



**BUSINESS OF THE CITY COUNCIL
BONDURANT, IOWA
AGENDA STATEMENT**

Item No. 14
For Meeting of 5/4/2020

TITLE: Hold public hearing on the proposed Zoning Code text amendment to Section 179.01.2.2.b.5.a regarding eliminating the minimum roof slope requirement for multi-family and townhome structures and Consideration of first reading of Ordinance eliminating the minimum roof slope requirement

ACTION: Hold public hearing, 1st reading for vote

CONTACT PERSON: Maggie Murray, Planning & Community Development Director

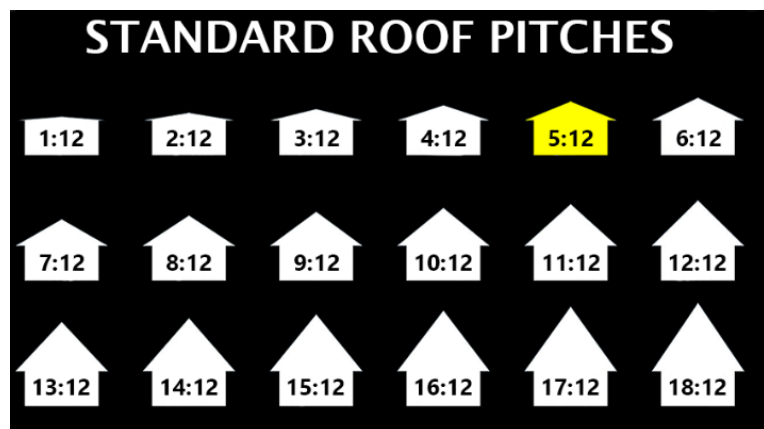
BRIEF HISTORY & Analysis:

Section 179.01.2.2.b.5.a currently regulates minimum roof slope requirements for all multi-family and townhome buildings in Bondurant (except for any residential uses in the General Commercial District). The current verbiage of Section 179.01.2.2.b.5.a reads as follows:

a. All multi-family and townhome buildings shall have a pitched roof with a minimum roof slope of 5:12.

This minimum roof slope requirement was adopted by the City in 2007 when architectural standards were established for multi-family uses, commercial uses, and industrial uses.

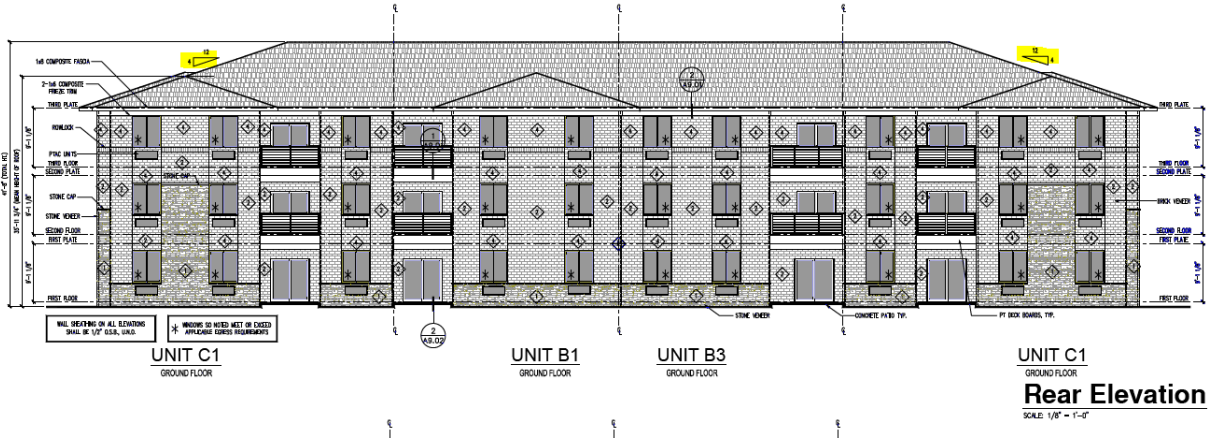
Below is a graphic which shows what a 5:12 roof slope looks like:



Source: <https://www.sheffieldmetals.com/About-SMI/News/standing-seam-vs-exposed-fastener-metal-roofing>

Planning staff is proposing that this section regulating minimum roof slope be eliminated altogether. A building permit was received in March 2020 for the second apartment complex building in the Park Side Plat 2 subdivision. The architectural elevations submitted as part of this building permit, shown below, show a proposed 4:12 roof slope, which does not meet the minimum 5:12 slope requirement. This minimum roof slope requirement was inadvertently overlooked by the City as part of the September 2019 building permit approval for the first apartment complex building in this Park Side Plat 2 subdivision which also has a 4:12 roof slope. For consistency purposes, the City’s roof slope requirement either needs to be removed or at least reduced to 4:12.

Elevations from March 2020 Building Permit Submittal:



Jason VanAusdall, City Building Official with V&K, noted that 4:12 is a common roof slope for apartment complex buildings. Jason noted that there is no International Building Code justification for why the City of Bondurant regulates minimum roof slope requirements as part of its Zoning Code.

Planning staff would also like to note that elimination of this minimum roof slope requirement will now allow for the option for potential construction of a flat apartment building, such as the example shown below:



Source: <https://www.sherman-associates.com/uncategorized/downtown-des-moines-first-market-rate-senior-housing-building-planned-for-grays-landing/>

This minimum roof slope item is the only design element proposed for elimination. The City still has several other design regulations in place, such as minimum hard surface material requirements (brick, stone, and

windows) and requirements relative to building mass and form. Enclosed is the full section of the Zoning Code which regulates apartment complex/townhome design.


This potential text amendment will not be contrary to the City's Comprehensive Plan, as there are no objectives of this Plan which recommend continued regulation of the City's minimum roof slope requirements for multi-family development.

PLANNING AND ZONING COMMISSION REVIEW/RECOMMENDATION

The Planning & Zoning Commission held their public hearing during their meeting on April 23rd, 2020 and voted on recommended approval of eliminating the roof slope requirement with a 6-0 vote and one member absent.

ALTERNATIVES: The option exists for City Council to not hold the public hearing; however, this is not recommended, as a public hearing is required for all Zoning Code text amendments.

STAFF RECOMMENDATION: Staff recommends approval of the enclosed ordinance.

<p>___ Resolution <input checked="" type="checkbox"/> Ordinance ___ Contract ___ Other (Specify) _____</p> <p>Funding Source <u> N/A </u>_____</p> <p>APPROVED FOR SUBMITTAL  _____</p> <p style="text-align: center;">City Administrator</p>

Current Zoning Code Regulations for Apartment and Townhome Design:

Multiple-Family Dwellings and Townhomes in All Districts Except C Zoning Districts:

a. Building Materials

i. Hard Surface Requirements

1. Attached dwelling structures shall incorporate, at a minimum, twenty percent (20%) brick, stone, or similar substantial material into the overall exterior building façade.
2. Multiple family structures shall incorporate, at a minimum, twenty percent (20%) brick, stone, or similar substantial material into the overall exterior building façade.
3. Townhome buildings shall incorporate at a minimum, twenty percent (20%) brick, stone, or similar substantial material into the overall exterior building façade.
4. All door or window openings shall count toward these requirements if surrounded by the hard surface material. These opening shall not be designed to unreasonably reduce the amount of hard surface material that is used. The balance of net exterior wall area may be lap siding, synthetic stucco (EIFS), architecturally designed concrete tilt-up panels, or another similar material.
 - a. Exterior building materials shall not include the following: rough sawn board and batten wood, smooth-faced or gray concrete block, painted concrete block, field painted or pre-finished standard corrugated metal siding, standard single or double tee concrete systems.
 - b. The rehabilitation of existing multi-family and townhome structures shall comply with the requirements for exterior building materials above to the maximum extent practicable.
 - c. The required amount of hard surfaces materials shall be limited to only those façades that face the public view, provided that adequate screening will block other non-public façades. In this case, the required building

materials must be present as at least trim material on the non-public façades.

5. If the underlying building is constructed using either metal or concrete form walls, the metal or concrete portion of the walls on the front of the building face must be totally covered with the materials listed in this paragraph. The front building face shall be that side or sides of the building, which face the street and are located at the front end of the building at or near the front set back. The above requirements for the non-front sides of any building may be waived in whole or in part by application for approval of an alternative design to the Planning and Zoning Commission and City Council. The alternative design may be approved by the Planning and Zoning Commission and the City Council if it is demonstrated by the property owner that:

- a. Covering the metal or concrete building with appropriate materials for all or part of the building side is inconsistent or unnecessary based upon the proposed use of the structure, the appearance of other buildings in the immediate vicinity, and the attractiveness of the proposed alternative design.
- b. Visibility of the side of the building to the general public will be limited by terrain, thick vegetation, or by placement of current or proposed building structures.

- ii. Roof Materials. Predominant roof materials shall be high quality, durable material such as, but not limited to: wood shake shingles, clay or concrete tiles, composition shingles, asphalt shingles and rubber roofs. Other materials will be considered on a case-by case basis.

b. Design Guidelines:

i. Building Mass and Form

1. Multi-family and Townhome building design should incorporate visually heavier and more massive elements at the building base, and lighter elements above the base. A second story, for example, should not appear heavier or demonstrate greater mass than that portion of the building supporting it.
2. All buildings shall be designed to provide complex massing configurations with a variety of different wall planes and roof planes. Plain, monolithic structures with long, monotonous, unbroken wall and roof surfaces of fifty (50') feet or more are

prohibited. At least every fifty linear feet (50'), wall and roof planes shall contain offsets or setbacks with a differential in horizontal plane of at least two feet (2'). The façades of single-family attached townhomes should be articulated to differentiate individual units.

ii. Architectural Detail:

The following guidelines and standards governing architectural detail are intended to provide a distinctive, quality, architectural character in new multifamily developments. In particular, architectural details help to reduce the visual scale of large multifamily and townhome buildings and development. Buildings shall be designed and constructed in a manner that is compatible with the adjoining residential uses in the neighborhood. Multiple-family buildings with single plane walls and/or boxy appearance shall not be considered acceptable. Buildings shall be designed with exterior details, texture, and creative use of angles and a multiplicity of planes within wall and roof design in order to enhance the building's physical appearance and eliminate plainness.

1. Consistency in Architectural Style

Each building in a multi-family and townhome development should have a definitive, consistent style. Mixing of various architectural styles on the same building dilutes the character of a building.

2. Articulated Wall Surfaces

Multi-family buildings and townhomes shall incorporate façade modulation in all building elevations to preserve building scale and reduce the aesthetic impact of long, large expansive wall surfaces. The variation in wall surfaces can be accomplished either by physical offsets (i.e. the use of bays, insets, balconies, porches, or stoops), or by the use of color, pattern, or texture.

3. Windows

- a. All multi-family and townhome building elevations shall contain windows, except when their omission is necessary to assure privacy for adjacent property owners.

- b. Windows should be located to maximize the possibility of occupant surveillance of entryways, recreation areas, and laundry areas.

4. Garage Doors

- a. Garage doors of two-car attached garages shall not comprise more than fifty percent (50%) of the total length of a multi-family or townhome building's front façade.
- b. Garage doors of three-car attached garages shall not comprise more than sixty-five percent (65%) of the total length of a multi-family or townhome building's front façade.
- c. Every two single-bay garage doors or every double garage door shall be offset by at least two feet (2') from the plane of an adjacent garage door(s).

5. Roofs

- a. All multi-family and townhome buildings shall have a pitched roof with a minimum slope ratio of 5:12.
- b. On buildings where sloping roofs are the predominant roof type, each building shall have a variety of roof forms. For instance, a gable or hip configuration should be used with complimentary sheds, dormers, and other minor elements. Other roof forms will be considered on a case-by-case basis.
- c. Roof forms shall be designed to correspond and denote building elements and functions such as entrances and arcades.

6. Accessory Structures

Design Compatibility Required. Detached garages and other accessory structures, including but not limited to grouped mailboxes, storage and maintenance facilities, recreational facilities, picnic shelters, and gazebos, shall incorporate compatible materials, scale, colors, architectural details, wall articulations, and roof slopes as the primary multi-family buildings, except that flat and shed roofs are prohibited.

7. Private Outdoor Spaces

Outdoor porches, patios and screened private areas are encouraged.

CITY OF BONDURANT
ORDINANCE NO. 200504-213

AN ORDINANCE AMENDING THE CITY CODE OF BONDURANT, IOWA, BY AMENDING THE FOLLOWING SECTION OF THE ZONING ORDINANCE: Section 179.01.2.2.b.5.a

BE IT ENACTED by the City Council of the City of Bondurant, Polk County, Iowa:

Section 1. **SECTION AMENDED.** Section 179.01.2.2.b.5.a of the Code of Ordinances of the City of Bondurant, Iowa, 2002, is amended by eliminating the following:

~~a.—All multi-family and townhome buildings shall have a pitched roof with a minimum slope ratio of 5:12.~~

Section 2. **REPEALER.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. **SEVERABILITY.** If any section, provisions, sentence, clause, phrase or part of this ordinance shall be adjudicated, invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any provision, section, subsection, sentence clause, phrase or part thereof not adjudged invalid or unconstitutional.

Section 4. **EFFECTIVE DATE.** This ordinance shall be in full force and effect following its passage, adoption and publication as required by law.

PASSED AND APPROVED by the City Council this 04th day of May, 2020.

CITY OF BONDURANT, POLK COUNTY, IOWA

CURT SULLIVAN, MAYOR

ATTEST:

SHELBY HAGAN, CITY CLERK

(SEAL)

FIRST CONSIDERATION:

SECOND CONSIDERATION:

THIRD CONSIDERATION: