New Zoning Code

CITY COUNCIL WORK SESSION
FEBRUARY 4, 2019
Goals

• Preserve and enhance existing neighborhood character
• Emphasize urban design and quality development
• Provide a more user-friendly code format
• Provide greater predictability in development for neighborhoods and developers
• Provide more efficient development processes
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.
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 map online at:

**Search function for property address**

**Toggle between existing and proposed zoning**

**Select anywhere within parcel boundary for additional info (i.e. links to code).**
Key Changes To Draft Code

- Chapter 135 “Type 1 Exception” changed to “Type 1 Design Alternative”
- Chapter 135 “Type 2 Exception” changed to “Type 2 Design Alternative”
- Non-conforming design changed to “Pre-existing Design”
- Administrative relief allowed for up to 30% of a numerical requirement (increased from 15%)
- 1.5 story requirement for single-family residential being eliminated in most “N” districts (but not N-4)
- Full basement required for all single-family and two family residential dwellings
- Minimum 12’ x 24’ garage required for all single-family and two-family residential dwellings
Key Changes To Draft Code

- Added flexibility for roof types and window types
- Class A bike parking requirements (i.e. long term, indoor storage) eliminated
- Class B bike parking requirement remains (i.e. external bike rack)
- More flexible solar regulations (building and ground mounted)
- Major and minor building materials table revised
- Requirements for transitions in building materials revised
- Occupied space requirement on commercial buildings eligible for Type 1 Design Alternative
- Wireless Telecommunications section added
Key Changes To Draft Code

▪ Cemetery/Scattering Grounds regulations added
▪ Home occupation regulations added per Council Strategic Planning directive
▪ Short-term rental regulations added per Council Strategic Planning directive
▪ Use tables updated
▪ Overlap between Chapter 134 and Chapter 135 processes / procedures eliminated
▪ Electronic billboards to be allowed with modified regulations (still being negotiated)
<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 18, 2019</td>
<td>Receipt of Revised Draft from Consultants</td>
</tr>
<tr>
<td>February 4, 2019</td>
<td>Work Session with Council</td>
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<tr>
<td>February 22, 2019</td>
<td>Billboard Negotiation Deadline</td>
</tr>
<tr>
<td>March 11, 2019</td>
<td>Distribution of Public Hearing Draft</td>
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<tr>
<td>March 25-28, 2019</td>
<td>Developer Meeting &amp; Public Meeting</td>
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<tr>
<td>April 4, 2019</td>
<td>Plan and Zoning Commission Workshop</td>
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<tr>
<td>May 2, 2019</td>
<td>Plan and Zoning Commission Hearing/ Comment</td>
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<tr>
<td>June 6, 2019</td>
<td>Plan and Zoning Commission Public Hearing/ Recommendation</td>
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<tr>
<td>June 24, 2019</td>
<td>City Council Set Date of Hearing</td>
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<tr>
<td>July 15, 2019</td>
<td>City Council Hearing</td>
</tr>
<tr>
<td>August 5, 2019</td>
<td>City Council Hearing (2\textsuperscript{nd} Reading)</td>
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<tr>
<td>August 19, 2019</td>
<td>City Council Hearing (3\textsuperscript{rd} Reading)</td>
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<td>August 29, 2019</td>
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Questions/Comments/Discussion