

ARTICLE 7 RESIDENTIAL

Sec. 29.700. RESIDENTIAL BASE ZONES.

- (1) **Purpose.** The Residential Base Zones established by this Ordinance are:
- (a) Residential Low Density (RL);
 - (b) Residential Medium Density (RM);
 - (c) Urban Core Residential Medium Density (UCRM);
 - (d) Residential High Density (RH); and
 - (e) Residential Low Density Park (RLP).

Each of these zones is designed and intended to establish the priority of residential uses by prohibiting uses detrimental to residential neighborhoods and allowing, through Special Use Permit, with regulation of design, scale, and location, only those nonresidential uses that support and give vitality to residential life. The residential Base Zones differ on the basis of density, predominant housing type, and range of nonresidential uses. The differentiation among the residential Base Zones is designed and intended to provide for variety in the size and density of residential neighborhoods and to allow for a range of affordability in each housing type.

(2) **Use Regulations.** Use regulations for all the Residential Base Zones are set forth in the following Use Tables: RL Zone, Table 29.701(2); RM Zone, Table 29.702(2); UCRM Zone, Table 29.703(2); RH Zone, Table 29.704(2); and RLP Zone, Table 29.705(4).

(3) **Residential Density.** In each Residential Base Zone, residential development must be in accordance with the Residential Density standard established for that zone. Residential Density is expressed in terms of the square feet of lot area required per dwelling unit. Residential Density varies by zone. The number of dwelling units that may be built on a given lot is a function of two factors: the lot size and the Residential Density of the Zone. The density of a development shall not exceed the density limits hereby established for Residential Zones as follows, or as specified in an Adaptive Reuse Plan approved by the City Council.

(Ord. No. 4154, 07-16-13)

- (a) Low-Density Residential (RL) - no more than seven and twenty-six hundredths (7.26) dwelling units per net acre.
- (b) Urban Core Residential Medium Density (UCRM) - no more than seven and twenty-six hundredths (7.26) dwelling units per net acre.
- (c) Residential Medium Density (RM) - at least seven and twenty-six hundredths (7.26) but no more than twenty-two and thirty-one hundredths (22.31) dwelling units per net acre.
- (d) Residential High Density (RH) - at least eleven and two tenths (11.2) dwelling units per net acre but no more than thirty-eight and fifty-six hundredths (38.56) dwelling units per net acre."

(Ord. No. 3652, 03-26-02; Ord. No. 3771, 07-13-2004)

Sec. 29.701. "RL" RESIDENTIAL LOW DENSITY.

- (1) **Purpose.** This zone is intended to accommodate primarily single-family dwellings, while accommodating certain existing two-family dwellings and other uses customarily found in low-density residential areas.
- (2) **Permitted Uses.** The uses permitted in the RL Zone are set forth in Table 29.701(2) below:

**Table 29.701(2)
Residential Low Density (RL) Zone Uses**

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living			
Residences for the physically disabled, mentally retarded, or emotionally disturbed which do not meet the definition of Family Home	Y, if pre-existing.	SP	ZBA
Supervised Transitional Home	Y, subject to Section 29.1314	ZP	Staff
Household Living			
Single Family Dwelling	Y	ZP	ZEO
Two Family Dwelling	Y, if pre-existing, Y, new construction is	ZP	ZEO/P&H Director

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
	subject to Section 29.410(2)		
Single Family Attached Dwelling	N	--	--
Apartment Dwelling (12 units or less)	N	--	--
Family Home	Y	ZP	ZEO
Household Living Accessory Uses			
Accessory Dwelling Unit	Y	ZP	Staff
Clubhouse	N	--	--
Home Occupation	Y	--	--
Home Share	Y	ZP	ZEO
Hosted Home Share	Y	ZP	ZEO
Short-Term Lodging			
Bed & Breakfast Establishment	Y, subject to Section 29.1302	SP	ZBA
Vacation Lodging	Y	ZP	ZEO
OFFICE USES	N	--	--
TRADE USES			
Retail Sales and Services – General	N	--	--
Entertainment, Restaurant and Recreation Trade	N	--	--
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Child Day Care Facilities	Y	SP or HO, depending on the size	ZBA
Community Facilities	Y	SP	ZBA
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA
Social Service Providers	Y, if pre-existing	SP	ZBA
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Radio & TV Broadcast Facilities	N	--	--
Parks & Open Areas	Y	SDP Minor	Staff
Essential Public Services	Y	SP	ZBA
Personal Wireless Service Facilities	Y	SP	ZBA

Y = Yes: permitted as indicated by required approval.

N = No: prohibited

SP = Special Use Permit required: See Section 29.1503

ZP = Building/Zoning Permit required: See Section 29.1501

SDP Minor = Site Development Plan Minor: See Section 29.1502(3)

SDP Major = Site Development Plan Major: See Section 29.1502(4)

HO = Home Occupation

ZBA = Zoning Board of Adjustment

ZEO = Zoning Enforcement Officer

(Ord. No. 3591, 10-10-00; Ord. No. 4286, 01-10-17; Ord. No. 4326, 10-24-17; Ord. No. 4398; 11-12-19; Ord. No. 4427, 12-22-20; Ord. No. 4488, 02-14-23; Ord. No. 4516, 01-09-24; Ord. No. 4524, 03-26-24)

(3) Zone Development Standards. The zone development standards for the RL Zone are set forth in Table 29.701(3) below:

Table 29.701(3)
Residential Low Density (RL) Zone Development Standards

DEVELOPMENT STANDARDS	SINGLE FAMILY	TWO FAMILY DWELLING
Minimum Lot Area	6,000 sf	7,000 sf; 10,000 sf in Near Campus Neighborhoods
Minimum Principal Building Setbacks: Front Lot Line Side Lot Line Rear Lot Line	25 ft. 6 ft.; or 8 ft for 2 stories 8 ft. for 3 stories 15 ft. for side lot line abutting public right-of-way on a corner lot 20 ft	25 ft. 6 ft.; or 8 ft for 2 stories 8 ft. for 3 stories 15 ft. for side lot line abutting public right-of-way on a corner lot 20 ft
Minimum Frontage:	35 ft. @ street line; 50 ft. @ building line	35 ft. @ street line; 50 ft. @ building line
Maximum Building Coverage	35%	40%
Maximum Site Coverage (includes all buildings, paving and sidewalks on lot)	60%	60%
Minimum Landscaped Area	40%	40%
Maximum Height Principal Building	40 ft. or 3 stories, whichever is lower	40 ft. or 3 stories, whichever is lower
Maximum Height Accessory Building	See Sec. 29.408(7)(a)(ii)	See Sec. 29.408(7)(a)(ii)
Drive-Through Facilities	No	No
Outdoor Display	No	No
Outdoor Storage	No	No
Trucks and Equipment	No	No

(Ord. No. 3571, 06-27-00; Ord. No. 3595, 10-24-00, Ord. No. 3738, 10-14-03; Ord. No. 4524, 03-26-24)

Sec. 29.702. "RM" RESIDENTIAL MEDIUM DENSITY.

(1) **Purpose.** This District is intended to accommodate medium-density residential development and to serve as a transition from high-density residential areas to low-density residential areas.

(2) **Permitted Uses.** The uses permitted in the RM Zone are set forth in Table 29.702(2) below:

Table 29.702(2)
Residential Medium Density (RM) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living			
Hospices, Assisted Living, and Nursing Homes	Y	SP	ZBA
Supervised Transitional Home	Y, subject to Section 29.1314	ZP	Staff
Household Living			
Single Family Dwelling	Y	ZP	ZEO
Two Family Dwelling	Y, if pre-existing Y, new construction is	ZP	ZEO/P&H Dir.

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
	subject to Section 29.410(2)		
Single Family Attached Dwelling	Y	SDP Minor	Staff
Apartment Dwelling (12 units or less)	Y	SDP Minor	Staff
Family Home	Y	ZP	ZEO
Dwelling House	Y	ZP	ZEO
Household Living Accessory Uses			
Accessory Dwelling Unit	Y	ZP	Staff
Clubhouse	N	--	--
Home Occupation	Y	--	--
Home Share	Y	ZP	ZEO
Hosted Home Share	Y	ZP	ZEO
Short-Term Lodging			
Bed & Breakfast Establishment	Y, subject to Section 29.1302	SP	ZBA
Vacation Lodging	Y	ZP	ZEO
OFFICE USES	N	--	--
TRADE USES			
Retail Sales and Services – General	N	--	--
Entertainment, Restaurant and Recreation Trade	N	--	--
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Community Facilities	Y	SP	ZBA
Funeral Facilities	Y	SP	ZBA
Child Day Care Facilities	Y	HO or SP (depending on size)	ZBA
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA
Social Service Providers	Y	SP	ZBA
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Essential Public Services	Y	SP	ZBA
Radio & TV Broadcast Facilities	N	--	--
Parks & Open Areas	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	SP	ZBA

Y = Yes: permitted as indicated by required approval.

N = No: prohibited

SP = Special Use Permit required: See Section 29.1503

ZP = Building/Zoning Permit required: See Section 29.1501

SDP Minor = Site Development Plan Minor: See Section 29.1502(3)

SDP Major = Site Development Plan Major: See Section 29.1502(4)

HO = Home Occupation

ZBA = Zoning Board of Adjustment

ZEO = Zoning Enforcement Officer

(Ord. No. 3591, 10-10-00; Ord. No. 3595, 10-24-00, Ord. No. 3739, 10-14-03; Ord. No. 4286, 01-10-17; Ord. No. 4398; 11-12-19; Ord. No. 4427, 12-22-20; Ord. No. 4488, 02-14-23; Ord. No. 4516, 01-09-24; Ord. No. 4524, 03-26-24)

Zone Development Standards. The zone development standards for the RM Zone are set forth in Table 29.702(3) below:

Table 29.702(3)
Residential Medium Density (RM) Zone Development Standards

DEVELOPMENT STANDARDS	RM ZONE
Minimum Area Single Family Dwelling Two Family Dwelling Single Family Attached Dwelling Apartment Dwelling Over 2 Units	6,000 sf 7,000 sf; 10,000 sf in Near Campus Neighborhoods 3,500 sf per unit for the two exterior units; 1,800 sf per unit for interior units 7,000 sf for the first two units and 1,800 sf each additional unit
Minimum Principal Building Setbacks Front Lot Line Side Lot Line Side Lot Line (party wall for Single Family Attached Dwellings) Rear Lot Line (single family attached with party wall) Rear Lot Line (All other rear yard lot lines except party wall line)	25 ft. • 6 ft. for one story • 8 ft. for 2 stories • 10 ft. for 3 stories • 20 ft. for 4 stories 15 ft. for side lot line abutting public right-of-way on a corner lot 0 ft. 0 ft 25 ft.
Minimum Frontage	24 ft @ street line for single family attached, all others 35 ft. @ street line; 24 ft @ building line for single family attached, all others 50 ft. @ building line
Minimum Landscaping	See Article 29.403
Maximum Height Principal Building	50 ft. or 4 stories, whichever is lower
Maximum Height Accessory Building	See Sec. 29.408(7)(a)(ii)
Drive-Through Facilities	No
Outdoor Display	No
Outdoor Storage	No
Trucks and Equipment	No

(Ord. No. 3571, 6-17-00; Ord. No. 3591, 10-10-00; Ord. No. 3595, 10-24-00, Ord. No. 3738, 10-14-03; Ord. No. 4524, 03-26-24)

Sec. 29.703. "UCRM" URBAN CORE RESIDENTIAL MEDIUM DENSITY ZONE.

(1) **Purpose.** This District is intended to accommodate and conserve the existing medium-density, one and two-family residential neighborhoods that exist in the Urban Core near the Downtown. The predominant land use pattern is one and two-family residential structures, with several existing apartment dwelling structures that create the character of this portion of the City.

(2) **Permitted Uses.** The uses permitted in the UCRM Zone are set forth in Table 29.703(2) below:

Table 29.703(2)
Urban Core Residential Medium Density (UCRM) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living			
Residences for the physically disabled, mentally retarded, or emotionally disturbed which do not meet the definition of Family Home	Y, if pre-existing.	SP	ZBA
Supervised Transitional Home	Y, subject to Section 29.1314	ZP	Staff
Household Living			
Single Family Dwelling	Y	ZP	ZEO
Two Family Dwelling	Y, if pre-existing Y, new construction is subject to Section 29.410(2)	ZP	ZEO/P&H Dir.
Single Family Attached Dwellings (2 units only)	Y, if pre-existing	SDP Minor	Staff
Apartment Dwelling (12 units or less)	Y, if pre-existing	SDP Minor	Staff
Former School Building Converted for Use as an Apartment Dwelling	Y	AR	City Council
Family Home	Y	ZP	ZEO
Household Living Accessory Uses			
Accessory Dwelling Unit	Y	ZP	Staff
Clubhouse	N	--	--
Home Occupation	Y	--	--
Home Share	Y	ZP	ZEO
Hosted Home Share	Y	ZP	ZEO
Short -Term Lodging			
Bed & Breakfast Establishment	Y, subject to Section 29.1302	SP	ZBA
Vacation Lodging	Y	ZP	ZEO
OFFICE USES	N	--	--
TRADE USES			
Retail Sales and Services – General	N	--	--
Entertainment, Restaurant and Recreation Trade	N	--	--
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Community Facilities	Y	SP	ZBA
Funeral Facilities	N	--	--
Child Day Care Facilities	Y	HO or SP (depending upon size)	Staff/ZBA
Medical Centers	N	--	--
Religious Institutions	Y	SP	ZBA
Schools	Y	SP	ZBA
Social Service Providers	Y, only if pre-existing	SP	ZBA

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Essential Public Services	Y	SP	ZBA
Radio & TV Broadcast Facilities	N	--	--
Parks & Open Areas	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	SP	ZBA

Y = Yes: permitted as indicated by required approval

N = No: prohibited

SP = Special Use Permit required: See Section 29.1503

ZP = Building/Zoning Permit required: See Section 29.1501

AR = Adaptive Reuse approval required: See Section 29.306

SDP Minor = Site Development Plan Minor: See Section 29.1502(3)

SDP Major = Site Development Plan Major: See Section 29.1502(4)

HO = Home Occupation

ZBA = Zoning Board of Adjustment

ZEO = Zoning Enforcement Officer

(Ord. No. 3591, 10-10-00; Ord. No. 4153, 07-16-13; Ord. No. 4286, 01-10-17; Ord. No. 4329, 10-24-17; Ord. No. 4398, 11-12-19; Ord. No. 4427, 12-22-20; Ord. No. 4488, 02-14-23; Ord. No. 4516, 01-09-24; Ord. No. 4524, 03-26-24)

(3) **Zone Development Standards.** The zone development standards applicable in the UCRM Zone are set forth in Table 29.703(3) below:

Table 29.703(3)

Urban Core Residential Medium Density (UCRM) Zone Development Standards

DEVELOPMENT STANDARDS	UCRM ZONE
Minimum Lot Area Single Family Dwelling Two Family Dwelling Single Family Attached Dwelling Apartment Dwellings Over 2 Units	6,000 sf 7,000 sf; 10,000 sf in Near Campus Neighborhoods 3,500 sf per unit 7,000 sf for the first two units and 1,800 sf each additional unit
Minimum Principal Building Setbacks: Front Lot Line Side Lot Line Side Lot Line (party wall line for Single Family Attached Dwelling) Rear Lot Line (single family attached with party wall) Rear Lot Line (All other rear yard lot lines except party wall line)	25 ft. 6 ft. for one story; 8 ft. for 2 stories; 8 ft. for 3 stories; 15 ft. for side lot line abutting public right-of-way on a corner lot 0 ft. 0 ft. 20 ft.
Minimum Frontage	35 ft. @ street line; 50 ft. @ building line
Maximum Building Coverage	35% Single Family Dwelling; 40% all others
Maximum Site Coverage (includes all buildings, paving and sidewalks on lot)	60%
Minimum Landscaped Area	See Article 29.403

DEVELOPMENT STANDARDS	UCRM ZONE
Maximum Height Principal Building	40 ft. or 3 stories, whichever is lower
Maximum Height Accessory Building	See Sec. 29.408(7)(a)(ii)
Drive-Through Facilities	No
Outdoor Display	No
Outdoor Storage	No
Trucks and Equipment	No

(Ord. No. 3591, 10-10-00; Ord. No. 3595, 10-24-00, Ord. No. 3738, 10-14-03; Ord. No. 4524, 03-26-24)

Sec. 29.704. "RH" RESIDENTIAL HIGH DENSITY.

(1) **Purpose.** This Zone is intended to accommodate certain high-density residential areas in the City, including areas on or adjacent to the Iowa State University campus and areas adjacent to existing commercial and employment centers.

(2) **Permitted Uses.** The uses permitted in the RH Zone are set forth in Table 29.704(2) below:

Table 29.704(2)
Residential High Density (RH) Zone Uses

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	Y	SDP Minor	Staff
Transitional Living Facility	Y, No transitional Living Facility for former offenders may be closer than 500 ft. from another such facility or to a Family Home	SDP Minor	Staff
Supervised Transitional Homes	Y, subject to Section 29.1314	ZP	ZEO
Household Living			
Single Family Dwelling	Y, if pre-existing Y, new construction is subject to Section 29.410(2)	ZP	ZEO/P&H, Dir.
Two Family Dwelling	Y	ZP	ZEO
Single Family Attached Dwelling	Y	SDP Minor	Staff
Apartment Dwelling	Y	SDP Minor	Staff
Family Homes	Y	ZP	ZEO
Dwelling House	Y	ZP	ZEO
Household Living Accessory Uses			
Clubhouse	N	--	--
Home Occupation	Y	--	--
Home Share	Y	ZP	ZBA
Hosted Home Share	Y	ZP	ZBA
Short-Term Lodging			
Bed & Breakfast Establishment	Y, subject to Section 29.1302	SP	ZBA
Vacation Lodging	Y	ZP	ZEO
OFFICE USES	N, except in conjunction with a mixed office/residence use where the residence use is above the first floor, Office uses limited to 5,000 sf. within a single development with a Minor Site Development Plan. Any area in excess of 5,000 sf may be approved as a Major Site Development Plan.	SDP Minor or Major	Staff/City Council

USE CATEGORIES	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
TRADE USES			
Retail Sales and Services - General	N, except in conjunction with a mixed retail/residence use where the residence use is above the first floor, Retail uses limited to 5,000 sf. within a single development with a Minor Site Development Plan. Any area in excess of 5,000 sf may be approved as a Major Site Development Plan.	SDP Minor or Major	Staff/City Council
Entertainment, Restaurant and Recreation Trade (E,R, & R)	N, except in conjunction with a mixed E,R & R/residential use where the residential use is above the first floor. Such E, R,& R uses shall be limited to restaurants. E, R & R uses are limited to 5,000 sf within a single development with a Minor Site Development Plan. Any area in excess of 5,000 sf may be approved as a Major Site Development Plan.	SDP Minor or Major	Staff/City Council
INSTITUTIONAL USES			
Colleges & Universities	Y	SP	ZBA
Community Facilities	Y	SDP Minor	Staff
Child Day Care Facilities	Y	SDP Minor	Staff
Funeral Facilities	Y	SDP Minor	Staff
Medical Centers	N	--	--
Religious Institutions	Y	SDP Minor	Staff
Schools	Y	SDP Minor	Staff
Social Service Providers	Y	SP	ZBA
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	SDP Major	City Council
Essential Public Services	Y	SP	ZBA
Parks & Open Areas	Y	SDP Minor	Staff
Radio & TV Broadcast Facilities	Y	SP	ZBA
Personal Wireless Communication Facilities	Y	SP	ZBA
Commercial Parking	Y, only for remote parking for residential uses in an abutting CSC District, pursuant to Section 29.406(18)	SDP Minor	Staff

Y = Yes: permitted as indicated by required approval

N = No: prohibited

SP = Special Use Permit required: See Section 29.1503

ZP = Building/Zoning Permit required: See Section 29.1501

AR = Adaptive Reuse approval required: See Section 29.306

SDP Minor = Site Development Plan Minor: See Section 29.1502(3)

SDP Major = Site Development Plan Major: See Section 29.1502(4)

HO = Home Occupation

ZBA = Zoning Board of Adjustment

ZEO = Zoning Enforcement Officer

Ord. No. 3591, 10-10-00, Ord. No. 3701, 2-25-03, Ord. No. 3739, 10-14-03; Ord. No. 4100, 01-10-12; Ord. No. 4286, 1-10-17; Ord. No. 4398; 11-12-19; Ord. No. 4427, 12-22-20; Ord. No. 4488, 02-14-23; Ord. No. 4524, 03-26-24)

(3) Zone Development Standards. The zone development standards applicable in the RH Zone are set forth in Table 29.704(3) below:

Table 29.704(3)
Residential High Density (RH) Zone Development Standards

DEVELOPMENT STANDARDS	RH ZONE
Minimum Lot Area	
Single Family Dwelling	6,000 sf
Two Family Dwelling	7,000 sf; 10,000 sf in Near Campus Neighborhoods
Apartment Dwellings over 2 Units	7,000 sf for the first two units and 1,000 sf each additional unit
Single Family Attached Dwelling	3,500 sf per unit for the two exterior units; 1,800 sf per unit for interior units

DEVELOPMENT STANDARDS	RH ZONE
Minimum Principal Building Setbacks: Front Lot Line Side Lot Line	25 ft 6 ft. for one story; 8 ft. for 2 stories; 10 ft for 3 stories; 12 ft. for 4 stories; 4 ft. additional for each story over 4
Side Lot Line (party wall line for Single Family Attached Dwelling)	0 ft.
Side Lot Line (all other side lot lines except party wall line)	6 ft. for one story; 8 ft. for 2 stories; 10 ft. for 3 stories; 20 ft. for 4 stories
Rear Lot Line (single family attached with party wall)	0 ft.
Rear Lot Line (All other rear yard lot lines except party wall line)	25 ft.
Corner Lots	Provide 2 front yards and 2 side yards
Minimum Frontage	24 ft @ street line for single family attached, all others 35 ft @ street line 24 ft @ building line for single family attached, all others 50 ft @ building line
Minimum Landscaping Apartment Dwellings	See Article 29.403
Maximum Height Principal Building	100 ft or 9 stories, whichever is lower
Maximum Height Accessory Building	See Sec. 29.408(7)(a)(ii)
Drive-Through Facilities	No
Outdoor Display	No
Outdoor Storage	No
Trucks and Equipment	No

(Ord. No. 3571, 06-27-00; Ord. No. 3591, 10-10-00; Ord. No. 3595, 10-24-00; Ord. No. 4524, 03-26-24)

Sec. 29.705. "RLP" RESIDENTIAL LOW-DENSITY PARK ZONE.

(1) **Purpose.** The Residential Low Density Park Zone is intended to provide for mobile home and manufactured home parks that are suitably developed in areas with compatible uses, adequate utility and road support systems, reasonable convenience to community facilities, and adequate open space to preserve residential character; to accommodate manufactured home lots where they exist or may be proposed as part of a residential subdivision approved for manufactured home use under the Subdivision Regulations; and to limit use of mobile homes to this Zone, except for temporary use as a place of business during the construction of a financial office, business office, or other similar use, or as a contractor's office at a construction site.

(2) **Location.** A manufactured home park may be established in the 'RLP,' Residential Low Density Park district, as provided for in this section. It is the policy of the City of Ames that mobile homes are a permitted use only in the 'RLP,' Residential Low Density Park district. The use and occupancy of a mobile home is not a permitted land use in any district other than the 'RLP,' Residential Low Density Park district; however, mobile home sales lots and manufactured home sales lots may be established in districts where such use is permitted. A mobile home may also be used as a temporary use at a construction site as a contractor's office.

(3) **Manufactured Home Subdivision.** A manufactured home subdivision, which is suitably developed for the placement and occupancy of manufactured homes for residential purposes on individually owned lots, may be established in the ‘RPL’ Residential Low Density Park district. The manufactured home subdivision shall comply with all development requirements applicable for a manufactured home park as provided for in this section and with Chapter 23, Subdivision Regulations, and all other applicable state and local laws.

(a) In a manufactured home subdivision, only one (1) manufactured home shall be permitted on each approved manufactured home lot. No recreational vehicles or conventional construction shall be permitted on the manufactured home lot for living purposes.

(b) All land in the manufactured home subdivision indicated as common land and common open space, such as common recreation areas, private roads, and walkways, shall be maintained by one of the following methods:

(i) If the land is deeded to a Homeowner’s Association (HOA), the developer shall file a declaration of covenants and restrictions that will govern the association, to be submitted with the application for approval of the use and development plan by City Council. The provisions shall include, but not be limited to:

(a) The HOA must be set up before the lots are sold.
 (b) Membership must be mandatory for each lot buyer and any successive buyer.

(c) The open space restrictions must be permanent.
 (d) The HOA must be responsible for liability insurance, taxes, and the maintenance of recreational and other facilities.

(ii) All or any part of the open space system may be conveyed to the City of Ames by joint agreement of the developer and City. Such conveyance may be by dedication or easement.

(4) **Permitted Uses.** The uses in the RLP Zone are set forth in Table 29.705(4) below:

Table 29.705(4)
Residential Low-Density Park (RLP) Zone Uses

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living			
Supervised Transitional Home	Y, subject to Section 29.1314	ZP	Staff
Household Living			
Manufactured Housing	Y	SDP Major	City Council
Household Living Accessory Uses			
Accessory Uses Specific to Manufactured Housing	Y, see table 29.501(4)-1	SDP Major	City Council
Home Occupation	Y	--	--
Home Share	Y	ZP	ZEO
Hosted Home Share	Y	ZP	ZEO
Short-Term Lodging	N		
OFFICE USES	N	--	--
TRADE USES	N	--	--
INDUSTRIAL USES	N	--	--
INSTITUTIONAL USES	N	--	--
TRANSPORTATION, COMMUNICATIONS AND UTILITY USES	N	--	--
MISCELLANEOUS USES	N	--	--

Y = Yes: permitted as indicated by required approval.
 N = No: prohibited
 SP = Special Use Permit required; See Section 29.1503
 ZP = Building/Zoning Permit required; See Section 29.1501
 SDP Minor = Site Development Plan Minor: See Section 29.1502(3)
 SDP Major = Site Development Plan Major: See Section 29.1502(4)
 HO = Home Occupation
 ZBA = Zoning Board of Adjustment
 ZEO = Zoning Enforcement Officer
 (Ord. No. 4286, 01-10-17; Ord. No. 4398, 11-12-19; Ord. No. 4488, 02-14-23)

(a) The following uses are allowed in the RLP Zone only so far as they are shown on the Site Development Plan consistent with the requirements set forth in Section 29.1502(4): a manager's office and residence, which may be of a conventional type construction; community centers and recreation facilities; laundry facilities; outdoor drying area; maintenance buildings and/or facilities; recreational vehicle and boat storage; commercial uses, limited to those shown and described in the plan for the use and development of the manufactured home park approved by the City Council as herein required, are permitted provided that such commercial uses are of a sort intended exclusively for the service and convenience of the residents of the manufactured home park, any buildings so used are designed to reflect the residential character of the park, there is no advertising sign other than a single identification sign no larger than four square feet placed flush on the wall of the building containing the commercial use which shall not be readily observable from outside the manufactured home park; and other uses of a similar nature for the exclusive use of the manufactured home park residents.

(b) A manufactured home sales lot is permitted in connection with an approved Manufactured Home Park under the provisions of this Ordinance, provided that the sales lot ceases when 90% of the manufactured home spaces have been occupied. However, if it is the intention for the sales lot to continue beyond such initial period, the sales lot area must be in a district where such use is permitted.

(c) Only one (1) manufactured home is permitted on each approved manufactured home space, in accordance with the provisions of this section and applicable regulations of the State of Iowa statutes. Only one (1) manufactured home per manufactured home lot in a Manufactured Home Subdivision is permitted on each approved manufactured home lot.

(5) **Zone Development Standards.** The zone development standards for the RLP Zone are set forth in Table 29.705(5) below:

Table 29.705(5)
Residential Low-Density Park (RLP) Zone Development Standards

DEVELOPMENT STANDARDS	RLP ZONE
Minimum Parcel Size for a Manufactured Home Park	10 acres
Maximum Density of Manufactured Home Spaces	7/gross acre
Minimum Area of Manufactured Home Space	To be determined by the size of the manufactured homes, separation requirements and occupied lot area ratios
Maximum Area of Detached Garage	600 sf.
Minimum Lot Frontage	35 ft., only in a Manufactured Home Subdivision.
Minimum Building Setback, Manufactured Homes Interior Street Line Exterior Street Line Exterior Non-Street Boundary Line Between Manufactured Homes, including structural additions	15 ft. 30 ft. 10 ft., 20 ft.
Minimum Building Setbacks, Detached Garages Interior Street Line From Exterior Non-Street Boundary Exterior Street Line Between Detached Garages and Manufactured Homes	20 ft. 10 ft., 20 ft. 6 ft.
Minimum Recreation Area	8%
Maximum Height	15 ft. or 1 story, whichever is lower
Parking Allowed Between Buildings and Streets	No
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	No

(Ord. No. 4264, 7-12-16)

(6) **Infrastructure.** The following infrastructure elements shall be provided in a Manufactured home Park:

(a) **Streets.** Safe and convenient vehicular access from abutting public streets or roads to each manufactured home space. Access to the individual manufactured home spaces shall be from the interior street system of the manufactured home park. All interior private streets shall meet these standards:

Street Classification	Number of Lanes	Minimum Lane Width	Parking Lane Width
Collector	2	10'	8'
Local	2	9'	8'

Where streets are to be dedicated to the public as public streets, the minimum right of way and lane width shall adhere to the standards found in the Subdivision regulations of this Code (Chapter 23).

(b) **Utilities.** Utility and service lines within the Manufactured home Park shall be placed underground. All electrical, plumbing, and gas connections shall be inspected for compliance with the Plumbing Code, Electrical Code and Mechanical Code of the City of Ames.

(c) **Water Supply.** The City's public water system shall serve the Manufactured home Park and all Manufactured home Spaces.

(d) **Sewer System.** The City's public sewer system shall serve the Manufactured home Park and all Manufactured home Spaces.

(e) **Walkways.** Provision and maintenance of a common walk system in conjunction with street systems or other suitable alternatives to facilitate ease of movement and safe pedestrian access for all occupants of the manufactured home park. Such common walks shall be hard-surfaced and have a minimum width of forty-eight (48) inches.

(f) **Lighting.** Adequate lighting shall be provided for all streets, walkways, and common areas subject to nighttime use.

(g) **Fire Access.** Access to a Manufactured home for fire protection services shall permit fire apparatus to approach within 100 feet or less of each Manufactured home.

(h) **Garbage and Trash Disposal.** Unless individual garbage and trash collection is provided for each manufactured home unit, permanent locations for the collection of garbage and trash shall be established. These areas shall be convenient to users, hard-surfaced, and so designed as to prevent containers from being tipped, to minimize spillage and container deterioration and to facilitate cleaning around them and must be screened on three sides.

(i) **Recreation Area.** A minimum of not less than eight (8) percent of the gross site area shall be devoted to recreational facilities, which are easily accessible to all residents in the manufactured home park. The required areas are generally provided in a central location and may include space for a community building and community use facilities, such as indoor recreation areas, swimming pools, hobby and repair shops and service buildings, and other similar uses.

(7) **Spaces and Lots.** The following elements shall be provided for each Manufactured Home Space or Lot:

(a) **Manufactured Home Stand.** The manufactured home stand shall provide for the practical placement of the manufactured home and removal of the manufactured home from the manufactured home space. Access to the manufactured home stand shall be kept free of trees or other immovable obstructions.

(i) The manufactured home stand shall be constructed of appropriate material (such as concrete), be properly graded, placed, and compacted in order to provide durable and adequate support of the maximum loads during all seasons of the year. The manufactured home stand shall react as a fixed support and remain intact under the weight of the manufactured home due to frost action, inadequate drainage, vibration, wind, or other forces acting on the structure. Adequate surface drainage shall be obtained by proper grading of the manufactured home stand and the manufactured home space.

(ii) Manufactured home stands shall not occupy an area in excess of one-third of the respective manufactured home space.

(b) **Ground Anchors and Tiedowns.** Ground anchors shall be installed by the lot owner or developer at each manufactured home stand, prior to or when the manufactured home is located thereon to permit tiedowns of manufactured home. Ground anchors shall meet manufacturer's recommendations and applicable administrative rules of the State of Iowa.

(i) Every owner or occupant of a manufactured home shall secure the same against wind damage, and every owner, operator or person in charge and control of a manufactured home park shall inspect and enforce this requirement.

(c) Skirting. The frame, wheels, crawl space, storage areas, and utility connections of all manufactured homes shall be concealed from view by skirting made of a durable all-weather construction that is consistent with the exterior of the manufactured home. Installation of the skirting must be completed within 60 days of the placement of the manufactured home on the stand.

(8) **Written Agreement Addressing Ownership of Detached Garages and Other Accessory Buildings.** Prior to the issuance of permits for the construction of a detached garage and other accessory buildings, a signed agreement between the owner of the manufactured home park property and the owner of the manufactured home that establishes ownership of the proposed building, shall be filed with the City Building Official.

(9) **Flood Plain Within the Manufactured Home Park or Manufactured Home Subdivision.** No approved manufactured home lot or approved manufactured home space shall be located within a flood plain. If the property under development for a manufactured home subdivision or a manufactured home park includes a flood plain, the flood plain shall be preserved as open space. Or the developer shall take appropriate steps to fill the floodway fringe area, as required by the Flood Plain Ordinance (Chapter 9), in order to develop manufactured home lots or manufactured home spaces outside the flood plain. If the developer chooses to fill the floodway fringe, the City shall receive a Letter of Map Amendment (LOMA) prior to approval of a Final Plat for the site. If a Final Plat is not involved, a Letter of Map Amendment (LOMA) shall be received prior to occupancy of any manufactured home space. (*Ord. No. 3606, 01-23-01*)

Sec. 29.706. MODEL HOMES/SALES OFFICES.

(1) Any conflicting provisions of Sections 29.700 through 29.705 notwithstanding, a model home/sales office is a permitted use in any residential zoning district when the model home/sales office is on a lot platted after June 1, 1999, in accordance with the Subdivision Regulations in Chapter 23 of the Municipal Code of the City of Ames, Iowa, subject to the following restrictions:

(a) No more than four model homes/sales offices shall be permitted in an area encompassed by a Preliminary Plat approved pursuant to Section 23.502 of the Municipal Code of the City of Ames, Iowa.

(b) No more than two model homes/sales offices shall be permitted in an area encompassed by a Final Plat approved pursuant to Section 23.503 of the Municipal Code of the City of Ames, Iowa.

(c) In addition to all permits required for construction and occupancy as a house, a model home/sales office shall have obtained a separate and specific zoning permit for use of the house as a model home/sales office; and, that permit shall have a duration of only 18 months from the date of the "certificate of occupancy" issued under the City of Ames building regulations.

(d) A model home/sales office shall not be operated at any time other than between the hours of noon and 7:00 p.m. on Monday through Friday; and from noon to 9:00 p.m. on Saturday and Sunday.

(e) A model home/sales office shall not have any outdoor lighting additional to such landscaping and decorative lighting as is usual, customary, and normally installed with respect to a dwelling.

(f) The garage for a model home/sales office shall have a door suitable and operational for the passage of automobiles into the garage; and the garage shall not have any other doors and windows except as would normally be installed for a residential garage.

(2) Commercial advertising signs or other signs for a commercial purpose are prohibited on the site of a model home/sales office located in a residential zoning district except that there shall be allowed a total of three signs, none of which shall be larger than two feet by three feet, bearing a message on only one side, and expressing no message other than the identity of the house builder, the realtor, and the hours of operation of the model home/sales office.

(3) Any use in connection with the operation of the model home/sales office of pennants, flags, pinwheels, outdoor amplified sound, or other devices or techniques for attracting attention to the commercial activity at the site are prohibited.

(*Ord. No. 3742, 10-28-03; Ord. No. 4167, 12-17-13*)