

MINOR REVISIONS (Final – August 9, 2019)*

(Underlining indicates specific revised text)

*Revisions to July 30, 2019 Draft shown as redlined.

Chapter 134

1. Article 1:

- a. Section 134-1.9.3 – Revised first and second lines to state “All references in this zoning ordinance to other city or state regulations are to be construed as”.
- ~~b.~~ Section 134-1.12 – Deleted “End of Article”.
- ~~c.~~ Section 134-1.3 – Deleted “[INSERT DATE]” and revised to state “December 15, 2019”.
- ~~b.d.~~ Section 134-1.11.1 – (B) – Revised second and third lines to state “special permits, conditional uses, and PUDs that are pending”; (C) – Revised first sentence to state “The community development director is authorized to issue permits for construction or development approved in accordance with the deadlines set forth in this section even if such building, development, or structure does not fully comply with provisions of this zoning ordinance.”; Added new subsection (D) to state “Complete applications for zoning map amendments for any zoning district other than PUD that are pending approval on October 14, 2019, must be reviewed wholly under the terms of the zoning ordinance in effect immediately preceding the effective date specified in section 134-1.3 of this article.”

2. Section 134-2.2.10 – Deleted “End of Article”.

3. Article 3:

- a. Table of Contents – Removed space in Section 134-3.4.~~402~~; alphabetized Public, Civic and Institutional Use Category sections.
- b. Table 134-3.1-1 – Residential – Mobile Home Park – Removed asterisk; Public, Civic and Institutional – Cemetery, Non-city-owned – Added asterisk for supplemental use regulation application; Key – Revised “V” designation to state: ““V” = permitted except where district includes ‘-V’ extension.”; Other – Alcoholic Liquor, Wine, or Beer Sales – For zoning districts RX1 and RX2, added open circle for requiring conditional use approval and added asterisk for supplemental use regulation application, and for zoning districts NX2 and NX2a, added circle containing “R” for permitted with conditional use approval in NX2a district only and added asterisk for supplemental use regulation application.
- c. Section 134-3.3.2.A – Deleted extra space in final sentence.
- d. Section 134-3.3.2.C.2 – Deleted reference to “Iowa Code Chapter 414.22” and replaced with reference to “Iowa Code Section 414.22”.
- e. Section 134-3.4.2.B – Revised last two lines to state “include community centers and recreation centers.”

- f. Section 134-3.4.3 – Bolded Section number.
 - g. Section 134-3.5.7 – Deleted “eight or more children” and replaced with “more than eight children”.
 - h. Section 134-3.6.1.E – Added “Fabrication and production uses are subject to the following:” to the beginning of the subsection.
 - i. Section 134-3.6.2.C – Added “Industrial service uses are subject to the following:” to the beginning of the subsection.
 - j. Section 134-3.6.3.E – Added “Storage, distribution and wholesaling uses are subject to the following:” to the beginning of the subsection.
 - k. Section 134-3.8.3.17 – Deleted “\$500,000” and replaced with “\$500,000 (U.S. dollars)”.
 - l. Section 134-3.9.1.B – Deleted second colon.
 - m. Section 134-3.9.4.D – Deleted “134-3.9.4 of this article”.
 - n. Section 134-3.9.4.G.1.b – Deleted “section 134-3.8.1 of this article” and replaced with “Table 134-3.1-2 of this article and section 134-3.8.1 of this article.”
 - o. Section 134-3.10.5.E – Deleted “End of Article”.
 - o.p. Table 134-3.1-2 – Districts – Added zoning districts RX1 and RX2 in the columns containing NX2a.
4. Article 4:
- a. Section 134-4.3 – Revised section title to “Applications Generally”.
 - b. Section 134-4.5.1.A – Revised first line to read “The community development director, or other city representative as applicable per section 134-4.3.1.A-C”; (B) – Deleted references to “thirty days” and “30-days” and replaced with references to “30 days”.
 - c. Section 134-4.9 – Deleted “End of Article”.
5. Article 5:
- a. Section 134-5.2.3 – Revised section to state “Signs or other attention-getting devices that are permanently attached to the ground or to a structure and that contain or consist of banners, balloons, posters, pennants, ribbons, streamers, spinners or other similarly moving devices, except as expressly allowed in this article”.
 - b. Section 134-5.2.4 – Revised section to state “Signs that are permanently attached to the ground or to a structure and that swing or otherwise noticeably move as a result of wind pressure because of the manner of their suspension or attachment”.
 - c. Section 134-5.2.5 – Revised first line to state “Building mounted and fascia signs that encroach more”.
 - d. Section 134-5.2.12 – Revised section to state “Signs affixed directly to a tree, utility pole or traffic control device which signs are not owned, operated, or otherwise permitted by the city”.
 - e. Section 134-5.2.19 – Revised section to state “Signs located within the public right-of-way unless an applicable permit is obtained pursuant to chapter 102 of this code”.

- f. Section 134-5.2.22 – Added section stating “Any section that is located within a vision clearance triangle; and”.
 - g. Section 134-5.2.22 – Revised section number to state “5.2.23”.
 - h. Figure 134-5.9-G – Moved above Section 5.4.4.
 - i. Section 134-5.4.6 – (A) – Deleted “one sign” and revised to state “Signs”; (B) – Revised first sentence to state “One sign used on a temporary basis is permitted at any time, for a limited period of time not to exceed six months, in all districts other than A, N, NX, and NM districts.”; added a sentence to the end of (B) stating “Type 1 and Type 2 zoning exceptions are available to the number and size of signs used on a temporary basis, pursuant to sections 134-6.5.2. ~~A~~-8 and 134-6.6.2. ~~A~~-7 of this chapter.”
 - j. Section 134-5.5.1 – Deleted “A.” and replaced with “A₁”; added comma after NX.
 - k. Section 134-5.8.7 – Deleted “protected district or lot” and replaced with “sign face of any other general advertising sign”.
 - l. Section 134-5.9.1.D – Deleted “Figure 134-5.9.D”.
6. Article 6:
- a. Table of Contents and Sections 134-6.2.2, 134-6.3.5, 134-6.4.5, 134-6.6.5 and 134-6.7.4 – Revised title to state “Staff Review and Recommendation”.
 - b. Section 134-6.4.6 – Added “as follows” to end of introductory clause.
 - c. Section 134-6.5.2 – Corrected formatting; (8) – Revised subsection 8 to state “Exceptions to allow two to six signs on a temporary basis in all districts other than A, N, NX, and NM districts; and”; (9) – Added new section 9 stating “Other exceptions expressly provided in this chapter.”
 - d. Section 134-6.6.2 – Corrected formatting; (7) – Revised subsection 7 to state “Exceptions to allow seven or more signs on a temporary basis in all districts other than A, N, NX, and NM districts.”; (8) – Added new section 8 stating “Other exceptions expressly provided in this chapter.”
 - e. Figure 134-6.7-C – Deleted footnote.
 - f. Section 134-6.7.2 – Deleted erroneous hyphen.
 - g. Section 134-6.7.7.B.1.b-c – Deleted “and” in subsection (b) and added to subsection (c).
 - h. Section 134-6.9.8 – Deleted “End of Article”.
7. Article 7:
- a. Section 134-7.2.5 – Deleted number “6” and replaced with “six”.
 - b. Section 134-7.3.7 – Deleted “on-premise sign” and replaced with “general advertising sign” in subsection A; deleted “on-premise sign” and replaced with “other similar sign” in subsection B; deleted “and/or” and replaced with “or” and deleted “End of Article” from subsection C.
8. Article 8:
- a. Section 134-8.1.2.B – Corrected spelling errors.
 - b. Section 134-8.2.5 – Corrected spelling error.
 - c. Section 134-8.2.9 – Deleted “End of Article”.
9. Article 9:

- a. Section 134-9.4, “alley” – Deleted final line and replaced with “easement, or plat, or otherwise acquired by the city for alley right-of-way purposes”.
- b. Section 134-9.15, “lot” – Deleted “shall have frontage on a public street” from second sentence and revised to state “Such lot may consist of:”; (3) – Revised third line to state “pre-existing lots; or of portions of multiple pre-existing lots; or”.
- c. Section 134-9.15, “lot, pre-existing” – Deleted “code” and replaced with “chapter”.
- d. Section 134-9.19, “pre-existing lot” – Deleted duplicate definition of “pre-existing lot”; “principal use” – Added cross-reference to “primary use”.
- e. Section 134-9.22, “sign, monument” – Deleted “portable” and replaced with “temporary”; “sign, mural” – Deleted definition; “street, public” – Deleted final two lines and replaced with “city by deed, easement, or plat, or otherwise acquired by the city, for street right-of-way purposes.
- f. Section 134-9.29 – Deleted “End of Article.”

Chapter 135

1. Article 1:

- a. Section 135-1.8.3 – Revised first and second lines to state “All references in this chapter to other city or state regulations are to be”.
- b. Section 135-1.10 – Added comma after “regulations”; deleted “End of Article.”
- c. Section 135-1.2 – Deleted “[INSERT DATE] and revised to state “December 15, 2019”.

2. Article 2:

- a. Section 135-2.1.4 – (A) - Deleted “article 2 of this chapter”; (D) – Deleted “For vehicles sales lots such as” and replaced with “For such uses”; (E) – Deleted “types” and replaced with “type”; (G) – Deleted semicolon after “article” and replaced with comma.
- b. Table 135-2.2-1 and Table 135-2.2-2: Corrected titles.
- c. Figure 135-2.3-A – Corrected photo.
- d. Section 135-2.3.3 – Corrected numbering.
- e. Section 135-2.4.3.23 – Deleted typographical error (“the”).
- f. Section 135-2.5.3 – Corrected numbering; (16) – deleted extra comma.
- g. Section 135-2.6.3 – Corrected numbering.
- h. Section 135-2.7.3 – Corrected numbering; (E) – deleted extra text “of this chapter”.
- i. Section 135-2.8.3 – Corrected numbering.
- j. Section 135-2.9.3 – Corrected numbering.
- k. Section 135-2.10.3 – Corrected numbering.
- l. Section 135-2.11.3 – Corrected numbering; (E)(4) and (5) – deleted erroneous references to section 135-8.2.
- m. Section 135-2.12.3 – Corrected numbering; (E)(8) – deleted extra text “on”.
- n. Section 135-2.13.3 – (16) and (17) – Capitalized first word of both sections under “N2” district column; (E)(6) – Deleted reference to “this code” and replaced with “this chapter”.
- o. Section 135-2.14.3 – (E)(5) – Deleted reference to “this code” and replaced with “this chapter”.
- p. Section 135-2.15.3 – (E)(6) – Deleted reference to “this code” and replaced with “this chapter”.
- q. Section 135-2.16.3 – (E)(4)(d) – Deleted reference to “chapter”; (E)(4)(j) – Deleted “within in front yard” and replaced with “within the front yard”; (E)(7) – Deleted reference to “this code” and replaced with “this chapter”.
- r. Section 135-2.17 – Added new section 135-2.17.4 to state “A. Additional Regulations/Notes. 1. MX District Deck and Patio. Any deck or patio associated with a non-residential use in any MX district shall be located in the rear, side, or corner side yard. A deck or patio in the front yard may be approved through a Type 1 design alternative, either subject to primary frontage coverage or with a Type 1 design alternative to primary frontage coverage.”

- s. Section 135-2.18.3.A – Deleted reference to “135-2.18.1 of this article”.
 - t. Section 135-2.20.2 – Deleted reference to “135-12.1 of this chapter” and replaced with “135-9.2 of this chapter”.
 - u. Section 135-2.20.3 – (G) – Revised third line to state “equipment if compliance is not technologically possible, any...”.
 - v. Section 135-2.20.4 – (D) – Revised third line to state “equipment if compliance is not technologically possible, any...”.
 - w. Section 135-2.20.5 – (F) – Revised third line to state “equipment if compliance is not technologically possible, any...”.
 - x. Section 135-2.20.6 – Added space in third line.
 - y. Section 135-2.21.2 – (H)(1) – Revised formatting to be subsection (I); (I)-(K) – Corrected numbering.
 - z. Table 135-2.22-1 – Revised designation in Accessory Household Unit, Districts N1-N5, and in Key to state “(2-4)* = permitted with development standards where district includes “-2” or “-4” extension”.
 - aa. Section 135-2.22.3.F.1 – Deleted “fuel location” and revised to state “fueling location”; F.~~5.4~~ – Revised “displays” to state “display”.
 - bb. Section 135-2.22.4.E.2 – Added space between “be four”.
 - cc. Section 135-2.22.4.H.10 – Deleted “End of Article.”
3. Article 3:
- a. Section 135-3.1 – Revised “chapter” to state “article” at the end of the section.
 - b. Section 135-3.4.1 – Revised second sentence to state “If any of the lots used in the calculation are vacant, the minimum front setback for the applicable building type shall be used in the calculation.”
 - c. Section 135-3.8.9 – Deleted “End of Article.”
4. Article 4:
- a. Section 135-4.1.1 – Revised second and third lines to state “the building type requirements of article 2 of this chapter, affect a building’s appearance and are intended to”.
 - b. Section 135-4.1.3.A.1 – Deleted reference to “section” and replaced with “article”.
 - c. Section 135-4.2.5 – Revised section to state “Materials listed in Table 135-4.1.5 of this article are prohibited from use as a façade material, unless approved as a Type 2 design alternative.”
 - ~~d. Table 135-4.1.1 – Added new example photograph.~~
 - ~~e.d.~~ Section 135-4.3.12 – Revised reference to “Figure 135-4.3-G” to state “Figure 135-4.3-H”.
 - ~~f.e.~~ Section 135-4.3.14 – (B) – Added space between “for N” and revised to state “for N, NX, and NM districts”, and deleted extra “and”; (D) – Revised section to state “All building-mounted lighting fixtures shall be a full cut-off design. The fixtures shall be aimed downward, recessed, or shielded, so the light source is not directly visible from the property line of the property upon which the building mounted lighting is located.”

~~e.f.~~ Section 135-4.4.3 – Deleted period at end of title.
~~h.g.~~ Section 135-4.5.7.C.4.e – Deleted “End of Article.”

5. Article 5:

- a. Revised formatting of “Large-Scale Development” to state “large-scale development” throughout article for stylistic consistency with remainder of chapter.
- b. Section 135-5.1.4.B – Added “of this article” to end of sentence.
- c. Section 135-5.2.1.A.4.b – Deleted “, section 135-5.2 of this article”.
- d. Section 135-5.2.2.C – Deleted “as otherwise directed by” and replaced with “other requirements of”.
- e. Section 135-5.4.2.A – Deleted “of this article for the types”.
- ~~f.~~ Section 135-5.5.7 – Deleted reference to “article 7” and revised to state “article 8”; deleted “End of Article”.
- ~~f.g.~~ Section 135-5.4.3.D – Deleted section.

6. Article 6:

- a. Table of Contents, 135-6.6.2 – Revised formatting.
- b. Section 135-6.1.2 – (D.2) – Deleted second sentence; (F) – Deleted reference to “article 6” and replaced with “article 7”; (G) – Deleted references to “article 6 of this chapter” and replaced with “article”.
- c. Table 135-6.3.1 and Table 135-6.4-1 – Deleted references to “space” or “spaces” throughout tables.
- d. Section 135-6.3.3.D – Deleted “in accordance with the Traffic and Transportation Standards and Policies Manual” and replaced with “as required by the city engineer”.
- e. Table 135-6.4-1, Commercial, Lodging – Deleted “rooms” and revised to state “room”.
- f. Section 135-6.8.7.B – deleted semicolon in second sentence and replaced with comma.
- g. Section 135-6.12.2 – (A) – Revised subsection to state “Quantity. The number of allowed curb drops and driveways is established by the building type regulations of article 2 of this chapter, subject to chapter 102 of this code, requirements of the city engineer, and the access management policy which control. The number of allowed curb drops or driveway approaches for sites along applicable street typologies identified in the city’s transportation master plan are to be minimized, as determined by the city engineer.”; (C) – Deleted “the Traffic and Transportation Standards and Policies Manual” and replaced with “by the city engineer”.
- h. Section 135-6.12.3 – (C) – Deleted “the Traffic and Transportation Standards and Policies Manual” and replaced with “as required by the city engineer”; (E) – Deleted semicolon and replaced with comma; (G) – Deleted “End of Article”.

7. Article 7:

- a. Table of Contents, 135-7.7.1 – Corrected formatting.

- b. Section 135-7.1.2.D.1 – Deleted “assessed” from eighth line; revised second sentence to state “Estimated building permit valuation is cumulative from March 22, 2004, using all building permits issued by the city’s permit and development center, county assessor’s records, insurance records if no assessor’s records are available, and other documentation determined necessary by the community development director.”
 - c. Section 135-7.2.4 – (A) – Deleted “department of engineering” and replaced with “city engineer”; (D) – Reformatted the “City Inspection” sentence to make a new subsection (E).
 - d. Section 135-7.5.3 – (A) – Revised second sentence to state “Minimum clear branch height is eight feet for the portion of street trees overhanging sidewalks and 15 feet for the portions of street trees overhanging streets”; (C)(2) and (C)(5)(c) – Corrected formatting for transportation master plan and city engineer; (C)(3) – Revised title to state “Intersections; Street Lights.”; Added text to end of sentence to state “, and shall be located a minimum of 15 feet, or as otherwise required by the city engineer, from street lights.”; (D) – Deleted references to “of this chapter” and replaced with “of this article”.
 - e. Section 135-7.6.2.A – Corrected formatting for transportation master plan.
 - f. Section 135-7.6.3.A – Deleted reference to “chapter” and replaced with “article”.
 - g. Section 135-7.7.1.C – Deleted reference to “chapter” and replaced with “article”; corrected formatting for fence frontage buffer and berm frontage buffer.
 - h. Section 135-7.7.2 – Corrected formatting for fence frontage buffer.
 - i. Section 135-7.8.4.D.1 – Deleted “five” and replaced with “six”.
 - j. Section 135-7.11.1.C – Deleted reference to “department of engineering” and replaced with “city engineer”.
 - k. Section 135-7.11.4.A – Deleted reference to “chapter 18-4” and replaced with “chapter 18”.
 - l. Section 135-7.11.6 – Deleted “End of Article”.
8. Article 8:
- a. Section 135-8.2.2.D – Deleted “. Adjacent to an N district” and replaced with “which”.
 - b. Section 135-8.3.1 – Deleted “are checked for conformance with” and revised to state “shall conform to”.
 - c. Section 135-8.3.2 – Revised second sentence to state “To accomplish this, various stormwater management provisions are required including:”; (A) – Removed “Engineering Department” and replaced with “city engineer”; (A)(2) – Revised second sentence to state “Impervious areas added prior to March 22, 2004 will not be counted towards the 10,000 square feet; and”; (A)(3) – Revised to state “The sum of added impervious areas for multiple site plans exceed 10,000 square feet, at which point detention will be required for the added impervious area. Impervious areas added prior to March 22, 2004 will not be counted towards the 10,000 square feet.”; (B) – Deleted “Showing” and revised to state “Site plans must show”; deleted “providing” and replaced with “provide”; (C) – Revised first

sentence to state “Stormwater shall not be directed from driveways into the city right-of-way.”; Added the following after (H) – “For the purposes of this section, impervious areas and surfaces shall be determined using all building permits issued by the city’s permit and development center, county assessor’s records, and other documentation determined necessary by the community development director.”

- d. Section 135-8.3.3 – (A) – Deleted “city engineering department” and revised to state “city engineer”; ~~(B) – Deleted “Showing” and revised to state “Site plans must show”; deleted “providing” and replaced with “provide”; (C) – Revised first sentence to state “Stormwater shall not be directed from driveways into the city right-of-way.”~~
 - e. Section 135-8.3.4 – Revised first sentence to state “Paving thicknesses are suggested based on good subgrade conditions according to Table 135-8.3-1 of this article.”; Deleted second sentence; Revised third sentence to state “Paving thicknesses must be increased in order to allow for areas of poor subgrade material.”
 - f. Section 135-8.3.5 – Deleted “are checked for conformance” and replaced with “shall conform to”; deleted erroneous period and replaced with comma.
 - g. Section 135-8.4.1 – (A) – Reformatted “Site plans”; Deleted “for conformance with” and replaced with “shall conform to”; (B) – Revised first sentence to state “A separate sheet or plan included in the site plan shall be drawn and include all of the following required information, when applicable.”; (B)(2) and (B)(3) – Added to end of subsection “as adopted by reference in chapters 26 and 46 of this code.”
 - h. Section 135-8.5.1 – (A) – Revised reference to “transportation master plan”; (B) – Revised formatting of “traffic analysis policy”.
 - i. Section 135-8.5.2 – Revised first sentence to state “Sidewalks are required as identified in the city’s transportation master plan.”
 - j. Section 135-8.5.3.C – Deleted reference to “chapter” and replaced to state “section”; Added “or as required by the city engineer.” to the end of the sentence; Deleted “End of Article”.
9. Article 9:
- a. Section 135-9.1.3.A.2 – Deleted “date of code adoption” and revised to read “date of adoption of this chapter”.
 - b. Section 135-9.1.4 – (B) – Revised to state “Waiver, modification or variation of any of the definitions or measurement standards set forth in this chapter; and”; (C) – Added new subsection (C) to state “Waiver, modification or variation of the applicability and approval process for large-scale development review and approval set forth in section 135-5.1 of this chapter.”
 - c. Section 135-9.2 – Deleted “General” from heading.
 - d. Section 135-9.2.2 – Deleted heading and revised to state “Design Alternatives Generally”; (A) – Deleted reference to “chapter 135 of this code” and revised to state “this chapter.”; (B) – Deleted reference to “article 2 and article 4”.

- e. Section 135-9.2.3 – (B)(1) – Deleted “in subsection 135-9.2.3.A of this article” and revised to state “above in this section”.
- f. Section 135-9.2.4.A – Deleted “by this ordinance” and revised to state “in this chapter”; Deleted (6).
- g. Section 135-9.3.2.B – Added comma after “but not required”.
- h. Section 135-9.3.3 – (A) – Revised first sentence to state “Applications for site plan review may be filed only with the consent of all record titleholders, or with the consent of all record contract purchasers when applicable, of the real property on which the review is requested.”; (B) – Revised second sentence to state “An application will be considered complete and ready for processing only if it is submitted in the required number and form, is accompanied by the required application filing and notification fees in accordance with the schedule of fees adopted by the city council, and is accompanied by the following information when applicable”.
- i. Section 135-9.3.4 – (B) – (4) – Deleted “or revised alternate design documentation”; (5) – Deleted “or alternate design documentation” twice; (6) – Revised first sentence to state “If an administrative site plan, or Type 1 design alternative(s) related thereto, are denied, or if an administrative site plan is determined to require one or more Type 2 design alternatives after the administrative review, this final determination must be provided through written administrative comment, either electronically or by regular mail, and such correspondence must detail the aspects of the administrative site plan that are not in compliance with applicable regulations.”; Deleted “article” and replaced with “section” at end of third sentence; (C) – (1) – Revised beginning paragraph to read “Request for further review regarding the denial of an administrative site plan, or a Type 1 design alternative associated therewith, or consideration of a Type 2 design alternative contained in an administrative site plan, which are collectively referred to in this section as a “public hearing site plan,” must include the following:”; (1)(a) – Deleted “or alternate design documentation”; (2) – Revised second line to read “submittal package for a public hearing site plan, the community development”; (3) – Revised second and third lines to add “public hearing” in front of site plan; revised fourth line to state “conditions, or deny the proposed public hearing site”; (4) – Deleted “approval” in second line.
- j. Section 135-9.3.5 – Revised heading to delete “site plan”; added “or alternate design documentation” after “site plan” in first and third lines.
- k. Section 135-9.3.6 – Revised heading to delete “site plan”; Added “or alternate design documentation” after “site plan” in first, fourth, fifth-sixth lines.
- l. Section 135-9.3.7 – Added “or alternate design documentation” after “site plan” in subsections (A)-(F).
- m. Section 135-9.3.8 – (A) – Added “or alternate design documentation” after “site plan” in first and second lines; (B) – Added “or alternate design documentation” after “site plan” in first, second and eighth lines; deleted “article” in third line and replaced with “section”; (B)(5) – Deleted “engineering department” and revised to

state “city engineer”; (B)(6) – Deleted “of Des Moines”; (C) – Added “or alternate design documentation” after “site plan” in first line; (C)(1) – Added “or alternate design documentation” after “site plan” in first line; (C)(2) – Added “or alternate design documentation, as applicable” to end of sentence.

- n. Section 135-9.3.9 – (A)(1) – Revised fifth line to state “chapter or site plans or alternate design documentation being processed through plan review procedures in section 135-9.3.4 of this article.”; (B)(1) – Added “or alternate design documentation” after “site plan” in third line; (B)(2) Revised fifth line to state “of the request for further review was filed with the community”; Deleted “End of Article”.
- o. Table of Contents and Sections 135-9.2 and 135-9.2.2 – Revised section titles to remove “General”.

10. Article 10:

- a. Section 135-10.1 – Added new section 135-10.1.6, CUMULATIVE MEASUREMENT, “All calculations in this article shall be measured cumulatively from the effective date of this chapter, unless otherwise specified in this article, using all building permits issued by the city’s permit and development center, county assessor’s records, insurance records if no assessor’s records are available, and other documentation determined necessary by the community development director.”
- b. Section 135-10.2.1 – Deleted reference to “code” in third line and replaced with “chapter”.
- c. Section 135-10.3.4 – Revised heading to state “Expansion or Enlargement”; (A) Deleted text and revised to state: “For purposes of this subsection, the area and valuation of pre-existing buildings and of enlargements and expansions to pre-existing buildings shall be determined using all building permits issued by the city’s permit and development center, county assessor’s records, insurance records if no assessor’s records are available, and other documentation as determined by the community development director. The applicable building type or design regulations of this chapter shall be fulfilled as follows:
 - 1. When any pre-existing building is expanded in gross floor area by less than 50% of the original building area, or the expansion has an estimated cost for building permit purposes that does not exceed 50% of the value of the pre-existing building, the area of expansion shall comply with the applicable building type or design regulations of this chapter.
 - 2. When any pre-existing building is expanded in gross floor area by 50% or more of the original building area, or the expansion has an estimated cost for building permit purposes that equals or exceeds 50% of the value of the pre-existing building, the pre-existing building and the area of expansion shall comply with the applicable building type or design regulations of this chapter.”

- d. Section 135-10.6.1 – Added sentence to end of section to state “The date of cumulative value or floor area for purposes of pre-existing site elements shall be March 22, 2004, in accordance with articles 7 and 8 of this chapter.”
- e. Section 135-10.6.5 – Deleted “End of Article”.

11. Article 12:

- a. Revised Section numbering to reflect numbering style in Article 134-9 throughout article.
- b. Figure 135-12.1-A – Corrected diagram.
- c. Section 135-12.1.4 (now cited as Section 135-12.4), “Basement, Visible” – Revised first sentence to state “a half-story with between 1.5 feet and half of the basement height partially above average grade as shown in Figure 135-12.1-A of this article.”
- d. Section 135-12.1.10 (now cited as Section 135-12.10), “Household” – Deleted “household” from second line and replaced with “dwelling”.
- e. Section 135-12.1.14 (now cited as 135-12.14), “Lot” – Revised first sentence to state “Lot: a parcel of land which may or may not have been created by subdivision plat or plat of survey.”; deleted “shall have frontage on a public street” from second sentence and revised to state “Such lot may consist of:”; (3) – Revised third line to state “pre-existing lots; or of portions of multiple pre-existing lots; or”.
- f. Section 135-12.1.27 (now cited as 135-12.27), “Yard” – Revised third line to add “in a yard” after “obstructions”.
- g. Section 135-12.1.28 (now cited as 135-12.28) – Deleted “End of Article.”