

PlanDSM

COMPREHENSIVE PLAN & ZONING CODE

The City of Des Moines' current zoning code was written in 1965. Over those 54 years, more than 300 amendments have been added to the code. This has created conflicting procedures and inefficient processes which have led to permitting delays and frustration.

A new zoning, planning, and design ordinance for the City of Des Moines will provide greater predictability, efficiency, and a more focused urban design for developers and neighborhoods.

PlanDSM Directives

During the development of our 2016 comprehensive plan, the City received extensive feedback from residents about what Des Moines should look like in the year 2040. As a result, PlanDSM prioritizes and encourages developments that tie together land use, transportation, and employment.

- Ensure medium- to low-density residential projects are located near transit corridors where obsolete commercial development exists or property is under-developed
- Encourage high-density residential development where jobs exist or employment is easily accessible by public transit
- Promote an increased mix of housing types within existing neighborhoods and require a mix of housing types in new neighborhoods

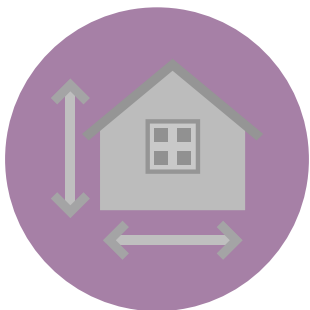
Our Goals

In Des Moines, residents want to go beyond building affordable housing to creating neighborhoods that will continue to be attractive and affordable for years to come.

- Diversify housing types to create resilient mixed-income neighborhoods
- Create an environment in which homes increase in value
- Focus on long-term return on investments in infrastructure such as streets, sewers, and parks
- In existing neighborhoods, encourage multiple household development projects where utilities and public services are easily accessible
- In new neighborhoods, ensure development projects provide a variety of housing types, sizes and price ranges

Housing Data

The projected need for affordable housing creates demand for existing Des Moines housing, which provides opportunity for existing homeowners to move up into other housing alternatives. However, such housing alternatives within the City of Des Moines are limited.



AVG. HOUSE SIZE
1,253 sq. ft.

27% smaller than the average of other Polk County cities.



AVG. SALE PRICE
\$133,000

Median home price in the metro area was \$229,000 in 2018.



Review the public hearing draft and submit your comments:

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Urban Solutions to Sustainable Neighborhoods

As the largest city in Iowa, Des Moines needs a series of urban solutions to create sustainable neighborhoods. Homeowners should be able to sell their homes for more than they originally paid, while residents of all income levels should be able to afford to rent or buy a place of their own.

Looking towards the future of Des Moines, we all need to focus on improving the value of each of our neighborhoods. We need to address Missing Middle Housing and encourage a mix of household options throughout every neighborhood. We need to update existing housing to meet the demands of today's market.

Building Equity

- Both the PlanDSM Comprehensive Plan and the proposed Zoning, Planning, and Design Ordinance focus on the long-term health of neighborhoods and their value in the community — not just initial construction costs
- For new housing, regulating square footages, basements and garages will impact the initial cost of single household projects, but is intended to create long-term equity growth for families in each of our neighborhoods
- For existing housing, making it easier for homeowners to invest in upgrades will help make their homes more attractive to potential homebuyers

Neighborhood Investment

- InvestDSM is a new collaboration between the City of Des Moines and Polk County that aims to provide diverse housing options that meet the needs of residents of various income levels
- Extensive analysis of conditions and trends indicates more resources are needed to meet current challenges facing neighborhoods
- Physical limitations in older homes, such as single bathrooms and limited storage space, are making it difficult for sellers to attract buyers
- InvestDSM will coordinate Special Investment Districts, four neighborhoods selected last fall to pilot a new approach to revitalizing Des Moines

Proposed Code Updates

- Zoning map implements land use objectives of PlanDSM
- Locating higher density in nodes and along transit corridors increases the number of households that can realize lower total household costs for housing and transportation and provides cost effective access to employment centers
- Streamlined process to allow multi-family residential development in nodes and along transit corridors
- Re-introduction of Missing Middle Housing in the following districts: Two-household dwellings (duplexes) are permitted uses in the DXR, RX1, RX2, NX1, NX2 NX2a, and NX3 districts. They are also allowed on any N1, N2, N3, N4, or N5 district that includes a “-2” extension on the proposed zoning map or any lot that is rezoned with an “-2” extension in the future or with “-4 extension”
- Introduction of accessory household units in the following districts: N1, N2, N3, N4 or N5 district that include a “-2” or “-4” extension, and NX districts



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