

OFFICE OF THE CITY MANAGER
DES MOINES, IOWA

CITY COUNCIL COMMUNICATION 97-178
APRIL 7, 1997 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
ZONING ORDINANCE REGULATIONS FOR MANUFACTURED HOUSING	◆ RESOLUTION ORDINANCE RECEIVE/FILE	JAMES GRANT COMMUNITY DEVELOPMENT DIRECTOR

SYNOPSIS —

Changes have been prepared to the proposed zoning ordinance amendment regarding the design and construction of single-family homes to address concerns expressed by the Iowa Manufactured Homes Association.

FISCAL IMPACT —

N/A.

RECOMMENDATION —

Approval.

BACKGROUND —

Item #91 on the March 24, 1997, City Council agenda was the second consideration of a zoning ordinance amendment regarding the design and construction of single-family homes, including mobile and manufactured homes, to require compliance with various standards. At that meeting, Mr. Joe Kelly, Executive Director of the Iowa Manufactured Homes Association spoke in opposition to the amendment. Mr. Kelly expressed concerns that the ordinance was too restrictive and would prevent the placement of manufactured homes within the City.

Since the March 24 meeting, Mr. Kelly and Gary Lozano, Planning Administrator, met to discuss the ordinance. During this meeting, two changes were made to address Mr. Kelly's concerns. Specifically, roof pitch requirements were changed from 5/12 to 3/12 (allowing for a somewhat flatter roof), and the minimum width requirement was changed from 30 feet to 24 feet.

While these changes represent a lessening of the originally proposed standards, staff believes that this amendment continues to adequately address the desired intent for standards regarding in-fill housing.