1,700 square feet	45 feet	25 feet
Single-family attached	10/25 feet	15 feet	6/12 b	2,000 square feet	35 feet	25 feet
Single-family detached	15/25 feet	15 feet	6/12	3,500 square feet	35 feet	35 feet

NOTES TO TABLE:

a Does not include residential units above a commercial space

b None if shared walls

c Including residential uses above commercial space.

d 6-foot minimum per side when adjacent to a residential dwelling

e Lots exceeding one (1) acre in area are exempt from the maximum setback

§ 156.199 PARKING REQUIREMENTS.

(B) Parking lots shall be located in the rear of all commercial uses or on the side of lots that are less one (1) acre in area or less. Parking...

(C) Parking lots for large lot developments, greater than one (1) acre, shall not be limited in location provided they comply with the parking lot landscaping requirements in accordance with § 156.503 of this chapter.

§ 156.200 DESIGN GUIDELINES.

(A) All attached or detached garages shall be placed towards the rear of a building, except on a corner, where the side may also be allowed, and when alley access is available. These can be accessed via privately controlled lanes and alleyways.

(B) The front facade of any commercial or multi-family building shall be at least 50% brick or masonry stone, unless other architectural elements are approved by the Zoning Administrator.

(C) One-story commercial buildings shall be constructed to appear of greater height in relation to the street. This can be achieved through the use of architectural elements, pitched roofs with dormers or gables facing the street, a higher parapet and/or the use of an intermediate cornice line to separate the ground floor and the upper level.

(D) The length of any new non-residential building shall be comprised of at least 50% windows and doors at the ground level, unless otherwise approved by the Zoning Administrator.

Recommendation: Staff is proposing the following schedule to make these changes.

- 2/25/21: Plan Zoning Commission set public hearing on zoning amendment
- 3/8/21: City Council will consider a resolution to set a public hearing for 3/22/21 with the City Council.
- 3/11/21: Plan Zoning Commission holds public hearing and makes a recommendation to the City Council
- 3/22/21: City Council holds public hearing and 1st reading of the ordinance with consideration for waiving the 2nd and 3rd readings.