

ARTICLE B – DISTRICT DEVELOPMENT STANDARDS

Section 156.B.001, Purpose and Applicability

A. **Purpose.** The purpose of this Article is to establish zoning districts and the Official Zoning Map, set out the development standards for each district, establish development and civic and open space types, and provide explanations and by-right permitted modifications for such development standards.

B. **Applicability.** No structure may be erected, altered, or moved and placed on a property other than as provided in this Article.

Section 156.B.002, Zoning Districts Established

This Section divides the City into the districts set forth in Table 156.B.002-1, *Zoning Districts*, below. In addition, the table shows the planned future land use category from the [Marshalltown Comprehensive Plan 2030](#) that each zoning district implements, provides the available development types as further articulated in this [Section 156.B.006, Development Types](#), and establishes purpose statements for each district and development type combination.

**Table 156.B.002-1
Zoning Districts**

Planned Future Land Use Category	Zoning District	Development Type ¹	Purpose: The purpose of this zoning district is to provide for:	Former Zoning District ²
Residential Districts				
Agricultural	AG, Agricultural	Conventional	Preservation of land suitable for eventual development until such time as the necessary facilities and services are provided to such areas.	A-1
Rural Residential	RR, Rural Residential	Conventional	Existing residential or future residential areas in areas of difficult topography that will develop at a density of 2-3 units per acre.	R-1
Low-Density Residential	RL, Low-Density Residential	Conventional	Single-family and duplex homes at a density of 4-8 units per acre. A conventional development is characterized by private open space on each lot while a cluster development has smaller lots with a required percentage of common open space. Common open space may be used for parks, trails, or natural areas, to preserve environmental resources, provide for recreational amenities, provide for use compatibility, or provide natural drainage features.	R-2, R-2A
		Cluster		
Medium-Density Residential	RM, Medium Density Residential	Conventional	Single-family and duplex homes, townhomes, or small multiple-family developments at a density of 6-18 units per acre. The infill option promotes efficient use of land, infrastructure, and other resources and allows for additional density and land uses compared to conventional.	R-3, R-4
		Infill		
Mobile Home Park		Manufactured	Manufactured homes within a manufactured home park setting.	R-6
High-Density Residential	RH, High-Density Residential	Conventional	Duplexes, townhomes, multiple-family developments, and similar high-density dwellings at a density of 12-24 units per acre. Architecture and	R-5
		Infill		

Table 156.B.002-1
Zoning Districts

Planned Future Land Use Category	Zoning District	Development Type ¹	Purpose: The purpose of this zoning district is to provide for:	Former Zoning District ²
			landscaping are important to ensure appropriate and consistent character.	
Mixed-Use Districts				
Mixed-Use Commercial	MU, Mixed-Use	Mixed-Use	Mixed office, retail, and residential uses in neighborhood centers or in close proximity to residential areas.	TN, NC
Downtown Mixed-Use			Mixed office, retail, medical, institutional, and residential uses in the more intense setting of the urban core, including downtown.	CBD, OP (in Downtown areas)
Nonresidential Districts				
Commercial	GC, General Commercial	Nonresidential	General commercial and businesses such as restaurants, retail, office, hotels, banks, and other mixture of uses in areas along major road corridors and further from residential areas.	GC, PC, CC, RC, OP (properties outside of Downtown)
Light Industrial	GI, General Industrial		Manufacturing, processing, storage, and distribution activities generally incompatible with residential, civic, and other public uses. Certain industrial uses that produce off-site noise, odor, dust and/or other visible and sensory impacts are permitted only after public hearings and review to assure protection of surrounding property, persons, and the general public interest.	M1, M2
Heavy Industrial				
Special Purpose				
Multiple	PUD, Planned Unit Development	Mixed-Use	The unified and coordinated development of parcels or tracts of land. Certain freedom of choice as to intended land uses shall be permitted, provided that the essential site development regulations are complied with and that the intended uses are not in conflict with the general purpose and intent of either this Ordinance or the Comprehensive Plan.	PUD
Public/Semi-Public	PI, Public and Institutional		Primarily religious, medical governmental, institutional, or education facilities.	ED, OP (Medical properties outside of Downtown)
Medical		REC, Recreational		Multiple
Cemetery				Multiple
Parks/Open Space			Areas of public or private ownership that will remain undeveloped as open space or developed as parks (including trails) or golf courses with varying facilities depending on the need and location.	Multiple
Golf Course				Multiple

Table 156.B.002-1
Zoning Districts

Planned Future Land Use Category	Zoning District	Development Type ¹	Purpose: The purpose of this zoning district is to provide for:	Former Zoning District ²
Overlay Districts				
Downtown Mixed-Use	UC-HD, Urban Core-Historic District	Mixed-Use	Protecting specific characteristics of the historic core of the downtown area while facilitating new construction designed to harmonize with the district's visual character.	CBD

Table Notes:

1. Refer to [Section 156.B.006, Development Types](#), for more details.
2. The former zoning districts are from the Marshalltown Zoning Ordinance of 2010 (Ord. 14871, adopted April 12, 2010) which is repealed on the effective date of this Ordinance.

Section 156.B.003, Official Zoning Map

- Generally.** The zoning districts set out in [Section 156.B.002, Zoning Districts Establishment](#), are shown on the Official Zoning Map, which is a part of this Ordinance as fully as if it were written out in detail. The Official Zoning Map is on file in the office of the Engineering Department and is available for inspection during regular business hours.
- Force and Effect.** The Official Zoning Map and all notations, references, and other information shown on it have the same force and effect as the text of this Zoning Ordinance.
- Status of the Zoning Map.** The Official Zoning Map on file controls in the event of a conflict between the map on file and any other paper or digital reproduction of the map.
- Omitted or Annexed Land.** Any area not shown as being included in a zoning district or annexed to the City of Marshalltown shall be deemed to be in the RL, Low-Density Residential zoning district unless the City Council changes the zoning district.
- Boundaries.** Where there is uncertainty as to the boundaries of the districts as shown on the District Map of the City, the Zoning Administrator shall make a determination using the following criteria:
 - Rights-of-Way or Easements.** Where boundaries appear to follow existing streets, alleys, railroad tracks, utility lines, or similar features, the Zoning Administrator shall construe the zoning boundary to follow the center line of the rights-of-way or easement. Where the location of these features on the ground differs from that shown on the Official Zoning Map, the features on the ground control are shown approximately following street and alley lines, such street and alley lines shall be interpreted to be the boundaries.
 - City Limits.** Where district boundaries are indicated as approximately following City limits, the Zoning Administrator shall consider the City limits as the district boundaries.
 - Property Lines.** Where boundaries are indicated so that they approximately follow lot lines and are not more than 15 feet distant therefrom, such lot lines shall be interpreted to be the boundaries.
 - Unsubdivided Property.** In unsubdivided property where a district boundary divides a parcel of land, the boundary shall be determined by the use of the scale appearing thereon.
 - Watercourses.** The Zoning Administrator shall construe boundaries shown as following, or approximately following, the centerline of drainageways, streams, water bodies, or other watercourses, as following the centerline. In the event of a natural change in the location of such streams or other watercourses, the Zoning Administrator shall construe the zoning district boundary as moving with the centerline.
 - Vacation or Abandonment.** Whenever any street, alley, or other public way is vacated by the action of the City Council, the zoning district adjoining each side of such street, alley, or public way shall be extended automatically to the center of such vacated area.

7. **Ownership.** When a lot held in one ownership is divided by a district boundary line, the entire lot will be construed to be within the district in which the majority of the lot is located.

F. **Conflicts Resolved.** In case of a conflict between the district boundaries on the Official Zoning Map and the zoning of property provided by an adopted ordinance, the ordinance controls. In case of doubt or dispute, the Board of Adjustment shall determine the boundary lines upon receiving an appeal from a ruling of the Zoning Administrator.

Section 156.B.004, Residential District Development Standards

A. **Generally.** Table 156.B.004-1, *Residential District Lot and Building Standards*, establishes the dimensional standards for the various housing/building and development types in the residential zoning districts. Except as provided in Section 156.B.008, *Measurements and Allowances*, and Section 156.B.006, *Development Types*, no lot shall be reduced in size so that its area, width, setback requirements, gross density, or other requirements of Table 156.B.004-1 are not maintained.

B. **Setbacks Related to Driveways and Garages.** A minimum setback of 20 feet shall apply where a driveway provides access on a residential property from a street, other than an alley. This maintains an adequately sized parking space on the driveway between the structure and the street and helps to avoid encroachment into public sidewalks, despite lower minimum setback standards in Table 156.B.004-1 for the remainder of the building. See Section 156.D.003.D for specific requirements for garage orientation and placement.

C. **Measurements and Allowances Reference.** Refer to Section 156.B.008, *Measurements and Allowances*, for explanations of, and special provisions related to, the measurements and standards in Table 156.B.004-1.

Table 156.B.004-1
Residential District Lot and Building Standards
(See Figures 156.B.004-1 through -6, below)

Housing/Building Type ¹	Maximum Gross Density (Units / Acre)	Common Civic or Open Space / Landscape Surface Area Ratio ²	Minimum Lot ³		Maximum Building Height	Minimum/Maximum Setbacks			
			Area	Width		Front	Side Street	Side ⁴	Rear
Graphic Legend									
Single-Family Detached ⁵	0.04	N/A	25 Acres	120	35 ft.	50 ft.	20 ft.	15 ft.	50 ft.
Permitted Nonresidential Uses	N/A	N/A	25 Acres	120	35 ft.	50 ft.	20 ft.	15 ft.	50 ft.
RR - Rural Residential Conventional Development Type									
Single-Family Detached	2.82	N/A	14,375 s.f.	85 ft.	35 ft.	35 ft.	10 ft.	8 ft.	35 ft.
Permitted Nonresidential Uses	N/A	N/A	14,375 s.f.	85 ft.	35 ft.	35 ft.	10 ft.	8 ft.	35 ft.
RL - Low Density Residential Conventional Development Type									
Single-Family Detached	4.40	N/A	9,000 s.f.	75 ft.	35 ft.	30 ft.	8 ft.	7 ft.	35 ft.
Single-Family Attached	4.90	N/A	8,000 s.f.	60 ft.	35 ft.	30 ft.	8 ft.	7 ft.	35 ft.
Duplex	5.64	N/A	7,000 s.f.	60 ft.	35 ft.	30 ft.	8 ft.	8 ft.	35 ft.
Permitted Nonresidential Uses	N/A	N/A	9,000 s.f.	75 ft.	35 ft.	30 ft.	15 ft.	10 ft.	35 ft.

Table 156.B.004-1
Residential District Lot and Building Standards
(See Figures 156.B.004-1 through -6, below)

Housing/Building Type ¹	Maximum Gross Density (Units / Acre)	Common Civic or Open Space / Landscape Surface Area Ratio ²	Minimum Lot ³		Maximum Building Height	Minimum/Maximum Setbacks			
			Area	Width		Front	Side Street	Side ⁴	Rear
			A	B		D	E	F	G
RL - Low Density Residential Cluster Development Type									
Single-Family Detached	5.58	15%	6,500 s.f.	60 ft.	35 ft.	15 ft.	7 ft.	7 ft.	25 ft.
Single-Family Attached	5.64	15%	6,000 s.f.	50 ft.	35 ft.	15 ft.	7 ft.	7 ft.	20 ft.
Duplex	5.98	20%	5,250 s.f.	50 ft.	35 ft.	20 ft.	8 ft.	8 ft.	20 ft.
Permitted Nonresidential Uses ⁷	N/A	20%	6,500 s.f.	60 ft.	35 ft.	15 ft.	7 ft.	7 ft.	25 ft.
RM - Medium Residential Density Conventional Development Type									
Single-Family Detached	7.15	N/A	5,000 s.f.	60 ft.	35 ft.	30 ft.	10 ft.	5 ft.	25 ft.
Single-Family Attached	8.56	N/A	4,500 s.f.	50 ft.	35 ft.	20 ft.	10 ft.	5 ft.	25 ft.
Duplex	10.47	N/A	4,000 s.f.	50 ft.	35 ft.	20 ft.	8 ft.	5 ft.	20 ft.
Multiplex	11.54	N/A	3,500 s.f.	75 ft.	45 ft.	20 ft.	8 ft.	5 ft.	20 ft.
Manufactured Home Park	Refer to Section 156.C.005.D.1, Manufactured Home Park								
Permitted Nonresidential Uses ⁷	N/A	N/A	5,000 s.f.	75 ft.	35 ft.	20 ft.	10 ft.	10 ft.	25 ft.
RM - Medium Residential Density Infill Development Type									
Single-Family Detached	11.40	N/A	2,750 s.f.	40 ft.	35 ft.	20 ft.	5 ft.	5 ft.	20 ft.
Duplex	11.91	N/A	3,000 s.f.	30 ft.	35 ft.	10 ft.	5 ft.	5 ft.	20 ft.
Townhouse	11.44	N/A	3,500 s.f.	25 ft.	45 ft.	10 ft.	5 ft.	5 ft.	25 ft.
Multiplex	13.33	N/A	3,000 s.f.	75 ft.	45 ft.	10 ft.	5 ft.	5 ft.	25 ft.
RM - Medium Residential Density Tiny House or Cottage Development Type									
Cottage Court	9.48	30%	2,000 s.f.	45 ft.	20 ft.	20 ft.	8 ft.	5 ft.	20 ft.
Tiny House	14.5	30%	1,000 s.f.	40 ft.	20 ft.	20 ft.	8 ft.	5 ft.	20 ft.

Table 156.B.004-1
Residential District Lot and Building Standards
(See Figures 156.B.004-1 through -6, below)

Housing/Building Type¹	Maximum Gross Density (Units / Acre)	Common Civic or Open Space / Landscape Surface Area Ratio²	Minimum Lot³		Maximum Building Height	Minimum/Maximum Setbacks			
			Area	Width		Front	Side Street	Side⁴	Rear
Graphic Legend			A	B	C	D	E	F	G
RH - High Density Residential Conventional Development Type									
Townhouse	18.18	N/A	2,000 s.f.	20 ft.	45 ft.	10 ft.	10 ft.	5 ft.	15 ft.
Multiplex	21.50	N/A	2,000 s.f.	45 ft.	45 ft.	10 ft.	10 ft.	10 ft.	25 ft.
All Permitted Nonresidential Uses ⁷	N/A	N/A	7,500 s.f.	50 ft.	40 ft.	10 ft.	10 ft.	10 ft.	25 ft.
RH - High Density Residential Infill Development Type									
Multiplex	21.39	N/A	1,875 s.f.	45 ft.	45 ft.	10 ft.	8 ft.	5 ft.	25 ft.
Townhouse	21.87	N/A	1,600 s.f.	18 ft.	45 ft.	5 ft.	5 ft.	5 ft.	15 ft.
Apartment	30.66	N/A	1,200 s.f.	60 ft.	45 ft. ⁶	5 ft.	5 ft.	5 ft.	10 ft.
All Permitted Nonresidential Uses ⁷	N/A	N/A	N/A	N/A	40 ft.	10 ft.	10 ft.	10 ft.	25 ft.
Notes:									
1.	Refer to Section 156.C.004, Limited Use Standards , and Section 156.C.005, Special Use Standards , for additional standards that may apply to a given housing type.								
2.	Minimum common civic or open space is calculated based on a percentage of the overall subdivision and applies to residential and mixed-use districts. Landscape surface area ratio is calculated based on a percentage of the lot and applies to nonresidential developments.								
3.	Minimum lot area is calculated on a "per dwelling unit" basis. Minimum lot width is calculated for the entire lot.								
4.	Zero feet is the side setback for the shared party wall between single-family attached units and between townhouse units.								
5.	Including a manufactured or modular home on its own lot (applies to all districts).								
6.	The maximum height of an apartment building may be increased by Special Use Permit as set forth in Section 156.C.005, Special Use Permit Standards .								
7.	Refer to Table 156.C.003-1 for list of uses.								

Figure 156.B.004-1
Housing and Building Type Illustrations

Single-Family Detached or Manufactured Home on its Own Lot

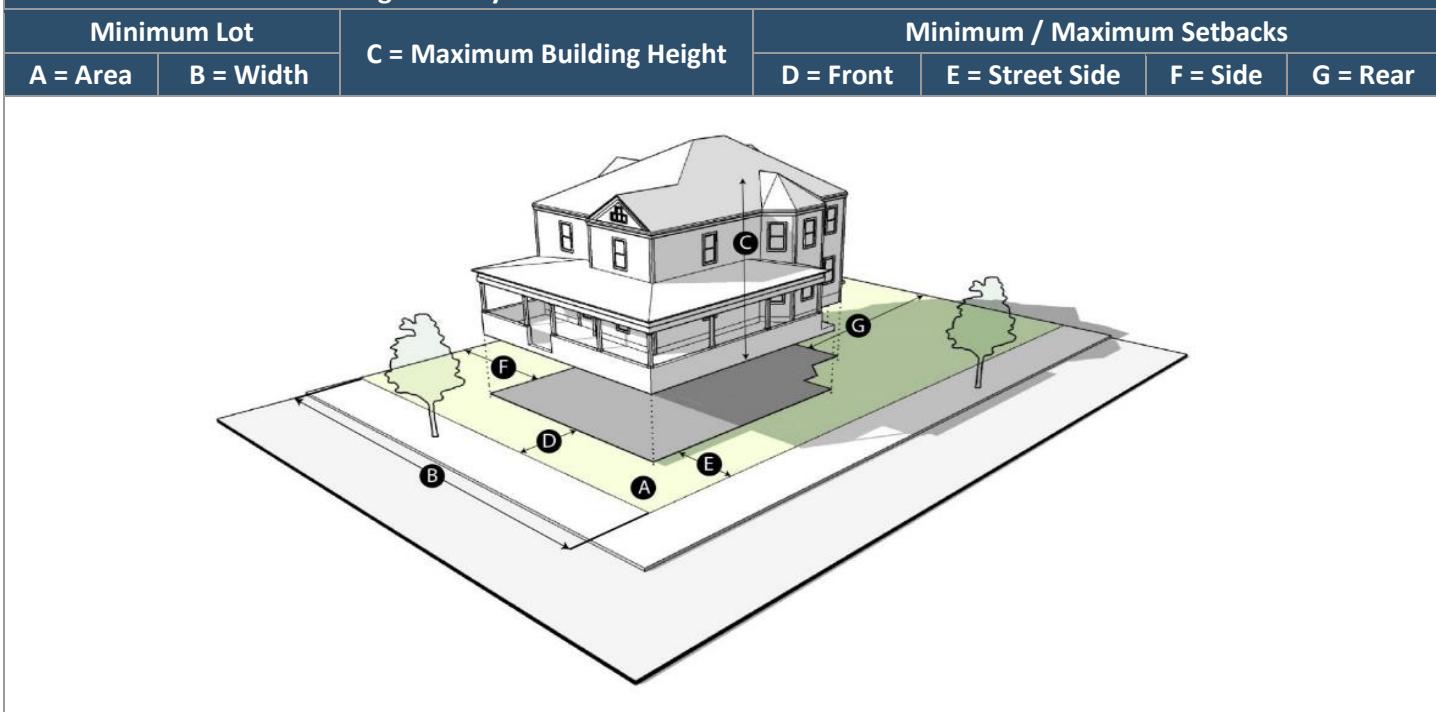


Figure 156.B.004-2
Housing and Building Type Illustrations

Single-Family Attached

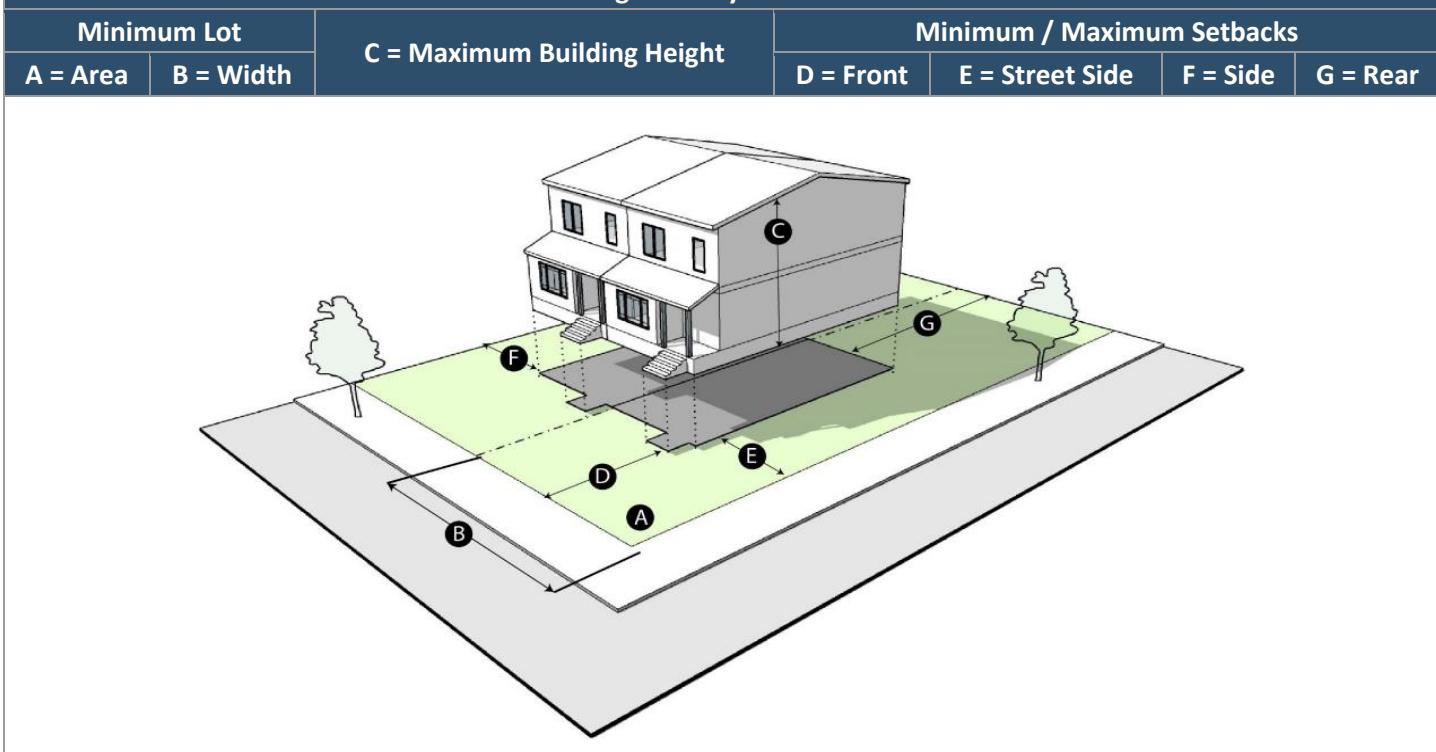


Figure 156.B.004-3
Housing and Building Type Illustrations

Duplex

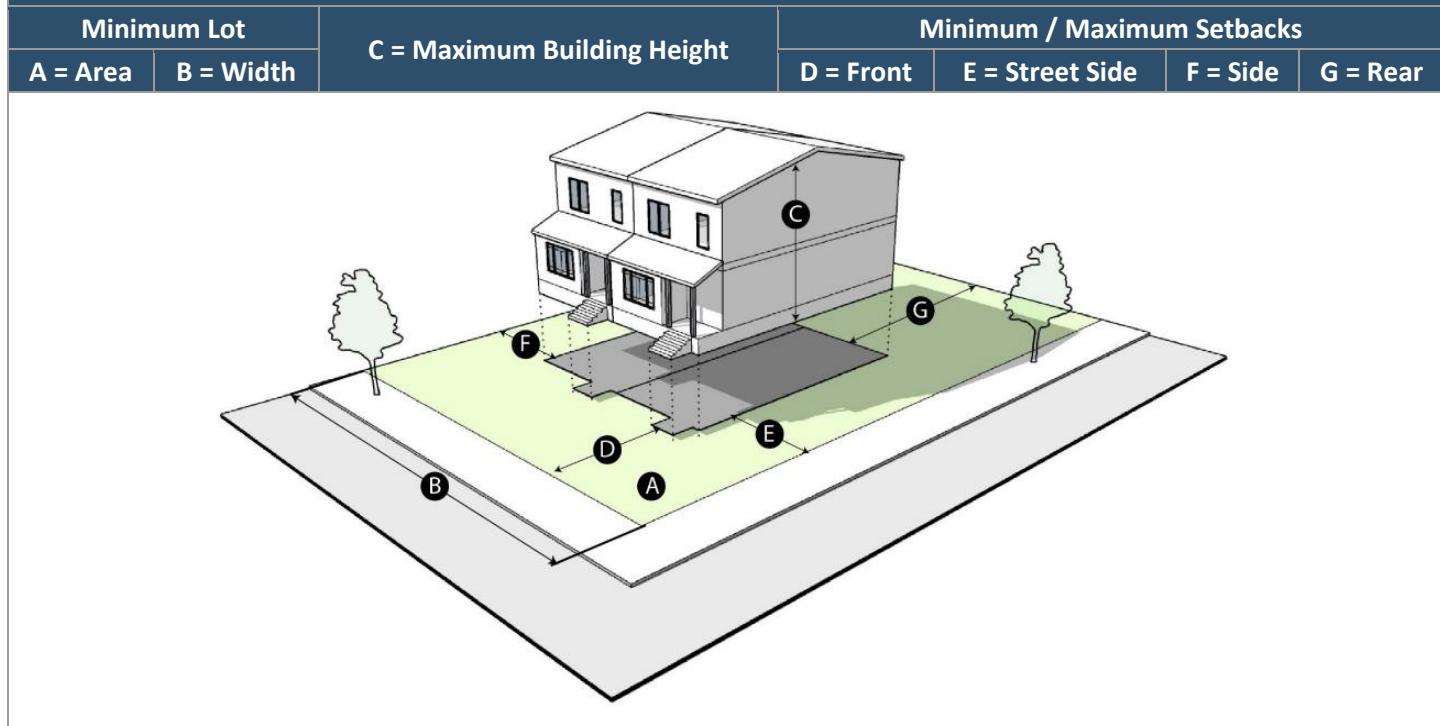


Figure 156.B.004-4
Housing and Building Type Illustrations

Townhouse

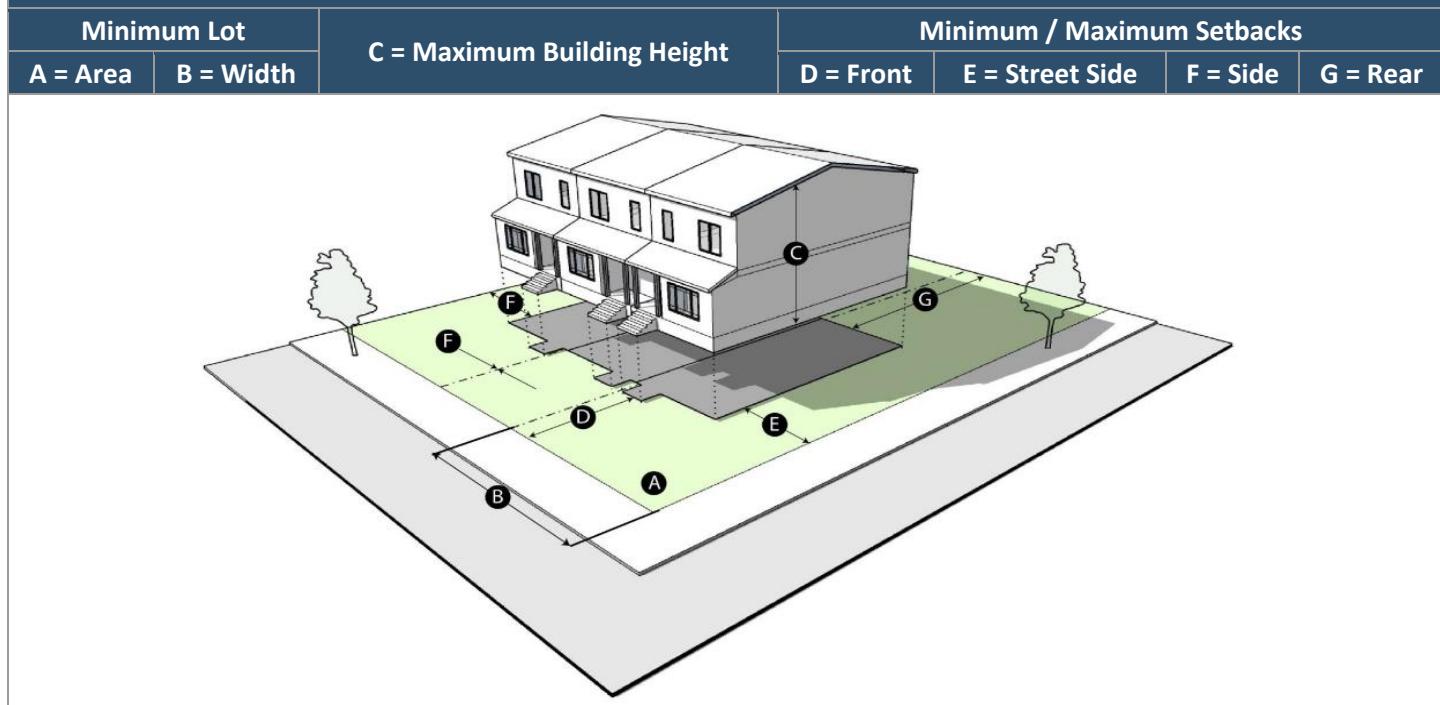


Figure 156.B.004-5
Housing and Building Type Illustrations

Multiplex

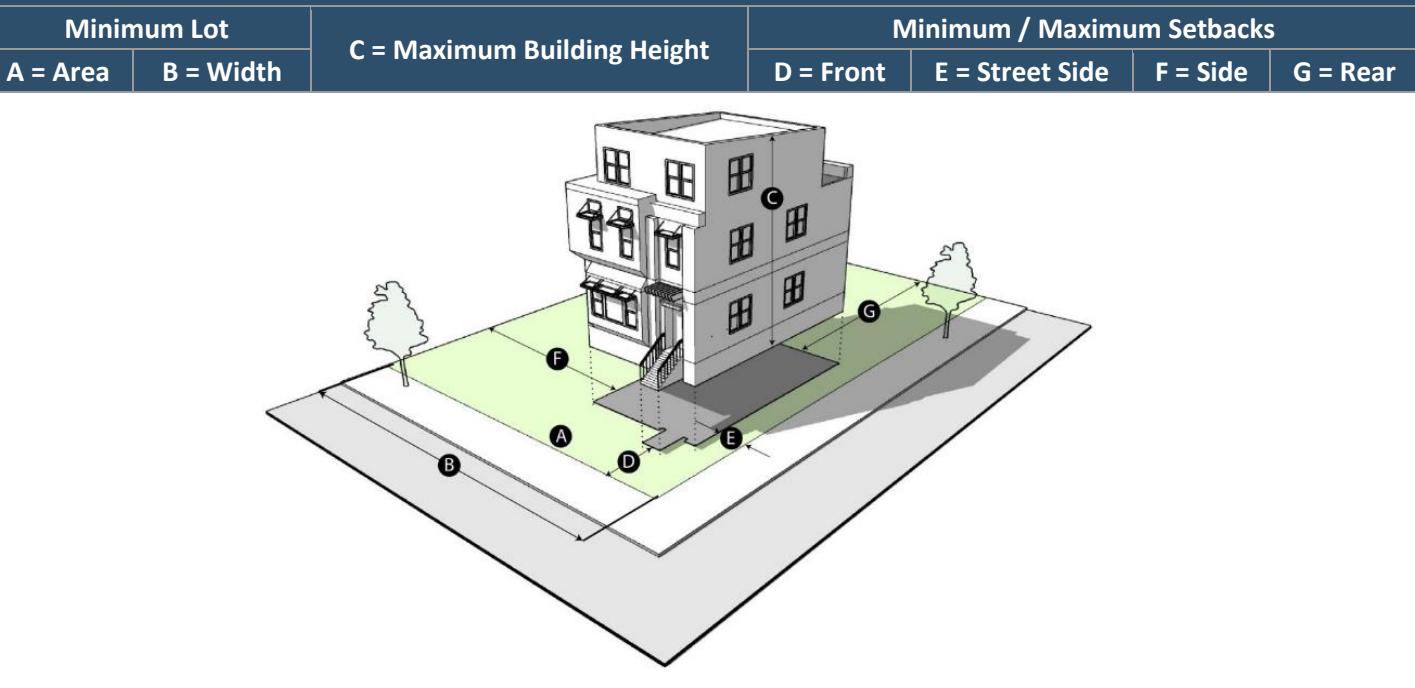


Figure 156.B.004-6
Housing and Building Type Illustrations

Apartment



Section 156.B.005, Nonresidential and Mixed-Use District Development Standards

A. **Generally.** Table 156.B.005-1, *Nonresidential and Mixed-Use District Lot and Building Standards*, establishes the dimensional standards for the various housing/building types in the nonresidential and mixed-use zoning districts. Except as provided in Section 156.B.008, *Measurements and Allowances*, and Section 156.B.006, *Development Types*, no lot shall be reduced in size so that its area, width, setback requirements, gross density, or other requirements of Table 156.B.005-1 are not maintained.

B. **Setbacks Related to Driveways and Garages.** A minimum setback of 20 feet shall apply where a driveway provides access on a residential property from a street, other than an alley. This maintains an adequately sized parking space on the driveway between the structure and the street and helps to avoid encroachment into public sidewalks, despite lower minimum setback standards in Table 156.B.005-1 for the remainder of the building.

C. **Measurements and Allowances Reference.** Refer to Section 156.B.008, *Measurements and Allowances*, for explanations of, and special provisions related to, the measurements and standards in Table 156.B.005-1.

Table 156.B.005-1
Nonresidential and Mixed-Use District Lot and Building Standards
(See Figures 156.B.005-1 and -2, below)

Housing/Building Type ¹	Maximum Gross Density (Units / Acre)	Common Civic or Open Space / Landscape Surface Area Ratio ²	Minimum Lot ³		Maximum Building		Minimum/Maximum Setbacks ⁴			
			Area	Width	Height	Frontage Build Out	Front	Side Street	Side ^{5,6}	Rear ⁶
Graphic Legend			A	B	C	D	E	F	G	H
GC - General Commercial										
Permitted Nonresidential Use	NA	15%	NA	NA	50 ft.	N/A	40 ft.	30 ft.	10ft.	10 ft.
Multiplex	21.50	N/A	1,500 s.f.	45 ft.	45 ft.	N/A	30 ft.	30 ft.	10 ft.	10 ft.
Townhouse	18.18	N/A	2,000 s.f.	20 ft.	45 ft.	N/A	30 ft.	30 ft.	5 ft.	10 ft.
Apartment	30.66	15%	1,120 s.f.	60 ft.	50 ft. ⁸	N/A	30 ft.	30 ft.	5 ft.	10 ft.
MU - Mixed-Use										
Single-Family Detached	14.30	N/A	2,500 s.f.	25 ft.	35 ft.	90%	10 ft.	10 ft.	5 ft.	15 ft.
Single-Family Attached	20.77	N/A	1,250 s.f.	25 ft.	35 ft.	90%	10 ft.	10 ft.	5 ft.	15 ft.
Townhouse	21.87	N/A	1,600 s.f.	18 ft.	45 ft.	90%	5 ft.	5 ft.	5 ft.	15 ft.
Multiplex	22.34	N/A	1,250 s.f.	40 ft.	45 ft.	90%	5 ft.	5 ft.	5 ft.	15 ft.
Apartment	30.66	15%	1,120 s.f.	60 ft.	50 ft. ⁷	90%	5 ft.	5 ft.	5 ft.	15 ft.
Mixed-Use Building	45.00	10%	N/A	N/A	75 ft. ⁷	90%	5 ft.	5 ft.	0 ft.	0 ft.
Commercial Building	N/A	15%	N/A	N/A	50 ft. ⁷	90%	5 ft.	5 ft.	0 ft.	0 ft.
Other Permitted Uses	N/A	15%	N/A	N/A	75 ft. ⁷	90 %	5 ft.	5 ft.	5 ft.	0 ft.
UC- Urban Core										

Table 156.B.005-1
Nonresidential and Mixed-Use District Lot and Building Standards
(See Figures 156.B.005-1 and -2, below)

Housing/Building Type¹	Maximum Gross Density (Units / Acre)	Common Civic or Open Space / Landscape Surface Area Ratio²	Minimum Lot³		Maximum Building		Minimum/Maximum Setbacks⁴			
			Area	Width	Height	Frontage Build Out	Front	Side Street	Side^{5,6}	Rear⁶
Graphic Legend			A	B	C	D	E	F	G	H
Single-Family Attached	N/A/	N/A	1,250 s.f.	25 ft.	35 ft.	90%	0 ft. / 10 ft.	0 ft. / 10 ft.	0 ft.	10 ft.
Duplex	N/A	N/A	2,500 s.f.	25 ft.	35 ft.	90%	0 ft./10 ft.	0 ft. / 10 ft.	0 ft.	10 ft.
Townhouse	N/A	N/A	2,000 s.f.	20 ft.	45 ft.	100%	0 ft. / 10 ft.	0 ft. / 10 ft.	0 ft.	0 ft.
Multiplex	N/A	N/A	1,600 s.f.	40 ft.	45 ft.	100%	0 ft./10 ft.	0 ft./10 ft.	0 ft.	0 ft.
Apartment	N/A	5%	1,600 s.f.	60 ft.	50 ft. ⁷	100%	0 ft. / 10 ft.	0 ft. / 10 ft.	0 ft.	0 ft.
Mixed-Use Building	N/A	5%	N/A	N/A	75 ft. ⁷	100%	0 ft. / 10 ft.	0 ft. / 10 ft.	0 ft.	0 ft.
Commercial Building	N/A	N/A	N/A	N/A	50 ft. ⁷	100%	0 ft. / 15 ft.	0 ft. / 30 ft.	0 ft.	0 ft.
Other Permitted Uses	N/A	5%	N/A	N/A	125 ft.	100%	0 ft. /10 ft.	0 ft. / 10 ft.	0 ft.	0 ft.
UC-HD - Urban Core Historic District Overlay										
Apartment	21.87	5%	1,600 s.f.	60 ft.	50 ft. ⁷	100%	0 ft./5 ft.	0 ft.	0 ft.	0 ft.
Mixed-Use Building	45.00	5%	N/A	N/A	75 ft. ⁷	100%	0 ft./5 ft.	0 ft.	0 ft.	0 ft.
Commercial Building	N/A	N/A	N/A	N/A	50 ft. ⁷	100%	0 ft./5 ft.	0 ft.	0 ft.	0 ft.
Other Permitted Uses	N/A	5%	N/A	N/A	125 ft.	100%	0 ft./5 ft.	0 ft.	0 ft.	0 ft.
GI - General Industrial										
Permitted Use	N/A	10%	N/A	N/A	75 ft.	N/A	30 ft.	15 ft.	10 ft.	10 ft.
Notes:										
1. Refer to Sections 156.C.004 , <i>Limited Use Standards</i> , and 156.C.005 , <i>Special Use Permit Standards</i> , for additional standards that may apply to a given housing type.										

Table 156.B.005-1
Nonresidential and Mixed-Use District Lot and Building Standards
(See Figures 156.B.005-1 and -2, below)

Housing/Building Type¹	Maximum Gross Density (Units / Acre)	Common Civic or Open Space / Landscape Surface Area Ratio²	Minimum Lot³		Maximum Building		Minimum/Maximum Setbacks⁴			
			Area	Width	Height	Frontage Build Out	Front	Side Street	Side^{5,6}	Rear⁶
Graphic Legend	A	B	C	D	E	F	G	H		
<p>2. Minimum common civic or open space is calculated based on a percentage of the overall subdivision and applies to residential and mixed-use districts. Landscape surface area ratio is calculated based on a percentage of the lot and applies to nonresidential developments.</p> <p>3. Minimum lot area is calculated on a "per dwelling unit" basis. Minimum lot width is calculated for the entire lot.</p> <p>4. Where "##/##" is shown, the first number (including zero) is the minimum setback and the second number is the maximum. If only one number is shown, then maximum setback does not apply.</p> <p>5. Zero feet is the side setback for the shared party wall between townhouse units.</p> <p>6. For nonresidential uses, applies if adjacent to a residential use or zoning district. 0' for nonresidential uses if adjacent to any other use or zoning district.</p> <p>7. The maximum number of stories and/or height of an apartment, commercial, or mixed-use buildings may be increased by Special Use Permit as set forth in Section 156.C.005, Special Use Permit Standards.</p>										

Figure 156.B.005-1
Housing and Building Type Illustrations

Commercial Building

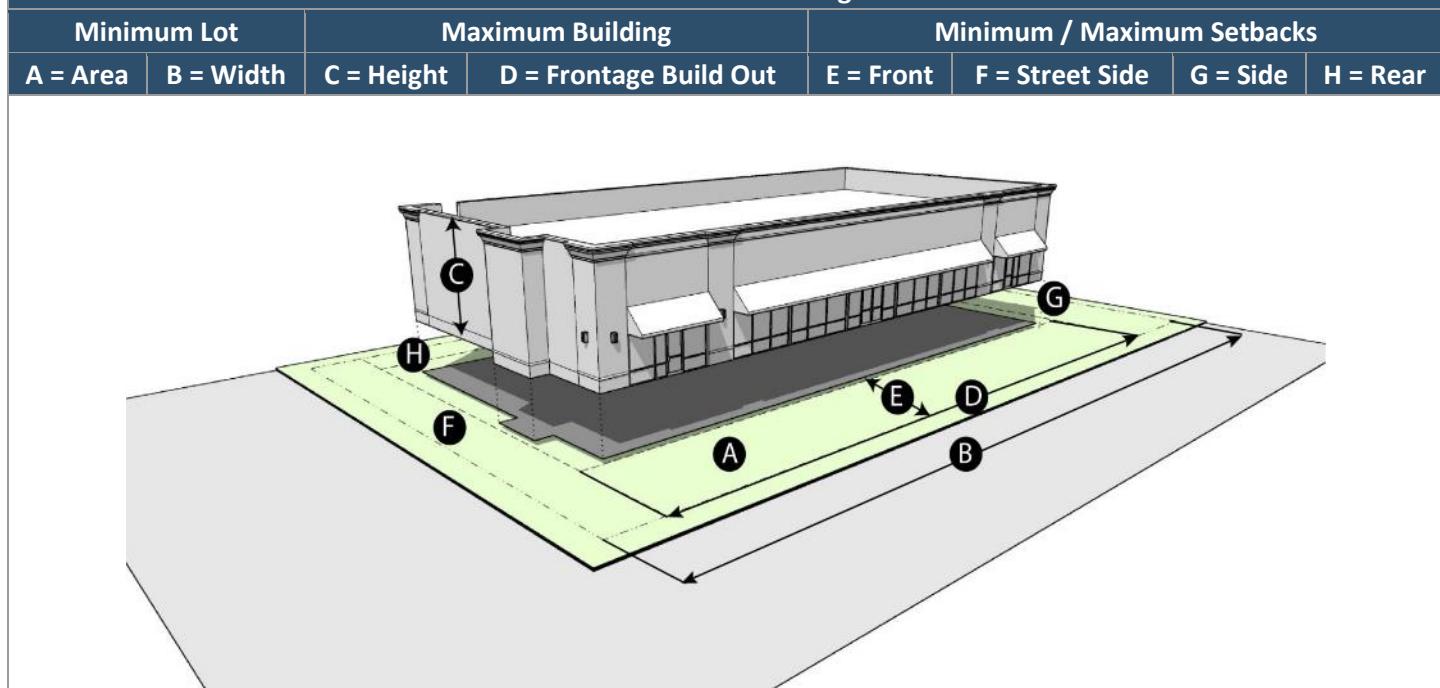
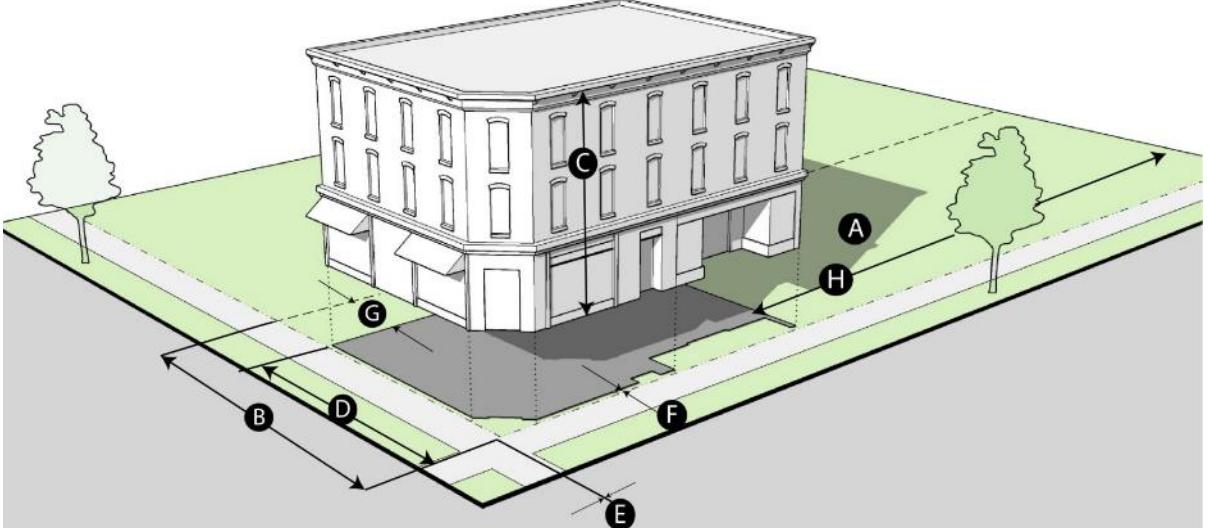


Figure 156.B.005-2
Housing and Building Type Illustrations

Mixed Use Building

Minimum Lot		Maximum Building		Minimum / Maximum Setbacks			
A = Area	B = Width	C = Height	D = Frontage Build Out	E = Front	F = Street Side	G = Side	H = Rear
Mixed Use Building							
							

Section 156.B.006, Development Types

- A. **Development Types.** New developments that are primarily residential or mixed-use are classified into conventional, cluster, and infill. Development of any development type permitted in the zoning district is at the option of the applicant. Where more than one development type is permitted in a zoning district, no development type is mandatory. Refer to Section 156.B.004, *Residential District Development Standards*, for lot density and dimension standards related to each permitted development and housing type combination.
- B. **Permitted Residential Districts.** Table 156.B.006-1, *Permitted Development Types by Residential District*, establishes the development types that are permitted in each residential zoning district.

Table 156.B.006-1
Permitted Development Types by Residential District

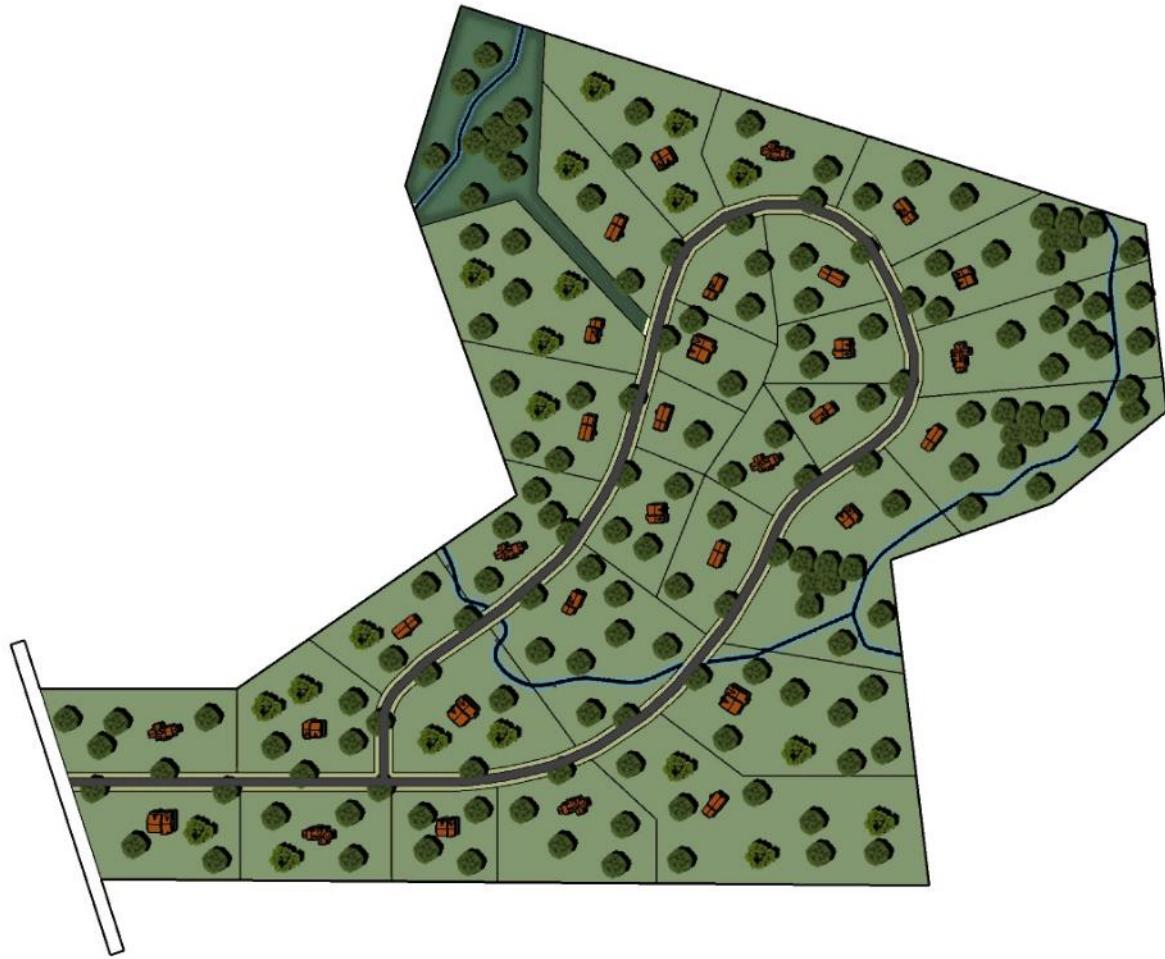
Development Types	AG	RR	RL	RM	RH
	"P" = Permitted "--" = Not Permitted				
Conventional	P	P	P	P	P
Cluster	--	--	P	--	--
Infill	--	--	--	P	P
Tiny House or Cottage Court	--	--	--	P	--

- C. **Applicability.** This Section established standards that are specific or unique to the various permitted development types.
- D. **Development Types.**
 1. *Conventional.*
 - a. *Description.* The conventional development type, as depicted in Figure 156.B.006-1, is a pattern that allows primarily residential uses and that provides the majority of residential property owners with private open

space on their own property. A conventional development type consists of varying housing types depending on the zoning district and minimum lot size is a primary factor in the character built environment of the development.

- b. *Standards.* All the requirements of this Article shall apply to conventional development types unless otherwise specified.

**Figure 156.B.006-1
Conventional Development Type**



2. *Cluster.*

- a. *Description.* A cluster development type, as depicted in Figure 156.B.006-2, consists of smaller lots than conventional development that are clustered together in order to provide for common civic and open spaces. The common open space may be set-aside for resource features such as private parks, recreation areas, woodlands, creeks, streams, and their riparian areas, floodplains, and similar features. Cluster development may be used to preserve environmental resources by clustering lots on the buildable portions of the property.
- b. *Housing Types.* At least two permitted housing types as listed in Table 156.C.003-1, *Use Table*, shall be provided and no one lot size/configuration dwelling type may exceed a total of 70 percent of all the residential units in the development.
- c. *Minimum Site Area.* The minimum site area required for a cluster development is 5 acres.
- d. *Common Civic and Open Space Requirements.*

- i. Regardless of whether common open space is on privately or publicly owned property, the space shall be open to the public at the same hours as a comparable City park.
- ii. A minimum of 75 percent of the required civic and open space shall consist of the natural area open space type per [Section 156.B.006, Civic and Open Space Types](#). Open space shall be integrated into the development design so as to bring access to significant open space to the maximum number of properties; provided, however, that physical access may be limited if such limitation would materially enhance natural resource management.
- iii. Land area within the cluster development dedicated to permitted Public and Institutional, Office, and Retail, Sales, and Service use categories shall not exceed 10 percent of the total land area of the development. In addition, such uses may be counted toward 10 percent of the common open space requirement established in [Section 156.B.004, Residential District Development Standards](#). For example, a 20-acre cluster development with single-family attached and detached dwellings requires three acres (15% of the development) of civic and common open space. The development may have up to two acres of nonresidential uses and 13,068 square feet of the nonresidential development counts toward the civic and open space requirement.

e. *Minimum Lot Area Adjacent to Other Development.* Where adjacent to existing conventional single-family development, cluster development lots on the perimeter shall be:

- i. Equal to or greater than the lot area and width of the adjacent lots;
- ii. Separated from adjacent lots by a Type A bufferyard; or
- iii. The dwelling units on the perimeter cluster lots shall be set back from the boundary of the cluster development a minimum of the following distances based on the number of cluster lots being developed:
 - (A) One to 10 lots: 30 feet;
 - (B) 11 to 30 lots: 40 feet; and
 - (C) 31 or more lots: 50 feet.

f. *Distance from Residential Lots.* All required common open space types shall be located a minimum of 1,200 feet from any residential lot within the cluster development, measured along a sidewalk or trail from the nearest property line of the lot to the nearest property line of the open space.

g. *Buffering Requirements.* A bufferyard along the perimeter of the cluster development may count toward the required common open space. However, no more than 25% of the total required open space may be within the perimeter buffer yard.

h. *Shoulders and Drainage Swales.* Improved shoulders and drainage swales, designed in accordance with design standards approved by the City Engineer, may be utilized rather than curbs.

Figure 156.B.006-2
Cluster Development Type



3. *Infill.*

a. *Description.* An infill development type, as depicted in Figure 156.B.006-3, consists of smaller lots and greater densities than conventional or cluster developments that make efficient use of land and infrastructure on vacant or underutilized lots in already developed areas.

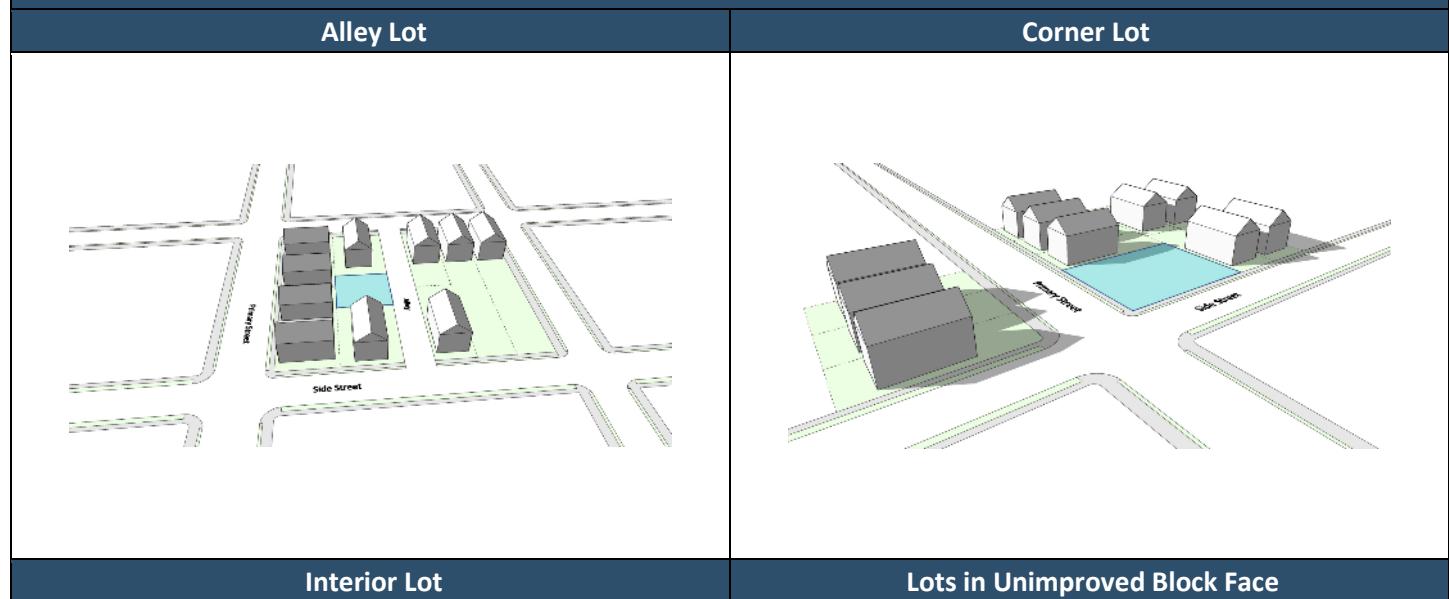
Figure 156.B.006-3
Infill Development Type

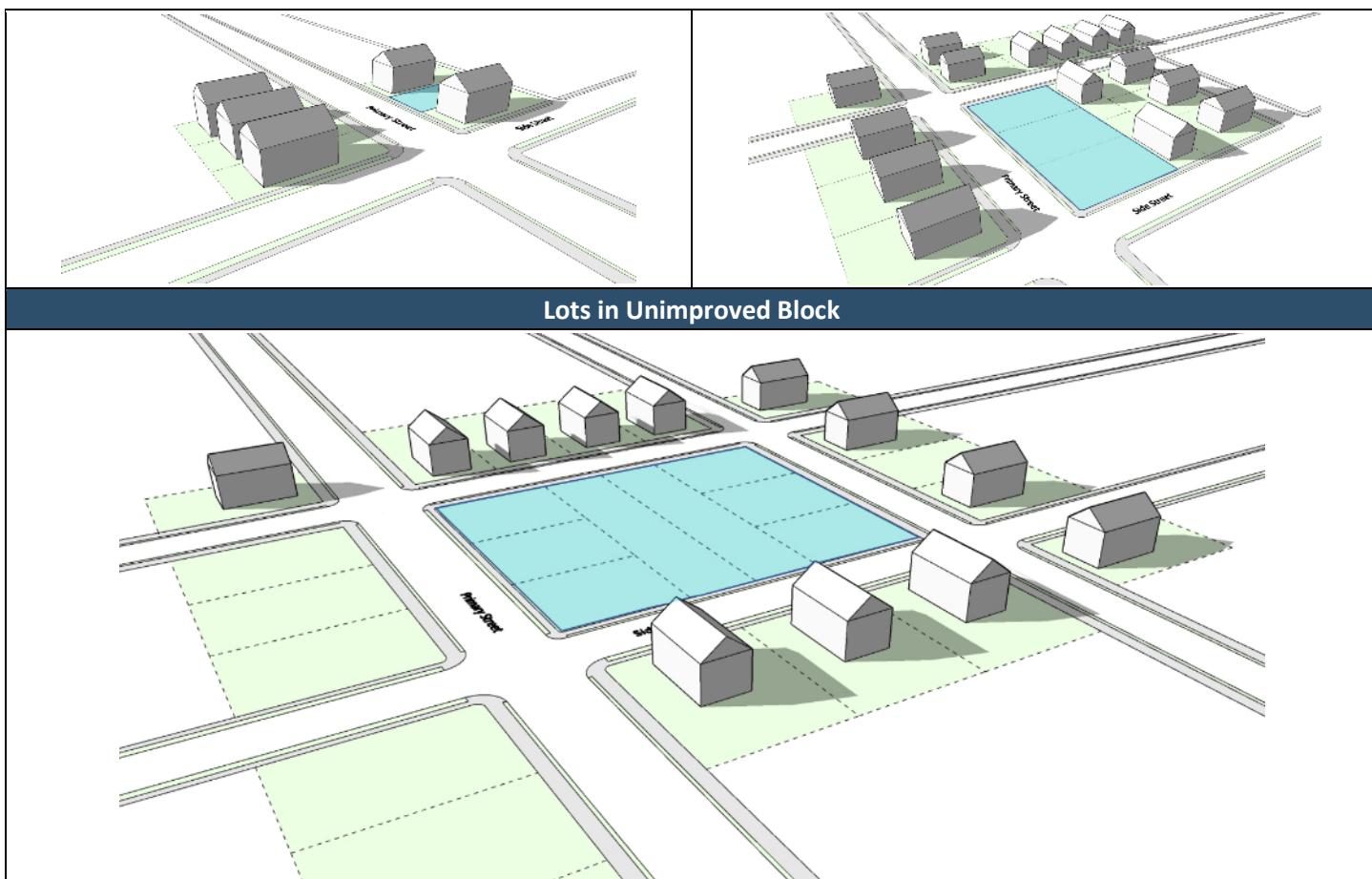


- b. *Eligibility for Infill.* An infill development type may be located on any parcel:
 - i. *Vacant or Unoccupied.* That is surrounded by existing developed properties and has been vacant or unoccupied for more than one year;
 - ii. *Utility Easements.* Where adjacent properties abutting at least 50 percent of the non-street perimeter of the subject property are utility easements that create a substantial break in development or redevelopment potential;
 - iii. *Environmental Constraints.* Where adjacent properties abutting at least 50 percent of the non-street perimeter of the subject property are encumbered by environmentally sensitive or constrained areas such as floodplains; or
 - iv. *Existing Development.* Where adjacent properties abutting at least 50 percent of the non-street perimeter of the subject property are developed with single-family dwellings of higher density or intensity uses.
- c. *Appearance.* Infill development shall be constructed to be generally compatible in appearance with other existing structures in the context, as established in Paragraph e, *Context*, below, that comply with this Ordinance.
- d. *Alternative Standards.* In place of the standards in [Section 156.B.004, Residential District Development Standards](#), and other standards of this Ordinance, the applicant may utilize the following alternative standards.
- e. *Lot Area and Width.* The minimum lot area may be that of the smallest lot in the context of the development, as defined in Paragraph e, *Context*, below. The minimum lot width may be that of the narrowest lot in the context of the development. Refer to [Chapter 157, Land Subdivision Regulations](#), for requirements related to replatting existing lots.
- f. *Maximum Building Height.* The maximum building height may be that of the tallest building in the context, plus 15 percent of the height.
- g. *Minimum / Maximum Setbacks.*
 - i. The minimum front or street side setback may be that of 80 percent of the average front or street side setbacks in the context of the development.
 - ii. The maximum front and street side setback, where applicable, may be that of the average of the front and street side setbacks of the context of the development, plus 10 percent.

- iii. The minimum side and rear setbacks may be that of 80 percent of the average side or rear setbacks in the context of the development.
- h. *Buffering*. Except as required for specific uses in [Article C, Use Standards](#), where a buffer is required along a street or parking area, or between zoning districts, the buffer width and planting materials per 100 feet may be reduced by 50%.
- i. *Parking*. The development may take advantage of the parking credits and reductions in [Section 156.E.006, Parking Credits and Reductions](#).
- j. *Context*. This Subsection identifies various contexts that inform the allowances provided in Subsection d., *Alternative Standards*, above, and as depicted in Figure 156.B.006-4, *Context Illustrations*.
 - iv. *Alley Lot*. If the infill site is an alley lot (shown in blue), then the context consists of other adjacent alley lots and the surrounding lots within the block that includes the infill site (shown in green).
 - v. *Corner Lot*. If the infill site is a corner lot, then the context consists of both block faces that include the infill site and the lots directly across the street from the infill site.
 - vi. *Interior Lot*. If the infill site is an interior lot, then the context consists of the block face that includes the infill site and the lots directly across the street from the infill site.
 - vii. *Lots in Unimproved Block Face*. If the infill site is within a block face that does not include other lots improved with buildings, then the context consists of the opposing block faces (being immediately opposite the same street as the project site) and the remaining lots on the block of the infill site.
 - viii. *Lots in Unimproved Block*. If the infill site is within a block that does not include other lots improved with buildings, and the block face opposite the given project site does not include other lots improved with buildings, then the context consists of the block faces surrounding the block that includes the infill site.

Figure 156.B.006-4
Context Illustrations





4. *Tiny House Neighborhood or Cottage Court.*

- a. *Description.* A tiny house neighborhood or cottage court development type, as depicted in Figure 156.B.006-5, broadens the diversity of housing options available in the community to provide accessible, adequate, and affordable housing. This development type contains single-family detached housing units typically arranged in a cluster of four to 12 dwelling units around a common open space, and may include a common building as an amenity (e.g., a common kitchen or meeting area) and accessory building. Vehicular access may be provided by a shared parking lot.
- b. *Building Requirements.*
 - i. *Tiny House.*
 - (A) *General Standards.* Tiny houses shall comply with the building requirements established in Appendix Q of the ICC International Residential Code, as updated.
 - (B) *Maximum Floor Area.* Tiny houses shall include a total maximum floor area of 400 square feet, excluding any loft space.
 - (C) *Permanent Foundations.* Tiny Houses that are part of a tiny house neighborhood shall be constructed on a permanent foundation. Tiny Houses on wheels or other non-permanent foundations are regulated as Recreational Vehicles and are prohibited from being part of a tiny house neighborhood.
 - (D) *Prefabricated Tiny Houses.* A Prefabricated tiny house is required to be skirted.
 - (E) *Tiny Houses on Wheels.* Tiny Houses on Wheels sited as a component of a tiny house neighborhood that built upon a mobile chassis where the suspension/axle components remain are considered semi-permanent and the chassis shall be attached on an approved foundation system.

- ii. *Cottage Court.*
 - (A) *Maximum Floor Area.* Cottage court units shall include a total maximum floor area of 1,200 square feet.
- c. *Minimum Site Area.* The minimum site area for the development of a tiny house neighborhood or cottage court development type shall be one-half acre. The maximum site area shall be no greater than five acres.
- d. *Common Areas.* The following shall apply to both tiny house neighborhood and cottage court development types:
 - i. Common open space shall be a minimum of 30 percent of the overall site and shall include a central green, lawn or garden area, playground, or plaza as a central focal point of all dwellings.
 - ii. Common improvements of common area shall include pedestrian walkways connecting each dwelling unit to a community-wide sidewalk network, shared parking areas or garages, and a Type A bufferyard around the perimeter of the site that preserves existing vegetation and incorporates landscape materials, earthen berm, or a wall or fence to provide a visual buffer from adjacent development. See Section [156.F.004, Buffering](#).
 - iii. If a common building is permitted as accessory to a tiny house neighborhood and may serve all residents. Its gross floor area shall be no greater than 10 percent of the site area. A common building may include a kitchen and meeting and/or indoor recreation facilities (but no bedrooms).
- e. *Bufferyard Requirements.* Where located adjacent to a separate property in an AG, RR, RL, or mixed use district, a Type B bufferyard in accordance with Section [156.F.004, Buffering](#), shall be planted around the outer perimeter of the community.
- f. *Required Vehicular Access to Tiny House Neighborhood or Cottage Court Development Types.* A tiny house neighborhood or cottage court development types require direct access from a local, minor, or collector street type.
- g. *Garages.* The following garage structure requirements shall apply to both tiny house neighborhood and cottage court development types:
 - i. If provided, detached garages serving more than one dwelling unit shall be accessed via a private drive or alley.
 - ii. Garage doors are prohibited from facing public streets rights-of-way unless screened by a Type B bufferyard.
 - iii. A garage shall not exceed four car bays.
 - iv. Garage buildings shall be consistent in architecture, materials, and color to the principal dwellings.

Figure 156.B.006-5,
Tiny House Neighborhood or Cottage Court Development Type



Section 156.B.007 Civic and Open Space Types

- A. **Generally.** In order to ensure that a variety of functional, well-designed civic and open spaces are distributed throughout the City, cluster developments shall have a civic and open space component as required in [Section 156.B.004, Residential District Development Standards](#), and [Section 156.B.005, Nonresidential and Mixed-Use District Development Standards](#).
- B. **Function.** Open space may be integrated into the on-site stormwater management system to maximize the usable portion of a property. Low-impact development improvements may be used and count toward the open space requirements of the development. Such improvements include, but are not limited to, bioretention, enhanced detention, and infiltration basins, such as inverted vegetated islands within parking lots, rain gardens, reduced impervious areas, vegetated swales, rain barrels and cisterns, and pervious pavements.
- C. **Location.** Civic and open space shall be readily accessible to and visible from the street and connected to a public sidewalk.
- D. **Perimeter Access.** A minimum of 25 percent of the perimeter of required open space shall abut a street.
- E. **Accessibility.** The civic and open space shall be designed in accordance with the Americans with Disabilities Act requirements.
- F. **Availability.** If the open space permits general public access, the space shall include signage posting the hours available for public usage. The signage shall not count against total signage permitted as set forth in [Article G, Signs](#).
- G. **Exclusions.** The following areas shall not be counted as open space:
 1. *Yards.* Private yards on individual lots;
 2. *Driveways and Landscaping.* Driveways, parking areas, and required landscape islands;
 3. *Stormwater Management.* Stormwater management areas that do not count as stormwater best management practices according to the requirements of [Statewide Urban Design and Specifications \(SUDAS\)](#) requirements and the water quality management provisions of [Iowa Stormwater Management Manual, Chapter 2](#).
 4. *Structures.* Land covered by structures not designated for active or passive recreational uses; and
 5. *Outdoor Display and Storage.* Designated outdoor display and storage areas, as permitted.
- H. **Open Space Categories.** Permitted public civic and open spaces include any open space in [Table 156.B.007-1, Public Civic and Open Space Standards](#). Permitted private open space includes such amenities as forecourts, courtyards, or other amenities acceptable to the Zoning Administrator.

Table 156.B.007-1
Public Civic and Open Space Standards

Type	Standard
Plaza 	<p>General Character</p> <ul style="list-style-type: none"> ▪ Formal open space ▪ Defined seating areas ▪ Balance of hardscape and plantings ▪ Spatially defined by building entries <p>Location and Size</p> <ul style="list-style-type: none"> ▪ Minimum area: 900 square feet ▪ Maximum area: 22,000 square feet ▪ Minimum width: 30 feet ▪ Minimum pervious cover: 25 percent ▪ Permitted zoning districts: MU, UC, GC, PI
Pocket Park 	<p>General Character</p> <ul style="list-style-type: none"> ▪ Formal open space ▪ Spatially defined by buildings or streets ▪ Open shelters, paths, lawns, and trees ▪ Walkways and plantings at all edges ▪ Abundant seating opportunities <p>Location and Size</p> <ul style="list-style-type: none"> ▪ Minimum area 2,500 square feet ▪ Maximum area: 10,000 square feet ▪ Minimum width: 60 feet ▪ Minimum pervious cover: 60 percent ▪ Permitted zoning districts: MU, UC, GC
Common Green 	<p>General Character</p> <ul style="list-style-type: none"> ▪ Small semi-urban open space responding to specific user groups and space available ▪ Range of character can be for intense use or aesthetic enjoyment <p>Location and Size</p> <ul style="list-style-type: none"> ▪ Minimum area 5,000 square feet ▪ Maximum area: 2 acres ▪ Minimum pervious cover: 75%; the remainder may consist of amenities, crushed stone, pavers, or other materials and features acceptable to the Zoning Administrator ▪ Within a ¼ mile of all residences ▪ Permitted zoning districts: MU, UC, GC, PI

Table 156.B.007-1
Public Civic and Open Space Standards

Type	Standard
Promenade 	<p>General Character</p> <ul style="list-style-type: none"> ▪ Linear shaded public open space ▪ Allow for social and commercial activity to spill into the public realm ▪ Consist of a hardscape pathway with permeable and/or impermeable pavers and surfaces, and activated by building entries that face onto it ▪ Landscaped, and activated with seating areas, patios, sidewalks, fountains, and similar amenities <p>Location and Size</p> <ul style="list-style-type: none"> ▪ Minimum width: 16 feet ▪ Maximum width: 30 feet ▪ Minimum pedestrian passage width: 8 feet ▪ Minimum pervious cover: 20 percent ▪ Located to provide inter-block connections from one street to another ▪ Permitted zoning districts: MU, UC, GC
Rooftop Garden 	<p>General Character</p> <ul style="list-style-type: none"> ▪ Vegetated space on top of a flat or gently-sloped roof ▪ Space is usable by the general public, residents, employees, or customers <p>Location and Size</p> <ul style="list-style-type: none"> ▪ Roof load: A registered professional engineer shall certify that the roof can support any proposed new loads and whether any additional steps are required to keep new roof components in place when subjected to a wind speed of more than 90 mph. ▪ Roof edge protection: To avoid loose material from falling, a perimeter opaque barrier shall be established on the perimeter of the garden with a minimum height of 42 inches. ▪ Permitted zoning districts: MU, UC, GC
Parklet 	<p>General Character</p> <ul style="list-style-type: none"> ▪ Sidewalk extension that provides seating, plantings, and other amenities. ▪ Typically installed in parallel, on-street parking spaces ▪ Extend out from the sidewalk at the level of the sidewalk to the width of the parking space(s) <p>Location and Size</p> <ul style="list-style-type: none"> ▪ Minimum area: 180 square feet ▪ Maximum area: 360 square feet ▪ Minimum planted area: 25 percent ▪ Encroachment: Temporary or permanent right of Way Permit required

Table 156.B.007-1
Public Civic and Open Space Standards

Type	Standard
	<ul style="list-style-type: none"> ▪ Protection: A perimeter barrier shall be established with a minimum height of 36 inches and a maximum height of 42 inches. ▪ Permitted zoning districts: MU, UC
Civic Space 	<p>General Character</p> <ul style="list-style-type: none"> ▪ Consists of permitted uses for the district in the Government Facilities, Office, and Retail Repair, Sales, and Service use categories ▪ Serves as a focal point in the development. ▪ In a cluster development may only consist of 10 percent of the site area and may only count toward a maximum of 10 percent of required open space <p>Location and Size</p> <ul style="list-style-type: none"> ▪ Minimum area: Minimum lot size for the district ▪ Maximum area: 7,500 square feet ▪ Minimum landscaped area: 25 percent ▪ Permitted zoning districts: RL, MU, UC, GC, PI
Natural Area 	<p>General Character</p> <ul style="list-style-type: none"> ▪ Informal natural space and/or green infrastructure for stormwater treatment purposes ▪ Spatially defined by natural features ▪ Paths, meadows, and wooded areas are designed to reflect the natural and cultural heritage of the site ▪ Potential to interconnect with other natural areas <p>Location and Size</p> <ul style="list-style-type: none"> ▪ Minimum area: 1 acre ▪ Minimum width: 25 feet at its narrowest point ▪ Located in areas of sensitive environmental resources, including but not limited to woodlands, waterways and riparian buffers, steep slopes, and floodplains ▪ Permitted zoning districts: RL (Must comprise 75% of open space in a cluster development), RM

Section 156.B.008, Measurements and Allowances

Subsection 156.B.008.a Measurements

Table 156.B.008.a-1, *Measurements*, below, provides the method of measurement for the developmental standards in this Ordinance.

Table 156.B.008.a-1
Measurements

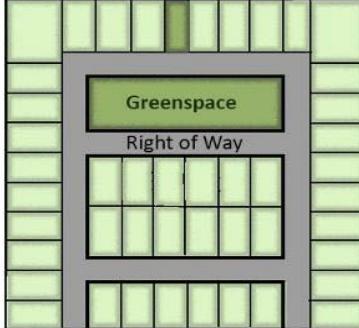
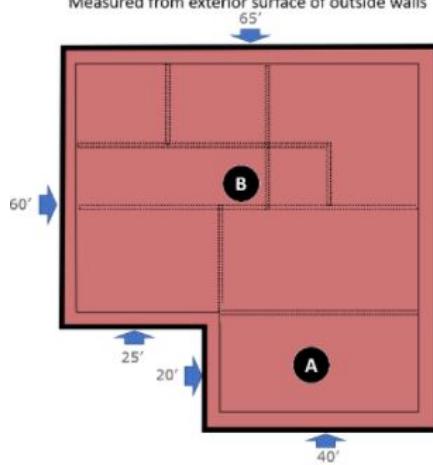
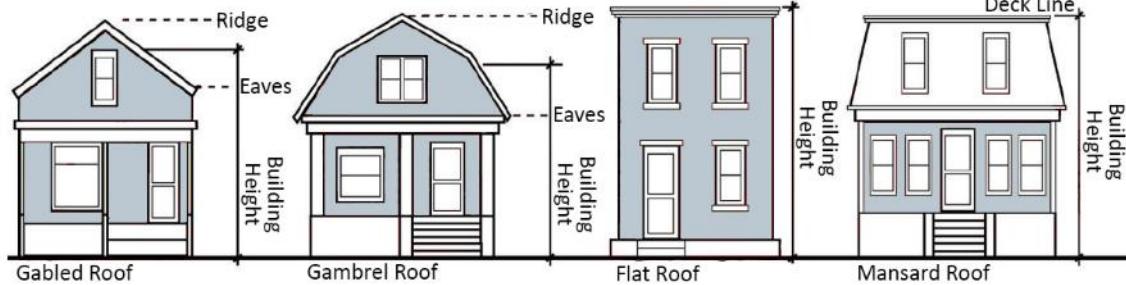
Measurement	Methodology	Illustration
Gross Density	The number of dwelling units divided by gross acres. With gross acres being the site area minus the area of open space.	 <p>Gross Density 12 acres of land including 2 acres of open space and right-of-way 45 Units/10 Gross Acres = 4.5 Units per Acre</p>
Gross Floor Area	The total area of all the floors of a building, including intermediately floored tiers, mezzanines, etc., as measured from the exterior surfaces of the outside walls of the building.	 <p>Measured from exterior surface of outside walls</p> <p>A: $40' \times 20' = 800 \text{ sq. ft.}$ B: $60' \times 25' = 1,500 \text{ sq. ft.}$ A + B = 4,700 sq. ft. Gross Floor Area = 4,700 sq. ft.</p>
Buildings: The vertical distance from the grade level of that portion of a parcel covered by the building to the highest point of the coping of a flat roof, or the deck line of a mansard roof, or to the average height between eaves and the ridge of a gable, hip or gambrel roof.		

Table 156.B.008.a-1
Measurements

Measurement	Methodology	Illustration
	Walls or Fences: The height of a wall or fence is measured from the lowest grade level within three feet of either side of the wall or fence to the top of the wall or fence.	
Lot Area	The total horizontal area included within property lines.	
Lot Width	The horizontal distance between the side property lines, measured at the minimum front setback line.	
Lot Types	<p>Alley Lot. A lot abutting an alley right-of-way and that does not abut any other street at any point.</p> <p>Corner Lot. A lot abutting two streets at their intersection.</p> <p>Through or Double-Frontage Lot. An interior lot that fronts on two streets that do not intersect at the boundaries of such a lot. The required front yard setback shall be provided on both street frontages.</p> <p>Interior Lot. A lot whose side lot lines abut alley rights-of-way or other lots instead of non-alley public or private rights-of-way.</p>	

Table 156.B.008.a-1
Measurements

Measurement	Methodology	Illustration
	Triple- / Multi-frontage Lot. A lot abutting more than two non-alley street rights-of-way.	
Setback, Required	<p>The horizontal distance of a required open space at grade between the outer wall of a building or structure and the adjoining property lines, unoccupied and unobstructed by any portion of a structure from the ground upward. The front and rear setback lines span the entire width or length of the property. The side and side street setback lines extend from the required front setback line to the required rear setback line. Setbacks are defined in TABLE 156.B.004-1 and TABLE 156.B.005-1.</p>	

Table 156.B.008.a-1
Measurements

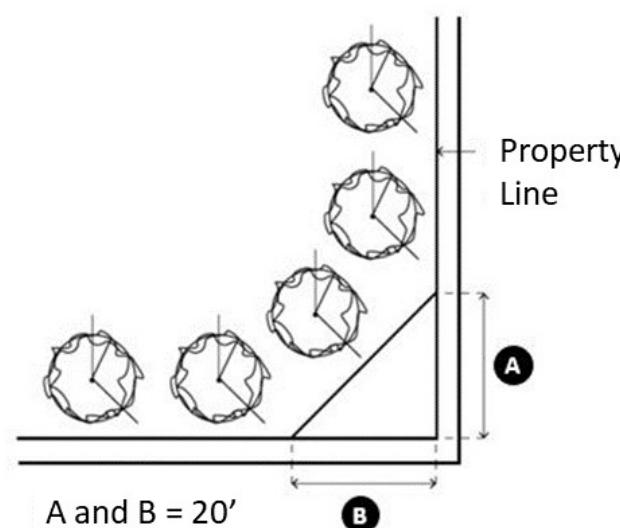
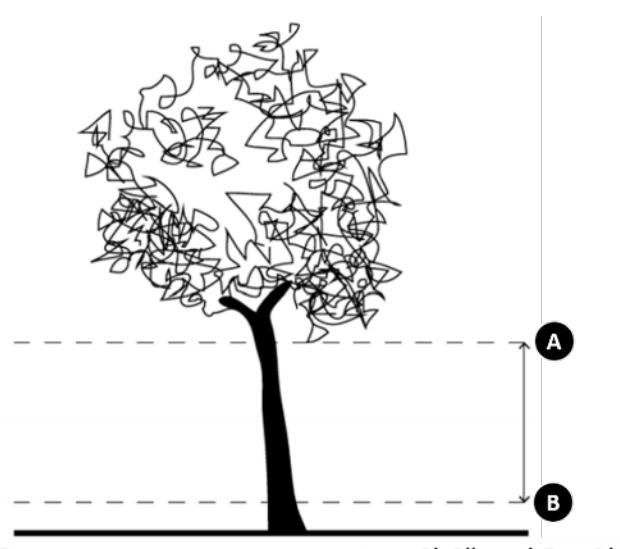
Measurement	Methodology	Illustration
Visibility Triangle	<p>A triangular area that includes that portion of public right-of-way and any private property within a triangle formed by a diagonal line extending through points on the two property lines 20 feet from the street corner intersection of the property lines. The vertical dimensions of this triangle are two feet to six and one-half feet above finished grade.</p>	 

Table 156.B.008.a-1
Measurements

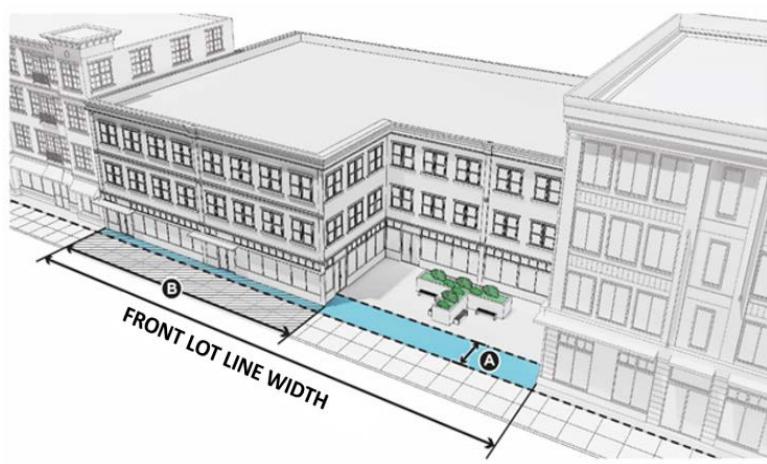
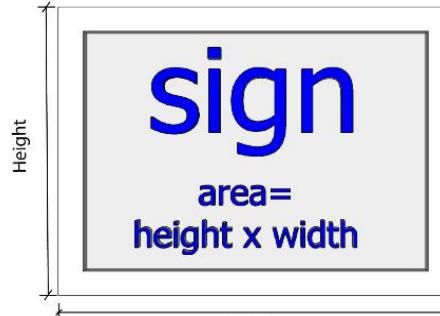
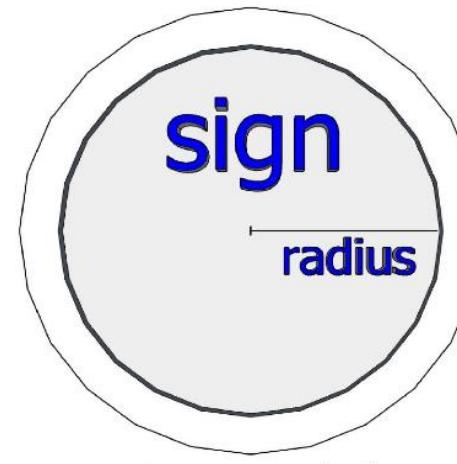
Measurement	Methodology	Illustration
Frontage Buildout	<p>The minimum percentage of the lot width that must be occupied by building façade (B) within the minimum and maximum setback (A). For example, a property which is 100 feet wide with a Frontage Buildout of 60% would require that at least 60 feet of façade length be maintained within the minimum and maximum setback. Any additional length of front façade would be allowed to step back further from the setback range, if desired. The intent of this requirement is to encourage development to maximize its front façade exposure along the Street.</p>	 <p> A Area between the minimum and maximum front street setback B Building width between minimum and maximum setback </p>
Sign Area	<p>Frame or Cabinet Signs: Where a sign is enclosed in a frame or cabinet, the area of the entire surface of the sign face within a single continuous perimeter enclosing the extreme limits of the sign and not passing through or between any adjacent elements of the sign. That perimeter does not include any structural or framing elements lying outside the limits of the sign face unless such elements consist of a corporate logo that is part of the face, frame, or cabinet of the sign.</p>	 

Table 156.B.008.a-1
Measurements

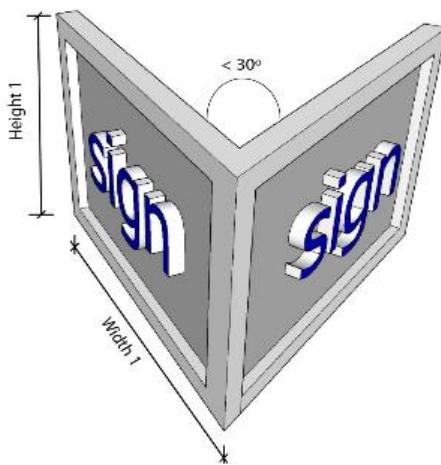
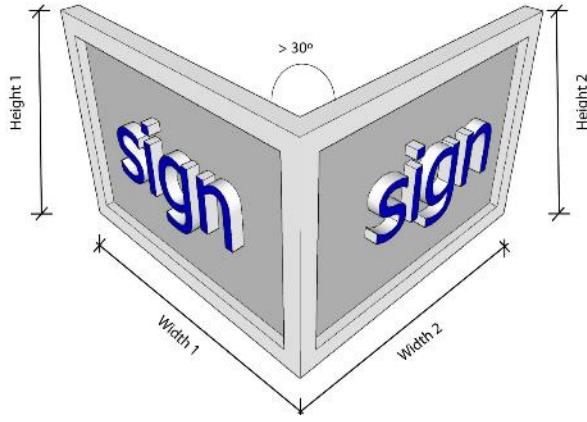
Measurement	Methodology	Illustration
	<p>Channel Letters: Where a sign consists of individual letters, words or symbols attached to a surface, the area of the smallest rectangle that completely encompasses all such letters, words or symbols and any accompanying background of a color different than the color of the wall or sign face.</p> <p style="text-align: center;">Individual Letter Sign</p>	
	<p>Multi-Sided Signs: For projecting or double-faced signs, only one display face is measured in computing sign area when the sign faces are parallel, or where the interior angle formed by the faces is 30 degrees or less, provided that the signs are mounted on the same structure. If the sign faces are not parallel or within 30 degrees of parallel, each sign face is counted as a separate sign. If the two faces of a double-faced sign are of unequal area, the area of the sign shall be taken as the area of the larger face.</p>  	

Table 156.B.008.a-1
Measurements

Measurement	Methodology	Illustration
Sign Height	The distance from the topmost point of the sign to the lowest grade level adjacent to the sign (A). The base and sign supports are included as part of the sign height.	
Sign Setback	The distance from a property line (C) to the nearest part of the sign (B).	

Subsection 156.B.008.b Allowances

- A. **Generally.** The provisions of this Section set forth any special cases that warrant flexibility in the developmental standards in this Zoning Ordinance.
- B. **Lot Width and Area.** At the option of the applicant, the minimum lot area and width dimensions in Section 156.B.004, *Residential District Development Standards*, may be considered averages for an individual conventional development in each zoning district or cluster development in the RL district. Lot averaging may only be applied where both of the following conditions apply:
 1. The average lot area and average lot width of the development are equal to or greater than the lot area and lot width specified in Section 156.B.004.
 2. No lot shall have a lot area or lot width that is less than 90 percent of the minimum lot area or lot width specified in Section 156.B.004 (see Figure 156.B.008.b-1, *Lot Averaging*).

Figure 156.B.008.b-1
Lot Averaging

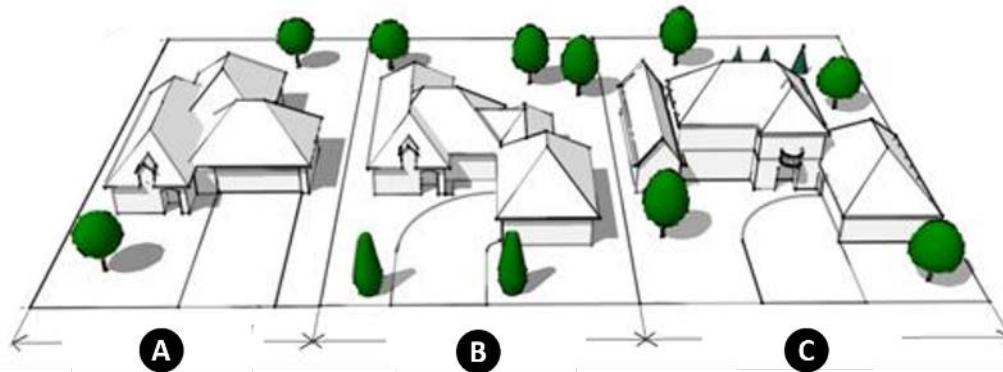


Figure Notes:

A = Narrow Lot | B = Normal Lot | C = Wide Lot

C. Height Requirements.

1. *Exemptions.* Unless otherwise expressly stated, the height regulations in this Ordinance do not apply to penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers attached to a building, steeples, flagpoles attached to a building, chimneys, smokestacks, water tanks, silos, grain elevators, or similar structures.
2. *Floor Space Calculation.* No penthouse, roof structure, or any space above the height limit shall be allowed for the purpose of providing additional floor space.
3. *Setback Plane.* As depicted in Figure 156.B.008.b-2, *Setback Plane*, where a multi-family, nonresidential, or mixed-use building adjoins a property with a single-family detached or attached dwelling, the building height may be increased beyond the maximum permitted if the setback nearest the adjoining residence is increased one foot for each one foot of height above the maximum permitted height.

Figure 156.B.008.b-2
Setback Plane

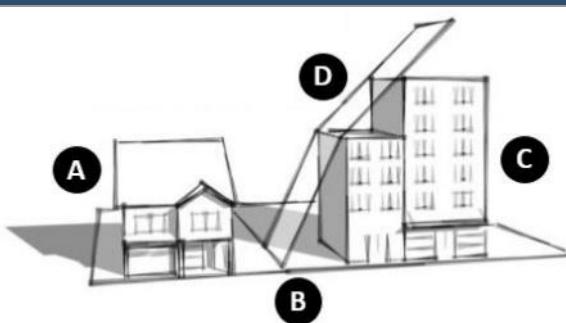


Figure Notes:

A = Single-Family or Duplex | B = Zoning District and Property Line | C = Multi-family, Nonresidential, or Mixed Use | D = Total Setback is the Minimum Setback Plus 1 Foot for Every 1 Foot the Structure Exceeds the Maximum Height of the District

D. Yard Requirements.

The yard requirements in this Ordinance do not apply to the following projections into required yards:

1. *Fire Escapes, Stairs, and Balconies.* Unenclosed fire escapes, stairways, and/or balconies, covered or uncovered, shall extend not more than four feet into the required front or rear yard.

2. *Architectural Features.* Cornices, eaves, canopies, sunshades, gutters, chimneys, flues, belt courses, headers, sills, pilasters, lintels, ornamental features, box windows, or other similar architectural features that do not bear on the foundation shall project not more than two feet into any required yard.
3. *Bay Windows and Chimneys.* Within any residential district, bay windows (with a gross floor area of less than or equal to 12 square feet) shall extend not more than two feet into any required yard.
4. *Cul-de-Sacs.* For lots fronting on cul-de-sacs, the minimum front yard shall be five feet.
5. *Garages.* Front-loaded garages shall have a minimum setback of 20 feet, regardless of the required minimum setback for the remainder of the building.

E. **Lots.** Regardless of the lot area or width, all lots in the RM and RH districts that existed prior to April 12, 2010, are deemed "conforming" with respect to lot area and lot width if they contain an existing, permanent, permitted residential dwelling. The lot width and area requirements of [Section 156.B.004, Residential District Development Standards](#), apply only in the event of a replatting of the property.