

MINOR MODIFICATION – General Approval Criteria (14-4B-1)



CITY OF IOWA CITY
410 East Washington Street
Iowa City, Iowa 52240-1826
(319) 356-5000
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www.icgov.org

- **Site Address:** _____
- **Applicant:** _____
- **Provide a separate page with names and addresses of neighbors within 200' of the subject property**
- Check the minor modification(s) requested:

- | | |
|---|---|
| <input type="checkbox"/> 1. Commercial parking requirement reduced by 10% | <input type="checkbox"/> 13. Modification to driveway spacing standards * |
| <input type="checkbox"/> 2. Commercial parking reduction of up to 50% shared parking | <input type="checkbox"/> 14. Building addition/accessory building for accessory uses within parks and open spaces |
| <input type="checkbox"/> 3. Reduction of minimum parking requirement for housing program or affordable housing units (CB-5 and CB-10) | <input type="checkbox"/> 15. Building addition/accessory building for general educational facilities or religious/private group use |
| <input type="checkbox"/> 4. Height of wall or fence increased up to 25% but no greater than 8' in height | <input type="checkbox"/> 16. Modifications of multi-family site development standards * |
| <input type="checkbox"/> 5. Height of building increased up to 10% | <input type="checkbox"/> 17. Modifications to industrial/research zone site development standard or public zone development standards * |
| <input type="checkbox"/> 6. Wheelchair ramp setback | <input type="checkbox"/> 18. Additional garage entrance/exit to structure parking |
| <input type="checkbox"/> 7. Reduction of side setback up to 2' leaving no less than 3' of side yard | <input type="checkbox"/> 19. Freestanding sign in CB-2 zone |
| <input type="checkbox"/> 8. Front or rear yard reduction up to 15% of the required setback | <input type="checkbox"/> 20. Modification/waiver to non-conforming development provisions |
| <input type="checkbox"/> 9. One parking space for persons with disabilities in a required front yard for commercial use adjacent to an R zone | <input type="checkbox"/> 21. Modification to driveway length single family zone |
| <input type="checkbox"/> 10. Freestanding sign height increase by up to 10 feet | <input type="checkbox"/> 22. Entranceway/gateway in R zone |
| <input type="checkbox"/> 11. One non-resident employee for home occupation | <input type="checkbox"/> 23. Modification to reduce open space requirement for single family and two family uses * |
| <input type="checkbox"/> 12. One non-resident employee for bed & breakfast | |

** indicates alternate/specific approval criteria*

1. Indicate any special circumstances which create a need for minor modification, such as size, shape, topography, configuration of lot, location or surroundings:
2. Explain why a minor modification will not be detrimental to the public health, safety, or welfare or be injurious to other property or improvements in the vicinity and in the zone in which the property is located:
3. Explain how the minor modification does not exceed the minor modification standards or allow a use or activity not otherwise expressly authorized by the regulations governing the property:
4. Explain how the minor modification requested is in conformity with the intent and purpose of the regulation modified:
5. Explain how the minor modification complies with other applicable statutes, ordinances, laws and regulations:

Any minor modification granted shall be subject to the requirements of, and in conformity with, the intent and purposes of the Iowa City's Zoning Chapter. The applicant bears the burden of proving that a minor modification is necessary and must exercise the minor modification within 180 days from the date of approval or the minor modification shall become null and void. Minor modifications do not in any way alter an applicants' obligation to comply with other applicable statutes, ordinances, laws or regulations.