

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, October 15, 2024; 5:00 PM

City Hall | 226 West 4th Street | Council Chambers

- I. Roll Call
- II. Report of the City Council Activity
- III. Secretary's Report
 - 1. Consideration of the October 1, 2024 meeting minutes.
- IV. Report of the Comprehensive Plan Committee
- V. Zoning Activity
 - A. Old Business
 - B. New Business
 - 1. Case ORD24-04: Request of the City of Davenport to amend various sections of the Zoning Ordinance regarding residential building design standards. [All Wards]
- VI. Subdivision Activity
 - A. Old Business
 - B. New Business
- VII. Future Business
- VIII. Communications
- IX. Other Business
- X. Adjourn

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
10/15/2024

Subject:
Consideration of the October 1, 2024 meeting minutes.

Recommendation:
Approve the minutes.

Background:
The October 1, 2024 meeting minutes are attached.

Attachments:
1. Meeting Minutes 10-1-24

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, OCTOBER 1, 2024; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

PUBLIC HEARING AGENDA

I. New Business

- A. Case ORD24-04: Request of the City of Davenport to amend various sections of the Zoning Ordinance regarding residential building design standards. [All Wards]**

Staff presented an overview of the proposed ordinance amendment. The State of Iowa has passed legislation (HF 2388), which states that a city shall not enforce regulations that prohibit or limit specific styles of exterior cladding or finish materials unless the building is historic, within in a historic district, or governed by an overlay or special purpose district. The City is no longer able to enforce the minimum residential standards outlined in the Zoning Ordinance. To comply with state legislation, staff recommend restructuring the standards related to the construction of residential buildings by eliminating items that are considered finished materials and potentially adjusting the point system. Staff will be recommending updates to the Zoning Code that clearly outline what is considered a Special Purpose District. During the review of residential design standards, staff identified related code changes impacting residential development. The principal use standards for multifamily dwellings require a minimum transparency of 25% for facades facing a public right-of-way. Staff believe this percentage should be adjusted to better align with construction standards and building codes. In addition, staff will propose an amendment addressing permitted locations for accessory structures on double frontage lots.

Commissioners commented on the existing scoring system, design elements that remain enforceable, impacts to affordable housing, special purpose districts, and code requirements for double frontage lots.

There were no members of the public in attendance to speak on the request.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Inghram, Hepner, Dunlop, Maness, Schneider, Eikleberry, Tallman, Garrington, Thomas, Johnson, Schilling

Staff: Berkley, Werderitch

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the September 17, 2024 meeting minutes.

Motion by Tallman, second by Maness, to approve the September 17, 2024 meeting minutes. Motion to approve was unanimous by voice vote (10-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

VIII. Communications

IX. Other Business

A. Case ED24-01: Request of the City of Davenport to expand the North Urban Renewal Area to include the site of the new Fair Oaks Foods Facility.

Commissioner Hepner abstained.

Staff presented an overview of the request to add the Fair Oaks Foods development into the North Urban Renewal Area. Susanne Knutsen, Economic Development Manager with the City of Davenport, was in attendance to answer questions.

Staff recommended the Plan and Zoning Commission forward Case ED24-01 to the City Council with a recommendation for approval.

Motion by Inghram, second by Eikleberry, to approve staff recommendation in Case F24-08. Motion to approve was unanimous by voice vote (9-0). Commissioner Hepner abstained.

X. Adjourn

Motion by Tallman, second by Johnson, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (10-0).

The meeting adjourned at 5:38 pm.

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
10/15/2024

Subject:

Case ORD24-04: Request of the City of Davenport to amend various sections of the Zoning Ordinance regarding residential building design standards. [All Wards]

Recommendation:

Staff recommends Case ORD24-04 be forwarded to the City Council with a recommendation for approval of the proposed amendments.

Background:

The City of Davenport's Zoning Code contains minimum standards for new construction of residential buildings based on the type of building. The standards include a mix of structural requirements, design elements, and finished material types. Currently, single-family and townhouse buildings are reviewed on a point-based system. Once a building has more than 20 points, the building meets design standards. Points are earned for items such as:

- Covered Porch with columns
- Accent materials such as brick, masonry, or stone veneer
- Steeper roof pitches
- Windows more than the minimum requirement
- Decorative siding, shutters, brackets, etc.

The design standards also deduct points when front-facing garages are more than half the width of the building. This is to ensure additional design is incorporated into buildings where the garage is a larger feature of the building. The Design Standard Scoring Form is attached for reference.

Overview of State Law

The State of Iowa has passed legislation (HF 2388), which states that a city shall not enforce regulations that prohibit or limit specific styles of exterior cladding or finished materials unless the building is historic, within a historic district, or governed by an overlay or special purpose district. Design standards would still apply to residential buildings with more than 12 units.

Impacts to Current Practice

Effective July 1, 2024, the City will no longer be able to utilize the current point-based system during the review of new residential building construction unless the building is in a historic district or a special purpose district. The City will still require the following:

- The front entry must be an integral part of the structure using features such as porches, raised steps, and stoops with overhangs.
- A minimum of 5% transparency to the front of the building.
- Buildings with a front-facing attached three-car garage shall have one of the garage

stalls offset one foot from the other garage stalls.

The new state law will not impact the Design Review Board's authority to regulate building materials within the C-D Downtown District, C-V Village of East Davenport District, and C-E Elmore-Corners District. Likewise, the Historic Preservation Commission will continue to regulate building materials on local landmarks and structures within local historic districts.

Staff Review

To comply with state legislation, staff recommend restructuring the standards related to the construction of residential buildings by eliminating items that are considered finished materials. As a result, the design standards scoring system will be removed from the ordinance.

Staff are recommending updates to the Zoning Code that clearly outline what is considered a Special Purpose District. Staff recommend the following zoning districts be considered Special Purpose Districts:

- R-3C Single-Family and Two-Family Central Residential District
- R-4C Single-Family and Two-Family Central Residential District
- C-C City Centre District
- C-D Downtown District
- C-E Elmore Corners District
- C-V Village of East Davenport District
- S-IC Institutional Campus District
- Current or future Planned Unit Developments

During the review of residential design standards, staff identified related code changes impacting residential development. The principal use standards for multifamily dwellings require a minimum transparency of 25% for facades facing a public right-of-way. Staff believe this percentage should be adjusted to better align with construction standards and building codes. In addition, staff are proposing an amendment addressing permitted locations for accessory structures on double frontage (through) lots.

A draft of the zoning text amendments is attached to this report.

Attachments:

1. Zoning Text Amendments for Case ORD24-04
2. House File 2388
3. Design Standards Scoring Form
4. Map of Proposed Special Purpose Districts



Case ORD24-04:

Request of the City of Davenport to amend various sections of the Zoning Ordinance regarding residential building design standards.
[All Wards]

Legend:

~~Red Text with Strikethrough~~

Blue Text with Underline

Deleted Text

Proposed Text

*Only Applicable Sections of the Zoning Ordinance are Included.

CHAPTER 17.02.	GENERAL DEFINITIONS AND MEASUREMENT METHODOLOGIES
Section 17.02.010	RULES OF INTERPRETATION
Section 17.02.020	GENERAL ABBREVIATIONS
Section 17.02.030	DEFINITION OF GENERAL TERMS
Section 17.02.040	RULES OF MEASUREMENT

Section 17.02.030 Definition of General Terms

The following are definitions of general terms used throughout this Ordinance with the exception of use definitions, which are defined in Chapter 17.08.

Special Purpose Zoning District. A Special Purpose Zoning District is intended to accommodate new development and redevelopment consistent with City goals for scale, massing, type, and density. The following are considered Special Purpose Zoning Districts: R-3C Single-Family and Two-Family Central Residential District, R-4C Single-Family and Two-Family Central Residential District, C-C City Centre District, C-D Downtown District, C-E Elmore Corners District, C-V Village of East Davenport District, IC Institutional Campus District, and the zoning application known as Planned Unit Development (PUD).

CHAPTER 17.04. RESIDENTIAL DISTRICTS

Section 17.04.010	Purpose Statements
Section 17.04.020	Uses
Section 17.04.030	Dimensional Standards
Section 17.04.040	R-MHP District Standards
Section 17.04.050	R-3C and R-4C District Design Standards
Section 17.04.060	General Standards of Applicability

Section 17.04.050 R-3C and R-4C District Design Standards

In addition to the use standards for dwelling types located in Chapter 17.08, the following design standards apply to the R-3C and R-4C Districts. The standards below are applicable to construction of a new dwelling, construction of a new garage and/or carport, and/or an addition to an existing dwelling that exceeds 25% of the building footprint of the structure as it was on the effective date of this Ordinance. [The R-3C and R-4C Districts are Special Purpose Districts as defined in Section 17.02.030.](#)

A. Building Massing and Orientation

1. The scale of new construction must maintain compatibility with adjacent homes and the overall character of the surrounding area.
2. Architectural elements within the design must be in proportion to the overall structure.
3. The scale of additions to existing homes must maintain compatibility with the size of the existing structure and its architectural elements, as well as with the size of adjacent homes and the overall character of the surrounding area.
4. Foundation height must maintain compatibility with adjacent homes, provided adequate drainage can be achieved.
5. Dwellings must be oriented toward the residential street, and must connect to the sidewalk via walkways perpendicular to the street.
6. Where served by an alley or rear service drive, dwellings must orient garages or parking pads for access from the alley or rear service drive.

B. Façade Design

1. All façades that face a street must have articulation in the form of windows, doors, or other significant architectural features that are projected or recessed to create shadow and visual interest.
2. The number and size of façade articulations must be scaled to the size of the façade to balance a home's compatibility within the neighborhood with its own unique character.
3. Additions to existing homes must continue the architectural vocabulary established by the original home, and must be informed by the overall character of the surrounding area.
4. Front porches are encouraged, to add interest and scale to the front of a home. Where provided, porches must maintain compatibility with adjacent homes.
5. The front entry to a home must be a prominent feature, and must be located on the front façade.

C. Fenestration

1. The design of a home's fenestration must reflect a consistent rhythm, repeating elements or groups of elements in a consistent manner across a home's story and between stories. Individual elements may vary in size, but must relate to each other proportionally.
2. Elements of fenestration must relate to each other visually by sharing design features such as vertical or horizontal alignment, depth, or ornamentation such as muntins, mullions, sills, trim, lintels, etc.

3. Façades facing onto immediately adjacent properties must design their fenestration to respect the privacy of neighbors. This may be addressed through the height, size, or proportion of windows, the exclusion of balconies, and the use of opaque or translucent materials.

D. Roof Form

1. Roof forms must be varied through a combination of structural articulations such as gables, hips, valleys, ridges, and saddles that complement the roof form of adjacent homes.
2. Roof pitch should be consistent for all sloped roof faces, and should maintain compatibility with adjacent homes and the overall character of the surrounding area.
3. Definition is encouraged, through integration of architectural features such as dormers, eyebrows, chimneys, and deep eaves, which create shadows across the façade of a structure and create visual interest.

E. Building Materials

Building materials for new homes, or additions to existing homes must maintain compatibility with adjacent homes and the overall character of the surrounding area.

1. Primary Building Materials

Primary building materials are the dominant component of a home's exterior walls, composing 75 to 90 percent of each building face.

- a. No more than two primary building materials are permitted for new homes, not including foundation.
- b. For additions to existing homes, no more than two primary building materials are permitted, provided that the total number of primary building materials for the overall structure, including addition, is not more than two.
- c. Color, texture, or finish changes within any category of materials count as separate primary building materials.
- d. Permitted primary building materials include:
 - i. Brick and stone
 - ii. Wood or simulated wood
 - iii. Vinyl siding
 - iv. Aluminum Siding
 - v. Stucco
- e. Building materials not listed above may be considered on a case-by-case basis, and will be evaluated based upon such factors as durability, maintenance, architectural or design intent, and neighborhood context.

2. Accent Materials

Accent materials are secondary components of a home's exterior walls, typically used to provide architectural detail or visual interest to a façade. Accent materials may not compose more than 25% of each building face.

- a. For new construction and additions to existing homes, if one primary building material is used (not including a foundation), a minimum of two but no more than three accent materials are permitted for the overall structure, including any addition.
- b. For new construction and additions to existing homes, if two primary building materials are used (not including a foundation), a minimum of one but no more than two accent materials are permitted for the overall structure, including any addition.
- c. Color, texture, or finish changes within any category of materials count as separate accent materials.

d. Permitted accent materials include:

- i.** Brick and stone
- ii.** Wood or simulated wood
- iii.** Architectural metal cladding
- iv.** Concrete masonry units
- v.** Stucco

e. Accent materials not listed above may be considered on a case-by-case basis, and will be evaluated based upon such factors as durability, maintenance, architectural or design intent, and neighborhood context.

3. Roofing Materials

a. Roofing materials should complement the architectural style of a home.

b. A consistent application of one roofing material is required for all roof areas visible from the right of way or any neighboring property.

c. Color, texture, or finish changes within any category of materials listed below count as separate roofing materials.

d. Permitted roofing materials include the following:

- i.** Dimensional asphalt shingles
- ii.** Wood shingles and shakes
- iii.** Slate
- iv.** Terra Cotta
- v.** Ceramic tile
- vi.** Metal tiles or standing seam

e. Roofing materials not listed above will be considered on a case-by-case basis, and will be evaluated based upon such factors as durability, maintenance, architectural or design intent, and neighborhood context.

4. Application of Building Materials

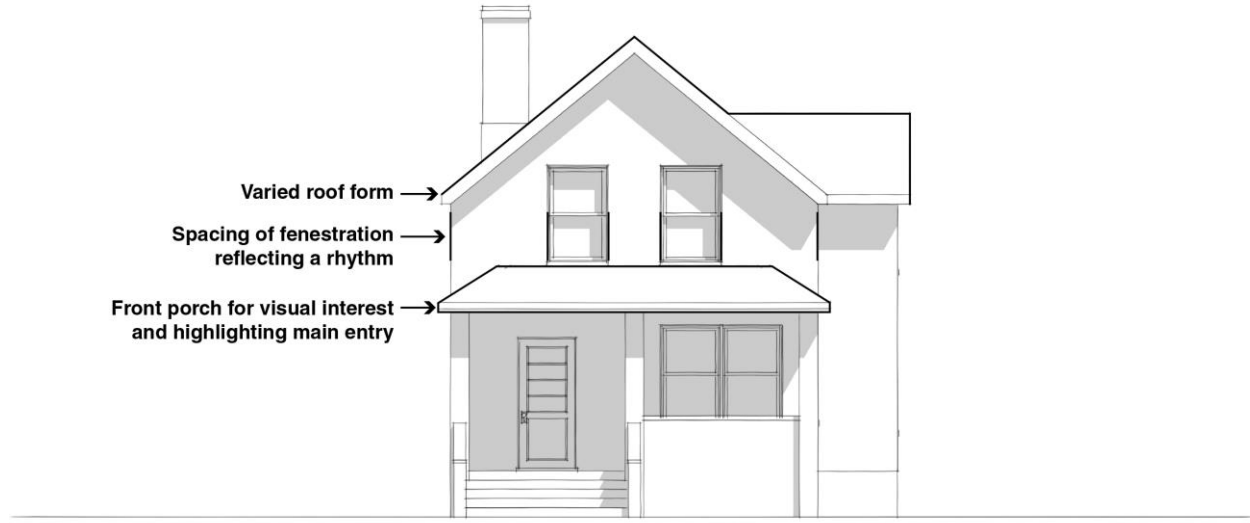
a. Building materials should be consistently applied on all exterior faces of new homes. Elevations of different materials or colors are not permitted, such as brick or stone front facades, with vinyl siding on side and rear elevations.

b. Visual balance should be maintained on each face of a structure. For both new construction and additions to existing homes, if multiple primary building materials are used on the overall structure, those that appear heavier, or that carry more visual weight should be placed toward the bottom of a structure, with materials that appear lighter placed above.

c. Frequent or irrational changes in building materials should be avoided. Change of materials should occur with prominent architectural features or changes in wall plane.

- d. Where materials change with a change in wall plane, the material change should occur on the inside corner, not the outside edge.

R-3C AND R-4C DISTRICT DESIGN STANDARDS



CHAPTER 17.07. ~~S~~-AG AGRICULTURAL DISTRICT

Section 17.07.010 ~~S~~-AG AGRICULTURAL DISTRICT

Section 17.07.020 ~~S~~-OS OPEN SPACE DISTRICT

Section 17.07.030 ~~S~~-IC INSTITUTIONAL CAMPUS DISTRICT

Section 17.07.010 ~~S~~-AG Agricultural District

A. Purpose

The ~~S~~-AG Agricultural District is intended to address existing agricultural land uses. The standards of the ~~S~~-AG District promote the continuation of farming, and protect agricultural land uses from encroachment of incompatible developments.

B. Uses

Chapter 17.08 lists permitted, special, and temporary uses for the ~~S~~-AG District.

C. Dimensional Standards

Table 17.07-1: ~~S~~-AG District Dimensional Standards establishes the dimensional standards for the ~~S~~-AG District. See Section 17.02.040 for measurement methodologies.

Table 17.07-1: S -AG District Dimensional Standards	
Bulk	
Minimum Lot Area	Agricultural Use: 1 acre Other Uses: 38 acres
Maximum Building Height	35' *
Setbacks	
Minimum Front Setback	50'
Minimum Interior Side Setback	20'
Minimum Corner Side Setback	50'
Minimum Rear Setback	50'

** Any structure principal or accessory that is part of an active agricultural use are not limited in height. This does not include a residence on the agricultural site.*

D. General Standards of Applicability

1. On-Site Development Standards

See Chapter 17.09 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

2. On-Site Parking and Loading

See Chapter 17.10 for on-site parking and loading standards and requirements.

3. Landscape

See Chapter 17.11 for landscape standards and requirements.

4. Signs

See Chapter 17.12 for standards governing signs.

Section 17.07.020 ~~S~~-OS Open Space District

A. Purpose

The ~~S~~-OS Open Space District is intended to provide and protect larger open space and public recreational facilities, both outdoor and indoor, and cemeteries. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary uses, such as cultural facilities, performance venues, and eating establishments. This district is also intended for governmental agency offices/facilities providing a governmental service to the public.

B. Uses

Chapter 17.08 lists permitted, special, and temporary uses for the ~~S~~-OS District.

C. Dimensional Standards

Table 17.07-2: ~~S~~-OS District Dimensional Standards establishes the dimensional standards for the ~~S~~-OS District. See Section 17.02.040 for measurement methodologies.

Table Section 17.07-2: S -OS District Dimensional Standards	
Bulk	
Minimum Lot Area	None
Maximum Building Height	40'
Setbacks (Apply to Principal Structures Only)	
Minimum Front Setback	15'
Minimum Interior Side Setback	25'
Minimum Corner Side Setback	15'
Minimum Rear Setback	25'

D. General Standards of Applicability

1. On-Site Development Standards

See Chapter 17.09 for additional on-site development standards and requirements, such as exterior lighting, accessory structures and uses, and permitted encroachments.

2. On-Site Parking and Loading

See Chapter 17.10 for on-site parking and loading standards and requirements.

3. Landscape

See Chapter 17.11 for landscape standards and requirements.

4. Signs

See Chapter 17.12 for standards governing signs.

Section 17.07.030 ~~S~~-IC Institutional Campus District

A. Purpose

The ~~S~~-IC Institutional Campus District is intended to encourage a comprehensive approach to development by significant institutions within the City. The ~~S~~-IC District is also intended to:

1. Further the policies of the Comprehensive Plan.
2. Permit appropriate institutional growth within boundaries of the district while minimizing the adverse impacts associated with development and geographic expansion.
3. Balance the ability of specific institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.
4. Encourage the preparation of a land use plan for higher development intensity institutional campuses that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures.

B. Uses

Chapter 17.08 lists permitted, special, and temporary uses for the ~~S~~-IC District. In addition, if a land use plan is established, additional uses may be allowed within the ~~S~~-IC District.

C. Dimensional Standards

Table 17.07-3: **S-IC District Dimensional Standards** establishes the dimensional standards for the **S-IC District**. See Section 17.02.040 for measurement methodologies.

Table 17.07-3: S-IC District Dimensional Standards	
Bulk	
Minimum Lot Area	None
Minimum Lot Width	None
Maximum Building Height	50' at setback lines; Structures may increase height over 50' by setting back an additional 1' for every 2' of additional height over 50' from all required setbacks
Maximum Impervious Surface	75%
Setbacks	
Minimum Front Setback	25' unless a setback reduction is included as part of an adopted Land Use Plan
Minimum Interior Side Setback	0' unless abutting residential, then 10'
Minimum Corner Side Setback	25'
Minimum Rear Setback	0' unless abutting residential, then 25'

D. Land Use Plan Alternative

1. The **S-IC District** operates with two levels of regulation. The first is a set of base district regulations, as established in items B and C above, that provide for a certain intensity of development by-right. The second allows for an approval of a land use plan, which must be approved by the City Council, that creates regulations that allow for flexibility in the development and expansion of the institution above the standards set by the base district regulations. Once a land use plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations.
2. The land use plan alternative is required in the following circumstances:
 - a. Development exceeds the district dimensional standards established in Table 17.07-4.
 - b. Additional uses would be allowed outside of those allowed in the **S-IC District** in Chapter 17.08.
 - c. There is a request by a property owner to rezone a property to the **S-IC District**, including expansions of existing **S-IC Districts**. This does not apply in those applications that have been initiated by the City.
3. Once approved, the land use plan is effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review.

E. Land Use Plan Approval Process

1. Review and Adoption

- a. The Plan and Zoning Commission will hold a public hearing regarding the land use plan and evaluate its compatibility with surrounding area.
- b. The Plan and Zoning Commission will cause to be prepared a report evaluating these elements and supporting documents. The report must also contain any specific recommendations regarding the modification of the land use plan, traffic impact study, and narrative, as well as off-site improvements that may be required in support of the proposed development.
- c. The applicant must provide a written statement of all agreements reached with property owners within the notification area related to how the subject property will be developed or used.
- d. If the Plan and Zoning Commission recommends approval of the rezoning, the ordinance must include as part of the ordinance amendment the recommendations of the Plan and Zoning Commission. The recommendation must be forwarded to the City Council for public hearing and consideration as an amendment to the zoning map. The petitioner must submit all land use plan information required with the rezoning.

e. The City Council may add to, extend, reduce, or delete any of the conditions or restrictions that have been recommended by the Plan and Zoning Commission.

2. Public Notification

- a. The City will notify all property owners within 500 feet of the property being rezoned.
- b. The notice must contain the hearing location, date and time, map, and description of the request.
- c. At least 60 days prior to submission of a formal application, the petitioner must make a good faith effort to notify all City recognized neighborhoods and bona fide neighborhood organizations located within 500 feet of the property being rezoned for the purpose of sharing the details of the petition, answering questions, and receiving feedback. Upon submission of an application, the petitioner must provide a narrative indicating the efforts made in this regard. This does not relieve the petitioner from conducting the required neighborhood meeting pursuant to Section 17.14.060 of the Davenport Municipal Code.

F. Modifications to Approved Plans

1. Proposed changes to either the land use plan must be submitted to the Zoning Administrator.
2. If it is determined that there is a major amendment, the property owner must return to the Plan and Zoning Commission and City Council for approval; such approval will follow the process for the land use plan approval. The Zoning Administrator has the authority to approve minor amendments.
3. The following chart is used to determine if a change to the land use plan is a minor amendment or major amendment:

Change	Minor	Major
Land Use	Increase of less than 10% of the square footage allocated to any land use type on the approved plan, except increases in open space/recreation area	Increase of 10% or more of the square footage allocated to any land use type on the approved plan, except increases in open space/recreation area
Project Scale	Increase in density or intensity of use of less than: - up to 10% usable floor area. - up to 5% of the number of dwelling units.	Increase in density or intensity of use as follows: - 10% or greater usable floor area. - 5% or greater of the number of dwelling units.
Open space/ Recreation area	Less than 10% size reduction or change in location or characteristics	10% or more size reduction or change in location or characteristics
Setbacks	Decrease of less than 10%, or any increase	Decrease of 10% or more
Height	Decrease in height or number of stories	Increase in structure height greater than/equal to 15 feet or an increase of one story

G. Land Use Plan Submittal Requirements

All land use plans must contain the following. The Zoning Administrator may waive, at his/her discretion, any of the required submissions of item 3 and item 4 if the scale of the project, topography of the site, or other reasons make them unnecessary. The Plan and Zoning Commission must be notified of any requirements that have been waived and the reasons why they have been waived.

1. A completed application, with a narrative of intent and description of compatibility with the surrounding area.
2. Boundary survey including the legal description of the site with bearings, distances, closures, and easements.
3. A drawing or set of drawings, which includes, but is not limited to, the following:
 - a. Proposed name or title of project.
 - b. A north arrow, vicinity map, plan scale base of one inch equals 50 feet or other scale as approved by the Zoning Administrator and date of plan preparation.
 - c. Tabulated site data:
 - i. Number of gross acres

- ii. Existing and proposed lot coverage
 - iii. Existing and proposed total square footage and floor area ratio of buildings
 - iv. Existing and proposed total number of parking spaces
 - v. Parking ratio determined by the traffic impact study.
- d.** The existing land use and zoning surrounding the proposed development and the distance from the subject property line to the nearest structures on all abutting properties within 200 feet of the perimeter of the site.
- e.** The location of existing and proposed services including: water, sanitary and storm sewer, electric, gas, streets, the capacity of those services and the service requirements of the development.
- f.** The site constraints including:
- i. Slopes in excess of 10%.
 - ii. Drainage ways that carry water from abutting properties, drainage ways that drain areas on the site in excess of one acre and any area designated as a floodplain or floodway.
 - iii. Soils that are unsuitable or require special treatment to support urban development as determined by the Soil Conservation Service Soil Survey. If unsuitable conditions are indicated field testing may be required.
- g.** Existing and proposed grade changes on a two-foot interval topographic map on a scale base of one inch equals 50 feet or other scale as approved by the Zoning Administrator.
- h.** Existing and proposed building pad locations with proposed building area, number of stories, overall height, a list of the proposed uses in the structure and its gross floor area.
- i.** The location of existing and proposed parking areas including the extent of paving, the proposed circulation, and the number of parking spaces.
- j.** The location of existing and proposed loading docks, receiving areas, trash pick-up areas, and other areas requiring screening.
- k.** The location of existing and proposed landscaping and buffering to be developed in the project. The massing and density of plant and other screening materials must be indicated.
- l.** The location and configuration of all existing and proposed access points with public streets and a pedestrian/bicycle circulation plan.
- m.** A stormwater management plan.
- n.** The location of all existing and proposed freestanding signs, including circulation signs.
- 4.** **Traffic Impact Study:** A traffic impact study must be provided, which analyzes the aggregate trip generation to and from the site and the ability of the existing street system to accommodate the anticipated generation. Specific improvements and mitigation measures may be required if the development causes the projected level of service to be less than level "C," as defined by the most recent version of the Highway Capacity Manual by the Transportation Research Board of The National Safety Research Council. The traffic impact study shall also indicate the minimum of off-street parking spaces necessary to accommodate the development and the method used to calculate the parking spaces. The traffic impact study may reflect phasing of the development.
- 5.** A narrative of intent and compatibility with surrounding area. A narrative must be provided that describes the relationship between the institution and the surrounding area. The narrative at a minimum must include the following:

- a. Description of overall architectural and/or urban design theme.
- b. Total number of existing and proposed users and employees of the facility.
- c. Description of existing and proposed conditions of development along the outer boundaries of the district and its relationship with the surrounding area. Standards must be established to permit a compatible transition from the institutional use to the surrounding area. Standards include, but are not limited to building height and form, exterior lighting, landscaping, etc.
- d. Description of existing and proposed methods of communication between the institution and the community, including a method for resolution of community concerns.
- e. Description of any existing and proposed impacts of development and the surrounding area and how these impacts should be mitigated. This description shall include property outside the boundaries of the district and their interaction with the surrounding area. Impacts include, but are not limited to lighting, noise, parking, etc.
- f. Description of existing and proposed relationship of institutional transportation system (auto, bus, bicycle pedestrian) to the external street network. A description of specific programs to reduce traffic impacts, and to encourage the use of public transit, carpooling, bicycling and walking.

H. Previously Approved Land Use Plans

All land use plans approved prior to the effective date of this Ordinance remain in effect and are controlled by approved plan. Any modifications to that development plan are subject to item F above.

CHAPTER 17.08. USES

Section 17.08.010	General Use Regulations
Section 17.08.020	Use Matrix
Section 17.08.030	Principal Use Standards
Section 17.08.040	Temporary Use Standards
Section 17.08.050	Use Definitions

Section 17.08.030 Principal Use Standards

Where applicable, principal uses are required to comply with all use standards of this section, whether a permitted or special use, in addition to all other regulations of this Ordinance.

N. Dwelling – Manufactured Home

Manufactured homes must meet the following design standards when not located within a manufactured home park:

1. The front entry must be a dominant feature on the front elevation of a manufactured home, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings.
2. Windows, entrances, bay windows, or other architectural features are required on any street-facing walls.
- ~~3. Each manufactured home must utilize roofing materials such as asphalt shingles or similar material, similar in material and appearance to single family dwellings.~~

O. Dwelling - Multi-Family

In the case of conflict with any design standards contained within Chapter 17.04, the standards of Chapter 17.04 control.

- ~~1. Façades must be designed with consistent materials and treatments that wrap around all façades.~~ There must be a unifying architectural theme for the entire multi-family development, utilizing a common vocabulary of architectural forms, or elements, ~~materials, or colors in the entire structure.~~
2. Building facades must include windows, projected or recessed entrances, overhangs, and other architectural features. Three-dimensional elements, such as balconies and bay windows, are encouraged to provide dimensional elements on a façade.
3. A ~~25%~~ 12% minimum transparency requirement applies to any façade facing a street and is calculated on the basis of the entire area of the façade below the roofline.
4. For residential structures with more than twelve (12) dwelling units, ~~The~~ the following building materials are prohibited on any façade. However, such materials may be used as decorative or detail elements for up to 25% of the facade, or as part of the exterior construction that is not used as a surface finish material.
 - a. The following building materials are prohibited on any part of any façade:
 - i. Plain concrete block
 - ii. Plastic
 - iii. Exterior insulating finish systems (EIFS)
 - b. The following building materials are prohibited as a primary surface finish material on any façade but may be used as decorative or detail elements for up to 15% of the façade:
 - i. Corrugated metal
 - ii. Exposed aggregate (rough finish) concrete wall panels
 - iii. T-111 composite plywood siding
- ~~5. Ancillary buildings and accessory structures to multiple-family dwellings shall meet the following design standards:
 - a. Structures shall maintain the character of the multi-family development.
 - b. Structures are encouraged to match the pitch of the roof of the principal dwelling.
 - c. Structures utilizing metal siding and/or roofing shall have a matte finish (or similar non-glare finish).~~

6. ~~5.~~ Setbacks for accessory structures like garages, carports and sheds shall meet required accessory structure setbacks; ancillary buildings such as offices or community rooms shall meet principal use setbacks.

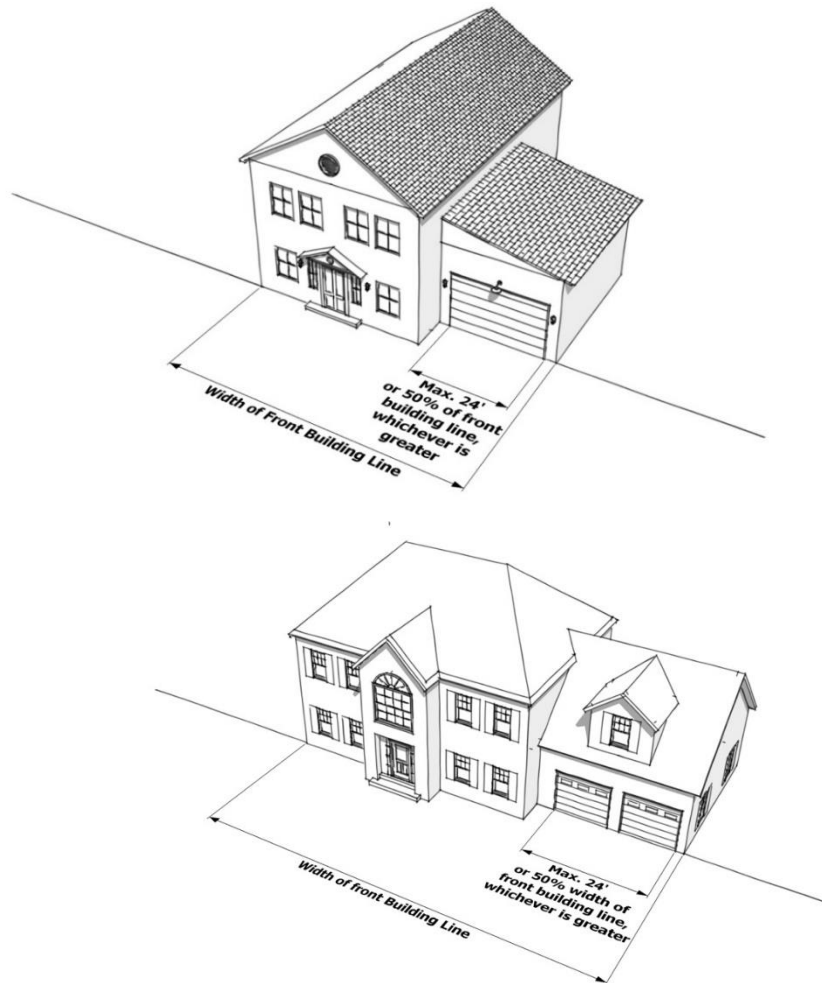
P. Dwelling - Single-Family, Single-Family Semi-Detached, Two-Family, and Townhouse

In the case of conflict with any design standards contained within Chapter 17.04, the standards of Chapter 17.04 control.

1. A front entry must be an integral part of the structure, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings to articulate the front façade.
2. A 5% minimum transparency requirement applies to the front façade and is calculated on the basis of the area of the façade below the roofline.
3. A dwelling with a front facing attached three-car garage shall have one of the garages offset one foot from the other garages.
- ~~4. In order to encourage architectural detail and visual interest a point system shall be utilized for the front façade in which the front façade must score 20 points from the categories below. Primary building materials are the dominant component of the façade. Accent materials are secondary components of the façade, typically used to provide architectural detail or visual interest.~~
 - ~~i. 8 points covered porch with columns.~~
 - ~~ii. 6 points masonry, brick, or stone veneer as a primary building material or accent material. If accent material it must extend from the foundation or grade to the window sill as a minimum and maintain that elevation along the entire façade exclusive of doors, windows and small areas that make the use of the material impractical.~~
 - ~~iii. 6 points front facing roof dormer.~~
 - ~~iv. 4 points for each front facing roof gable with 8/12 pitch or higher.~~
 - ~~v. 4 points decorative roof brackets or gable trusses as an accent material.~~
 - ~~vi. 4 points decorative siding including but not limited to patterned shingles, shake, and board and batten as a primary building material or accent material.~~
 - ~~vii. 3 points bay/box window(s).~~
 - ~~viii. 3 points all front facing carriage style garage door(s). Carriage style garage doors may include decorative, simulated woodwork, decorative handles and brackets and window inserts.~~
 - ~~ix. 3 points door or window surrounds as an accent material.~~
 - ~~x. 3 points freeze boards and/or horizontal bands as an accent material.~~
 - ~~xi. 2 points decorative roof at the base of a gable.~~
 - ~~xii. 1.5 points for each percentage of transparency below the roofline over 5%.~~
 - ~~xiii. 1 point decorative gable vent(s).~~
 - ~~xiv. 1 point window shutters.~~
 - ~~xv. negative 5 points front facing attached garage that exceeds 24 feet or 50% the width of the front building line, whichever is greater. Garage width is measured between the edges of the garage door; in the case of garages designed with multiple garage doors, the distance is measured between the edges of the outermost doors.~~
4. There must be a minimum separation of 10 feet between sidewalls of townhouse buildings. Where the front or rear wall of a townhouse faces the front or rear wall of another townhouse, the minimum required separation

between such buildings must be 30 feet. Driveways and parking areas may be located within this minimum separation area.

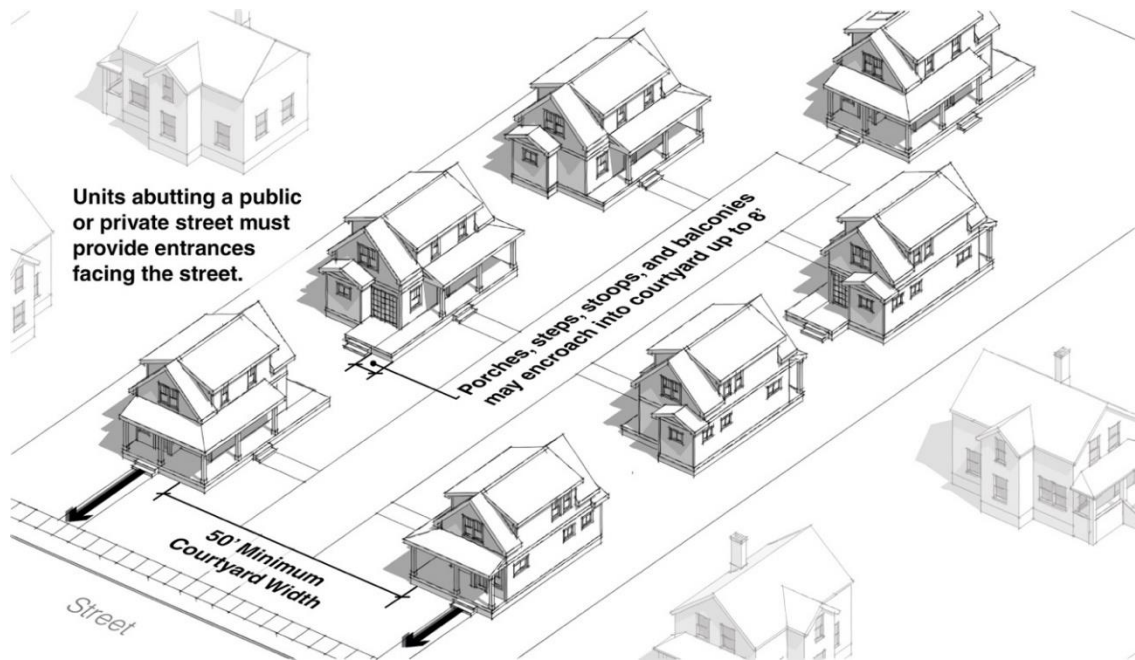
ATTACHED GARAGE WIDTH



5. When a single-family and/or two-family development is designed as a house court, the following standards apply. A house court is a group of single-family and/or two-family dwellings arranged around a common courtyard or open space. Front facades of dwellings and primary pedestrian entrances are oriented to and accessed from the common area.
 - a. The minimum total site area required for a house court is 15,000 square feet or the cumulative area required for each dwelling type in the house court, whichever is greater.
 - b. The zoning district standards apply to each individual site within the house court.
 - c. For any unit of a house court abutting a public or private street, the entrance of the units must face the street.
 - d. Courtyards must meet the following standards:
 1. The minimum courtyard area is 3,000 square feet or 500 square feet per dwelling unit, whichever is greater.

2. A courtyard must have a minimum width of 50 feet.
 3. All courtyard space must be contiguous and centrally located.
 4. Porches, steps and stoops, and balconies may encroach up to eight feet into a courtyard.
- e. Where a dwelling fronts on the courtyard, it is considered to meet the requirement for frontage on a public or private street.

SINGLE-FAMILY DWELLING: HOUSE COURT



- ~~6. There must be a minimum separation of 15 feet between sidewalls of townhouse buildings. Where the front or rear wall of a townhouse faces the front or rear wall of another townhouse, the minimum required separation between such buildings must be 30 feet. Driveways and parking areas may be located within this minimum separation area.~~

CHAPTER 17.09. SITE DEVELOPMENT STANDARDS

Section 17.09.010	General Requirements
Section 17.09.020	Exterior Lighting
Section 17.09.030	Accessory Structures and Uses
Section 17.09.040	Permitted Encroachments

Section 17.09.030 Accessory Structures and Uses

All accessory structures and uses are subject to the requirements of this section and the permitted encroachment requirements of Section 17.09.040. Additional accessory structures not regulated in this section may be regulated in Section 17.09.040.

A. General Regulations for Accessory Structures

All accessory structures are subject to the following regulations, unless otherwise permitted or restricted by specific regulations of this section and Ordinance.

1. No accessory structure may be constructed prior to construction of the principal building to which it is accessory.
2. Accessory structures shall be constructed out of material intended for long-term exposure to the elements. ~~Prohibited materials include but are not limited to cloth, fabric, canvas, plastic sheets and tarps.~~ Greenhouses are not subject to this prohibition, Shipping containers are prohibited as an accessory structure.
3. Only those accessory structures permitted by this section and Section 17.09.040 are permitted in required setbacks. Certain accessory structures may also be prohibited in certain yards. The use of the term “yard” refers to the area between the principal building and lot line. The distinction is made because certain principal buildings may not be built at required district setback lines, thereby creating a yard larger than the minimum setback dimension.
4. The maximum height of any detached accessory structure is 20 feet, unless otherwise permitted or restricted by this Ordinance. This does not apply to any structure accessory to an active agricultural use, which are not limited in height.
5. Detached accessory structures, including those listed in this section and Section 17.09.040, must be setback as follows, unless otherwise permitted or restricted by this Ordinance:
 - a. Four feet from any interior side lot line. This interior side setback may be reduced to two feet if the adjacent walls, or parts of walls, of the accessory building have no openings and are protected on the inside with fire-proofing materials or are constructed of fire-proof materials, as verified by the Zoning Administrator.
 - b. No closer than four feet from any rear lot line.
 - c. No structure may be located in a front, reverse corner, or corner side yard unless specifically allowed by this Ordinance.
6. Accessory structures are included in the calculation of all maximum impervious surface and building coverage requirements of the district.
7. The footprint of any single detached accessory structure cannot exceed the footprint of the principal building. This does not apply to any structure accessory to an active agricultural use, which are not limited in area; nor does it apply to the accessory structures of single-family and two-family dwellings.

K. Detached Garages, Accessory Structures, and Carports for Single-Family, Single-Family Semi-Detached and Two-Family Dwellings

1. Only one detached garage, one shed, and one carport are permitted per lot. Where a lot contains a detached garage and a carport, such carport must be attached to and constructed as an extension of the detached garage.
2. Detached garages, accessory storage buildings, sheds, and carports are permitted in the rear and interior side yards.
3. Detached garages, accessory storage buildings, and carports are permitted in the corner side yard, subject to the following:
 - a. Where there is no alley access, and the garage or carport is located in the corner side yard and takes access from the abutting street, the garage or carport must be set back at least 20 feet from the corner side lot line.

b. Where there is no alley access, and the garage or carport is located in the corner side yard but does not take access from the abutting street, the garage or carport must be set back at least four feet from the corner side lot line.

c. Any detached garage located in a corner side yard must be set back a minimum of five feet from the front building facade line.

4. Where served by an alley or rear service drive, garages, parking pads for access, and carports must take access from the alley or rear service drive. If a lot abuts an improved public alley that provides adequate access to a street, the garage or carport is not permitted within the required corner side yard setback.

5. On a double frontage or through lot, the rear yard shall be considered the street frontage adjacent to the street with the higher street hierarchy classification and for which no driveway access is provided. Accessory structures are permitted in the designated rear yard and are subject to the principal use setbacks.

~~5.~~ 6. Detached garages and accessory buildings are subject to the following ~~design~~ standards:

a. Structures shall have the eaves of roof extend a minimum of one foot past the outside walls.

b. Structures shall have a minimum 4/12 roof pitch.

~~c. Structures are encouraged to match the pitch of the roof of the principal dwelling.~~

~~d. Structures utilizing metal siding and/or roofing shall have a matte finish (or similar non-glare finish) and shall maintain the character of the surrounding neighborhood.~~

~~e.~~ c. Structures shall not contain cooking facilities or plumbing. This does not apply if an accessory dwelling unit use has been approved, in which case those standards control.

~~f.~~ d. The design standards related to eaves, and roof pitch ~~and metal finish~~ do not apply to detached garages in the S-AG District or on lots 5 acres or greater in the R-1 District which have the detached garage and/or accessory storage building located in the rear yard.

~~6.~~ 7. Accessory structure size and quantity restrictions do not apply to any structure accessory to an active agricultural use regardless of the presence of a single or two-family dwelling on said lot.

~~7.~~ 8. Sheds must have the appearance of a professionally designed shed and be constructed of materials that professionals commonly use to construct sheds that are sold commercially. Once constructed, a shed must be kept weather-tight and in good repair and not appear in disrepair or be dilapidated.

~~8.~~ 9. Carports are subject to the following:

a. Carports must be located over a driveway.

b. The total length of a carport is limited to 22 feet. The height of a carport is limited to 15 feet.

c. A carport must be entirely open on at least two sides, with the exception of necessary support structures.

d. Only carports located in the rear yard may be used as recreational vehicles storage.

Table 17.09-1: Bulk Requirements for Accessory Structures (Single-Family or Two-Family lots)

	Detached Garage	Accessory Storage Building	Carport	Shed
Area (maximum)	50% of living area or 720 sq. ft., whichever is greater	50% of living area or 720 sq. ft., whichever is greater	576 sq. ft.	120 sq. ft.
Total Area All Accessory Structures	The combined total area of all accessory structures on a lot shall not exceed the principal structure's living area.			
Structures Allowed (quantity)	1	No maximum, see total area restriction above	1	1
Door Width (maximum)	No Maximum	6 ft.	No Maximum	6 ft.
Height (maximum)	20 ft.	20 ft.	15 ft.	20 ft.
Design Standards Applied* (Yes/No)	Yes	Yes	No	No
<i>Specific Design Standards:</i>				
a.	Structure shall have the eaves of roof extend a minimum of one foot past the outside walls.			
b.	Structure shall have a minimum 4/12 roof pitch.			
c.	Structures are encouraged to match the pitch of the roof of the principal dwelling.			
d.	Structures utilizing metal siding and/or roofing shall have a matte finish (or similar non-glare finish).			
e-c.	Structures shall not contain cooking facilities or plumbing. This does not apply if an accessory dwelling unit use has been approved, in which case those standards control.			
f.d.	Structures shall maintain the character of the surrounding neighborhood.			
*Exemption:	*Properties zoned R-1 and 5 acres or more are exempt from design standards if the building is located in the rear yard OR if the property is zoned S-AG District.			



KIM REYNOLDS
GOVERNOR

OFFICE OF THE GOVERNOR

ADAM GREGG
LT GOVERNOR

May 17, 2024

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

House File 2388, an Act relating to the regulation of styles and materials used for residential building exteriors.

The above House File is hereby approved on this date.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Reynolds".

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



House File 2388

AN ACT
RELATING TO THE REGULATION OF STYLES AND MATERIALS USED FOR
RESIDENTIAL BUILDING EXTERIORS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 331.301, Code 2024, is amended by adding the following new subsection:

NEW SUBSECTION. 23. a. A county shall not adopt, enforce, or otherwise administer an ordinance, motion, resolution, or building code that prohibits or limits, either directly or indirectly, the use of a specific style of exterior cladding or finish materials for residential buildings in a manner that is more restrictive than the state building code as adopted pursuant to section 103A.7. This section does not prohibit a county from regulating the use of a specific style of exterior cladding or finish materials for a residential building that meets any of the following conditions:

(1) The building is located in an area designated and declared as a state or local historic district under applicable law.

(2) The building is designated as a local, state, or national historic landmark.

(3) The building is in a common interest community as defined in chapter 499C.

(4) The building is located on a property that is governed by a policy of regulation of an overlay or special purpose zoning district that is adopted pursuant to applicable law.

b. For purposes of this subsection, "*residential building*" means any single or multifamily residential dwelling and includes single-family and two-family dwellings and townhouses, condominiums and apartments with a maximum of twelve units per building, and all secondary structures to such a single or multifamily residential dwelling.

Sec. 2. Section 414.1, subsection 1, Code 2024, is amended by adding the following new paragraph:

NEW PARAGRAPH. *h.* (1) A city shall not adopt, enforce, or otherwise administer an ordinance, motion, resolution, or building code that prohibits or limits, either directly or indirectly, the use of a specific style of exterior cladding or finish materials for residential buildings in a manner that is more restrictive than the state building code as adopted pursuant to section 103A.7. This subsection does not prohibit a city from regulating the use of a specific style of exterior cladding or finish materials for a residential building that meets any of the following conditions:

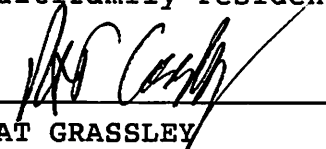
(a) The building is located in an area designated and declared as a state or local historic district under applicable law.

(b) The building is designated as a local, state, or national historic landmark.

(c) The building is in a common interest community as defined in chapter 499C.

(d) The building is located on a property that is governed by a policy of regulation of an overlay or special purpose zoning district that is adopted pursuant to applicable law.

(2) For purposes of this paragraph, "residential building" means any single or multifamily residential dwelling and includes single-family and two-family dwellings and townhouses, condominiums and apartments with a maximum of twelve units per building, and all secondary structures to such a single or multifamily residential dwelling.

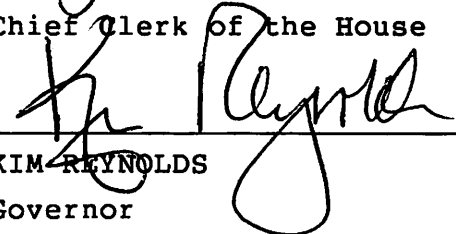

PAT GRASSLEY
Speaker of the House


AMY SINCLAIR
President of the Senate

I hereby certify that this bill originated in the House and is known as House File 2388, Ninetieth General Assembly.


MEGHAN NELSON
Chief Clerk of the House

Approved May 17, 2024


KIM REYNOLDS
Governor

Design Standards Scoring for new Single-Family, Single-Family Semi-Detached, Two-Family, and Townhouse

The following requirements must be met for all new construction per section 17.08.030 - Principal Use Standards;
O. Dwelling - Single-Family, Single-Family Semi-Detached, Two-Family, and Townhouse:

Check all
that apply:

1. The front entry must be an integral part of the structure, using features such as porches, raised steps and stoops with roof overhangs, or decorative railings to articulate the front façade.
2. A 5% minimum transparency requirement applies to the front façade and is calculated on the basis of the area of the façade below the roofline.
3. A dwelling with a front facing attached three-car garage shall have one of the garages offset one foot from the other garages.
4. In order to encourage architectural detail and visual interest a point system shall be utilized for the front façade in which the front façade must score 20 points from the categories below. Primary building materials are the dominant component of the façade. Accent materials are secondary components of the façade, typically used to provide architectural detail or visual interest.

Select points from
drop-down if
applicable.

- a. 8 points – covered porch with columns.
- b. 6 points – masonry, brick, or stone veneer as a primary building material or accent material. If accent material it must extend from the foundation or grade to the window sill as a minimum and maintain that elevation along the entire façade exclusive of doors, windows and small areas that make the use of the material impractical.
- c. 6 points – front facing roof dormer.
- d. 4 points for each front facing roof gable with 8/12 pitch or higher.
- e. 4 points – decorative roof brackets or gable trusses as an accent material.
- f. 4 points – decorative siding including but not limited to patterned shingles, shake, and board and batten as a primary building material or accent material.
- g. 3 points – bay/box window(s).
- h. 3 points – all front facing carriage style garage door(s). Carriage style garage doors may include decorative, simulated woodwork, decorative handles and brackets and window inserts.
- i. 3 points – door or window surrounds as an accent material.
- j. 3 points – freeze boards and/or horizontal bands as an accent material.
- k. 2 points – decorative roof at the base of a gable.
- l. 1.5 points – for each percentage of transparency below the roofline over 5%.
- m. 1 point – decorative gable vent(s).
- n. 1 point – window shutters.
- o. Negative 5 points – front facing attached garage that exceeds 24 feet or 50% the width of the front building line, whichever is greater. Garage width is measured between the edges of the garage door; in the case of garages designed with multiple garage doors, the distance is measured between the edges of the outermost doors.

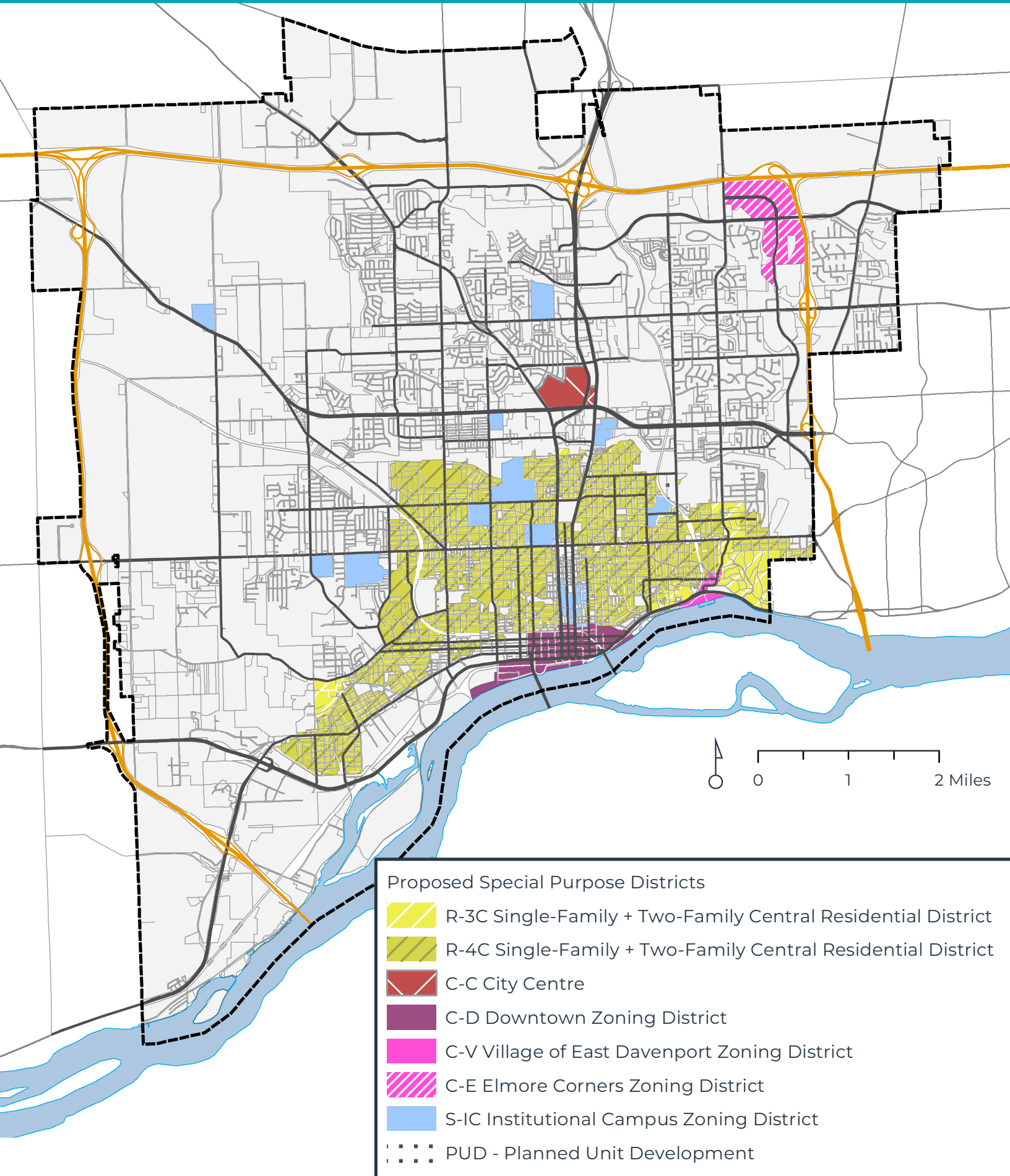
Point Total
(20 minimum)

These standards apply to all new single-family, single family semi-detached, two-family, and townhouses submitted for review after 9/11/19. In the case of conflict with any design standards contained within Chapter 17.04, the standards of Chapter 17.04 control.



Map of Proposed Special Purpose Districts

Case ORD24-04: Request of the City of Davenport to amend various sections of the Zoning Ordinance regarding residential building design standards.



Proposed Special Purpose Districts

-  R-3C Single-Family + Two-Family Central Residential District
-  R-4C Single-Family + Two-Family Central Residential District
-  C-C City Centre
-  C-D Downtown Zoning District
-  C-V Village of East Davenport Zoning District
-  C-E Elmore Corners Zoning District
-  S-IC Institutional Campus Zoning District
-  PUD - Planned Unit Development