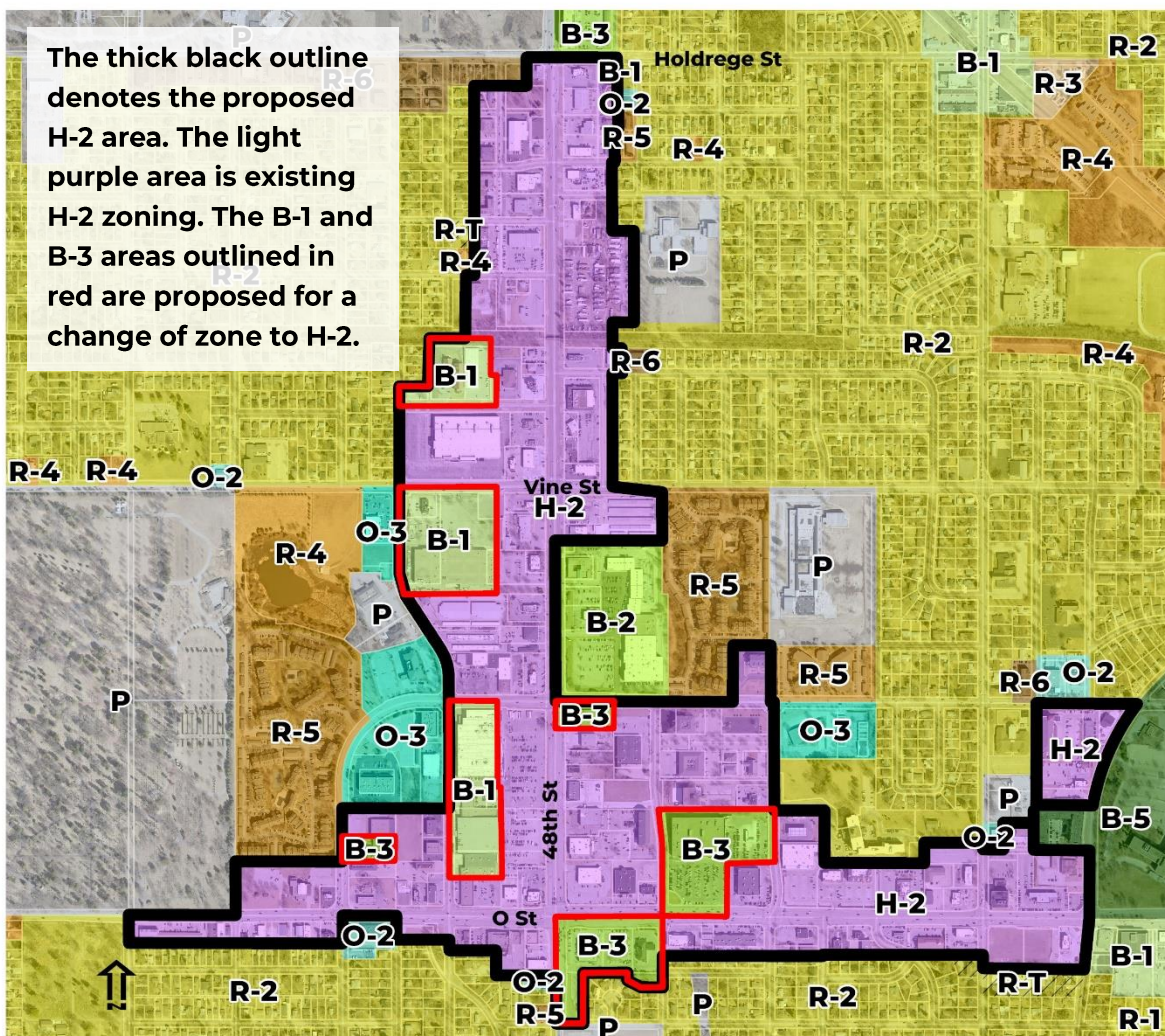


## Proposed H-2 District Updates: Zoning Changes

Note: The proposed changes in this document are in draft form. The approval process involves review by Planning Commission and City Council. There may be additional modifications prior to final approval.

### General Updates

- The H-2 district will be located exclusively in the area of 48<sup>th</sup> and O Streets. Several properties in B-1 and B-3 zoning will be changed to H-2 to create zoning consistency within the area.
- There are also two H-2 properties located elsewhere in the city that will be changed to a similar compatible zoning district.
- Nearly all sites proposed for rezoning to H-2 meet the proposed H-2 standards. If a B-1 or B-3 site does not meet the requirements of the H-2 district they would be allowed to continue as a legal non-standard lot layout.



## Rezoning B-1 Areas to H-2

### B-1 to H-2: Height and Lot Requirements

- H-2 has a larger side yard when abutting a residential district. H-2 allows for a taller height limit.

		<b>B-1</b>	<b>H-2 (proposed)</b>
<b>Dwellings</b>	<b>Lot Area (sq ft)</b>	2,000 (per unit)	1,000 (per unit)
	<b>Frontage</b>	50'	0'
	<b>Front Yard</b>	20'	20'
	<b>Corner Front Yard</b>	20'	20'
	<b>Side Yard/Side Yard Abutting Residential</b>	0'/10'	0'/10'
	<b>Rear Yard/Rear Yard Abutting Residential</b>	Smaller of 30' or 20% of depth	0'/Smaller of 30' or 20% of depth
	<b>Height</b>	40'	55' *
<b>Other Allowed Uses</b>	<b>Average Lot Width</b>	n/a	0'
	<b>Lot Area (sq ft)</b>	0'	0'
	<b>Frontage</b>	0'	0'
	<b>Front Yard</b>	20'	20'
	<b>Corner Front Yard</b>	20'	20'
	<b>Side Yard/Side Yard Abutting Residential</b>	0'/10'	0'/20'
	<b>Rear Yard/Rear Yard Abutting Residential</b>	Smaller of 30' or 20% of depth	0'/Smaller of 30' or 20% of depth
	<b>Height</b>	40'	55' *

\* In all H zoning districts, if the height of the building is over 45 feet but not more than 55 feet, that portion of the building in excess of 45 feet shall be required to have one additional foot of setback to any required side and/or rear yard abutting an R-1 through R-4 zoning residential district for each one foot of building height in excess of 45 feet.

### B-1 to H-2: Sign Requirements

- On-premises signs are the same in both districts except H-2 does not allow center signs in the front yard. There are no existing B-1 center signs in this location.
- H-2 allows for larger off-premises signs. There are no off-premises signs in this location.

### B-1 to H-2: Allowed Uses

- Allowed uses are similar, with the proposed H-2 district generally allowing more "heavy commercial" uses such as contractor services, mini-warehouses, and assembly facilities.

### *B-1 to H-2: Parking Requirements*

- Both districts have no minimum requirements for number of parking spaces.
- H-2 allows parking in the side yard when not abutting residential.

### *B-1 to H-2: Required Landscape Screening*

- Generally the same in B-1 and H-2. H-2 has additional required shade trees and understory shrubs for buildings over 10,000 sq ft.

### *B-1 to H-2: Alcohol*

- The proposed H-2 measures the alcohol setback differently than B-1, resulting in a functionally smaller setback in H-2.

### *Specific Locations*

- 45<sup>th</sup> & W: Retail, Office, Beauty Salon. All of these uses are permitted by right in H-2. The existing structures at 4502 and 4600 W St don't appear to meet the setbacks of B-1 or H-2. They are likely operating as legal non-standard site layouts. That status would remain with a change of zone to H-2.
- 46<sup>th</sup> & Vine: Retail, Fitness Center, and Restaurants. All of these uses are permitted by right in H-2. The site layouts appear to meet the development standards of the H-2 district. This area includes parcels with split zoning and the change of zone will unify those parcels within H-2.
- 46<sup>th</sup> & Q: Retail (including Target and Super Saver), Personal Services, Restaurants. All of these uses are permitted by right in H-2. The site layouts appear to meet the development standards of the H-2 district. This area includes parcels with split zoning and the change of zone will unify those parcels within H-2.



## Rezoning B-3 Areas to H-2

### B-3 to H-2: Height and Lot Requirements

- H-2 has a 20' front yard requirement, larger side yard setbacks when abutting residential, and a taller height limit.

		<b>B-3</b>	<b>H-2 (proposed)</b>
<b>Dwellings</b>	<b>Lot Area (sq ft)</b>	1,000 (per unit)	1,000 (per unit)
	<b>Frontage</b>	0'	0'
	<b>Front Yard</b>	0'	20'
	<b>Corner Front Yard</b>	0'	20'
	<b>Side Yard/Side Yard Abutting Residential</b>	0'/5'	0'/10'
	<b>Rear Yard/Rear Yard Abutting Residential</b>	0'/30'	0'/Smaller of 30' or 20% of depth
	<b>Height</b>	45' or 35' **	55' *
<b>Other Allowed Uses</b>	<b>Average Lot Width</b>	n/a	0'
	<b>Lot Area (sq ft)</b>	0'	0'
	<b>Frontage</b>	0'	0'
	<b>Front Yard</b>	0'	20'
	<b>Corner Front Yard</b>	0'	20'
	<b>Side Yard/Side Yard Abutting Residential</b>	0'/5'	0'/20'
	<b>Rear Yard/Rear Yard Abutting Residential</b>	0'/30'	0'/Smaller of 30' or 20% of depth
	<b>Height</b>	45' or 35' **	55' *

\* In all H zoning districts, if the height of the building is over 45 feet but not more than 55 feet, that portion of the building in excess of 45 feet shall be required to have one additional foot of setback to any required side and/or rear yard abutting an R-1 through R-4 zoning residential district for each one foot of building height in excess of 45 feet.

\*\* In the B-3 zoning district the maximum height shall be 45 feet except that it shall be 35 feet if abutting the R-1, R-2 or R-3 zoning district.

### B-3 to H-2: Sign Requirements

- On-premises signs are the same in both districts except H-2 does not allow center signs in the front yard. There are no existing B-3 center signs in this location.
- H-2 allows for larger off-premises signs.

### B-3 to H-2: Allowed Uses

- Allowed uses are similar, with the proposed H-2 district generally allowing more "heavy commercial" uses such as mini-warehouses and assembly facilities.

### *B-3 to H-2: Parking Requirements*

- Both districts have no minimum parking requirements.
- H-2 allows parking in the side yard when not abutting residential.
- Parking in the front yard and rear yard is allowed in both B-3 and H-2.
- Some “special” parking uses have stricter requirements in B-3.

### *B-3 to H-2: Required Landscape Screening*

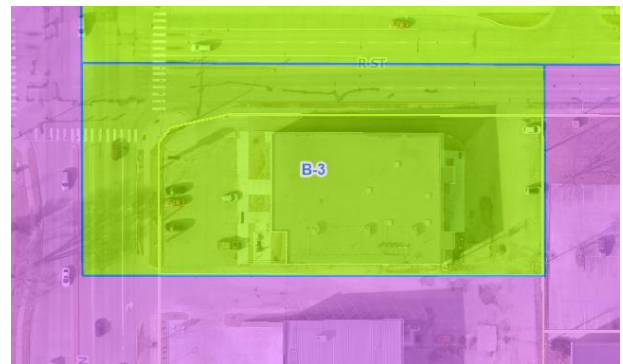
- Generally the same in B-3 and H-2. H-2 has additional required shade trees and understory shrubs for buildings over 10,000 sq ft.

### *B-3 to H-2: Alcohol*

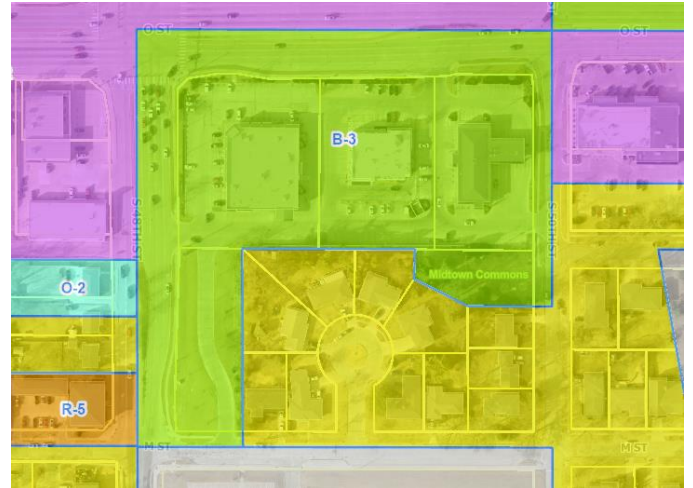
- The proposed H-2 measures the alcohol setback differently than B-3, resulting in a functionally smaller setback in H-2.

### *Specific Locations*

- 48<sup>th</sup> & R: Retail. The use of retail is permitted by right in H-2. The existing structure does not meet the 20’ setback in H-2 along R Street. The structure would be allowed to remain as a legal non-standard site layout.
- 50<sup>th</sup> & O: Retail (Hy-Vee). The use and site layout meets the standards of H-2. The area was changed to B-3 in 2006 because at the time H-2 limited retail uses to 20,000 sq ft of floor area. That requirement no longer exists for H-2.



- 44<sup>th</sup> & O: Kennel (Paws 4 Fun). The specific site layout and use was approved with SP17010 and that special permit would continue to be in place with H-2 zoning. In 2015 the site changed from H-2 to B-3 in order to meet off-street parking requirements for commercial uses. Parking requirements have since been removed for both districts.
- 48<sup>th</sup> & O: These uses and site layouts appear to meet the standards of H-2.



## Rezoning H-2 Areas to H-3

### H-2 to H-3: Height and Lot Requirements

- Requirements for both are identical.

		H-2 (proposed)	H-3 (proposed)
<b>Dwellings</b>	<b>Lot Area (sq ft)</b>	1,000 (per unit)	n/a
	<b>Frontage</b>	0'	n/a
	<b>Front Yard</b>	20'	n/a
	<b>Corner Front Yard</b>	20'	n/a
	<b>Side Yard/Side Yard Abutting Residential</b>	0'/10'	n/a
	<b>Rear Yard/Rear Yard Abutting Residential</b>	0'/Smaller of 30' or 20% of depth	n/a
	<b>Height</b>	55' *	n/a
<b>Other Allowed Uses</b>	<b>Average Lot Width</b>	0'	0'
	<b>Lot Area (sq ft)</b>	0'	0'
	<b>Frontage</b>	0'	0'
	<b>Front Yard</b>	20'	20'
	<b>Corner Front Yard</b>	20'	20'
	<b>Side Yard/Side Yard Abutting Residential</b>	0'/20'	0'/20'
	<b>Rear Yard/Rear Yard Abutting Residential</b>	0'/Smaller of 30' or 20% of depth	0'/Smaller of 30' or 20% of depth
	<b>Height</b>	55' *	55' *

\* In all H zoning districts, if the height of the building is over 45 feet but not more than 55 feet, that portion of the building in excess of 45 feet shall be required to have one additional foot of setback to any required side and/or rear yard abutting an R-1 through R-4 zoning residential district for each one foot of building height in excess of 45 feet.

### H-2 to H-3: Sign Requirements

- On-premises signs are the same in both districts.. H-3 allows for slightly taller off-premises signs.

### H-2 to H-3: Allowed Uses

- Allowed uses are nearly identical, with H-3 allowing slightly more “heavy commercial” types of uses.

### H-2 to H-3: Parking Requirements

- Both districts have no minimum parking requirements.
- Both districts allow parking in the front and side yards.

### H-2 to H-3: Required Landscape Screening

- Both districts have the same requirements.

### *H-2 to H-3: Alcohol*

- The proposed H-2 measures the alcohol setback differently than H-3, resulting in a functionally smaller setback in H-2.

### *Specific Locations*

- 7600 N 70<sup>th</sup> Street: Abbott Sports Complex. Outdoor recreational facilities are permitted by right in H-3 and the existing buildings appear to meet all the setback, parking, height, and sign requirements of the H-3 district.
- 1045 N 35<sup>th</sup> Street: Commercial. This property is currently within three different zoning districts: R-2, H-2, and H-3. The H-2 portion would be rezoned to H-3 and the R-2 portion would remain.

