

ORDINANCE NO. 13,505

AN ORDINANCE to amend the Municipal Code of Des Moines, 1991, adopted by Ordinance No. 11,651, passed April 15, 1991, as heretofore amended, by repealing subsection (F) of Section 2A-16.02 thereof and enacting a new subsection (F) of Section 2A-16.02, relating to the allowed signage in the "NPC" Neighborhood Pedestrian Commercial District classification.

BE IT ORDAINED by the City Council of the City of Des Moines, Iowa:

Section 1. That the Municipal Code of Des Moines, 1991, adopted by Ordinance No. 11,651, passed April 15, 1991, as restated by the Ninth Supplement thereto adopted June 16, 1997, by Resolution and Roll Call No. 97-2094, be and is hereby amended by repealing subsection (F) of Section 2A-16.02 thereof and enacting a new subsection (F) of Section 2A-16.02, relating to the allowed signage in the "NPC" Neighborhood Pedestrian Commercial District classification, as follows:

**2A-16.02. "NPC" DISTRICT REGULATIONS. (NEIGHBORHOOD PEDESTRIAN COMMERCIAL DISTRICTS).**

**Statement of Intent.** The Neighborhood Pedestrian Commercial District is intended for early twentieth century streetcar and automobile corridors with a variety of retail shopping, office use, and apartments. The district is characterized by multi-story brick apartments and one and two story commercial buildings with multiple tenants and minimal setback from the primary commercial street. These districts include specialty retail and office uses that serve the adjacent residential areas as well as the entire city.

It is the intention of this section that the classification as Neighborhood Pedestrian Commercial will aid in the preservation and stabilization of the commercial corridor along the primary commercial street by improving the pedestrian access, promoting retail density, protecting the adjacent residential districts, and protecting the character of the district. It is the intention that new buildings and exterior alterations of existing buildings be compatible with the predominant front yard setback, street entrance, fenestration and materials along the corridor. To this end the classification incorporates permissive bulk standards for new construction and remodeling and lowers the usual parking standards. To ensure compatibility of development with the neighborhood and the maximum flexibility for the property owner, development within an "NPC" district is tied to a review of the site plan by the Plan and Zoning Commission and City Council.

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**(F) Signs.** The signage allowed upon properties within a contiguous "NPC" District is dependent upon the predominant zoning within the District prior to rezoning to the "NPC" District classification. Where more than fifty percent of the land area within a contiguous "NPC" District was rezoned from a "C-2" or less restrictive zoning classification, then property within the

District shall be permitted signage in accordance with the "C-2" signage regulations in section 2A-17(E), subject to the limitations identified below. In all other cases, the signage shall conform to the "C-1" signage regulations in section 2A-16(F), subject to the limitations identified below.

(1) No free standing pole signs are permitted.

(2) No setback requirements shall apply. However, any monumental sign larger than sixty (60) square feet in area shall be set back at least twenty (20) feet from all public streets.

(3) Off premises advertising signs, where allowed, shall not exceed three hundred (300) square feet in area and forty eight (48) feet in total height above grade.

(4) Roof signs shall not exceed a height of fifteen (15) feet above the roofline at the point of mounting.

Sec. 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

FORM APPROVED:

Roger K. Brown

Assistant City Attorney

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