

ORDINANCE NO. 16,077

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 amending Sections 135-2.11, Figures 135-2.11-A, 135-2.11-B, 135-2.11-C, 135-2.11-D, and Tables 135-2.1-1 and 135-2.1-2, relating to Flat A and Flat B building types and regulations.

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 heretofore amended, is hereby amended by Sections 135-2.11, Figures 135-2.11-A, 135-2.11-B, 135-2.11-C, 135-2.11-D and Tables 135-2.1-1 and 135-2.1-2, relating to Flat A and Flat B building types and regulations, as follows:

Sec. 135-2.11 Flat A and Flat B Building Types

2.11.1 DESCRIPTION AND INTENT

Flat A and Flat B buildings contain multiple residential units within a building form scaled to fit within existing residential neighborhoods. These building forms are modeled after historic apartment buildings.

Flat A and Flat B buildings can be configured in several ways, from a narrow, stacked-unit building to a larger multi-unit building. However, the width of the building along the street is limited.

Design components of the Flat building include a high level of transparency, such as windows on the front facade, a clearly defined principal entrance on the street, and a yard area surrounding the building similar to adjacent residential development.

The primary distinction between Flat A and Flat B buildings is the building scale. Flat B buildings are intended to be smaller, neighborhood-scale residential buildings. While a Flat A building contains 13 or more units, a Flat B building contains a minimum of 2 units and a maximum of 12 units. Flat B buildings are classified as “missing middle” housing types by the City of Des Moines.

2.11.2 ILLUSTRATIVE IMAGES

The images shown in Figure 135-2.11-A are intended to illustrate the general character intent for the Flat A building type. The images shown in Figure 135-2.11-B are intended to illustrate the general character intent for the Flat B building type. The buildings and sites in each image may not fulfill all of the building type requirements.

2.11.3 FLAT A AND FLAT B BUILDING REGULATIONS

A. Building Siting. Refer to Figure 135-2.11-C.

	<u>NX2, NX2A</u>	<u>RX1</u>	<u>RX2, DXR, NX3</u>
8. Minimum Building Width (ft)	30	30	30
Maximum Building Width (ft)	70, 120 on block ends	120	120
9. Minimum Lot Width (ft)	45 for single-unit wide; 70 for 2-unit	45 for single-unit wide; 60 for 2-unit	45 for single-unit
Maximum Lot Area (sq ft)	wide 8,400	wide 7,200	wide; 60 for 2-unit wide 7,200

B. Height. Refer to Figure 135-2.11-D.

C. Uses. Refer to Figure 135-2.11-D.

	<u>NX2, NX2A</u>	<u>RX1</u>	<u>RX2, DXR, NX3</u>
16. All Stories	Any permitted Residential use Flat A Building: minimum 13 units (cumulative bldg. total) Flat B Building: minimum 2 units – maximum 12 units (cumulative bldg. total)		

D. Street & Roof Requirements. Refer to Figure 135-2.11-E.

Figures 135-2.11-A, 135-2.11-B, 135-2.11-C and 135-2.11-D:

Revising Figures as shown on attachment hereto, and by this reference made a part hereof, as follows:

- Figure 135-2.11-A: (1) Delete “Example illustrations of Flat Buildings” and replace with “Example illustrations of Flat A Buildings”; (2) Revise images.
- Figure 135-2.11-B: (1) Renumber to Figure 135-2.11-C; (2) Add new Figure 135-2.11-B: “Example illustrations of Flat B Buildings”.
- Figure 135-2.11-C: Renumber to Figure 135-2.11-D
- Figure 135-2.11-D: Renumber to Figure 135-2.11-E

Tables 135-2.1-1 and 135-2.1-2

Revising Table 135-2.1-1 and Table 135-2.1-2 as shown on attachment hereto, and by this reference made a part hereof, as follows:

- “Building Types” column, “Flat Building” row: Revise title to “Flat A & Flat B Buildings”.

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

FORM APPROVED:

Glenna K. Frank, Assistant City Attorney

T.M. Franklin Cownie, Mayor

Attest: I, P. Kay Cmelik, 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. 21-1751), passed by the City Council of said City at the meeting held on November 15, 2021 and signed by the Mayor on November 15, 2021 and published and provided by law in the Business Record on December 3, 2021. Authorized by Publication No. 11726.

P. Kay Cmelik