

ORDINANCE NO. 14,081

AN ORDINANCE to amend the Municipal Code of the City of Des Moines, Iowa, 2000, adopted by Ordinance No. 13,827, passed June 5, 2000, as heretofore amended, by repealing subsections (2) and (3) of Section 134-522, subsection (a) of Section 82-208 and subsection (a) of Section 82-209 thereof, and enacting new subsections (2) and (3) of Section 134-522, subsection (a) of Section 82-208 and subsection (a) of Section 82-209, and by adding and enacting a new Section 82-214.05 to provide for the Plan and Zoning Commission to review site plans for multi-family dwellings, boardinghouses and roominghouses.

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

Section 1. That the Municipal Code of the City of Des Moines, Iowa, 2000, adopted by Ordinance No. 13,827, passed June 5, 2000, as amended by Ordinance No. 13,856 passed August 28, 2000, as amended by Ordinance No. 13,878 passed November 6, 2000, and as amended by Ordinance No. 14,018 passed November 19, 2001, be and is hereby amended by repealing subsections (2) and (3) of Section 134-522, subsection (a) of Section 82-208 and subsection (a) of Section 82-209 thereof, and enacting new subsections (2) and (3) of Section 134-522, subsection (a) of Section 82-208 and subsection (a) of Section 82-209, and by adding and enacting a new Section 82-214.05 to provide for the Plan and Zoning Commission to review site plans for multi-family dwellings, boardinghouses and roominghouses, as follows:

Sec. 134-552. Principal permitted uses.

Only the following uses of structures or land listed shall be permitted in the R-3 multiple-family residential district:

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Multiple
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Sec. 82-208. Determination for property subject to administrative approval.

(a) *Generally.*
Application for site
plan approval shall be
considered and

determined in accordance with the procedures in this section, except for the following types of improvements which shall instead be subject to section 82-209:

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Sec. 82-209. Determination for property not subject to administrative approval.

(a) Applications for site plan approval shall be considered and determined in accordance with the procedures in this section for the following types of improvements:

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Sec. 82-214.05 Design guidelines for multiple family dwellings, boardinghouses and roominghouses.

In acting upon any site plan application which includes a multiple family dwelling, boardinghouse or roominghouse, the plan and zoning commission shall apply the design standards in section 82-213 and the additional standards set forth below. The decision to approve, approve subject to conditions or disapprove a proposed site plan shall be based upon the conformance of the site plan with such design standards.

1) *Architectural character.* New developments and alterations to existing development in or adjacent to existing developed areas shall be compatible with the existing architectural character of such areas by using a compatible design. Compatibility may be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns, and/or the use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed development.

Brick and stone masonry shall be considered compatible with wood framing and other materials.

2) *Building height and mass.* Buildings shall be either similar in size and height, or if larger, shall be articulated, setback or subdivided into massing that is proportional to the mass and scale of other structures on the same block and adjoining blocks. Articulation may be achieved through variation of roof lines, setbacks, patterns of door and window placement, and the use of characteristic entry features. To the maximum extent feasible, the height, setback and width of new buildings and alterations to existing buildings should be similar to those of existing buildings on the same block. Taller buildings or portions of buildings should be located interior to the site. Buildings at the ends of blocks should be of similar height to buildings on the adjoining blocks.

3) *Building orientation.* To the maximum extent feasible, primary facades and entries

shall face the adjacent public street. A main entrance should face a connecting walkway with a direct pedestrian connection to the public street without requiring all pedestrians to walk through parking lots or across driveways.

4) *Garage access/location*. If the prominent character of garage access and/or location is located to the rear of the properties in the surrounding neighborhood, then new construction should be compatible with such character.

5) *Rooftop/second story additions*. A rooftop or second floor addition, including but not limited to stairs and emergency egress, should not overhand the front or side walls of the existing building.

6) *Emergency egress*. All stairs and means of emergency egress extending more than 15 feet above grade and visible from the adjoining street should be completely enclosed with materials compatible in color and texture with the balance of the building.

7) *Parking*. Parking lots containing more than eight parking spaces should comply with the adopted landscape standards applicable to commercial development in the C-1 district.

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

Preston A. Daniels, Mayor

Attest:

I, Donna V. Boetel-Baker, City Clerk of the City of Des Moines, Iowa, hereby certify that the above and foregoing is a true copy of an ordinance (Roll Call No. 02-1143), passed by the City Council of said City at a meeting held May 6, 2002 signed by the Mayor on May 6, 2002 and published as provided by law in the Business Record on May 20, 2002 Authorized by Publication Order No. 3238.

Donna V. Boetel-Baker, City Clerk