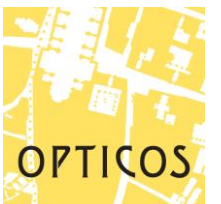




# Trip 3: Administrative Draft Code

City of Iowa City  
Form-Based Code







# Agenda



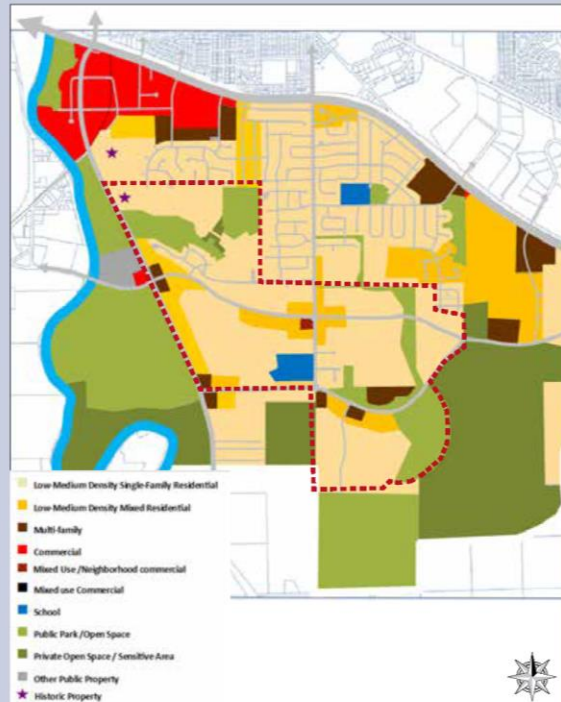
- Overview of Admin Draft Code & Regulating Plan (25 minutes)
- Questions Received so far (20 minutes)
- Discussion

# Overview of Process so far

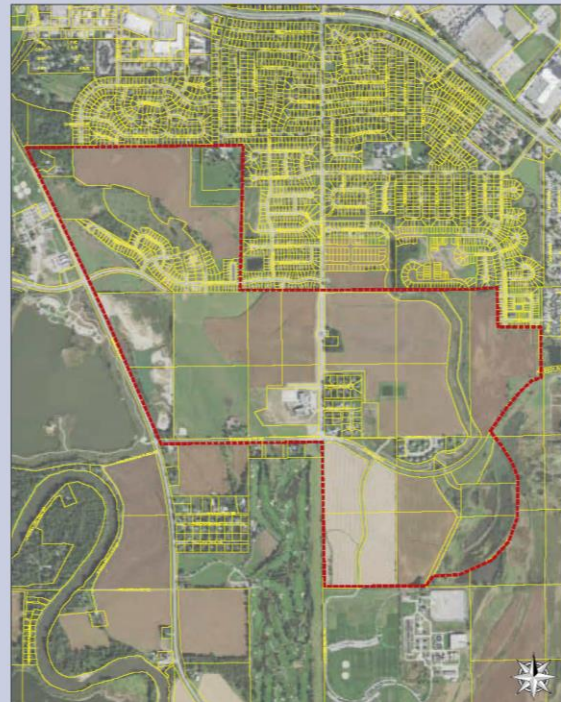
# 1

## ADDITIONAL SOUTH DISTRICT MAPS

South District Plan Map



Aerial Map



August 31, 2017 |

# Key Steps

- 2015 - South District Plan adopted 2015
- 2017 – Phase 1 Study
  - Neighborhood Centers with walkable amenities and residential development
  - Expand on established open spaces with a strong network of trails and parks
  - Address housing options; great opportunities for Missing Middle Housing to accommodate needs for a range of families
  - Improve street connectivity
  - Improve walkability
  - Introduce new zoning or changes to better predict and control future development



## 3.4 South District Plan Area Public Workshop

### SUMMARY

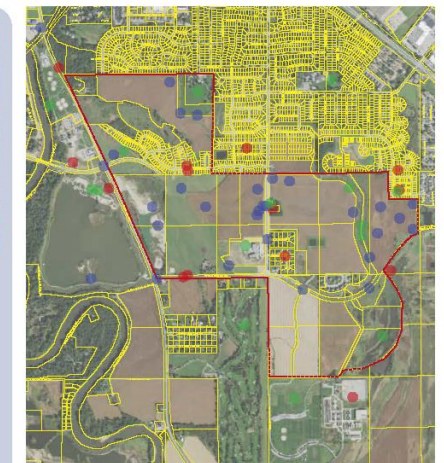


#### Key themes from South District workshop

- Need for creating neighborhood centers around which to concentrate higher density development
- Build upon the established open spaces by creating a strong network of trails and parks; the existing open space opportunities need more connectivity to one another
- Establish effective public transportation to provide more access to different parts of the city
- Address housing options for the area; great opportunities for Missing Middle Housing; desire to accommodate housing needs for a range of families from different backgrounds
- Street connectivity needs improvement, including access across Highway 6, plan for extension of streets that do not go all the way through, and relief off of neighborhood streets being used as arterials

28 | August 31, 2017

### Composite Map from South District Workshop Mapping Exercise



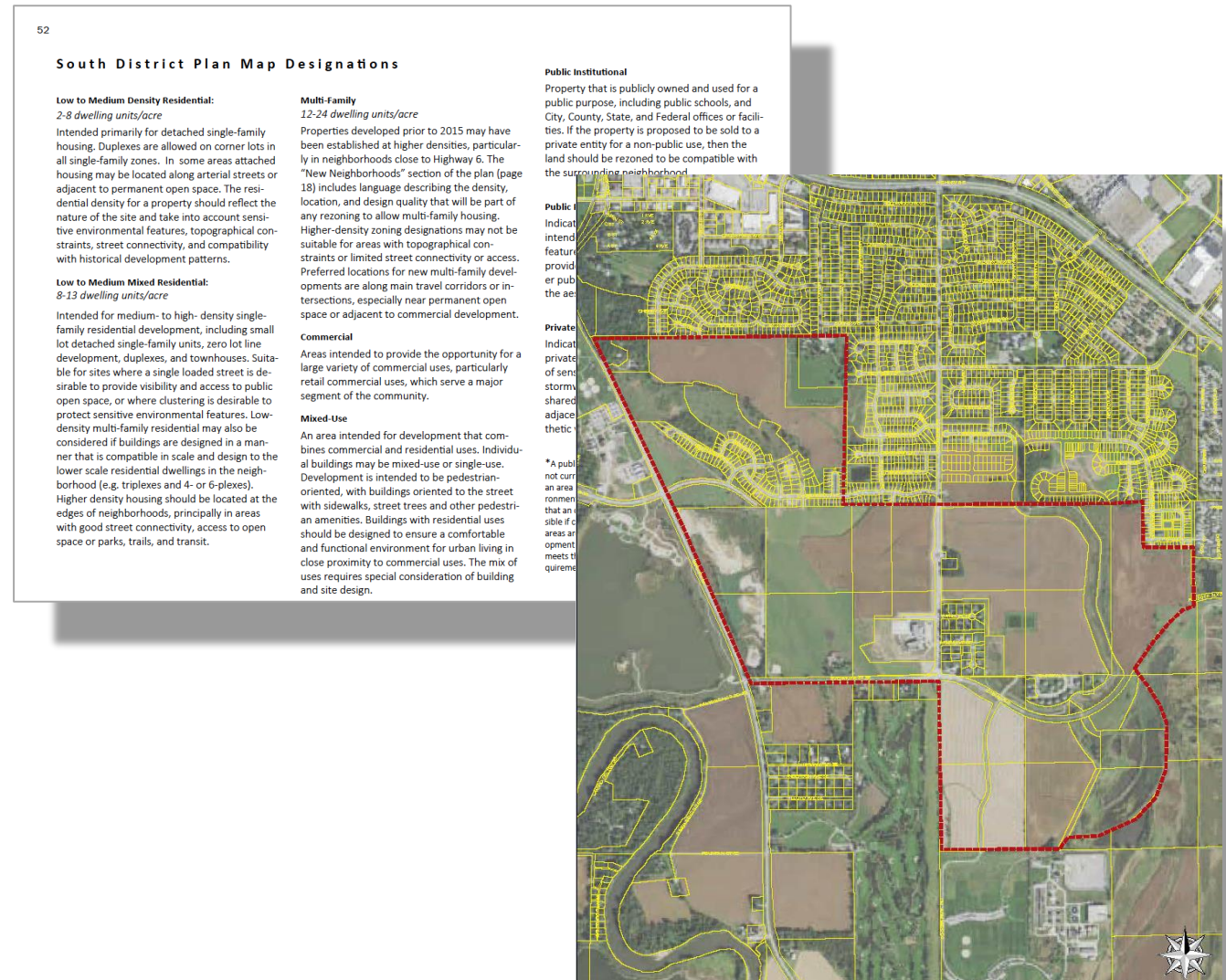
See page 94 of the Appendix for detailed comments and notes from the mapping exercise.

KEY ● = Strength ● = Weakness ● = Opportunity

# Key Steps



- 2018 – Phase 2 Code Work
- Implement 2017 workshop direction and South District Plan
- Prepare Market Study
- Prepare administrative draft code.
- Work with city staff on code training
- 2019 – Admin Draft Code
- Prepare approach options for Regulating Plan
- Release Administrative Draft Code for Review
- Review Administrative Draft Code







© 2018 Google

Google Earth





## Repeating Elements

- Walkable Network of Interconnected blocks, mix of Thoroughfare types

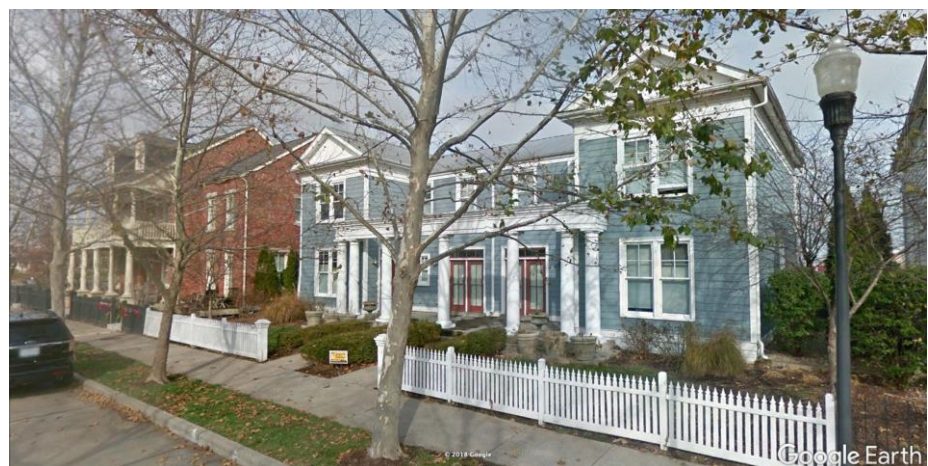
- Strong Public Realm leading to public open space



- Integral stormwater management as part of Public Realm

- On-street parking, slower speeds

- Mix of Houses, 3 and 4 plexes, Cottage Courts, Mansions (6 plexes), Townhouses, Courtyard Buildings



- Strong connection of ground floor frontage to public realm

- Small Main Street







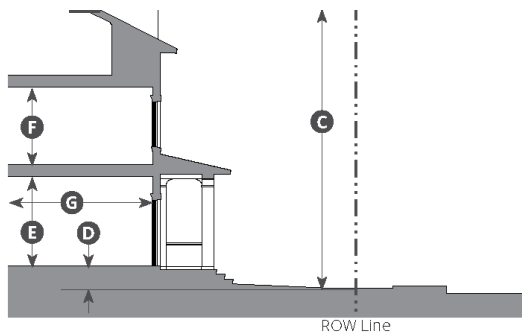
#### Key

--- ROW/ Lot Line

### 3. Building Types

Primary Building Type	Lot		Standards
	Width <b>A</b>	Depth <b>B</b>	
House-Scale			
House Large	60' min.	120' min.	<a href="#">14-2H-7E</a>
Duplex Side-by-Side	50' min.	110' min.	<a href="#">14-2H-7G</a>
Cottage Court <sup>1</sup>	100' min.	140' min.	<a href="#">14-2H-7I</a>
Block-Scale			
None			
Accessory Building Type			
Carriage House	N/A	N/A	<a href="#">14-2H-7D</a>

<sup>1</sup> Up to 1 Cottage may be a Duplex Side-by-Side.



#### Key

--- ROW Line

— Mid-Point of Roof

### 4. Building Form

<b>Height</b>		
Main Building <sup>1</sup>		
Stories	2.5 stories max. <sup>2</sup>	
Mid-Point of Roof <sup>3</sup>	30' max.	<b>C</b>
Accessory Structure(s) <sup>1</sup>		
Carriage House	2 stories max.	
Other	1 story max.	
Ground Floor Finish Level		
Residential	6" min. <sup>4</sup>	<b>D</b>
Non-Residential	6" max.	
Ground Floor Ceiling	9' min.	<b>E</b>
Upper Floor(s) Ceiling	9' min.	<b>F</b>
<b>Footprint</b>		
Lot Coverage	40% max. <sup>5</sup>	
Depth, Ground-Floor Space	30' min.	<b>G</b>
Accessory Structure(s)	36' x 30' max.	

<sup>1</sup> See [Section 14-2H-7 \(Building Type Standards\)](#) for refinements to massing and height standards.

<sup>2</sup> The ".5" refers to an occupiable attic.

<sup>3</sup> Mid-Point of Roof from average grade along street or civic space.

<sup>4</sup> Common entries for multifamily buildings may be set at grade in compliance with local and federal accessibility

# Overview of Draft Code

SECTION

2



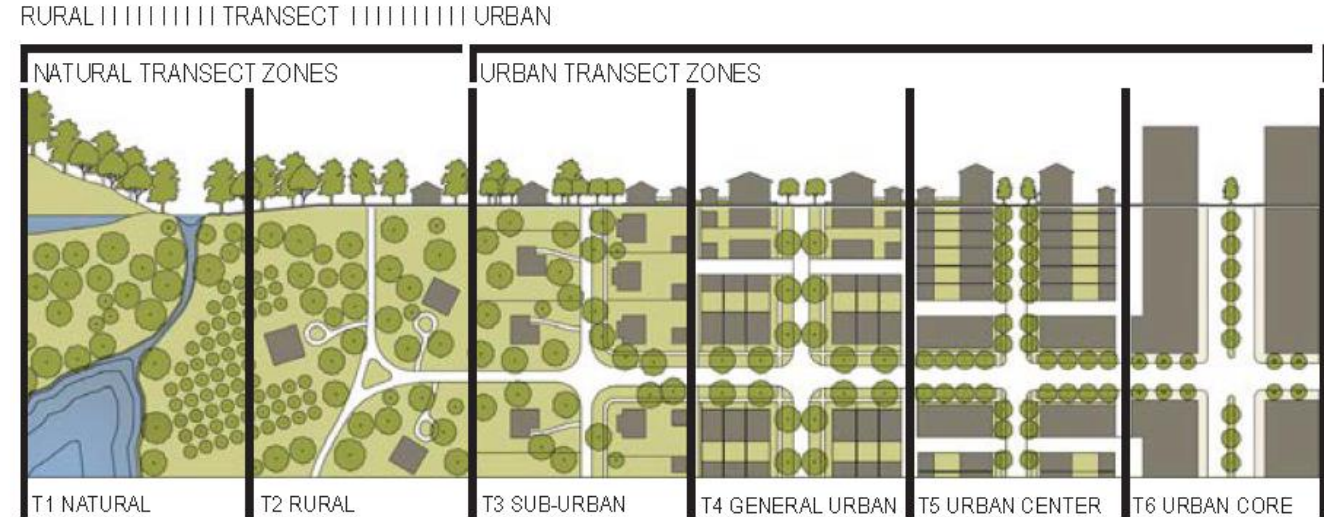
# FBC – Organizing Principle



- **The Transect**

The Natural-to-Urban Transect categorizes a spectrum of natural to urban contexts in six Transect zones (from the most rural T1 to the most urban T6) and is prominent organizing principle within Form-Based Code practice.

Form-Based Codes replace zoning and are not merely design guidelines.



*Image courtesy of DPZ Partners*



# FBC – Organizing Principle



- The Transect applied to Iowa City
- T1 through T6

Table P-1E-1: Summary Table of Form-Based Zones for Natural and Walkable Contexts

◀ Less Urban



Source: Google Images



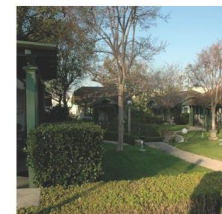
8 Iowa City - Article H: Form-Based Zones and Standards



Source: Google Images



Source: Google Images



Admin Draft — October:

Table P-1E-1: Summary Table of Form-Based Zones for Natural and Walkable Contexts (Continued)

More Urban ▶



Source: Google Images



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Source: Google Images



Source: Google Images



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9



# FBC – Organizing Principle



- The Transect applied to Iowa City

- T1 through T6

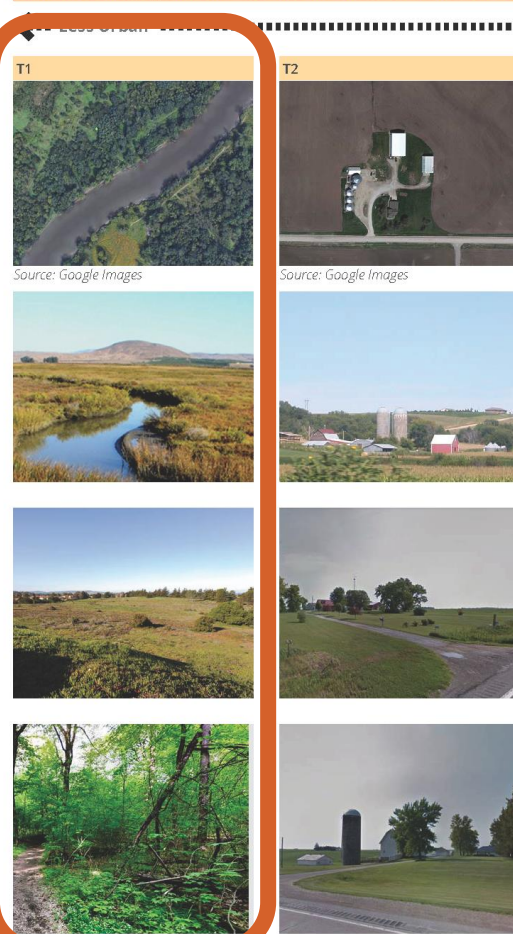
- South District

- T1 Natural

- T3 Sub-Urban

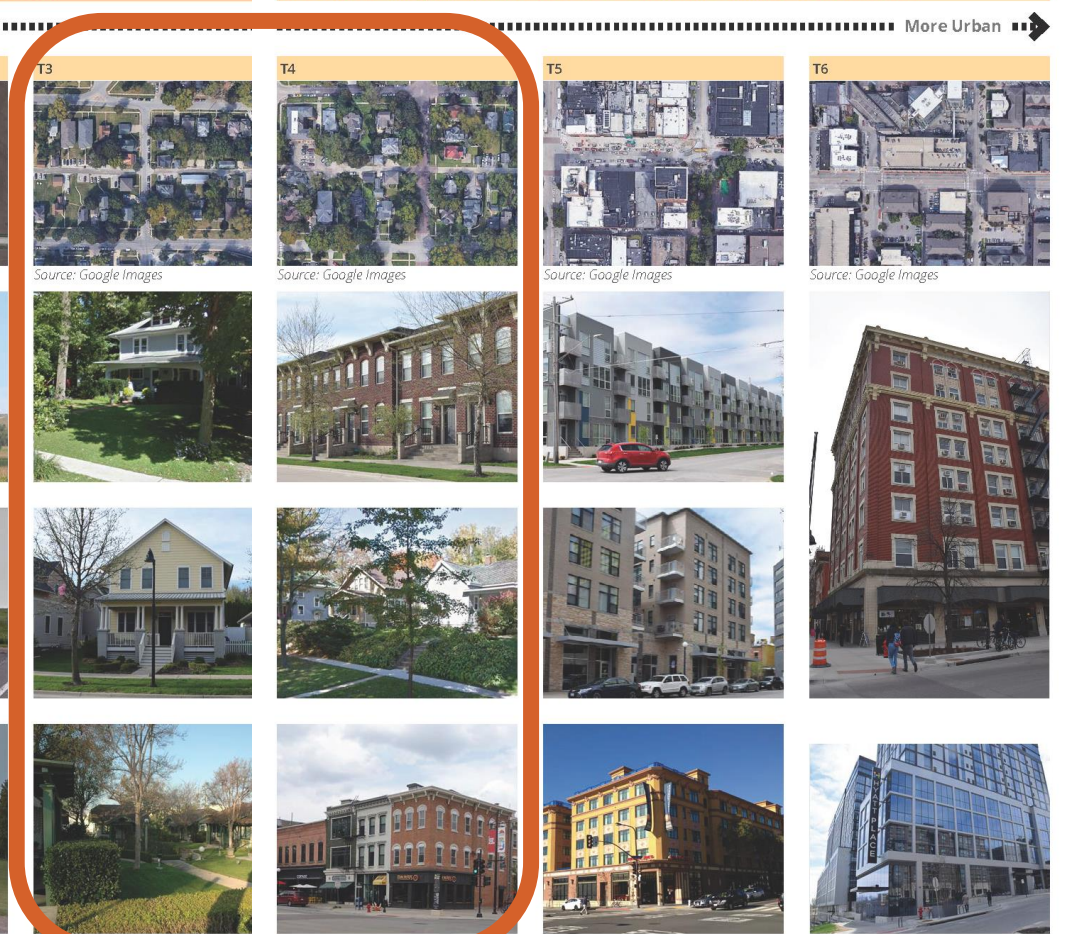
- T4 General Urban

Table P-1E-1: Summary Table of Form-Based Zones for Natural and Walkable Contexts



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Table P-1E-1: Summary Table of Form-Based Zones for Natural and Walkable Contexts (Continued)



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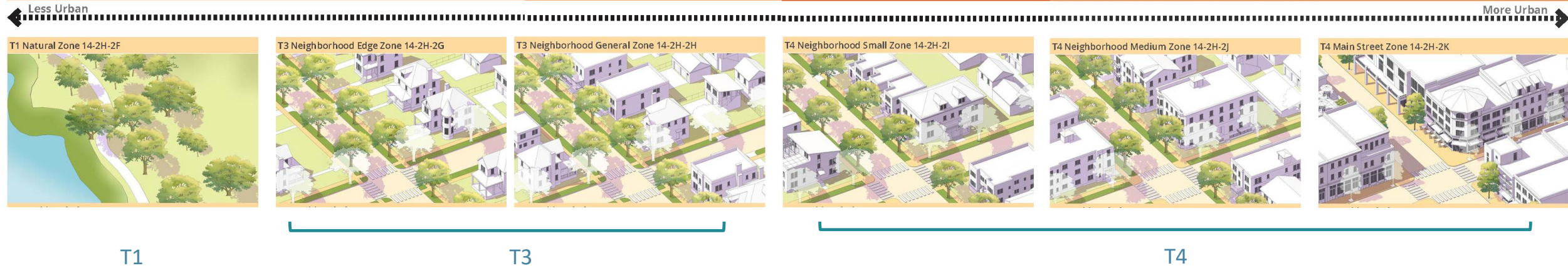


# Palette of Zoning Districts

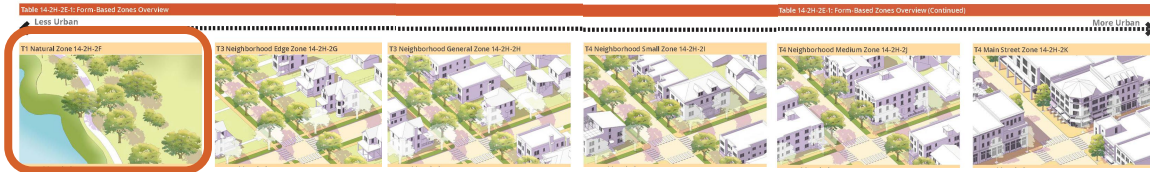


Table 14-2H-2E-1: Form-Based Zones Overview

Table 14-2H-2E-1: Form-Based Zones Overview (Continued)



# Palette of Zoning Districts



- No development
- Nature

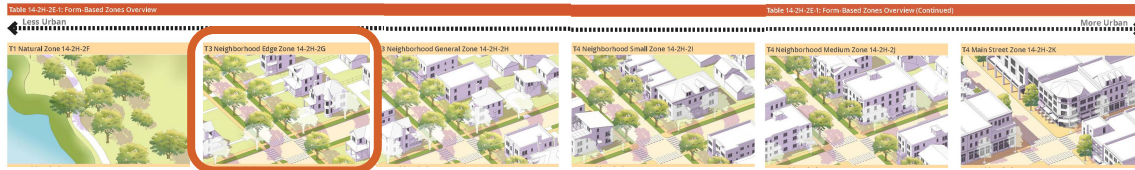
## 14-2H-2F T1 Natural Zone (T1N)

Note to City Staff:  
Sub-Section 14-2H-2F, need to  
discuss how to allow utility and  
recreational buildings in this zone.





# Palette of Zoning Districts



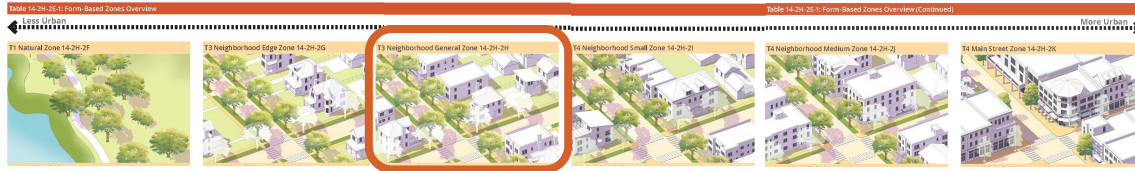
- 2 stories, occupied attic, walkout basement
- House, Duplex, Cottage Court

## 14-2H-2G T3 Neighborhood Edge Zone (T3NE)



Note to City Staff:  
Zone Intent Diagram to be revised  
per 15' min. Utility Easement  
requirement.

# Palette of Zoning Districts



- 2 stories, occupied attic, walkout basement
- House, Duplex, Cottage Court, Multiplex Small, Townhouse Small

14-2H-2H T3 Neighborhood General Zone (T3NG)



Note to City Staff:  
Zone Intent Diagram to be revised  
per 15' min. Utility Easement  
requirement.



# Palette of Zoning Districts



- 2 stories, occupied attic, walkout basement
- Cottage Court, Multiplex Small, Courtyard Building

14-2H-2I T4 Neighborhood Small Zone (T4NS)



# Palette of Zoning Districts



- 3 stories, occupied attic
- Multiplex Large, Courtyard Building

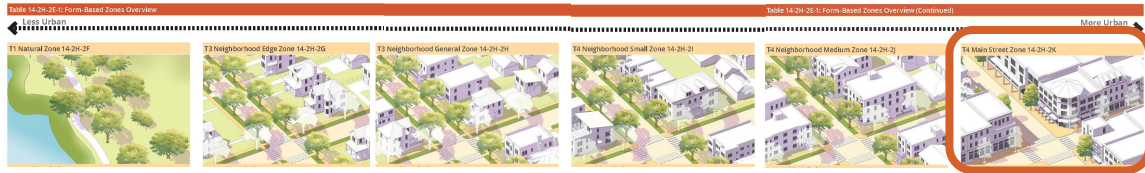
## 14-2H-2J T4 Neighborhood Medium Zone (T4NM)

Note to City Staff:  
Zone Intent Diagram to be revised  
per 15' min. Utility Easement  
requirement.





# Palette of Zoning Districts



- 3 stories, occupied attic
- Townhouse Large, Courtyard Building

14-2H-2K T4 Main Street Zone (T4MS)



# Use Standards



14-2H-3

Use Standards

Table 14-2H-3B-1: Uses		Form-Based Zones										Specific Use Standards
	T1	T3				T4						
	N	NE	NG	NG-O	NS	NS-O	NM	NM-O	MS			
<b>Agricultural Uses</b>												
Agriculture	P	S	-	-	-	-	-	-	-			
Community Garden	PR	PR	PR	PR	PR	P	PR	P	PR			14-2H-3C1
<b>Commercial Uses</b>												
Alcohol Sales	-	-	-	-	PR	PR <sup>1</sup>	PR	PR <sup>1</sup>	PR			14-4B-4B-15(CN-1)
Animal Raising and Keeping	PR	-	-	-	-	-	-	-	-			14-4B-4B-3(CI-1)
Eating and Drinking Establishment	-	-	-	PR <sup>1</sup>	-	PR <sup>1</sup>	-	PR <sup>1</sup>	P			14-4B-4B-10(CN-1)
Office-General	-	-	-	PR <sup>1</sup>	-	PR <sup>1</sup>	-	PR <sup>1</sup>	P			
Office-Medical/Dental	-	-	-	PR <sup>1</sup>	-	PR <sup>1</sup>	-	PR <sup>1</sup>	P			
Indoor Recreation	-	-	-	-	-	-	-	-	P			
Lodging	-	-	-	-	-	-	-	-	PR	P		
Parking Facilities-Municipal	P	-	-	-	-	-	-	-	-	P <sup>2</sup>		
Parking Facilities-Short Term	P	-	-	-	P	-	P	-	-	P <sup>2</sup>		
Retail-General	-	-	-	PR <sup>1</sup>	-	PR <sup>1</sup>	-	PR <sup>1</sup>	P			
Services-General	-	-	-	PR <sup>1</sup>	-	PR <sup>1</sup>	-	PR <sup>1</sup>	P			
Veterinary Clinics	-	-	-	-	-	PR <sup>1</sup>	-	PR <sup>1</sup>	P			
<b>Institutional and Civic Uses</b>												
Community Assembly	-	PR	PR	PR	PR	PR	PR	PR	PR <sup>2</sup>			14-4B-4D-16(CO-1)
Community Service-General	-	-	-	-	P	P	P	P	P			14-4B-4D-4(CI-1)
Community Service-Shelter	-	PR	PR	-	P	P	P	P	P <sup>2</sup>			14-4B-4D-5(CI-1)
Community Service-Long Term Housing	-	-	PR	-	PR	-	PR	-	P <sup>2</sup>			14-4B-4D-6(CB-5)
Daycare Center	-	PR	PR	PR	PR	PR	PR	PR	PR			14-4B-4D.7
Park and Outdoor Recreation	P	PR	PR	PR	PR	PR	PR	PR	PR			14-4B-4D.15
School-Public and Private	-	PR	PR	PR	PR	PR	PR	PR	PR			14-4B-4D-10(CO-1)

<sup>1</sup> Max 1,500 sf per building.

<sup>2</sup> Not allowed on the ground floor within 30' of the sidewalk. Allowed on ground floor along side streets if at least 60' from the front of the lot.

**Key** P = Allowed PR = Provisional S = Special Exception - = Not Allowed

48 Iowa City - Article H: Form-Based Zones and Standards

Admin Draft — October 2019

Use Standards

14-2H-3

Table 14-2H-3B-1: Uses (Continued)		Form-Based Zones										Specific Use Standards
	T1	T3				T4						
	N	NE	NG	NG-O	NS	NS-O	NM	NM-O	MS			
<b>Residential Uses</b>												
Group Living-Assisted	-	PR	PR	P	P	P	P	P	P <sup>2</sup>			14-4B-4A-8(CO-1)
Group Living-General	-	PR	PR	P	P	P	P	P	P <sup>2</sup>			14-4B-4A-9(RM-44)
Group Living-Independent	-	-	-	-	-	PR	-	P	P <sup>2</sup>			14-4B-4A-10(RM-44)
Live/Work	-	-	-	-	PR	PR	PR	PR	PR			14-2H-3C2
Missing Middle Housing	-	P	P	P	P	P	P	P	P <sup>2</sup>			14-4B-4A-7(CB-5)
Single-Family	-	P	P	P	-	-	-	-	-			
<b>Other Uses</b>												
Accessory Uses	-	PR	PR	P	PR	P	PR	P	PR			14-4C
Temporary Uses	S	S	S	P	S	P	S	P	S			14-4D
Wireless Telecommunication Facilities	PR	PR	PR	PR	PR	PR	PR	PR	PR			14-4B-4E-5(CO-1)

<sup>1</sup> Max 1,500 sf per building.

<sup>2</sup> Not allowed on the ground floor within 30' of the sidewalk. Allowed on ground floor along side streets if at least 60' from the front of the lot.

**Key** P = Allowed PR = Provisional S = Special Exception - = Not Allowed

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Iowa City - Article H: Form-Based Zones and Standards 49



# Walkable Community Design Standards



## Section 14-2H-5: Walkable Community Design Standards

### 14-2H-5A Purpose

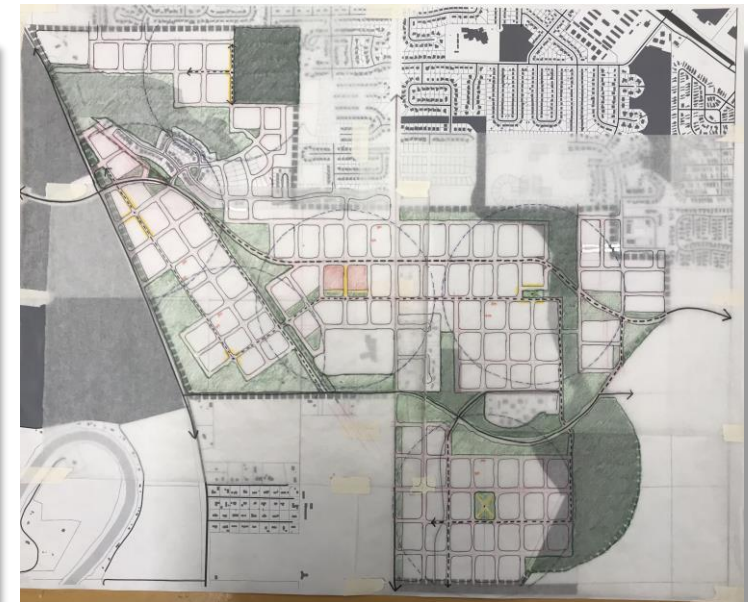
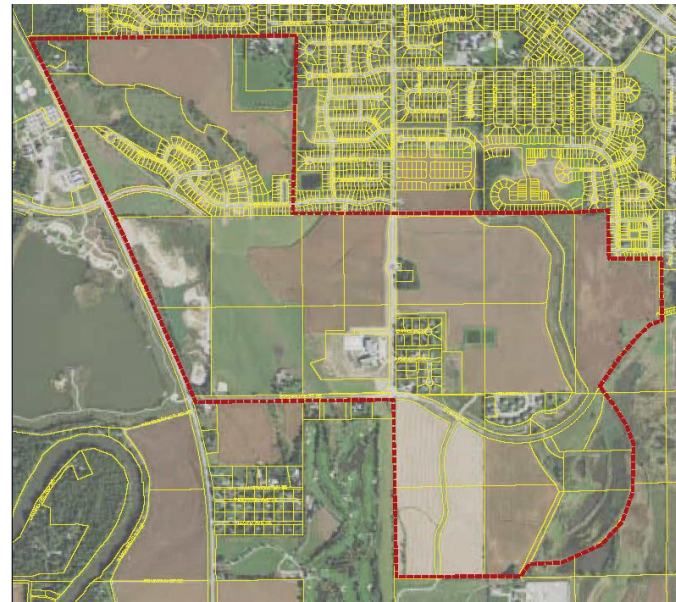
This Section sets forth standards to create walkable neighborhoods.

1. A **Walkable Neighborhood Plan (WNP)** is intended to create and reinforce walkable environments with a mix of housing, civic, retail and service uses within a compact, walkable, and transit-friendly environment.
2. **WNP** shall achieve the following goals:
  - A. Improve the built environment and human habitat;
  - B. Promote development patterns that support safe, effective, and multi-modal transportation options, including auto, pedestrian, bicycle, and ultimately transit;
  - C. Reduce vehicle traffic and support transit by providing for a mixture of land uses, walkability, and compact community form;
  - D. Provide neighborhoods with a variety of housing types to serve the needs of a diverse population;
  - E. Promote the health benefits of walkable environments;
  - F. Reinforce the unique identity of **Iowa City** and build upon the local context, climate, and history; and
  - G. Realize development based on the patterns of existing walkable neighborhoods.

### 14-2H-5B General to Walkable Community Design

Sites shall be designed per the following requirements.

1. **Walkable Neighborhood Plan (WNP)**. Each development application is required to include a **WNP** per Sub-Section 14-2H-5C (Walkable Community Design) that identifies the relevant pedestrian shed(s) identified on Figure 14-2H-2D-1 (Regulating Plan) to show the relationship of new development to existing or planned centers, corridors and neighborhoods.



From undeveloped land to neighborhoods and more Iowa City

# Thoroughfare Standards



Thoroughfare Type Standards 14-2H-11F

**14-2H-11F Main Street Diagonal Parking**

A. Application	
Movement Type	Slow
Design Speed	15 mph

B. Overall Widths	
ROW Width	88' <b>A</b>
Pavement Width	64' <b>B</b>

Snow storage is accommodated at mid-block locations and/or in landscape pocket areas at the ends of each block.

**T1N** **T3NE** **T3NG** **T4NS** **T4NM** **T4MS**

C. Lane Assembly	
Traffic Lanes	2 @ 11' <b>C</b>
Bicycle Lanes	Sharrow
Parking Lanes	2 @ 22' back-in angled parking <b>D</b>
Median/Turn Pocket	None

D. Public Frontage Assembly	
Drainage Collection Type	Curb and gutter
Planter Type	4' x 4' tree wells w/ grates
Landscape Type	Trees at 30' o.c. avg.
Walkway Type	12' min. sidewalk <b>E</b>
Curb Type	Flush

**Key** **T#** Allowed **T#** Not Allowed

Admin Draft — October 2019 167 Iowa City - Article H: Form-Based Zones and Standards

Thoroughfare Type Standards 14-2H-11G

**14-2H-11G Avenue 1 with Bike Lanes**

A. Application	
Movement Type	Low
Design Speed	25-30 mph

B. Overall Widths	
ROW Width	114' <b>A</b>
Pavement Width	2 @ 35' <b>B</b>

Snow storage is accommodated at mid-block locations and/or in landscape pocket areas at the ends of each block.

**T1N** **T3NE** **T3NG** **T4NS** **T4NM** **T4MS**

C. Lane Assembly	
Traffic Lanes	4 @ 10' <b>C</b>
Bicycle Lanes	2 @ 6' <b>D</b>
Parking Lanes	2 @ 8' <b>E</b>
Median/Turn Pocket	16' <b>F</b>

D. Public Frontage Assembly	
Drainage Collection Type	Curb and gutter
Planter Type	8' min. continuous planter <b>G</b>
Landscape Type	Trees at 30' o.c. avg.
Walkway Type	7' sidewalk <b>H</b>
Curb Type	Square

**Key** **T#** Allowed **T#** Not Allowed

Admin Draft — October 2019 168 Iowa City - Article H: Form-Based Zones and Standards

8 choices

(not counting Gilbert, Sycamore, McCollister)



# Frontage Standards





# Civic Space Standards



14-2H-6H

Civic Space Type Standards

## 14-2H-6H Playground



Example of a Playground.



Example of a Playground.



Example of a Playground.

### 1. Description

A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, safe places protected from the street and typically in locations where children do not have to cross any major streets. An open shelter, play structures, or interactive art and fountains may be included. Playgrounds may be included within all other civic space types.

Service Area: Within a neighborhood

T1N T3NE T3NG T4NS T4NM T4MS

General Note: Photos on this page are illustrative, not regulatory.

Key T# Allowed T# Not Allowed

Civic Space Type Standards

14-2H-6H



Example of a playground.

### 2. General Character

Focused toward children

Play structure, interactive art, and/or fountains

Shade and seating provided

May be fenced

Spatially defined by trees

### 3. Size and Location

Size 40' x 60' min.

### 4. Typical Uses

Active and passive recreation

Casual seating

7 choices



# Frontage Standards



14-2H-9F

Frontage Type Standards

14-2H-9F    Porch Engaged



Example of an Engaged Porch.



Example of a 2-story Engaged Porch.



Example of an Engaged Porch.

1. Description

A portion of the main facade of the building is set back from the front lot line to create an area for a covered structure that projects from the facade that is set back. The Porch may project into the front setback. The resulting yard may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories and has two adjacent sides that are engaged to the building, while the other two sides are open.

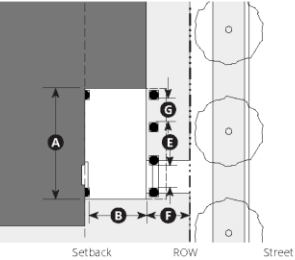
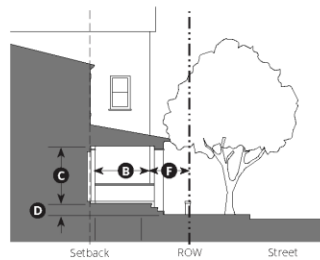
- T1N
- T3NE
- T3NG
- T4NS
- T4NM
- T4MS

General Note: Photos on this page are illustrative, not regulatory.

Key	T#	Allowed	T#	Not Allowed
-----	----	---------	----	-------------

Frontage Type Standards

14-2H-9F



Key  
--- ROW / Lot Line      - - - - - Setback Line

2. Size

Width, Clear	8' min.	A
Depth, Clear	6' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	12" min.	D
Pedestrian Access	3' wide min.	E
Distance between Porch and Sidewalk	6' min.	F
Distance between Porch Columns	8' min.	G

3. Miscellaneous

Up to 20% of the building facade and porch(es) may project beyond the setback line into the encroachment area for the zone.  
Porch shall be open on two sides and have a roof. Clear glass maybe installed between the porch columns if the minimum size of individual panes is 12".  
When ramps are included, [Design Review](#) is required.

11 choices

# Building Type Standards



14-2H-7F

Building Type Standards

## 14-2H-7F House Small



Two-story House Small with a gable roof and projecting porch.



Two-story House Small with engaged porch.



Example of House Small with front stoop.

### 1. Description

A small-to-medium-sized detached building with one unit, small-to-medium setbacks, a rear yard, and located within a low-intensity walkable neighborhood.

### 2. Number of Units

Units per Building	1 max.
Buildings per Lot	1 max.

House-Scale Building

T1N T3NE T3NG T4NS T4NM T4MS

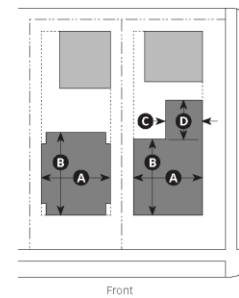
General Note: Photos on this page are illustrative, not regulatory.

Key T# Allowed T# Not Allowed

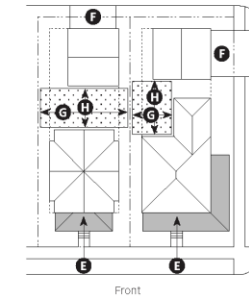
Building Type Standards

14-2H-7F

Alley access required if alley exists



Alley access required if alley exists



### Key

--- ROW / Lot Line  
--- Setback Line  
■ Building  
■ Accessory Unit<sup>2</sup>

### 3. Building Size and Massing

Height	T3NG
Max. Number of Stories	2.5
Main Body <sup>1</sup>	
Width	35' max. A
Depth	35' max. B
Secondary Wing(s) <sup>1,2</sup>	
Width	15' max. C
Depth	20' max. D

Facades on a street or civic space shall be designed in compliance with [Section 14-2H-8 \(Massing, Facade Articulation and Architectural Elements Standards\)](#).  
Rooftop Room allowed on uppermost roof per [Sub-Section 14-2H-8H \(Rooftop Room\)](#).

<sup>1</sup> In compliance with the setbacks of the zone.

<sup>2</sup> Limited to 1.5 stories. Max. 18' to Mid-Point of Roof.

### Key

--- ROW / Lot Line  
--- Setback Line  
■ Frontage  
■ Private Open Space

### 4. Allowed Frontage Types

Front Yard	14-2H-9D
Porch Projecting	14-2H-9E
Porch Engaged	14-2H-9F

### 5. Pedestrian Access

Main Entrance Location	Front street	E
------------------------	--------------	---

### 6. Vehicle Access and Parking

Driveway and parking location shall comply with standards in <a href="#">Item 7 (Parking)</a> of the zone.	F
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### 7. Private Open Space

Width	15' min.	G
Depth	15' min.	H
Area	300 sf min.	

Required setbacks and driveways do not count toward the private open space area.

Required private open space shall be located behind the main body of the building.

10 choices



# Signage Standards



14-2H-10E

Sign Type Standards

## 14-2H-10E Bracket Sign



Example of a Bracket Sign.



Example of a Bracket Sign.



Example of a Bracket Sign.

### 1. Description

A sign mounted perpendicular to a building's facade by decorative brackets that may allow the sign to swing slightly. small in size, pedestrian scaled, and intended for viewing along the sidewalk. Bracket signs offer an opportunity for a more creative sign design.

T1N T3NE T3NG T4NS T4NM T4MS

General Note: Photos on this page are illustrative, not regulatory.

Key T# Allowed ☒ Allowed only in Open Sub-Zone ☐ Not Allowed

154 Iowa City - Article H: Form-Based Zones and Standards

Admin Draft — October 2019

Sign Type Standards

14-2H-10E



### 2. Size

Signable Area	6 sf max. total	
Width	3' max.	A
Height	3' max.	B
Max 1 sign per business.		

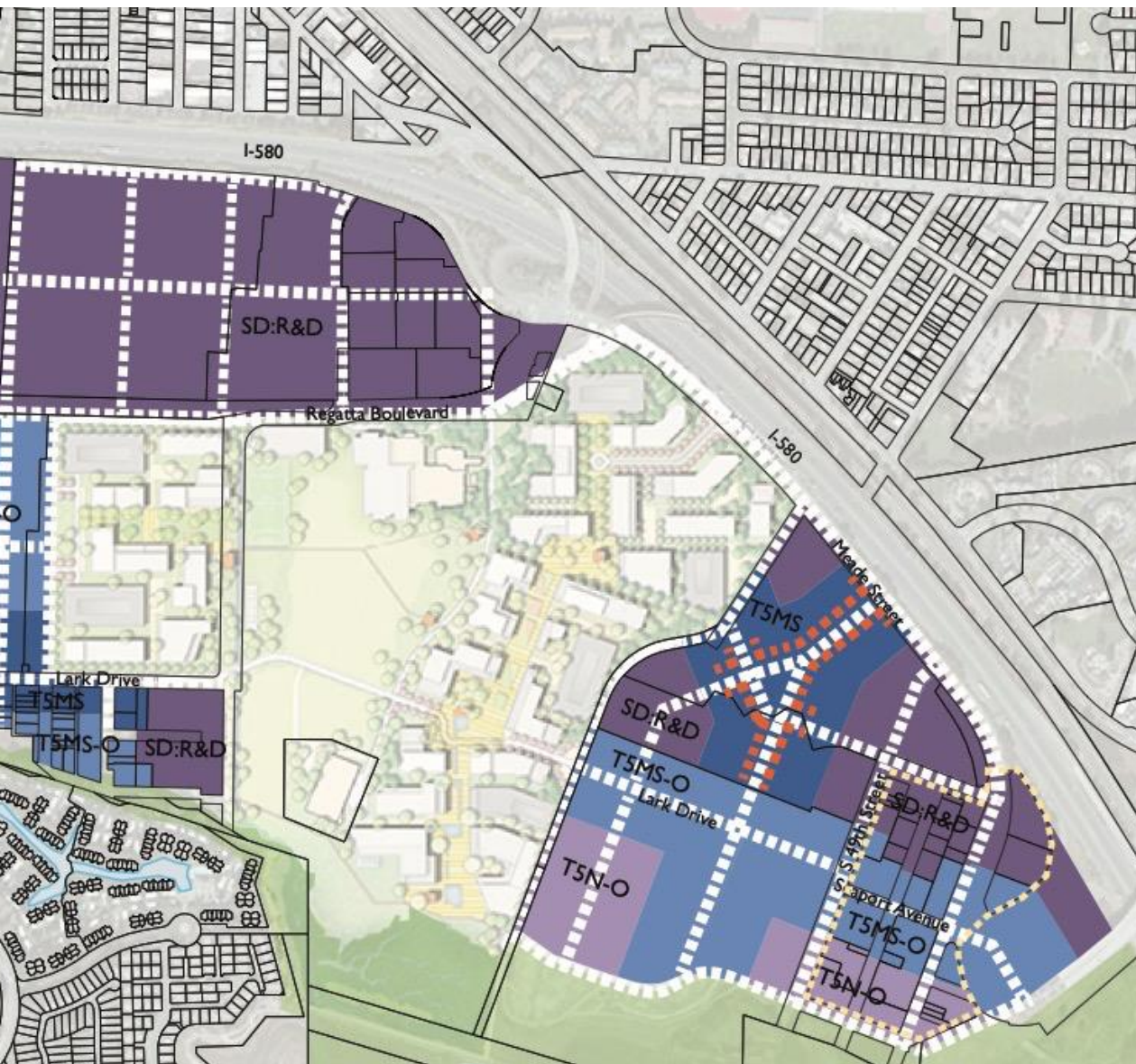
### 3. Location

Clear Height	8' max.	C
Projection	5' max.	D
If mounted below the underside of an overhead structure, shall not extend beyond the edge of the structure on which it is located.		
Non-illuminated or externally illuminated.		

Admin Draft — October 2019

Iowa City - Article H: Form-Based Zones and Standards 155

12 choices



# Overview of Regulating Plan

SECTION

## 2

**Draft Regulating Plan will be  
available for review in mid-  
December 2019**



# Project Timeline and Next Steps



- April 2019: Project kick-off
- July 2019: Residential Market Analysis
- November 2019: Public Review of Initial Draft Form-Based Code
- Early 2020: Public Review of Final Draft Form-Based Code
- Spring 2020: Planning and Zoning Commission Meeting, City Council Public Hearing