



# Public Review Draft

Des Moines

Zoning, Planning and Design Regulations

Chapters 134 and 135

# CITY OF DES MOINES

## “DEVELOPMENT CODE”

The “zoning” regulations of city code chapter 134 and the proposed “planning and design” regulations of city code chapter 135 are referred to as the “development code” for purposes of this presentation.

### CHAPTER 134 ZONING

Article 134-1	Introductory Provisions
Article 134-2	Districts
Article 134-3	Uses
Article 134-4	Wireless Telecommunications
Article 134-5	Signs
Article 134-6	Review & Approval Procedures
Article 134-7	Nonconformities
Article 134-8	Administration and Enforcement
Article 134-9	Definitions

### CHAPTER 135 PLANNING AND DESIGN

Article 135-1	Building Types
Article 135-2	Design Requirements
Article 135-3	Large-Scale Development
Article 135-4	Parking
Article 135-5	Landscape & Streetscape
Article 135-6	Review & Approval Procedures
Article 134-7	Measurements & Definitions



Development Code

# CITY OF DES MOINES DEVELOPMENT CODE

This diagram outlines the general process to follow in determining what is allowed and required under the new development code.

The remaining slides in this presentation follow the 10 steps presented in this diagram.



# Step 1: Zoning Map

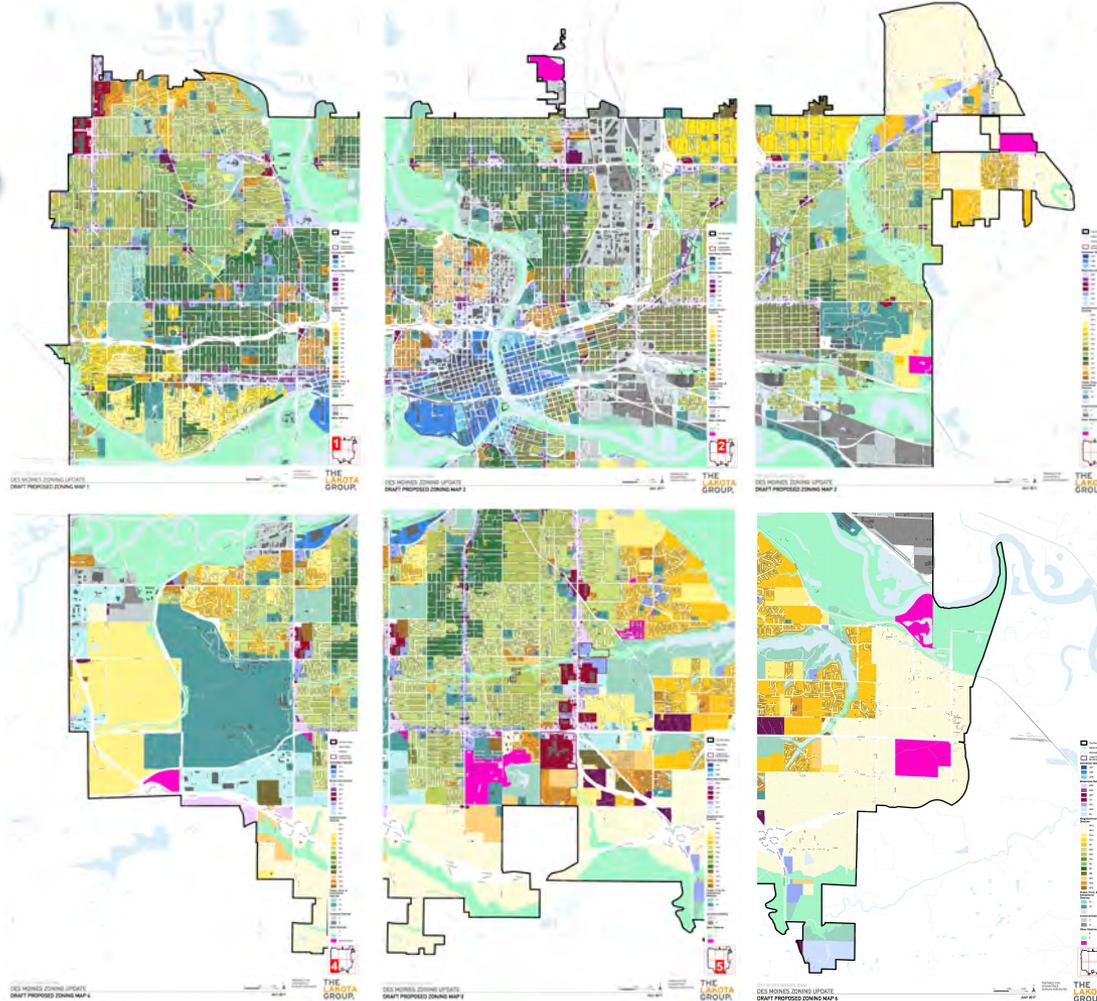
The proposed new zoning maps are online at: [plandsm.dmgov.org](http://plandsm.dmgov.org)

Locate your lot on the map to determine which zoning district classification applies.

The citywide map has been divided into 6 sections, as shown.

A key on the right hand side of each map shows the zoning district name that corresponds to each color on the map.

Typical Steps for Development	
<b>STEP 1</b> Zoning Map To determine how a parcel is zoned.	Chapter 134 Section 1.19 Zoning Map
<b>STEP 2</b> Districts To understand the intended character of the zoning district that applies to the property.	Chapter 135 Article 2 Districts
<b>STEP 3</b> Uses To determine which uses are allowed under the zoning that applies to the property.	Chapter 134 Article 2 Uses
<b>STEP 4</b> Building Types To determine which building types are allowed in the subject zoning district and specific height, weight, design and other regulations for specific building types. See "Identifying Your Building Type."	Chapter 135 Article 5 Building Types
<b>STEP 5</b> Design To determine design requirements applicable to all building types.	Chapter 135 Article 2 Design
<b>STEP 6</b> Parking To determine the motor vehicle and bicycle parking requirements for different types of uses.	Chapter 135 Article 5 Building Types
<b>STEP 7</b> Landscape & Streetscape To determine the landscape and streetscape requirements.	Chapter 135 Article 5 Landscape and Streetscape
<b>STEP 8</b> Signs To determine the sign regulations that apply locally under the property's zoning.	Chapter 134 Article 4 Landscape and Streetscape
<b>STEP 9</b> Review & Approval Procedures For information about the site plan review and design exception process.	Chapter 125 Article 1 General and Approval Procedures
<b>STEP 10</b> Review and Approval Procedures To determine whether other review and approval procedures will be required to accommodate the proposed development (e.g., Title Chapter 200 also from the historic district).	Chapter 134 Article 6 Review and Approval Procedures



## KEY

- City Boundary
- Water Body
- Railroad
- Large-Scale Development
- Downtown Districts**
  - DX1
  - DX2
  - DXR
- Mixed-Use Districts**
  - MX3
  - MX2
  - MX1
  - CX
  - RX1
  - RX2
  - EX
- Neighborhood Districts**
  - N#-2
  - N#-4
  - N1a
  - N1b
  - N2
  - N3a
  - N3b
  - N3c
  - N4
  - N5
  - NM
  - NX1
  - NX2
  - NX3
- Public, Civic, & Institutional Districts**
  - P1
  - P2
- Industrial Districts**
  - I1
  - I2
- Other Districts**
  - A
  - F

# Step 2: Districts - Mixed-Use, Commercial

After identifying which zoning district applies, read the general description of that district in Chapter 134, Article 2.

The mixed-use, commercial, and industrial districts are listed here:

## Downtown Mix (DX)

- DX1 DISTRICT:** downtown core
- DX2 DISTRICT:** downtown mixed use
- DXR DISTRICT:** downtown & river residential

## Mixed-Use (MX) Nodes & Corridors

- MX1 DISTRICT:** neighborhood mixed-use
- MX2 DISTRICT:** corridor & transit mixed-use
- MX3 DISTRICT:** mixed-use & auto-oriented uses

## Residential-Office Mix (RX) at Nodes & Corridors

- RX1 DISTRICT:** neighborhood residential-office
- RX2 DISTRICT:** corridor residential-office
- EX DISTRICT:** employment center-office

## Large Format Commercial Mix (CX)

- CX DISTRICT:** large format commercial

## Industrial (I)

- I1 DISTRICT:** general industrial
- I2 DISTRICT:** intensive industrial

Typical Steps for Development	
<b>STEP 1</b> <b>Zoning Map</b> to determine how a parcel is zoned.	Chapter 134 Section 1.10 Zoning Map adoption order.
if the property is in: <b>F (Flood Hazard) District</b> the floodplain regulations of City Code Chapter 50 apply.	Chapter 50 Floodplain
if the development type is not a general provision, the <b>Large-Scale Development</b> regulations in Article 2, Book 130 apply and other supplemental regulations.	Chapter 135 Article 2 Large-Scale Development
<b>STEP 2</b> <b>Districts</b> to understand the intended character of the zoning that applies to the property.	Chapter 134 Article 2 Districts
<b>STEP 3</b> <b>Uses</b> to determine which uses are allowed under the zoning that applies to the property.	Chapter 134 Article 2 Uses
<b>STEP 4</b> <b>Building Types</b> to determine what building types are allowed in the subject zoning district and specific zoning height, design and other regulations for specific building types. See "Identifying Your Building Type."	Chapter 135 Article 2 Building Type
<b>STEP 5</b> <b>Design</b> for additional design requirements applicable to all building types.	Chapter 135 Article 2 Design
<b>STEP 6</b> <b>Parking</b> to determine the motor vehicle and bicycle parking requirements for different types of uses.	Chapter 135 Article 4 Building Type
<b>STEP 7</b> <b>Landscape &amp; Streetscape</b> for the parking, the landscape, and streetscape requirements.	Chapter 135 Article 5 Landscape and Streetscape
<b>STEP 8</b> <b>Signs</b> to determine the sign regulations that apply allowed under the property's zoning.	Chapter 134 Article 3 Landscape and Streetscape
<b>STEP 9</b> <b>Review &amp; Approval Procedures</b> for information about the site plan review and design exception process.	Chapter 125 Article 4 General and Regional Procedures
<b>STEP 10</b> <b>Review and Approval Procedures</b> to determine whether other regulatory or approval processes or zoning exceptions will be required to accommodate the proposed development. (Note: This Chapter also also from the review & approval process.)	Chapter 134 Article 4 Review and Approval Procedures

# Step 2: Districts - Neighborhoods

After identifying which zoning district applies, read the general description of that district in Chapter 134, Article 2.

The neighborhood and other districts are listed here:



## Neighborhood (N) Districts

- N1a DISTRICT:** largest lot
- N1b DISTRICT:** large lot
- N2 DISTRICT:** contemporary
- N3a DISTRICT:** mid-century
- N3b DISTRICT:** post-war cottage, mid-century mix
- N3c DISTRICT:** post-war cottage
- N4 District:** brick cottage
- N5 District:** pre-war bungalows, craftsman, victorians

### NOTES:

District names that end with a "-2" extension (e.g., N2-2, N5-2) allow up to 2 dwelling units per lot

District names that end with a "-4" extension (e.g., N5-4) allow up to 4 dwelling units per lot

## Mixed Neighborhood (NX) Districts

- NX1 DISTRICT** houses + rowhouses
- NX2 DISTRICT** houses + rowhouses + small apartments
- NX2a DISTRICT** NX2 + live/work
- NX3 DISTRICT** rowhouses + taller apartment towers

## Other Districts

- A DISTRICT:** agricultural land
- F DISTRICT:** flood hazard
- P1 DISTRICT:** parks
- P2 DISTRICT:** churches, schools, institutions

Typical Steps for Development	
<b>STEP 1</b> Locate the subject property on the Zoning Map to determine how it is zoned.	Chapter 134 Section 1.10 Zoning Map (available online)
Is the property in an F (Flood Hazard) District? The floodplain regulations of City Code Chapter 50 apply.	Chapter 50 Floodplain
Is the development type a use that generally prohibits the Large-Scale Development regulatory district of use, block, town, and other supplemental regulations.	Chapter 135 Article 2 Large-Scale Development
<b>STEP 2</b> Review Districts to understand the intended character of the zoning district that applies to the property.	Chapter 134 Article 2 Districts
<b>STEP 3</b> Review Uses to determine which uses are allowed under the zoning that applies to the property.	Chapter 134 Article 2 Uses
<b>STEP 4</b> Review Building Types to determine which building types are allowed in the subject zoning district and specific height, depth, design and other regulations for specific building types. See "Identifying Your Building Type."	Chapter 135 Article 2 Building Types
<b>STEP 5</b> Review Design to determine design requirements applicable to all building types.	Chapter 135 Article 2 Design
<b>STEP 6</b> Review Parking to determine the motor vehicle and bicycle parking requirements for different types of uses.	Chapter 135 Article 4 Building Types
<b>STEP 7</b> Review Landscape & Streetscape to determine the landscape and streetscape requirements.	Chapter 135 Article 5 Landscape and Streetscape
<b>STEP 8</b> Review Signs to determine the sign regulations that apply (allowed) under the property's zoning.	Chapter 134 Article 5 Landscape and Streetscape
<b>STEP 9</b> Review Review & Approval Procedures for information about the site plan review and design exception process.	Chapter 135 Article 6 Review and Approval Procedures
<b>STEP 10</b> Determine whether other Review and Approval Procedures (e.g., conditional use approval, variances or zoning exceptions) will be required to accommodate the proposed development (see City Code Chapter 130 and 135B for the review & process).	Chapter 134 Review and Approval Procedures

# Step 3: Uses

Identify the uses allowed under applicable zoning by consulting the Use Table in Chapter 134, Article 3.

The use table is 3 pages long. Definitions of listed uses and any specific conditions that apply to those uses can be found immediately following the use table.

**Typical Steps for Development**

- STEP 1 Zoning Map** Locate the subject property on the zoning map to determine how it is zoned.
  - Chapter 134 Section 1.10 Zoning Map
- STEP 2 Districts** Review the zoning map to determine the district that applies to the property.
  - Chapter 50 Floodplain
  - Chapter 134 Districts
- STEP 3 Uses** Review the zoning map to determine which uses are allowed under the zoning that applies to the property.
  - Chapter 134 Article 2 Uses
- STEP 4 Building Types** Review the zoning map to determine which building types are allowed in the subject zoning district and review applicable regulations for specific building types.
  - Chapter 135 Article 1 Building Types
- STEP 5 Design** Review applicable design requirements applicable to all building types.
  - Chapter 135 Article 2 Design
- STEP 6 Parking** Review applicable regulations to determine the motor vehicle and bicycle parking requirements for different types of uses.
  - Chapter 135 Article 4 Building Types
- STEP 7 Landscape & Streetscape** Review applicable regulations for the parking, the sidewalk, and streetscape requirements.
  - Chapter 135 Article 5 Landscape and Streetscape
- STEP 8 Signs** Review applicable regulations to determine the sign regulations that apply allowed under the property's zoning.
  - Chapter 134 Article 3 Signs
- STEP 9 Review & Approval Procedures** Review applicable regulations for information about the site plan review and design exception process.
  - Chapter 125 Article 4 Design and Approval Procedures
- STEP 10 Review and Approval Procedures** Determine whether other applicable regulations will be required to accommodate the proposed development.
  - Chapter 134 Article 4 Review and Approval Procedures

Uses are listed in the table's left-hand column

**134-3. USES**  
Principal Uses

**TABLE 3.1-1. PRINCIPAL USE TABLE**

USE CATEGORY	DISTRICTS														Reference						
Use Subcategory	A	DX1	DX2	DX6	MX1	MX2	MX3	MX4	CK	EX	IT	I2	N1, N2, N3, N4, N5	NX1	NX2, NX3a	NX3	NM	P1	P2	Reference	
<b>RESIDENTIAL</b>																					
<b>Household Living</b>																					
1 household (per lot)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.3.1	
2 households (per lot)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.3.1	
3 to 4 households (per lot)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.3.1	
5 to 8 households (per lot)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.3.1	
9 or more households (per lot)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.3.1	
Mobile home park	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.3.1	
<b>Group Living</b>																					
Assisted living facility	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.3.2	
Correctional placement residence	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.3.2	
Family home	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.3.1	
Fraternity or sorority	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.3.2	
Group residence, supervised	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.3.2	
Shelter, temporary	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.3.2	
Group living not otherwise classified	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.3.2	
<b>PUBLIC, CIVIC AND INSTITUTIONAL</b>																					
<b>Airport</b>																					
College or University	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.4.1	
Fraternity Organization	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.4.2	
Hospital	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.4.4	
Library or Cultural Exhibit	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.4.5	
Parks and Recreation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.4.6	
Postal Service	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.4.7	
Religious Assembly	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.4.8	
Safety Service	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.4.9	
School	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.4.10	
<b>Utilities and Public Service Facilities</b>																					
Minor	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.4.11	
Major	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.4.11	
<b>COMMERCIAL</b>																					
<b>Adult Entertainment</b>																					
Animal Service	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.5.1	
Boarding	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.5.2	
Grooming	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.5.2	

KEY: ●=permitted by right | ●=permitted on upper floors only | ○=requires conditional use approval | \*supplemental use regulations apply | --prohibited  
 ②=permitted by right where district includes "-2" extension | ④=permitted by right where district includes "-4" extension

CITY OF DES MOINES CHAPTER 134: ZONING DRAFT 134-3-3

Districts are listed across the top--in the column heading

A key at the bottom of each table explains the symbols

**134-3. USES**  
Principal Uses

**DISTRICTS**

USE CATEGORY	A	DX1	DX2	DX6	MX1	MX2	MX3	MX4	CK	EX	IT	I2	N1, N2, N3, N4, N5	NX1	NX2, NX3a	NX3	NM	P1	P2	Reference
Household Living	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.3.1
Group Living	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.3.2
PUBLIC, CIVIC AND INSTITUTIONAL	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.4.1
Utilities and Public Service Facilities	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.4.11
COMMERCIAL	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	134-3.5.1

KEY: ●=permitted by right | ●=permitted on upper floors only | ○=requires conditional use approval | \*supplemental use regulations apply | --prohibited  
 ②=permitted by right where district includes "-2" extension | ④=permitted by right where district includes "-4" extension

134-3-5

# Step 4: Building Types

Identify the building types allowed in your zoning district by examining the Building Types Tables of Chapter 135, Article 1.

Districts are listed across the top, the same as the use table

Mixed-Use, Commercial, & Industrial Districts are in Table 1-2-1

Neighborhood & Other Districts are in Table 1-2-2

**135-1. BUILDING TYPES**  
Generally

**TABLE 1.2-1. BUILDING TYPES BY DISTRICTS**

BUILDING TYPES	DX, X, I DISTRICTS												Reference
	DX1	DX2	DXR	MX1	MX2	MX3	RX1	RX2	CX	EX	I1	I2	
Downtown Storefront	●	●	●										135-1.3
Downtown General	●	●	●										135-1.4
Storefront				●	●	●			●				135-1.5
Commercial Cottage				●	●	●			●				135-1.6
Commercial Center					●	●			●				135-1.8
General Building							●	●		●	●	●	135-1.7
Workshop/Warehouse										●	●	●	135-1.9
Civic Building	●	●	●	●	●	●	●	●	●	●	●	●	135-1.10
Flat Building				●			●	●					135-1.11
Row Building				●			●	●					135-1.12
House A													135-1.13
House B													135-1.14
House C													135-1.15
House D													135-1.16

KEY: ●=permitted by right | ●=required on primary frontages | ●=permitted only on corner lots, maximum 150 feet in length

Building Types are listed in the table's left-hand column

**DRAFT** **135-1. BUILDING TYPES**  
Generally

**TABLE 1.2-2. BUILDING TYPES BY DISTRICTS**

BUILDING TYPES	N, NX, A, P DISTRICTS												Reference			
	N1a	N1b	N2	N3a	N3b	N3c	N4	N5	NX1	NX2, NX2a	NX3	NM		A	P1	P2
Downtown Storefront																135-1.3
Downtown General																135-1.4
Storefront																135-1.5
Commercial Cottage																135-1.6
Commercial Center																135-1.8
General Building												●			●	135-1.7
Workshop/Warehouse															●	135-1.9
Civic Building														●	●	135-1.10
Flat Building															●	135-1.11
Row Building															●	135-1.12
House A	●	●	●											●		135-1.13
House B					●	●										135-1.14
House C							●	●	●	●						135-1.15
House D											●	●	●			135-1.16

KEY: ●=permitted by right | ●=required on primary frontages | ●=permitted only on corner lots, maximum 150 feet in length

Key at the bottom of each table explains each symbol:

KEY: ●=permitted by right | ●=required on primary frontages | ●=permitted only on corner lots, maximum 150 feet in length

**Typical Steps for Development**

- STEP 1** Locate the subject property on the Zoning Map to determine how it is zoned. Chapter 134 Section 1.10 Zoning Map and applicable codes.
- STEP 2** Review Districts to understand the intended character of the zoning district that applies to the property. Chapter 50 Flood Hazard District Chapter 135 Article 2 Districts Chapter 134 Article 2 Uses
- STEP 3** Review Building Types to determine which building types are allowed in the subject zoning district and identify, design, construct, and/or other regulations for specific building types. See "Identifying Your Building Type." Chapter 135 Article 4 Building Types
- STEP 4** Review Design to determine design requirements applicable to all building types. Chapter 135 Article 2 Design
- STEP 5** Review Parking to determine the motor vehicle and bicycle parking requirements for different types of uses. Chapter 135 Article 4 Building Types
- STEP 6** Review Landscape & Streetscape to determine the landscape and streetscape requirements. Chapter 135 Article 5 Landscape and Streetscape
- STEP 7** Review Signs to determine the sign regulations that apply allowed under the property's zoning. Chapter 134 Article 5 Landscape and Streetscape
- STEP 8** Review Review & Approval Procedures for information about the site plan review and design approval process. Chapter 125 Article 4 Design and Approval Procedures
- STEP 9** Review Review & Approval Procedures to determine whether other requirements (such as historic preservation) will be required to accommodate the proposed development. Chapter 134 Article 6 Review and Approval Procedures

# Step 4: Building Types

Each building type is explained in a series of 4 consecutive pages.

PAGE 1 includes a general description and typical images



PAGE 4 includes an explanation of the page-2 and page-3 requirements

PAGES 2 & 3 list key regulations governing the building type



Typical Steps for Development	
<b>STEP 1</b> Zoning Map	Locate the subject property on the zoning map. Chapter 134 Section 1.10 Zoning Map
<b>STEP 2</b> Districts	Determine the intended character of the zoning district that applies to the property. Chapter 134 Article 2 Districts
<b>STEP 3</b> Signs	Determine which signs are allowed under the zoning that applies to the property. Chapter 134 Article 2 Signs
<b>STEP 4</b> Building Types	Determine which building types are allowed in the subject zoning district and identify any other regulations for specific building types. See "Identifying Your Building Type". Chapter 135 Article 1 Building Types
<b>STEP 5</b> Design	Determine design requirements applicable to all building types. Chapter 135 Article 2 Design
<b>STEP 6</b> Parking	Determine the motor vehicle and bicycle parking requirements for different types of uses. Chapter 135 Article 4 Building Types
<b>STEP 7</b> Landscape & Streetscape	Determine the landscape and streetscape requirements. Chapter 135 Article 5 Landscape and Streetscape
<b>STEP 8</b> Signage	Determine the signage requirements that apply (located under the property's zoning). Chapter 134 Article 4 Landscape and Streetscape
<b>STEP 9</b> Review & Approval Procedures	Determine whether other review and approval procedures for zoning transactions will be required to accommodate the proposed development. See "This Chapter Also Includes the Review Process". Chapter 135 Article 6 Review and Approval Procedures
<b>STEP 10</b> Review and Approval Procedures	Determine whether other review and approval procedures will be required to accommodate the proposed development. See "This Chapter Also Includes the Review Process". Chapter 134 Review and Approval Procedures

### 135-1. BUILDING TYPES

#### Storefront

##### 1.5.3 STOREFRONT REGULATIONS

	MX1	MX2	MX3	CX	NOTES/REFERENCES
<b>A. Building Siting</b>					
1. Multiple Principal Buildings	Not permitted	Permitted	Permitted	Permitted	See <a href="#">Section 1.5.3.1</a> for maximum height requirements.
2. Minimum Primary Frontage Coverage	85%	80%	60%	50%	See <a href="#">Section 1.5.3.1</a> for maximum height requirements.
3. Primary Frontage Built-to-Zone (%)	95	95	105	90	Minimum frontage also determined by <a href="#">Section 1.5.3.1</a> for maximum height requirements.
4. Non-Primary Frontage Built-to-Zone (%)	0-10	0-10	0-10	0-20	See <a href="#">Section 1.5.3.1</a> for maximum height requirements.
5. Minimum Interior Side Setback (ft)	10	10	10	10	See <a href="#">Section 1.5.3.1</a> for maximum height requirements.
6. Minimum Rear Setback (ft)	10	10	10	10	See <a href="#">Section 1.5.3.1</a> for maximum height requirements.
7. Maximum Impervious Area Additional Semi-Permeous Area	30%	30%	30%	30%	See <a href="#">Section 1.5.3.1</a> for maximum height requirements.
8. Surface Parking/Loading Location	Four-year limited use only. Any non-primary uses or uses located.	Four-year limited use only. Any non-primary uses or uses located.	Rear with limited color only. Any non-primary uses or uses located.	Four-year limited use only. Any non-primary uses or uses located.	See <a href="#">Section 1.5.3.1</a> for maximum height requirements.
9. Permitted Driveway Access	Allowed. If no drive lanes or driveway, one driveway off each non-primary street. If drive lanes or driveway, one driveway off a primary street with approval of city engineer.	Allowed. If no drive lanes or driveway, one driveway off each non-primary street. If drive lanes or driveway, one driveway off a primary street with approval of city engineer.	Allowed. If no drive lanes or driveway, one driveway off each non-primary street. If drive lanes or driveway, one driveway off a primary street with approval of city engineer.	Allowed. If no drive lanes or driveway, one driveway off each non-primary street. If drive lanes or driveway, one driveway off a primary street with approval of city engineer.	See <a href="#">Section 1.5.3.1</a> for additional driveway regulations.
<b>B. Height</b>					
10. Minimum Overall Height	1 story	2 stories	3 story	1 story	See <a href="#">Section 1.5.3.1</a> for maximum height requirements.
11. Maximum Overall Height	Unlimited	5 stories	5 stories	Unlimited	See <a href="#">Section 1.5.3.1</a> for maximum height requirements.
12. Primary Frontage Ground Story	Minimum height (ft): 10 Maximum height (ft): 18	Minimum height (ft): 10 Maximum height (ft): 20	Minimum height (ft): 10 Maximum height (ft): 18	Minimum height (ft): 10 Maximum height (ft): 12	Story heights are measured to the top of the roof. See <a href="#">Section 1.5.3.1</a> for maximum height requirements.
13. All Other Stories:	Minimum height (ft): 7 Maximum height (ft): 12	Story heights are measured to the top of the roof. See <a href="#">Section 1.5.3.1</a> for maximum height requirements.			

Figure 1.5-B: Storefront Building Siting

### 135-1. BUILDING TYPES

#### Storefront

##### C. Uses

	MX1	MX2	MX3	CX	NOTES/REFERENCES
14. Primary Frontage Ground Story	Permitted Public, Civic, and Industrial uses. Commercial uses except Business and Trade Offices and Office Buildings and Offices. Medium-Density Residential and Medium-Density Residential uses.	Permitted Public, Civic, and Industrial uses. Commercial uses except Business and Trade Offices and Office Buildings and Offices. Medium-Density Residential and Medium-Density Residential uses.	Permitted Public, Civic, and Industrial uses. Commercial uses except Business and Trade Offices and Office Buildings and Offices. Medium-Density Residential and Medium-Density Residential uses.	Permitted Public, Civic, and Industrial uses. Commercial uses except Business and Trade Offices and Office Buildings and Offices. Medium-Density Residential and Medium-Density Residential uses.	See <a href="#">Section 1.5.3.1</a> for permitted uses and other zoning requirements.
15. Non-Primary Frontage, All Upper Stories, & Basement	Any residential.	Any residential.	Any residential.	Any residential.	See <a href="#">Section 1.5.3.1</a> for permitted uses and other zoning requirements.
16. Required Occupied Space	Minimum 30-foot depth and full height. Hours of primary occupancy.	Minimum 30-foot depth and full height. Hours of primary occupancy.	Minimum 30-foot depth and full height. Hours of primary occupancy.	Minimum 30-foot depth and full height. Hours of primary occupancy.	See <a href="#">Section 1.5.3.1</a> for minimum occupancy requirements.
17. Parking/Loading within Principal Building	Permitted. Minimum 30-foot depth and full height. Hours of primary occupancy.	Permitted. Minimum 30-foot depth and full height. Hours of primary occupancy.	Permitted. Minimum 30-foot depth and full height. Hours of primary occupancy.	Permitted. Minimum 30-foot depth and full height. Hours of primary occupancy.	Refer to occupied space requirements above.

##### D. Street & Public Way Facades and Roof Requirements

	MX1	MX2	MX3	CX	NOTES/REFERENCES
18. Minimum Primary Frontage Ground Story Transparency	10% minimum between 2 ft and 20 ft from sidewalk. Minimums apply to all stories.	10% minimum between 2 ft and 20 ft from sidewalk. Minimums apply to all stories.	10% minimum between 2 ft and 20 ft from sidewalk. Minimums apply to all stories.	10% minimum between 2 ft and 20 ft from sidewalk. Minimums apply to all stories.	See <a href="#">Section 1.5.3.1</a> for measurement requirements and other zoning requirements.
19. Minimum Transparency per Each Story & any Half Story	15% glass minimums apply.	See <a href="#">Section 1.5.3.1</a> for measurement requirements and other zoning requirements.			
20. Entrance Location & Number	Principal entrance requires full primary frontage facade. Minimum of one per 50 ft of primary frontage. Entry location for upper stories to be determined by city engineer.	Principal entrance requires full primary frontage facade. Minimum of one per 50 ft of primary frontage. Entry location for upper stories to be determined by city engineer.	Principal entrance requires full primary frontage facade. Minimum of one per 50 ft of primary frontage. Entry location for upper stories to be determined by city engineer.	Principal entrance requires full primary frontage facade. Minimum of one per 50 ft of primary frontage. Entry location for upper stories to be determined by city engineer.	See <a href="#">Section 1.5.3.1</a> for measurement requirements and other zoning requirements.
21. Primary Frontage Entrways Configuration	Required between 2 ft and 20 ft from sidewalk. (No requirements)	Required between 2 ft and 20 ft from sidewalk. (No requirements)	Required between 2 ft and 20 ft from sidewalk. (No requirements)	Required between 2 ft and 20 ft from sidewalk. (No requirements)	See <a href="#">Section 1.5.3.1</a> for measurement requirements and other zoning requirements.
22. Primary Frontage Entrance & Ground Story Elevation	At least 30% of ground story and the ground story shall be within 10 feet of sidewalk. (No requirements)	At least 30% of ground story and the ground story shall be within 10 feet of sidewalk. (No requirements)	At least 30% of ground story and the ground story shall be within 10 feet of sidewalk. (No requirements)	At least 30% of ground story and the ground story shall be within 10 feet of sidewalk. (No requirements)	See <a href="#">Section 1.5.3.1</a> for measurement requirements and other zoning requirements.
23. Primary Frontage Ground Story Vertical Facade Divisions	Allowed. See standards for any story 30 ft or greater wide. (No requirements)	Allowed. See standards for any story 30 ft or greater wide. (No requirements)	Allowed. See standards for any story 30 ft or greater wide. (No requirements)	Allowed. See standards for any story 30 ft or greater wide. (No requirements)	See <a href="#">Section 1.5.3.1</a> for measurement requirements and other zoning requirements.
24. Horizontal Facade Divisions	At least one division line within 20 ft of top of ground story for any story 30 ft or greater wide. 3 divisions, minimum of one change for each 10 ft of story between the 3rd and 5th story. (No requirements)	At least one division line within 20 ft of top of ground story for any story 30 ft or greater wide. 3 divisions, minimum of one change for each 10 ft of story between the 3rd and 5th story. (No requirements)	At least one division line within 20 ft of top of ground story for any story 30 ft or greater wide. 3 divisions, minimum of one change for each 10 ft of story between the 3rd and 5th story. (No requirements)	At least one division line within 20 ft of top of ground story for any story 30 ft or greater wide. 3 divisions, minimum of one change for each 10 ft of story between the 3rd and 5th story. (No requirements)	See <a href="#">Section 1.5.3.1</a> for measurement requirements and other zoning requirements.
25. Permitted Roof Types	Flat, gable, hip, gambrel, mansard, or other permitted. (No requirements)	Flat, gable, hip, gambrel, mansard, or other permitted. (No requirements)	Flat, gable, hip, gambrel, mansard, or other permitted. (No requirements)	Flat, gable, hip, gambrel, mansard, or other permitted. (No requirements)	See <a href="#">Section 1.5.3.1</a> for measurement requirements and other zoning requirements.

Figure 1.5-C: Storefronts Height & Uses Requirements

Figure 1.5-D: Storefronts Facade Requirements

# Step 4: Building Types

Each building type table has 4 categories of regulations.

“Building Siting” includes requirements for locating the building and parking on the site.

“Height” includes minimum and maximum height requirements expressed in stories and floor-to-floor heights.

“Uses” governs where allowed district uses (Article 135-3) may be located within the building.

“Façades and Roofs” includes window, door, & roof regulations.

Typical Steps for Development		
<b>STEP 1</b>	Locate the subject property on the Zoning Map to determine how it is zoned.	Chapter 134 Section 1.10 Zoning Map
<b>STEP 2</b>	Determine if the subject property is in a Flood Hazard District. The floodplain regulations of City Code Chapter 50 apply.	Chapter 50 Floodplain
<b>STEP 3</b>	Determine if the subject property is in a Large-Scale Development District. The large-scale development regulations of City Code Chapter 135 apply.	Chapter 135 Large-Scale Development
<b>STEP 4</b>	Determine if the subject property is in a Building Type District. The building type regulations of City Code Chapter 135 apply.	Chapter 135 Building Type
<b>STEP 5</b>	Determine if the subject property is in a Design District. The design district regulations of City Code Chapter 135 apply.	Chapter 135 Design District
<b>STEP 6</b>	Determine if the subject property is in a Parking District. The parking district regulations of City Code Chapter 135 apply.	Chapter 135 Parking District
<b>STEP 7</b>	Determine if the subject property is in a Landscape & Streetscape District. The landscape & streetscape regulations of City Code Chapter 135 apply.	Chapter 135 Landscape & Streetscape
<b>STEP 8</b>	Determine if the subject property is in a Sign District. The sign district regulations of City Code Chapter 134 apply.	Chapter 134 Sign District
<b>STEP 9</b>	Determine if the subject property is in a Review & Approval District. The review & approval regulations of City Code Chapter 135 apply.	Chapter 135 Review & Approval District
<b>STEP 10</b>	Determine if the subject property is in a Review & Approval District. The review & approval regulations of City Code Chapter 134 apply.	Chapter 134 Review & Approval District

**135-1. BUILDING TYPES**  
Storefront

**1.5.3 STOREFRONT REGULATIONS**

	MX1	MX2	MX3	CX	NOTES/REFERENCES	
<b>A. Building Siting</b>						
1 Multiple Principal Buildings	Not permitted	Permitted	Permitted	Permitted	See 135-1.1 for double frontage into adjacent lots.	
2 Minimum Primary Frontage Coverage	85%	90%	90%	90%	See 135-1.2 for minimum frontage coverage. See 135-1.3 for minimum frontage coverage for double frontage into adjacent lots.	
3 Primary Frontage Build-to-Zone (ft)	7.5	8.5	10.5	11.5	Minimum construction area divided by frontage.	
4 Non-Primary Frontage Build-to-Zone (ft)	0.10	0.10	0.10	0.20	Minimum construction area divided by frontage.	
5 Minimum Interior Side Setback (ft)	0.5 setback a distance that does not permit a storefront building.			5	See 135-1.4 for setback requirements.	
6 Minimum Rear Setback (ft)	5 setback from alley.			15 setback if at alley.	See 135-1.5 for double frontage into adjacent lots.	
7 Maximum Impervious Area Additional Semi-Permeous Area	85%	85%	80%	80%	See 135-1.6 for measurement requirements.	
8 Surface Parking/Loading Location Garage/Loading Entrance Location	Rear yard, limited side yard only. Any rear primary street or rear facade.		Rear yard, limited side yard only. Any rear primary street or rear facade.		See 135-1.7 for limited side yard parking. See 135-1.8 for additional garage door requirements.	
9 Permitted Driveway Access	Alley, if no alley, street or paved driveway off each voluntary street. If no alley or rear primary street exists, one driveway off a front street with approval of city engineer.				See 135-1.9 for additional driveway requirements.	
<b>B. Height</b>						
10 Minimum Overall Height	1 story	3 stories	3 story	3 story	See 135-1.10 for measurement requirements.	
11 Maximum Overall Height	3 stories	5 stories	5 stories	3 stories		
12 Primary Frontage Ground Story	Maximum height (ft)	12	15	12	15	Story height as measured from floor to floor.
	Maximum height (ft)	18	20	18	20	See 135-1.11 for larger ground story height.
13 All Other Stories	Maximum height (ft)	7	9	7	7	See 135-1.12 for measurement requirements.
	Maximum height (ft)	12	14	12	12	

Figure 1.5-B. Storefront: Siting/Steps

135-1.18 DRAFT AUGUST 8, 2017

**135-1. BUILDING TYPES**  
Storefront

	MX1	MX2	MX3	CX	NOTES/REFERENCES
<b>C. Uses</b>					
14 Primary Frontage Facade Ground Story	Permitted Public, Civic, and Institutional uses. Commercial uses except Business and Trade School, and Office And/or Industrial and Offices in upper story uses.				Permitted Public, Civic, and Institutional uses. Commercial uses except Business and Trade School, Industrial, Wholesale Sales, and Offices in upper story uses.
15 Non-Primary Frontage, All Upper Stories, & Basement	Any permitted uses.				See 135-1.13 for permitted uses in upper stories.
16 Required Occupied Space	Minimum 50-foot depth in all full height floors of primary frontages.				Permitted fully in any basement and rear of all other stories.
17 Parking/Loading within Principal Building	Permitted fully in any basement and rear of all other stories.				Refer to occupied facade building.
<b>D. Street &amp; Public Way Facades and Roof Requirements</b>					
18 Minimum Primary Frontage Ground Story Transparency	75% measured between 2 ft and 8 ft above ground level. Minimum 2 ft.				75% measured between 2 ft and 8 ft above ground level. Minimum 2 ft. See 135-1.14 for measurement requirements.
19 Minimum Transparency per Each Story & any Half Story	75% measured between 2 ft and 8 ft above ground level. Minimum 2 ft.				75% measured between 2 ft and 8 ft above ground level. Minimum 2 ft. See 135-1.14 for measurement requirements.
20 Entrance Location & Number	Minimum entrance required on primary frontage facade. Minimum of one per 40,000 sq ft of gross floor area. Entry entrance for upper story uses is not to be obscured by a public way.				See 135-1.15 for permitted entrance locations.
21 Primary Frontage Entryway(s) Configuration	Minimum entrance required on primary frontage facade. Minimum of one per 40,000 sq ft of gross floor area. Entry entrance for upper story uses is not to be obscured by a public way.				See 135-1.15 for permitted entrance locations.
22 Primary Frontage Entrance & Ground Story Elevation	At least 80% of entrance to and the ground story shall be within 1.5' vertically of adjacent sidewalk elevation.				See 135-1.16 for elevation requirements.
23 Primary Frontage Ground Story Vertical Facade Divisions	At least one shadow line per story 20' of facade width.				See 135-1.17 for definition of shadow line. See 135-1.18 for building elevation requirements.
24 Horizontal Facade Divisions	At least one shadow line within 2' on the top of the ground story. For buildings over 5 stories, minimum of one shadow line within 2' on any story between the first and 5th story.				See 135-1.19 for horizontal facade requirements.
25 Permitted Roof Types	Flat, low-pitched, or gabled.				See 135-1.20 for roof types.

Figure 1.5-C. Storefront: Height & Use Requirements

Figure 1.5-D. Storefront: Facade Requirements

CITY OF DES MOINES CHAPTER 135: PLANNING AND DESIGN DRAFT 135-1.19

Each regulation is keyed to the illustrations at the bottom of the pages.

# Step 5: Design

## Review the general design requirements that apply to *all* building types.

Design requirements include such items as

- façade materials
- roof materials
- window design
- balcony design
- ground floors on slopes

Typical Steps for Development	
<b>STEP 1</b> Zoning Map	Chapter 134 Section 1.19 Zoning Map Ordinance
<b>STEP 2</b> Districts	Chapter 50 "Neighborhood"
<b>STEP 3</b> Uses	Chapter 134 Article 2 Uses
<b>STEP 4</b> Building Types	Chapter 135 Article 1 Building Types
<b>STEP 5</b> Design	Chapter 135 Article 2 Design
<b>STEP 6</b> Parking	Chapter 135 Article 4 Building Types
<b>STEP 7</b> Landscape & Streetscape	Chapter 135 Article 5 Landscape and Streetscape
<b>STEP 8</b> Signs	Chapter 134 Article 3 Landscape and Streetscape
<b>STEP 9</b> Review & Approval Procedures	Chapter 125 Article 4 General and Approval Procedures
<b>STEP 10</b> Review and Approval Procedures	Chapter 134 Article 6 Review and Approval Procedures

### 135-2. DESIGN REQUIREMENTS Generally

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#### 135-2.1. Generally

**2.1.1 APPLICABILITY**  
The following design requirements apply to all building types unless otherwise stated.

#### 2.1.2 GENERAL INTENT

The requirements of this article, in conjunction with the requirements of Chapter 135, Article 1 affect a building's appearance and are intended to improve the physical quality of buildings, improve the long-term value and durability of buildings, enhance the pedestrian experience, and protect the character of the neighborhoods, districts, corridors, and nodes.

#### 2.1.3 EXCEPTIONS

**A. Exceptions for Other Materials.** Materials that are not listed in this section for its proposed application as allowed major materials, limited use materials, or allowed minor materials, may not be installed on any facade or roof unless approved by type 1 design exception.

1. Material Intent. The type 1 design exception may allow facade or roof materials that are not listed in this section if the applicant demonstrates the

material in its proposed application meets the intent of the facade material standards.

2. Examples. Samples and examples of successful high quality local installation and the manufacturer's warranty and industry ratings shall be provided by the applicant.

**B. Exceptions to Other Requirements.** Modifications to other design regulations in this article are expressly identified as eligible type 1 design exceptions within the text of this chapter.

#### 135-2.2. Façade and Roof Materials

##### 2.2.1 INTENT

The following specific intent statements apply to facade and roof materials requirements in addition to the general intent stated in 135-2.1.2, above.

**A. Durable, High Quality.** The minimum facade material standards are intended to ensure use of well-tested, high quality, durable, weather-resistant, exterior grade, preferably natural materials as the majority of finished surfaces, while permitting a wider range of materials for details. High quality materials can improve the quality of buildings in that



Figure 2.3-A. Allowed Major Materials on Street Facades

135-2-2



Figure 2.3-B. Prohibited Major Materials on Street Facades

DRAFT AUGUST 3, 2017

submitting an application for a building permit, including an application for a separate detail or element. See Figure 2.3-D.

**2.3.3 AWNINGS, CANOPIES, & LIGHT SHELVES**  
Awnings, canopies and light shelves on all buildings except House building types shall be constructed consistent with the requirements of this subsection. See Figure 2.3-E

### 135-2. DESIGN REQUIREMENTS Building Façade Elements



Figure 2.3-D. Vertically Oriented Windows with Exposed Lites



### 135-2. DESIGN REQUIREMENTS Building Façade Elements



Figure 2.3-H. Examples of Shutters



Figure 2.3-E. Examples of Awnings

**A. Entrance Type.** The "Entrance Configuration" requirement under Street & Public Way Façade & Canopy Requirements for the building type shall be utilized. Refer to Chapter 135, Article 3.



Figure 2.3-G. Examples of Defined Principal Entryways

# Step 6: Parking

## Review (revised) motor vehicle and (new) bicycle parking requirements.

Chapter 135, Article 4 defines off-street parking ratios by use and includes parking and driveway layout and design.

**TABLE 4.2-1. PARKING RATIOS**

USE CATEGORY	Min. Spaces	Per	Exceptions & Supplemental
Use Subcategory			
Specific Use Type			
<b>RESIDENTIAL</b>			
Household Living	1.0	Dwelling	0.5 per unit for elderly housing
<b>Group Living</b>			
Assisted living facility	0.12	Bed	Plus 0.5 spaces per staff member
Fraternity or sorority	0.5	Resident	
Shelter, temporary	0.5		
Other group living	Established in accordance with 135-4.3.4.		
<b>PUBLIC, CIVIC AND INSTITUTIONAL</b>			
Airport	Established in accordance with 135-4.3.4.		
College or University			
Fraternal Organization	6.6	1,000 sq. ft.	
Hospital	0.2	Bed	Plus 0.5 per staff member
Library or Cultural Exhibit	1.0	1,000 sq. ft.	
Parks & Recreation	Established in accordance with 135-4.3.4.		
Postal Service			
Religious Assembly	0.16	Seat	
Safety Service	0.5	Staff	
<b>School</b>			
Elementary/middle	0.5	Staff	Plus 10 spaces
High school	0.5 0.1	Staff Student	
<b>Utilities and Public Service Facilities</b>			
	0.5	Staff	
<b>COMMERCIAL</b>			
Adult Entertainment	2.5	1,000 sq. ft.	
Animal Service	2.5	1,000 sq. ft.	Animal enclosure areas not counted
Broadcast or Recording Studio	2.5	1,000 sq. ft.	
Business or Trade School	0.5 0.2	Staff Student	
Commercial Service	1.6	1,000 sq. ft.	
Day Care	0.5	Staff	Plus 3 drop-off/pick-up spaces
Eating & Drinking Places	6.6	1,000 sq. ft.	
Entertain. & Spectator Events	0.16	Seat	

**TABLE 4.5-1. BICYCLE PARKING RATIOS**

USE CATEGORY	Minimum Spaces Required	
Use Subcategory	Class A Bicycle Spaces	Class B Bicycle Spaces
Specific Use Type		
<b>RESIDENTIAL</b>		
Household Living		
Buildings with 6 or fewer dwelling units	None	None
Buildings with 7 or more dwelling units	1 per dwelling unit for first 50 units, then 1 space per each additional 2 dwelling units	1 per 15 dwelling units; minimum 2 spaces
Group Living	0.33 per staff	1 per beds; minimum 2 spaces
<b>PUBLIC, CIVIC AND INSTITUTIONAL</b>		
Fraternal Organization	0.125 per 1,000 sq. ft.	0.25 per 1,000 sq. ft.
Hospital	0.067 per 1,000 square feet (1/15,000 sq. ft.)	0.033 per 1,000 square feet (1/30,000 sq. ft.)
Library or Cultural Exhibit	0.125 per 1,000 sq. ft.	0.5 per 1,000 sq. ft.
Parks & Recreation	Established in accordance with 135-4.3.7.	
Religious Assembly	None	1 per 200 seats; minimum 2 spaces
School	0.25 per classroom	1 per classroom
<b>COMMERCIAL</b>		
Adult Entertainment	0.125 per 1,000 sq. ft.	0.25 per 1,000 sq. ft.
Broadcast or Recording Studio	0.125 per 1,000 sq. ft.	0.02 per 1,000 sq. ft.
Business or Trade School	0.1 per classroom	1 per classroom
Commercial Service	Capacity of more than 500 = 4 spaces plus 1 space per 500-person capacity	0.25 per 1,000 sq. ft.
Eating & Drinking Places	0.125 per 1,000 sq. ft.	0.25 per 1,000 sq. ft.
Entertain. & Spectator Events	500 seats or less = 4 spaces More than 500 seats = 10 spaces	500 seats or less = 1 space per 125 seats More than 500 seats = 4 spaces plus 1 space per 250 seats
Financial Service	0.125 per 1,000 sq. ft.	0.25 per 1,000 sq. ft.

**Typical Steps for Development**

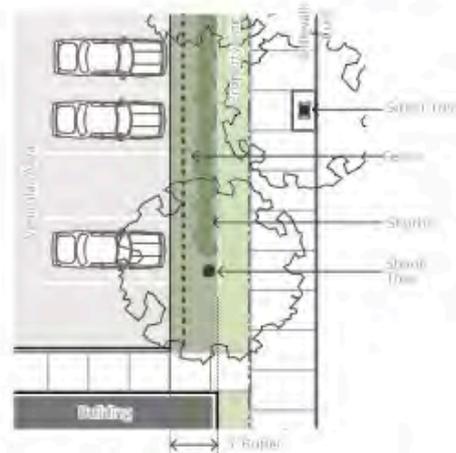


# Step 7: Landscape & Streetscape

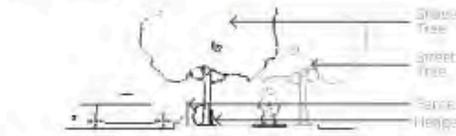
## Review landscape and streetscape requirements for each district.

Chapter 135, Article 5 includes landscape buffer and screen requirements address such areas as:

- Parking lot frontages along streets and residential alleys
- Transition buffers between different uses
- Parking lot landscape

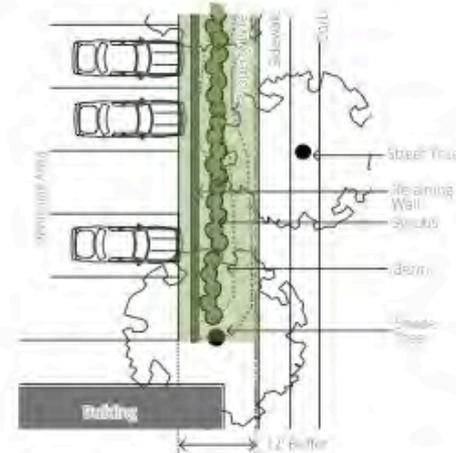


Frontage Buffer Plan



Frontage Buffer Section

Figure 5.9-A. Fence Frontage Buffer Plan & Section



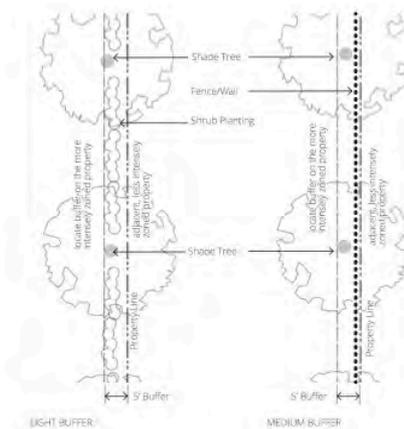
Frontage Buffer Plan



Frontage Buffer Section

Figure 5.9-B. Berm Frontage Buffer Plan & Section

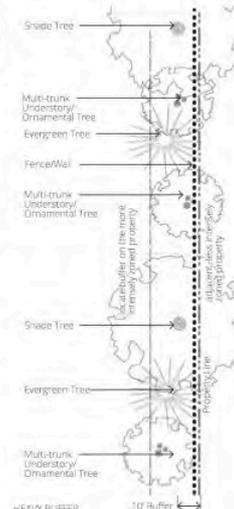
Typical Steps for Development	
<b>STEP 1</b> Zoning Map Locate the subject property on the zoning map to determine how it is zoned.	Chapter 134 Section 1.10 Zoning Map
<b>STEP 2</b> Districts Determine which zoning district the subject property is in.	Chapter 50 Zoning Districts
<b>STEP 3</b> Use Determine which uses are allowed under the zoning that applies to the property.	Chapter 134 Article 2 Use
<b>STEP 4</b> Building Types Determine which building types are allowed in the subject zoning district and identify any height, area, and other regulations for specific building types. See "Identifying Your Building Type."	Chapter 135 Article 1 Building Types
<b>STEP 5</b> Design Review the design requirements applicable to all building types.	Chapter 135 Article 2 Design
<b>STEP 6</b> Parking Review the motor vehicle and bicycle parking requirements for different types of uses.	Chapter 135 Article 4 Building Types
<b>STEP 7</b> Landscape & Streetscape Review the landscape and streetscape requirements.	Chapter 135 Article 5 Landscape and Streetscape
<b>STEP 8</b> Signs Determine the sign regulations that apply locally under the property's zoning.	Chapter 134 Article 3 Landscape and Streetscape
<b>STEP 9</b> Review & Approval Procedures Obtain information about the site plan review and design approval process.	Chapter 125 Article 4 Design and Approval Procedures
<b>STEP 10</b> Review and Approval Procedures Determine whether other review and approval procedures will be required to accommodate the proposed development (e.g., Title 220, Chapter 220, and the historic preservation process).	Chapter 134 Article 4 Review and Approval Procedures



LIGHT BUFFER

MEDIUM BUFFER

Figure 5.10-A. Side & Rear Buffer



HEAVY BUFFER

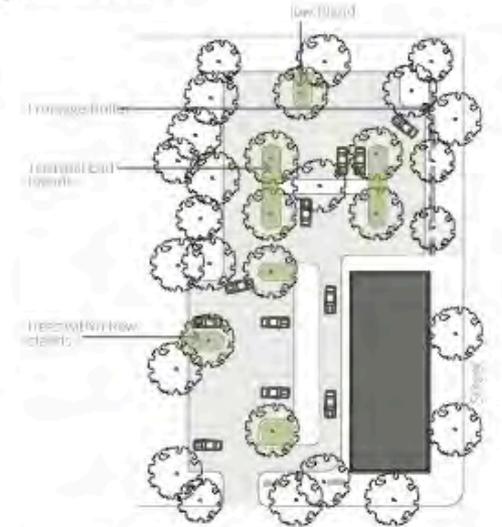


Figure 5.11-A. In-ground Parking Lot Landscape

# Step 8: Signs

Identify the type, amount and size of allowed signs on the property.

Chapter 134, Article 5 identifies the types of signs allowed, as well as the number, area and height of allowed signs.

Typical Steps for Development	
<b>STEP 1</b> Locate the subject property on the Zoning Map to determine how it is zoned.	Chapter 134 Section 1.10 Zoning Map Available Online
Is this property in an F (Flood Hazard) District? The floodplain regulations of City Code Chapter 50 apply.	Chapter 50 Floodplain
Is the development type a use? Is it a special provision? The Large-Scale Development regulatory schedule, street, block, form codes and other supplemental regulations.	Chapter 135 Article 3 Large-Scale Development
<b>STEP 2</b> Review Districts to understand the intended character of the zoning district that applies to the property.	Chapter 134 Article 2 Districts
<b>STEP 3</b> Review Uses to determine which uses are allowed under the zoning that applies to the property.	Chapter 134 Article 2 Uses
<b>STEP 4</b> Review Building Types to determine which building types are allowed in the subject zoning district and specific sign, height, design and other regulations for specific building types. See "Identifying Your Building Type."	Chapter 135 Article 4 Building Types
<b>STEP 5</b> Review Design to determine design requirements applicable to all building types.	Chapter 135 Article 2 Design
<b>STEP 6</b> Review Parking to determine the motor vehicle and bicycle parking requirements for different types of uses.	Chapter 135 Article 4 Building Types
<b>STEP 7</b> Review Landscape & Streetscape for the parking, the sidewalk, and streetscape requirements.	Chapter 135 Article 5 Landscape and Streetscape
<b>STEP 8</b> Review Signs to determine the sign regulations that apply allowed under the property zoning.	Chapter 134 Article 5 Landscape and Streetscape
<b>STEP 9</b> Review Review & Approval Procedures for information about the site plan review and design exception process.	Chapter 125 Article 4 Signs and Approval Procedures
<b>STEP 10</b> Determine whether other Review and Approval Procedures (e.g., conditional use approval, variance or zoning exceptions) will be required to accommodate the proposed development from the District that also from the zoning district.	Chapter 134 Article 6 Review and Approval Procedures

TABLE 4.7-1. SIGNS IN DX, X, I AND P DISTRICTS								
	DX1	DX2 DXR	MX1 MX2	MX3	CX	RX	EX I	P
<b>PERMITTED SIGN TYPES</b>								
Wall	●	●	●	●	●	●	●	●
Monument	●	●	●	●	●	●	●	●
Projecting	●	●	●	●	●	●	●	●
Roof	●	●	—	—	●	—	●	—
<b>WALL SIGNS: MAXIMUM NUMBER AND AREA</b>								
Maximum Number per Occupant	2	2	2	2	2	2	2	2
Maximum Total Sign Area (sq. ft.)	2 per linear foot of building frontage for floors 1-3	1.25 per linear foot of building frontage for floors 1-3			2 per linear foot of building frontage for floors 1-3			
Maximum Area of Any Single Sign	200 sq. ft.	100 sq. ft.	100 sq. ft.	200 sq. ft.	200 sq. ft.	100 sq. ft.	200 sq. ft.	200 sq. ft.
Other Regulations	See 4.7.3							
<b>MONUMENT SIGNS: MAXIMUM NUMBER, AREA AND HEIGHT</b>								
Maximum Number per Street Frontage	1	1	1	1	1	1	1	1
Maximum Sign Area (sq. ft.)	25	25	1 per linear foot of street frontage or 75 feet, whichever is less	75	75	15	1 per linear foot of street frontage or 75 feet, whichever is less	75
Maximum Height (ft.)	8	8	8	8, 15 if setback at least 20 feet	8	8	8	8, 15 if setback at least 20 feet
<b>PROJECTING SIGNS</b>								
Maximum Number	May be used in lieu of wall signs or in addition to wall signs, but the total number of wall signs, projecting signs and roof signs may not exceed the maximum number of wall signs allowed in accordance with this table.							
Maximum Sign Area	Same as apply to wall signs.							
Maximum Projection	May not project more than 7 feet from the wall of the building to which they are attached.							
Minimum Vertical Clearance	Must be mounted to provide at least 9 feet vertical clearance above the sidewalk, driveway or other ground surface beneath the sign.							
Other Regulations	See 4.7.5							
<b>AWNING AND CANOPY SIGNS</b>								
Regulations	See 4.7.6							
<b>ROOF SIGNS</b>								
Maximum Number	May be used in lieu of wall signs or in addition to wall signs in those districts that expressly allow roof signs, but the total number of wall signs, projecting signs and roof signs may not exceed the maximum number of wall signs allowed in accordance with this table.							
Maximum Sign Area	Same as apply to wall signs.							
Maximum Height	Mounted height of a roof sign may not exceed 8 feet. The combined height of a roof sign and the building upon which the sign is mounted may not exceed the maximum height limit of the subject zoning district or the subject building type.							
Other Regulations	See 4.7.7							
<b>ELECTRONIC AND MULTI-VISION DISPLAYS</b>								
Regulations	See 134-4.8							

Table Notes: ● = Permitted, subject to compliance with all applicable regulations of this article | — = Prohibited



Figure 4.10-B. Wall Sign Example



Figure 4.10-C. Monument Sign Example (illustration will be revised to match definition, i.e., base as wide as face)

# Step 9: Review & Approval Procedures – Site Plans

Having determined the key regulations that apply (steps 1-8), review the new site plan process in Article 6 of Chapter 135.

Most site plan review under the new development code is expected to require only staff-level approval, using more objective review and decision-making criteria than the current chapter 82 process.

The result is a faster, but more predictable process.

Typical Steps for Development		
<b>STEP 1</b>	Locate the subject property on the Zoning Map to determine how it is zoned.	Chapter 134 Section 1.10 Zoning Map (zoning order)
	Is the property in an F (Flood Hazard) District? The floodplain regulations of City Code Chapter 50 apply.	Chapter 50 Floodplain
	If the development type is not a general provision, the Large-Scale Development regulations (Article 2, Book 100) apply and other supplemental regulations.	Chapter 135 Article 2 Large-Scale Development
<b>STEP 2</b>	Review Districts to understand the intended character of the zoning district that applies to the property.	Chapter 134 Article 2 Districts
<b>STEP 3</b>	Review Uses to determine which uses are allowed under the zoning that applies to the property.	Chapter 134 Article 2 Uses
<b>STEP 4</b>	Review Building Types to determine which building types are allowed in the subject zoning district and specific zoning height, design and other regulations for specific building types. See "Identifying Your Building Type".	Chapter 135 Article 1 Building Type
<b>STEP 5</b>	Review Design to determine design requirements applicable to all building types.	Chapter 135 Article 2 Design
<b>STEP 6</b>	Review Parking to determine motor vehicle and bicycle parking requirements for different types of uses.	Chapter 135 Article 4 Building Types
<b>STEP 7</b>	Review Landscape & Streetscape to determine the site plan, site plan, and streetscape requirements.	Chapter 135 Article 5 Landscape and Streetscape
<b>STEP 8</b>	Review Signs to determine the sign regulations that apply allowed under the property's zoning.	Chapter 134 Article 3 Landscape and Streetscape
<b>STEP 9</b>	Review Review & Approval Procedures for information about the site plan review and design exception process.	Chapter 135 Article 6 Review and Approval Procedures
<b>STEP 10</b>	Determine whether other Review and Approval Procedures (e.g., conditional use approval, variances or design exceptions) will be required to accommodate the proposed development (see Title Chapter 130 also from the review & approval process).	Chapter 134 Article 6 Review and Approval Procedures

## ADMINISTRATIVE SITE PLANS

- Site plans that comply with regulations or include only minor (type 1) design exceptions
- **Community development director**
- Appeals to plan and zoning commission
- Many type 1 design exceptions

## PUBLIC HEARING SITE PLANS

- Site plans that include one or more major (type 2) design exceptions
- **Plan and zoning commission**
- Appeals to city council

Site plans that include requests for major exceptions to the code's standards, will require a public hearing and review by the plan and zoning commission

# Step 10: Review & Approval Procedures – Zoning-Related

The process to be followed in obtaining approval of a rezoning, conditional use, variance or zoning exception will remain the same or very similar to today.

Zoning-related procedures are outlined in Article 6 of Chapter 134.

Typical Steps for Development		
<b>STEP 1</b>	Locate the subject property on the Zoning Map to determine how it is zoned.	Chapter 134 Section 1.10 Zoning Map (available online)
	Is the property in an F (Flood Hazard) District? The floodplain regulations of City Code Chapter 50 apply.	Chapter 50 Floodplain
	Is the development type a use? Is zoning provisions the Large-Scale Development regulated residential street, block, town roads and other supplemental regulations.	Chapter 135 Article 2 Large-Scale Development
<b>STEP 2</b>	Review Districts to understand the intended character of the zoning district that applies to the property.	Chapter 134 Article 2 Districts
<b>STEP 3</b>	Review Uses to determine which uses are allowed under the zoning that applies to the property.	Chapter 134 Article 2 Uses
<b>STEP 4</b>	Review Building Types to determine which building types are allowed in the subject zoning district and identify zoning height, setback and other regulations for specific building types. See "Identifying Your Building Type."	Chapter 135 Article 3 Building Types
<b>STEP 5</b>	Review Design to determine design requirements applicable to all building types.	Chapter 135 Article 2 Design
<b>STEP 6</b>	Review Parking to determine the motor vehicle and bicycle parking requirements for different types of uses.	Chapter 135 Article 4 Building Types
<b>STEP 7</b>	Review Landscape & Streetscape to determine the landscape and streetscape requirements.	Chapter 135 Article 5 Landscape and Streetscape
<b>STEP 8</b>	Review Signs to determine the sign regulations that apply allowed under the property's zoning.	Chapter 134 Article 5 Landscape and Streetscape
<b>STEP 9</b>	Obtain Review & Approval Procedures for information about the site plan review and design exception process.	Chapter 135 Article 6 Review and Approval Procedures
<b>STEP 10</b>	Determine whether other Review and Approval Procedures (e.g., conditional use approval, variance or zoning exception) will be required to accommodate the proposed development from this Chapter. Also determine the rezoning process.	Chapter 134 Review and Approval Procedures

