

Des Moines

Zoning, Planning and Design Code

Chapters 134 and 135

Public Hearing Draft

CITY OF DES MOINES

Zoning, Planning and Design Code

The zoning, planning and design code for the City of Des Moines will be located in chapters 134 and 135 of the municipal ordinance. See the Table of Contents below:

CHAPTER 134 ZONING

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

CHAPTER 135 PLANNING AND DESIGN

Article 135-1	Introductory Provisions
Article 135-2	Building Types
Article 135-3	Measuring Building Type Regulations
Article 135-4	Design Requirements
Article 135-5	Large-Scale Development
Article 135-6	Parking
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Article 135-8	Site Design Requirements
Article 135-9	Review & Approval Procedures
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Article 135-11	Administrations & Enforcements
Article 135-12	Definitions

CITY OF DES MOINES

Zoning, Planning & Design Code

This diagram outlines the process for determining the development code applicable to a lot.

The subsequent slides in this presentation follow this diagram.

Note: This diagram is included on each of the following slides with the current step highlighted.

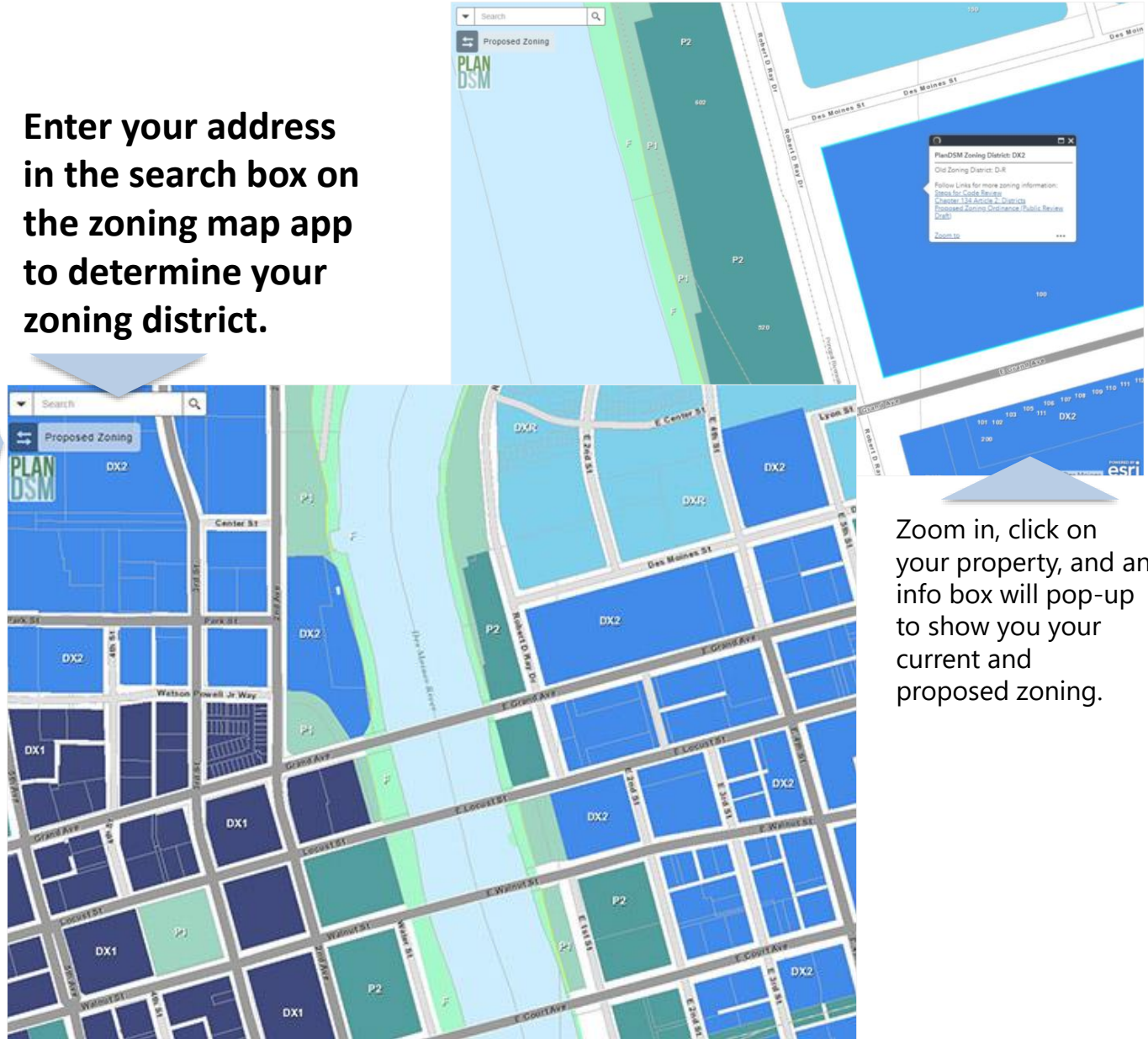


Step 1: Zoning Map

An interactive zoning map app is available online at www.PlanDSM.org

Enter your address in the search box on the zoning map app to determine your zoning district.

Click on the two-way arrow buttons to switch the map between current and proposed zoning.



Zoom in, click on your property, and an info box will pop-up to show you your current and proposed zoning.

Typical Steps for Development	
STEP 1 Zoning Map To determine what is zoned on the property or to check if a property is in a Flood Hazard District. The Flood Hazard District is a special regulatory district that applies to properties in the Flood Hazard District. The Flood Hazard District is a special regulatory district that applies to properties in the Flood Hazard District.	See Flood Hazard Zoning Map Application
STEP 2 District Descriptions To determine which uses are allowed under the zoning that applies to the property.	Chapter 133 Article 5 Building Types
STEP 3 Uses To determine which uses are allowed under the zoning that applies to the property.	Chapter 134 Article 3 Uses
STEP 4 Building Types To determine which building types are allowed in the zoning district and to find specific rules, height, area and other regulations for specific building types. See "Identifying the Building Type".	Chapter 133 Article 5 Building Types
STEP 5 Design Requirements To determine the design requirements applicable to buildings and lots.	Chapter 133 Article 5 Design Requirements
STEP 6 Parking To determine the minimum and maximum parking requirements for different types of uses.	Chapter 133 Article 6 Parking
STEP 7 Landscape & Streetscape To determine the minimum and maximum requirements for the parking lot landscape, and streetscape requirements.	Chapter 133 Article 7 Landscape and Streetscape
STEP 8 Signs To determine the sign regulations that apply to the property zoning.	Chapter 134 Article 5 Signs
STEP 9 Review and Approval Procedures For information about the site plan review and design exception process.	Chapter 135 Article 9 Review and Approval Procedures
STEP 10 Review and Approval Procedures To determine whether additional information or approvals are required to accommodate the proposed development. See the Chapter 135 Article 9 Review and Approval Procedures.	Chapter 134 Article 6 Review and Approval Procedures

Step 2: Districts - Mixed-Use, Commercial

Review your zoning district description in Chapter 134, Article 2.

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

Downtown Mix (DX)

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

Mixed-Use (MX) Nodes & Corridors

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

Residential-Office Mix (RX) at Nodes & Corridors

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

Large Format Commercial Mix (CX)

- CX DISTRICT:** large format commercial

Industrial (I)

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

Typical Steps for Development		
STEP 1	Zoning Map Locate the subject property on the subject zoning map to determine the zoning district that applies to the property.	See Planning Zoning Map, applicable zoning district.
	If the property is in an F (Flood Hazard) District, the Flood Hazard Ordinance of Title 15A, Chapter 15A-0100 applies.	Chapter 15
	If the development is a large-scale development, the Large-Scale Development Ordinance of Title 15A, Chapter 15A-0100 applies and provides guidance on street, block and open space patterns.	Chapter 135 Article 5 Large-Scale Development
STEP 2	District Descriptions Read the descriptions of the zoning districts that apply to the property.	Chapter 134 Article 2 Districts
STEP 3	Uses Determine which uses are allowed under the zoning that applies to the property.	Chapter 134 Article 3 Uses
STEP 4	Building Types Determine which building types are allowed in the subject zoning district and to find specific height, design and other requirements for specific building types. See "Identifying the Building Type".	Chapter 135 Article 2 Building Types
STEP 5	Design Requirements Determine the design requirements applicable to buildings and lots.	Chapter 135 Article 3 Design, Site, & Chapter 135 Article 4 Site Planning
STEP 6	Parking Determine the number of parking spaces and specific parking requirements for different types of uses.	Chapter 135 Article 6 Parking
STEP 7	Landscape & Streetscape Determine the landscape and streetscape requirements for the parking lot, landscape, and streetscape requirements.	Chapter 135 Article 7 Landscape and Streetscape
STEP 8	Signs Determine the sign regulations that apply to the property zoning.	Chapter 134 Article 5 Signs
STEP 9	Review and Approval Procedures For information about the site plan review and design exception process.	Chapter 135 Article 8 Review and Approval Procedures
STEP 10	Review and Approval Procedures For information about the site plan review and design exception process.	Chapter 134 Article 6 Review and Approval Procedures

Step 2: Districts - Neighborhoods

Review your zoning district description in Chapter 134, Article 2

The neighborhood and other districts are listed here:



Neighborhood (N) Districts

- N1a DISTRICT:** largest lot
- N1b DISTRICT:** large lot

- N2 DISTRICT:** contemporary

- N3a DISTRICT:** mid-century
- N3b DISTRICT:** post-war cottage, mid-century mix
- N3c DISTRICT:** post-war cottage

- N4 District:** brick cottage
- N5 District:** pre-war bungalows, craftsman, Victorians
- NM District:** mobile homes

NOTE:
Extensions added to the end of the district mean:

-2 up to 2 units per lot (such as N2-2, N5-2)

-4 up to 4 units per lot (such as N5-4)

Mixed Neighborhood (NX) Districts

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

Other Districts

- A DISTRICT:** agricultural land
- F DISTRICT:** flood hazard
- P1 DISTRICT:** parks
- P2 DISTRICT:** churches, schools, institutions
- PUD:** legacy Planned Unit Developments

Typical Steps for Development		
STEP 1	Locate the subject property on the Zoning Map to determine how it is zoned.	See Planning Zoning and Special Services
	If the property is in an F (Flood Hazard) District, the Flood Hazard regulations of this code chapter 15 apply.	Chapter 16
	If the development is a large-scale development, the Large-Scale Development regulations apply and provide guidance on street, block and open space patterns.	Chapter 135 Article 5 Large Scale Development
STEP 2	Review District Descriptions to determine the nature of the zoning district that applies to the property.	Chapter 134 Article 2 Districts
STEP 3	Review Uses to determine which uses are allowed under the zoning that applies to the property.	Chapter 134 Article 3 Uses
STEP 4	Review Building Types to determine which building types are allowed in the subject zoning district and to find specific height, sign and other regulations for specific building types. See "Identifying Your Building Type".	Chapter 135 Article 2 Building Types
STEP 5	Review Design Requirements to find design requirements applicable to buildings and lots.	Chapter 135 Article 4 Design, Signs & Chapter 135 Article 6 Site Planning
STEP 6	Review Parking to determine trailer, vehicle and bicycle parking requirements for different types of uses.	Chapter 135 Article 6 Parking
STEP 7	Review Landscape & Streetscape to determine tree, landscape, and streetscape requirements for the parking lot, landscape, and streetscape requirements.	Chapter 135 Article 7 Landscape and Streetscape
STEP 8	Review Signs to determine the sign regulations that apply to the property zoning.	Chapter 134 Article 5 Signs
STEP 9	Review and Approval Procedures for information about the site plan review and design exception process.	Chapter 135 Article 8 Review and Approval Procedures
STEP 10	Determine whether additional Review and Approval Procedures are required. An additional review or design exception will be required to accommodate the proposed development under this chapter. See also: Chapter 134, which describes the rezoning process.	Chapter 134 Review and Approval Procedures

Step 3: Uses

Review the uses allowed in your district on the Use Table in Chapter 134, Article 3.

The use table is 4 pages long. Definitions of uses and any conditions associated with those uses are in Chapter 134, Article 3.

Typical Steps for Development	
STEP 1 Zone the subject property on the Zoning Map to determine how it is zoned.	See Planning During the Building Process
STEP 2 Review District Descriptions to determine which uses are allowed during the zoning that applies to the property.	Chapter 134 Article 3
STEP 3 Review Building Types to determine which building types are allowed in the subject zoning district and to find specific height, area, and other requirements for specific building types. See "Identifying the Building Type".	Chapter 135 Article 2 Building Types
STEP 4 Review Design Requirements to determine what design requirements apply to buildings and lots.	Chapter 135 Article 4 Design, Site, & Chapter 135 Article 5 Site Planning
STEP 5 Review Landscape & Streetscape to determine what landscape and streetscape requirements apply to the building, site, and streetscape.	Chapter 135 Article 6 Landscaping and Streetscape
STEP 6 Review Signs to determine what sign regulations apply to the property zoning.	Chapter 134 Article 5 Signs
STEP 7 Review Review and Approval Procedures to determine what review and approval processes apply to the project.	Chapter 135 Article 8 Review and Approval Procedures
STEP 8 Review Review and Approval Procedures to determine what review and approval processes apply to the project.	Chapter 135 Article 8 Review and Approval Procedures
STEP 9 Review Review and Approval Procedures to determine what review and approval processes apply to the project.	Chapter 135 Article 8 Review and Approval Procedures
STEP 10 Review Review and Approval Procedures to determine what review and approval processes apply to the project.	Chapter 135 Article 8 Review and Approval Procedures

Uses are listed in the left hand column

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TABLE 134-3.1-1. PRINCIPAL USE TABLE

USE CATEGORY

Use Subcategory

Specific Use Type

Utilities and Public Service Facilities

Minor

Major

COMMERCIAL

Adult Entertainment

Animal Service

Boarding

Grooming

Salon

Veterinary

Assembly and Entertainment

Small

Large

Event Center

Broadcast or Recording Studio

Business or Trade School

Commercial Service

Consumer Maintenance and Repair

Personal Service

Studio or Instructional Service

Day Care

Day Services, Adult

Eating and Drinking Places

Restaurant

Bar

Financial Service (except as below)

Day Service

Deposit/Deposit Service

Flower/Florist

Funerary or Mortuary Service

Lodging

Bed & Breakfast

Hotel/Motel

KEY: ●=permitted by right | ●=permitted on upper floors only | ○=permitted by right where district includes "2" extension | ○=permitted by right where district includes "4" extension

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Key at the bottom of each table defines each symbol:

KEY: ●=permitted by right | ●=permitted on upper floors only | ○=requires conditional use approval | *supplemental use regulations apply | =prohibited

②=permitted by right where district includes "2" extension | ④=permitted by right where district includes "4" extension

Ⓥ=prohibited where district includes "V" extension | Ⓡ=permitted with conditional use approval in NX2a district only

Ⓜ=permitted on major commercial corridors only

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134-3. USES
Principal Uses

TABLE 3.1-1. PRINCIPAL USE TABLE

USE CATEGORY

Use Subcategory

Specific Use Type

DISTRICTS

A DX1 DX2 DXR NX1 NX2 NX3 NX4 NX5 NX1 NX2 NX2a NX3 NX4 NX5 P1 P2 Reference

RESIDENTIAL

Household Living

1 household (per lot)

2 households (per lot)

3 to 4 households (per lot)

5 to 8 households (per lot)

9 or more households (per lot)

Mobile home park

Group Living

Assisted living facility

Correctional placement residence

Family home

Fraternity or sorority

Group residence, supervised

Shelter, temporary

Group living not otherwise classified

PUBLIC, CIVIC AND INSTITUTIONAL

Airport

College or University

Fraternal Organization

Hospital

Library or Cultural Exhibit

Parks and Recreation

Postal Service

Religious Assembly

Safety Service

School

Utilities and Public Service Facilities

Minor

Major

COMMERCIAL

Adult Entertainment

Animal Service

Boarding

Grooming

KEY: ●=permitted by right | ●=permitted on upper floors only | ○=requires conditional use approval | *supplemental use regulations apply | =prohibited

②=permitted by right where district includes "2" extension | ④=permitted by right where district includes "4" extension

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134-3-3

Districts are located in the column header

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TABLE 3.1-1. PRINCIPAL USE TABLE

USE CATEGORY

Use Subcategory

Specific Use Type

DISTRICTS

A DX1 DX2 DXR NX1 NX2 NX3 NX4 NX5 NX1 NX2 NX2a NX3 NX4 NX5 P1 P2 Reference

RESIDENTIAL

Household Living

1 household (per lot)

2 households (per lot)

3 to 4 households (per lot)

5 to 8 households (per lot)

9 or more households (per lot)

Mobile home park

Group Living

Assisted living facility

Correctional placement residence

Family home

Fraternity or sorority

Group residence, supervised

Shelter, temporary

Group living not otherwise classified

PUBLIC, CIVIC AND INSTITUTIONAL

Airport

College or University

Fraternal Organization

Hospital

Library or Cultural Exhibit

Parks and Recreation

Postal Service

Religious Assembly

Safety Service

School

Utilities and Public Service Facilities

Minor

Major

COMMERCIAL

Adult Entertainment

Animal Service

Boarding

Grooming

KEY: ●=permitted by right | ●=permitted on upper floors only | ○=requires conditional use approval | *supplemental use regulations apply | =prohibited

②=permitted by right where district includes "2" extension | ④=permitted by right where district includes "4" extension

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134-3-3

Step 4: Building Types

Review and select one of the building types allowed in your district in Building Types in Chapter 135, Article 2.

Mixed-Use, Commercial, & Industrial Districts are located on one table

Neighborhood & Other Districts are located on a second table

Districts are located in the column header

135-2. BUILDING TYPES
General

TABLE 135-2.2-1. BUILDING TYPES BY DISTRICTS

BUILDING TYPES	DX, X, I DISTRICTS			X, I DISTRICTS								Reference	
	DX1	DX2	DXR	MX1	MX2	MX3	RX1	RX2	CX	EX	I1		I2
Downtown Storefront	●	●	●										135-2.3
Downtown General	●	●	●										135-2.4
Storefront				●	●	●				●			135-2.5
Commercial Cottage				●	●	●				●			135-2.6
General Building					●	●	●	●	●	●	●	●	135-2.7
Commercial Center				●					●				135-2.8
Workshop/Warehouse										●	●	●	135-2.9
Civic Building	●	●	●	●	●	●	●	●	●	●	●	●	135-2.10
Principal-Use Parking Structure	●	●	●	●	●	●	●	●	●	●	●	●	135-2.17
Flat Building			●				●	●					135-2.11
Row Building			●				●	●					135-2.12
House A													135-2.13
House B													135-2.14
House C													135-2.15
House D													135-2.16

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

Building Types are listed in the left hand column

135-2. BUILDING TYPES
General

TABLE 135-2.2-2. BUILDING TYPES BY DISTRICTS

BUILDING TYPES	N, NX, A, P DISTRICTS				A, P DISTRICTS								Reference			
	N1a	N1b	N2	N3a	N3b	N3c	N4	N5	NX1	NX2, NX2a	NX3	NM		A	P1	P2
Downtown Storefront																135-2.3
Downtown General																135-2.4
Storefront																135-2.5
Commercial Cottage																135-2.6
General Building											●				●	135-2.7
Commercial Center																135-2.8
Workshop/Warehouse																135-2.9
Civic Building										●	●	●		●	●	135-2.10
Principal-Use Parking Structure																135-2.17
Flat Building											●	●				135-2.11
Row Building											●	●	●			135-2.12
House A		●	●	●										●		135-2.13
House B					●	●										135-2.14
House C							●	●	●	●						135-2.15
House D										●	●	●				135-2.16

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

Key at the bottom of each table defines each symbol:

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

Typical Steps for Development

- STEP 1 Zoning Map**
Locate the subject property on the zoning map to determine the zoning district.
See Planning Department
- STEP 2 District Descriptions**
Review the descriptions of the zoning districts to determine which uses are allowed under the zoning that applies to the property.
Chapter 134 Article 2 Districts
- STEP 3 Uses**
Determine which uses are allowed under the zoning that applies to the property.
Chapter 134 Article 3 Uses
- STEP 4 Building Types**
Review the building types allowed in the subject zoning district and select the specific building type and use that is most appropriate for the subject building type.
Chapter 135 Article 2 Building Types
- STEP 5 Design Requirements**
Review the design requirements applicable to buildings and uses.
Chapter 135 Article 4 Building Design
- STEP 6 Parking**
Review the parking requirements for different types of uses.
Chapter 135 Article 6 Parking
- STEP 7 Landscape & Streetscape**
Review the landscape and streetscape requirements.
Chapter 135 Article 7 Landscape and Streetscape
- STEP 8 Signs**
Review the sign regulations that apply to the property zoning.
Chapter 134 Article 5 Signs
- STEP 9 Review and Approval Procedures**
Review the review and approval procedures.
Chapter 135 Article 8 Review and Approval Procedures
- STEP 10 Review and Approval Procedures**
Review the review and approval procedures.
Chapter 134 Article 6 Review and Approval Procedures

Step 4: Building Types

For each building type, 4 pages define the essential regulations.

PAGE 1 includes images illustrating the building type

135-2. BUILDING TYPES
Storefront

135-2.5. STOREFRONT
2.5.1. DESCRIPTION AND INTENT
The Storefront building type is a low-rise building for use as residential, office, and other uses...
2.5.2. ILLUSTRATIVE IMAGES
The images shown in Figure 135-2-5.A are intended to illustrate the general character of the building type...
Figure 135-2-5.A. Illustrative images of Storefront building type.
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PAGE 4 includes further explanations of the table information

PAGES 2 & 3 define the regulations for the building type in each district

Typical Steps for Development

- STEP 1 Zoning Map**: Locate the subject property on the Zoning Map to determine the zoning district.
- STEP 2 District Descriptions**: Review the descriptions of the zoning districts that apply to the property.
- STEP 3 Uses**: Determine which uses are allowed under the zoning that applies to the property.
- STEP 4 Building Types**: Review the building types allowed in the subject zoning district and to find zoning, height, area, and other regulations for specific building types.
- STEP 5 Design Requirements**: Review the design requirements applicable to buildings and sites.
- STEP 6 Parking**: Review the motor vehicle and bicycle parking requirements for different types of uses.
- STEP 7 Landscape & Streetscape**: Review the landscape and streetscape requirements.
- STEP 8 Signs**: Review the sign regulations that apply to the property zoning.
- STEP 9 Review and Approval Procedures**: Review the information about the site plan review and design exception process.
- STEP 10 Review and Approval Procedures**: Determine whether additional review and approval procedures will be required to accommodate the proposed development.

135-2. BUILDING TYPES
Storefront

2.5.3. STOREFRONT REGULATIONS

	MX1	MX2	MX3	CX	REFERENCES
A. Building Siting (refer to Figure 135-2-1)					
1 Multiple Principal Buildings	Not permitted	Permitted	Permitted	Permitted	See Note 1 for facade frontage lots information. See 135-2.5.1 for measurement information.
2 Minimum Primary Frontage Coverage	85%	90%	90%	60%	See Note 1 for facade frontage lots information. See 135-2.5.1 for measurement information.
3 Primary Frontage Build-to Zone (ft)	0-5	0-5	0-5	0-10	Minimum setback area is required per Note 1 for measurement information.
4 Non-Primary Frontage Build-to Zone (ft)	0-10	0-10	0-10	0-20	
5 Minimum Interior Side Setback (ft)	5 except 0 at alley	5 except 0 at alley	5 except 0 at alley	5	See 135-2.3 for setback information.
6 Minimum Rear Setback (ft)	15 except 0 at alley	15 except 0 at alley	15 except 0 at alley	15 except 0 at alley	See Note 1 for facade frontage lots information. See 135-2.5.1 for measurement information.
7 Maximum Impervious Area	85% 10%	85% 15%	80% 10%	60% 15%	See 135-2.3 for measurement information.
8 Additional Semi-Permeous Area	10%	15%	10%	15%	See Note 1 for facade frontage lots information. See 135-2.5.1 for measurement information.
9 Surface Parking/Loading Location	Rear yard, limited side yard only	Rear yard, limited side yard only	Rear yard, limited side yard only	Rear yard, limited side yard only	See Note 3 for limited side yard parking requirements.
10 Garage/Loading Entrance Location	Any non-primary street or rear facade	Any non-primary street or rear facade	Any non-primary street or rear facade	Any non-primary street or rear facade	See 135-2.3 for setback information.
11 Permitted Driveway Access	Improved alley, if no improved alley exists or is planned, one driveway off each non-primary street. If no alley or non-primary street exists, one driveway off a primary street with approval of city engineer.				See 135-2.3 for driveway regulations.
B. Height (refer to Figure 135-2-3.C)					
12 Minimum Overall Height	1 story	3 stories	1 story	1 story	See 135-2.3 for measurement information.
13 Maximum Overall Height	3 stories	5 stories	5 stories	3 stories	
14 Primary Frontage Ground Story					
15 Minimum Height (ft)	12	15	12	12	Story heights are measured floor to floor.
16 Maximum Height (ft)	18	15	18	20	See Note 3 for large format sign information.
17 All Other Stories:					
18 Minimum Height (ft)	9	9	9	9	
19 Maximum Height (ft)	12	14	12	12	

Figure 135-2-5.B. Storefront: Building Siting

135-2-18
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135-2. BUILDING TYPES
Storefront

	MX1	MX2	MX3	CX	REFERENCES
C. Uses (refer to Figure 135-2-3.C)					
1 Primary Frontage Ground Story	Permitted Public, Civic, and institutional uses. Commercial uses except Business and Trade Schools, Artisan Industrial, Wholesale Sales/Distribution, and food-to-go story uses.	Permitted Public, Civic, and institutional uses. Commercial uses. Artisan Industrial, Wholesale Sales/Distribution, and food-to-go story uses.	Permitted Public, Civic, and institutional uses. Commercial uses. Artisan Industrial, Wholesale Sales/Distribution, and food-to-go story uses.	Permitted Public, Civic, and institutional uses. Commercial uses. Artisan Industrial, Wholesale Sales/Distribution, and food-to-go story uses.	See Chapter 135, article 2 for permitted uses per zoning district and definition of uses.
2 Non-Primary Frontage, All Upper Stories, & Basement	Any permitted use.				See Chapter 135, article 3 for permitted uses per zoning district and definition of uses.
3 Required Occupied Space	Minimum 50% depth on all full-height floors of primary frontages.				See 135-2.1 for definition of occupied space.
4 Parking/Loading within Principal Building	Permitted fully in any basement and rear of all other stories behind occupied space as required above.				Refer to 135-2.1 for design on street frontages.
D. Street & Public Way Facades and Roof Requirements (refer to Figure 135-2-5.C)					
1 Minimum Primary Frontage Ground Story Transparency	60% measured between 2 ft and 8 ft. Glass wall limitations apply.	60% measured between 2 ft and 8 ft. Glass wall limitations apply.	60% measured between 2 ft and 8 ft. Glass wall limitations apply.	60% measured between 2 ft and 8 ft. Glass wall limitations apply.	See 135-2.3 for measurement information and the definition of transparency and glass wall limitations.
2 Minimum Transparency per Each Story & any Half Story	15% glass wall limitations apply.				
3 Entrance Location & Number	Principal entrance required on primary frontage facade. minimum of one per 40 ft of primary street facade. Entry restricted for upper story uses, shall be located on a public way, no entrance on a primary frontage facade shall be greater than 40% without a principal entrance.				See 135-2.3.6 for principal entrance design requirements.
4 Primary Frontage Entryway(s) Configuration	Increased between 30 ft and 40 ft from the portion of the primary frontage facade closest to the street. maximum 40 ft wide. Outside the build-to zone.				See 135-2.3.6 for principal entrance design requirements.
5 Primary Frontage Entrance & Ground Story Elevation	At least 50% of entrances and the ground story shall be within 1.0 ft vertical of adjacent sidewalk elevation.				
6 Primary Frontage Ground Story Vertical Facade Divisions	At least one shadow line within 3 ft of the top of the ground story. For buildings over 3 stories, minimum of one shadow line within 3 ft of any story between the 3rd and 5th story.				See 135-2.1 for definition of shadow line. See 135-2.3.6 for building elevation requirements.
7 Horizontal Facade Divisions	Parapet, flat, tower permitted.				See 135-2.3.7 for roof types.

Figure 135-2-5.C. Storefront: Height & Uses Requirements

Figure 135-2-5.D. Storefront: Facade Requirements

135-2-18
DRAFT MAY 17, 2022

Step 4: Building Types

Each building type table has 4 categories of regulations.

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

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

135-2. BUILDING TYPES
Storefront

2.5.3 STOREFRONT REGULATIONS

	MX1	MX2	MX3	CX	REFERENCES
A. Building Siting Refer to Figure 135-2-5-B					
1 Multiple Principal Buildings	Not permitted	Permitted	Permitted	Permitted	See Table 1 for double frontage lots adjacent to N districts.
2 Minimum Primary Frontage Coverage	85%	90%	60%	60%	See Table 1 for double frontage lots adjacent to N districts.
3 Primary Frontage Build-to-Zone (ft)	0-5	0-5	0-5	0-10	Minimum pedestrian area is required per height.
4 Non-Primary Frontage Build-to-Zone (ft)	0-10	0-10	0-10	0-20	See 135-2.3 for measurement information.
5 Minimum Interior Side Setback (ft)	0, Substituting a district that does not permit a Storefront building			5	See 135-2.3 for landscape buffer.
6 Minimum Rear Setback (ft)	5 except 0 at alley			15 except 0 at alley	See Table 1 for double frontage lots adjacent to N districts.
7 Maximum Impervious Area Additional Semi-Permeous Area	80%	85%	80%	85%	See 135-2.3 for measurement information.
8 Surface Parking/Loading Location Garage/Loading Entrance	Rear yard, limited side yard only Any non-primary street or rear facade		Rear yard, limited side yard only Any non-primary street or rear facade		See Table 1 for limited side yard parking. See 135-2.3.9 for additional garage floor requirements.
9 Permitted Driveway Access	Improved alley. If no improved alley exists or is planned, one driveway off each non-primary street. If no alley or non-primary street exists, one driveway off a primary street with approval of city engineer.				See 135-2.3.2 for additional driveway information.
B. Height Refer to Figure 135-2-5-C					
10 Minimum Overall Height	1 story	3 stories	1 story	1 story	See 135-2.2 for measurement information.
11 Maximum Overall Height	3 stories	5 stories	5 stories	9 stories	
Primary Frontage Ground Story:					
12 Maximum height (ft)	12	15	12	12	Story heights are measured floor to floor.
13 Maximum height (ft)	18	20	18	20	See Table 1 for large format retail heights.
All Other Stories:					
14 Maximum height (ft)	9	9	9	9	See 135-2.2 for measurement information.
15 Maximum height (ft)	12	14	12	12	

Figure 135-2-5-B. Storefront: Building Siting

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C. Uses locates uses permitted per the Uses article (134-3) within the building.

135-2. BUILDING TYPES
Storefront

	MX1	MX2	MX3	CX	REFERENCES
C. Uses Refer to Figure 135-2-5-C					
16 Primary Frontage Facade Ground Story	Permitted Public, Civic, and Institutional uses, Commercial uses except Business and Trade School, Amusement, Industrial, and Lockers to upper story uses	Permitted Public, Civic, and Institutional uses, Commercial uses, Artisan, Industrial, Wholesale Sales/Distributors, and Lockers to upper story uses	Permitted Public, Civic, and Institutional uses, Commercial uses, Artisan, Industrial, Wholesale Sales/Distributors, and Lockers to upper story uses	Permitted Public, Civic, and Institutional uses, Commercial uses, Artisan, Industrial, Wholesale Sales/Distributors, and Lockers to upper story uses	See Chapter 134, article 3 for permitted uses per zoning district and definition of use.
17 Non-Primary Frontage, All Upper Stories, & Basement	Any permitted use				See Chapter 134, article 3 for permitted uses per zoning district and definition of use.
18 Required Occupied Space	Minimum 30ft depth on all full height floors of primary frontage				See 135-2.2.2 for definition of occupied space.
19 Parking/Loading within Principal Building	Permitted fully in any basement and rear of all other stories behind occupied space as required above				See 135-2.3.12 for design on street frontages.
D. Street & Public Way Facades and Roof Requirements Refer to Figure 135-2-5-D					
20 Minimum Primary Frontage Ground Story Transparency	65%, measured between 2 ft and 8 ft. Blank wall limitations apply	70%, measured between 2 ft and 8 ft. Blank wall limitations apply	65%, measured between 2 ft and 8 ft. Blank wall limitations apply	60%, measured between 2 ft and 8 ft. Blank wall limitations apply	See 135-2.3 for measurement information and the definition of transparency and blank wall limits. See Note 4, for requirements at corners.
21 Minimum Transparency per Each Story & any Hall Story	15%; blank wall limitations apply				
22 Entrance Location & Number	Principal entrance required on primary frontage facade. Minimum of one per 45 ft of primary street facade. Lobby entrances for upper story uses shall be located on a public way, no entrance on a primary frontage facade shall be greater than 30ft without a principal entrance				See 135-2.3.6 for principal entrance design requirements.
23 Primary Frontage Entryways Configuration	Recessed between 3ft and 6ft from the portion of the primary frontage facade closest to the street, maximum 6ft wide if outside the curb to zone		No requirements		See 135-2.3.6 for principal entrance design requirements.
24 Primary Frontage Entrance & Ground Story Elevation	At least 80% of entrances and the ground story shall be within 1.5ft vertically of adjacent sidewalk elevation				
25 Primary Frontage Ground Story Vertical Facade Divisions	At least one shadow line per every 30ft of facade width				See 135-2.2.1 for definition of shadow line. See 135-2.3.9 for building enclosure requirements.
26 Horizontal Facade Divisions	At least one shadow line within 3ft of the top of the ground story. For buildings over 3 stories, minimum of one shadow line within 3ft of any story between the 3rd and 5th story				See 135-2.2.1 for definition of shadow line.
27 Permitted Roof Types	Parapet, flat, tower permitted				See 135-2.2.0 for roof types

Figure 135-2-5-C. Storefront: Height & Uses Requirements

Figure 135-2-5-D. Storefront: Facade Requirements

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D. Street Façade includes window, door, & roof requirements.

Typical Steps for Development

- STEP 1 Zoning Map**
Locate the subject property on the Zoning Map to determine how it is zoned.
See Planning, Zoning & Land Use Services
- STEP 2 District Descriptions**
Review the zoning map to determine which uses are allowed under the zoning that applies to the property.
Chapter 134 Article 2 Districts
- STEP 3 Uses**
Determine which uses are allowed under the zoning that applies to the property.
Chapter 134 Article 3 Uses
- STEP 4 Building Types**
Review the zoning map to determine which building types are allowed in the subject zoning district and to find such things as height, height and area limitations for each building type, and "Measuring the Building Type".
Chapter 135 Article 2 Building Types
- STEP 5 Design Requirements**
Review the zoning map to determine which design requirements are applicable to buildings and lots.
Chapter 135 Article 3 Design Requirements
- STEP 6 Parking**
Review the zoning map to determine which parking requirements are applicable to buildings and lots.
Chapter 135 Article 4 Parking
- STEP 7 Landscape & Streetscape**
Review the zoning map to determine which landscape and streetscape requirements are applicable to buildings and lots.
Chapter 135 Article 5 Landscape and Streetscape
- STEP 8 Signs**
Review the zoning map to determine which sign regulations that apply to the property zoning.
Chapter 134 Article 5 Signs
- STEP 9 Review and Approval Procedures**
Review the zoning map to determine which review and approval procedures are applicable to buildings and lots.
Chapter 135 Article 6 Review and Approval Procedures
- STEP 10 Review and Approval Procedures**
Review the zoning map to determine which review and approval procedures are applicable to buildings and lots.
Chapter 134 Article 6 Review and Approval Procedures

Each regulation is keyed to the illustrations at the bottom.

Step 6: Parking

Review both motor vehicle and bicycle parking requirements by use.

Chapter 135, Article 6 defines off-street parking ratios by use and includes parking and driveway layout and design.

TABLE 135-6.4-1. VEHICLE PARKING RATIOS

USE CATEGORY	Min. Spaces	Per	Supplemental
Household Living	1	Household unit	0.5 per unit for elderly housing
Group Living			
Assisted living facility	1	8 beds	Plus 0.5 spaces per staff member
Shelter, temporary	1	2 employees	
Other group living	0.5	resident	
PUBLIC, CIVIC AND INSTITUTIONAL			
Airport	Established in accordance with 135-6.2.7 of this article.		
College or University	Established in accordance with 135-6.2.7 of this article.		
Fraternal Organization	1	150 sq. ft.	
Hospital	1	5 beds	Plus 1 per 2 staff member
Library or Cultural Exhibit	1	1,000 sq. ft.	
Parks & Recreation	Established in accordance with 135-6.2.7 of this article.		
Postal Service	Established in accordance with 135-6.2.7 of this article.		
Assembly	1	6 seats	
Safety Service	1	2 staff	
School			
Elementary/middle	1	2 staff	Plus 10 spaces
High school	1	2 staff 10 students	
Utilities and Public Service Facilities	1	2 staff	
COMMERCIAL			
Adult Entertainment	1	400 sq. ft.	
Animal Service	1	400 sq. ft.	Animal enclosure areas not counted
Assembly and Entertainment	1	6 seats	
Broadcast or Recording Studio	1	400 sq. ft.	
Business or Trade School	1	2 staff 5 students	
Commercial Service	1	600 sq. ft.	
Day Care	1	2 Staff	Plus 3 drop-off/pick-up spaces

TABLE 135-6.3-1. BICYCLE PARKING RATIOS

USE CATEGORY	Bicycle Spaces
RESIDENTIAL	
Household Living	
Buildings with 2 or fewer household units	1
Buildings with 3 to 6 household units	1 space
Buildings with 7 or more household units	1 per 15 household units; minimum 2 spaces
Group Living	1 per beds; minimum 2 spaces
PUBLIC, CIVIC AND INSTITUTIONAL	
College or University	Established in accordance with 135-6.2.7 of this article
Fraternal Organization	1 per 4,000 sq. ft.
Hospital	1 per 30,000 sq. ft.
Library or Cultural Exhibit	1 per 2,000 sq. ft.
Public Recreation Areas	Established in accordance with 135-6.2.7 of this article
Assembly	1 per 200 seats; minimum 2 spaces
School	1 per classroom
COMMERCIAL	
Adult Entertainment	1 per 4,000 sq. ft.
Assembly & Entertainment	500 seats or less = 1 space per 125 seats More than 500 seats = 4 spaces plus 1 space per 250 seats
Broadcast or Recording Studio	1 per 50,000 sq. ft.
Business or Trade School	1 per classroom
Commercial Service	1 per 4,000 sq. ft.
Eating & Drinking Places	1 per 4,000 sq. ft.
Financial Service	1 per 4,000 sq. ft.
Lodging	1 per 40 rooms; minimum 2 spaces
Office	1 per 50,000 sq. ft.
Parking, Non-Accessory	1 per 25 motor vehicle spaces
Retail Sales	1 per 4,000 sq. ft.
Sports and Rec., Private/Participant	1 per 2,500 sq. ft.

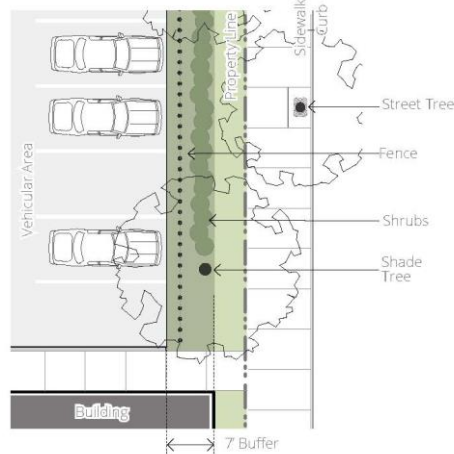


Step 7: Landscape & Streetscape

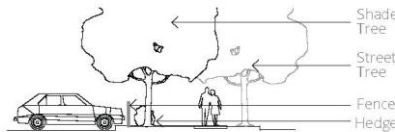
Review landscape and streetscape requirements for each district.

Landscape buffer and screen requirements address such areas as:

- Parking lot frontages along streets and residential alleys.
- Buffers between different uses.
- Parking lot landscape.

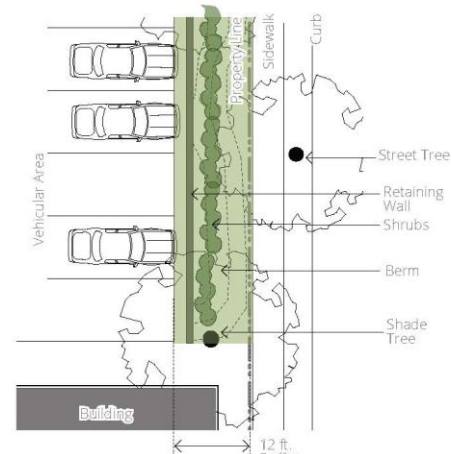


Frontage Buffer Plan

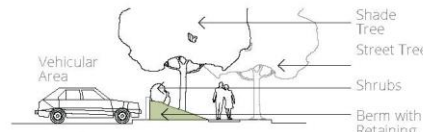


Frontage Buffer Section

Figure 135-7.7-A. Fence Frontage Buffer Plan & Section



Frontage Buffer Plan



Frontage Buffer Section

Figure 135-7.8-A. Berm Frontage Buffer Plan and Section

Typical Steps for Development	
STEP 1	Locate the subject property on the Zoning Map to determine how it is zoned. If the property is in an F (Flood Hazard) District, the Flood Hazard regulations of the applicable chapter will apply. If the subject property is in a Large-Scale Development District, the regulations apply and provide guidance on street, block and open space patterns.
STEP 2	Review District Descriptions to determine which uses are allowed under the zoning that applies to the property.
STEP 3	Review Uses to determine which uses are allowed under the zoning that applies to the property.
STEP 4	Review Building Types to determine which building types are allowed in the subject zoning district and to find specific height, massing and other requirements for specific building types. See "Identifying the Building Type".
STEP 5	Review Design Requirements for additional design requirements applicable to buildings and uses.
STEP 6	Review Parking to determine motor vehicle and bicycle parking requirements for different types of uses.
STEP 7	Review Landscape & Streetscape for site parking lot landscape and streetscape requirements.
STEP 8	Review Signs to determine the sign regulations that apply to the property zoning.
STEP 9	Review and Approval Procedures for information about the site plan review and design exception process.
STEP 10	Determine whether additional Review and Approval Procedures are required for development within the subject zoning district. The subject zoning district also describes the review process.

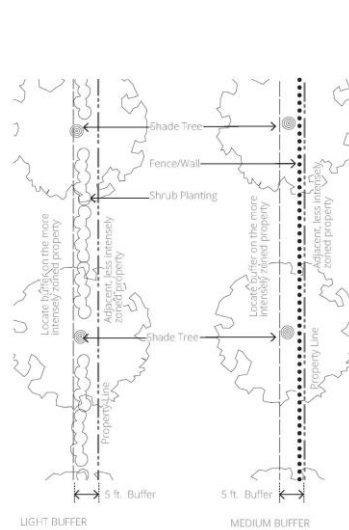
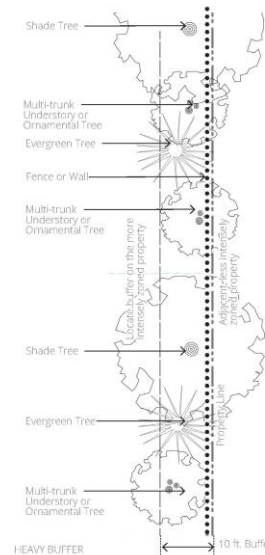


Figure 135-7.8-B. Side & Rear Buffer



HEAVY BUFFER

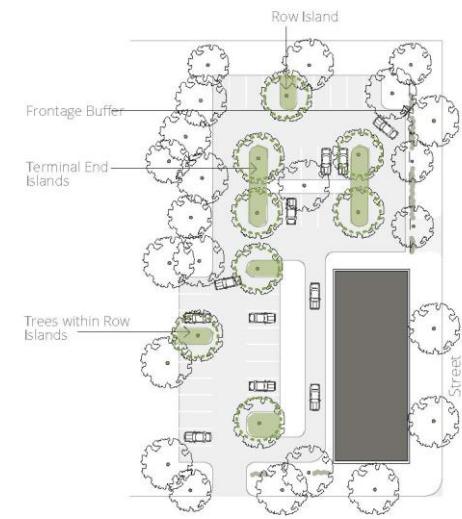


Figure 135-7.9-A. Interior Parking Lot Landscaping.

Step 8: Signs

Review sign regulations for each district.

Typical Steps for Development		
STEP 1	Locate the subject property on the Zoning Map to determine how it is zoned.	See PlanningMap.org during the application process.
	If the property is in a F (Flood Hazard) District , the District regulations of this code chapter 18 apply.	Chapter 18
	If the development is a Large-Scale Development , the regulations apply and provide guidance on street, block and open space patterns.	Chapter 133 Article 5 Large Scale Development
STEP 2	Review District Descriptions to understand the various regulations of the zoning district that applies to the property.	Chapter 134 Article 2 Districts
STEP 3	Review Uses to determine which uses are allowed under the zoning that applies to the property.	Chapter 134 Article 3 Uses
STEP 4	Review Building Types to understand which building types are allowed in the subject zoning district and to find specific height, height, design and other regulations for specific building types. See "Identifying the Building Type".	Chapter 135 Article 2 Building Types
STEP 5	Review Design Requirements for additional design requirements applicable to buildings and uses.	Chapter 135 Article 4 Design, Sign & Chapter 135 Article 5 Site Design
STEP 6	Review Parking to determine motor vehicle and bicycle parking requirements for different types of uses.	Chapter 133 Article 6 Parking
STEP 7	Review Landscape & Streetscape for tree planting, site landscape, and streetbuffer requirements.	Chapter 135 Article 7 Landscaping and Streetscape
STEP 8	Review Signs to determine the sign regulations that apply to the specific zoning.	Chapter 134 Article 5 Signs
STEP 9	Review Review and Approval Procedures for information about the site plan review and design exception process.	Chapter 135 Article 8 Review and Approval Procedures
STEP 10	Determine whether additional Review and Approval Procedures (e.g., conditional use permits, setbacks or zoning exceptions) will be required to accommodate the proposed development. Code VITA Chapter 18 also describes the hearing process.	Chapter 134 Article 6 Review and Approval Procedures

TABLE 134-5.6-1. SIGNS IN DX, MX, RX, CX, EX, I AND P DISTRICTS								
	DX1	DX2 DXR	MX1 MX2	MX3	CX	RX	EX I	P
PERMITTED SIGN TYPES								
Wall	●	●	●	●	●	●	●	●
Monument	●	●	●	●	●	●	●	●
Projecting	●	●	●	●	●	●	●	●
Roof	●	●	—	—	●	—	●	—
WALL SIGNS: MAXIMUM NUMBER AND AREA								
Maximum Number per Occupant	2	2	2	2	2	2	2	2
Maximum Total Sign Area (sq. ft.)	2 per linear foot of building frontage for floors 1-3	1.25 per linear foot of building frontage for floors 1-3				2 per linear foot of building frontage for floors 1-3		
Maximum Area of Any Single Sign	200 sq. ft.	100 sq. ft.	100 sq. ft.	200 sq. ft.	200 sq. ft.	100 sq. ft.	200 sq. ft.	200 sq. ft.
Other Regulations	See section 134-5.6.3 of this article							
MONUMENT SIGNS: MAXIMUM NUMBER, AREA AND HEIGHT								
Maximum Number per Street Frontage	1	1	1	1	1 per 250 linear feet of frontage	1	1 per 250 linear feet of frontage	1
Maximum Sign Area (sq. ft.)	25	25	1 per linear foot of street frontage or 75 sq. ft., whichever is less	75	1 per linear foot of street frontage or 200 sq. ft., whichever is less	15	1 per linear foot of street frontage or 200 sq. ft., whichever is less	75
Maximum Height (ft.)	8 if setback less than 25 feet from property line; 15 if setback at least 25 feet from property line							
PROJECTING SIGNS								
Maximum Number	May be used in lieu of wall signs or in addition to wall signs, but the total number of wall signs, projecting signs and roof signs may not exceed the maximum number of wall signs allowed in accordance with this table.							
Maximum Sign Area	Same as apply to wall signs							
Maximum Projection	May not project more than seven feet from the wall of the building to which they are attached.							
Minimum Vertical Clearance	Must be mounted to provide at least nine feet vertical clearance above the sidewalk, driveway or other ground surface beneath the sign							
Other Regulations	See section 134-5.6.6 of this article							
AWNING AND CANOPY SIGNS								
Regulations	See section 134-5.6.7 of this article							
ROOF SIGNS								
Maximum Number	May be used in lieu of wall signs or in addition to wall signs in those districts that expressly allow roof signs, but the total number of wall signs, projecting signs and roof signs may not exceed the maximum number of wall signs allowed in accordance with this table.							
Maximum Sign Area	Same as apply to wall signs							
Maximum Height	Mounted height of a roof sign may not exceed eight feet. The combined height of a roof sign and the building upon which the sign is mounted may not exceed the maximum height limit of the subject zoning district or the subject building type.							
Other Regulations	See section 134-5.6.8 of this article							
ELECTRONIC AND MULTI-VISION DISPLAYS ON MONUMENT SIGNS								
Regulations	See section 134-5.7 of this article							

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



Figure 134-5.6-A. Wall Sign Example



Figure 134-5.6-B. Monument Sign Example

Step 9: Review & Approval Procedures – Site Plans

Review Article 135-9 for procedures regarding site plans and design alternatives

Site plan review under updated ordinance includes more objective review and decision-making criteria (compared to current chapter 82 process)

Intended to result in faster, more predictable process

ADMINISTRATIVE SITE PLANS

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

PUBLIC HEARING SITE PLANS

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

Typical Steps for Development		
STEP 1	Locate the subject property on the Zoning Map to determine how it is zoned. If the property is in an F (Flood Hazard) District the Flood Hazard regulations of this code chapter 135 apply. If the development falls in a zone where in use, the Large-Scale Development regulations apply and provide guidance on street, block and open space patterns.	See FloodHazard Zoning Map and FloodHazard Chapter 10 Chapter 135 Article 3 Large Scale Development
STEP 2	Review District Descriptions to determine the zoning district that applies to the property.	Chapter 134 Article 2 District
STEP 3	Review Uses to determine which uses are allowed under the zoning that applies to the property.	Chapter 134 Article 3 Uses
STEP 4	Review Building Types to determine which building types are allowed in the subject zoning district and to find specific setbacks, height, design and other regulations for specific building types. See "Identifying the Building Type".	Chapter 135 Article 2 Building Types
STEP 5	Review Design Requirements for additional design requirements applicable to buildings and uses.	Chapter 135 Article 4 and Chapter 135 Article 8 See "Design Requirements"
STEP 6	Review Parking to determine motor vehicle and bicycle parking requirements for different types of uses.	Chapter 135 Article 6 Parking
STEP 7	Review Landscape & Streetscape for tree planting, site landscape, and streetscape requirements.	Chapter 135 Article 7 Landscaping and Streetscape
STEP 8	Review Signs to determine the sign regulations that apply to the property zoning.	Chapter 134 Article 5 Signs
STEP 9	Review Review and Approval Procedures for information about the site plan review and design exception processes.	Chapter 135 Article 9 Review and Approval Procedures
STEP 10	Determine whether additional Review and Approval Procedures (e.g. conditional use approvals, setbacks or zoning exceptions) will be required to accommodate the proposed development under this chapter. Also, determine the rezoning process.	Chapter 134 Article 6 Review and Approval Procedures

Step 10: Review & Approval Procedures – Additional

Review Chapter 134-6 for processes regarding:

- Zoning Ordinance Text Amendments
- Zoning Map Amendments
- Conditional Uses
- Type 1 Zoning Exceptions
- Type 2 Zoning Exceptions
- Zoning Variances
- Reasonable Accommodation
- Appeals of Administrative Zoning Decisions

Typical Steps for Development		
STEP 1	Order the subject property on the Zoning Map to determine how it is zoned. If the property is in an F (Flood Hazard) District, the Flood Hazard regulations of the code chapter 150 apply. If the development is to be done on a street, the Large-Scale Development regulations apply and provide guidance on street, block and open space patterns.	See Planning During the Application Process Chapter 150
STEP 2	Review District Descriptions to determine which uses are allowed under the zoning that applies to the property.	Chapter 134 Article 2 Districts
STEP 3	Review Uses to determine which uses are allowed under the zoning that applies to the property.	Chapter 134 Article 3 Uses
STEP 4	Review Building Types to determine which building types are allowed in the subject zoning district and to find specific rules, height, design and other regulations for specific building types. See "Identifying Your Building Type".	Chapter 135 Article 2 Building Types
STEP 5	Review Design Requirements to determine which design requirements are applicable to buildings and lots.	Chapter 135 Article 4 Design and Chapter 135 Article 5 Site Planning
STEP 6	Review Parking to determine motor vehicle and bicycle parking requirements for different types of uses.	Chapter 135 Article 6 Parking
STEP 7	Review Landscape & Streetscape to determine tree planting, site landscape, and streetbuffer requirements.	Chapter 135 Article 7 Landscaping and Streetbuffer
STEP 8	Review Signs to determine the sign regulations that apply to the property zoning.	Chapter 134 Article 5 Signs
STEP 9	Review and Approval Procedures for information about the site plan review and design exception process.	Chapter 135 Article 8 Review and Approval Procedures
STEP 10	Review and Approval Procedures for information about the site plan review and design exception process.	Chapter 134 Article 6 Review and Approval Procedures



Rezoning



Variances



Use Variances