

October 22, 2014

**Proceedings of the Zoning Commission of University Heights, Iowa, held at the City Office, 1004 Melrose Avenue, subject to approval by the Commission at a subsequent meeting. ALL VOTES ARE UNANIMOUS UNLESS OTHERWISE STATED.**

Chairperson Yeggy called the October 22, 2014 meeting of the University Heights Zoning Commission to order at 7:03 p.m.

**Present:** Zoning Commission Members: Alice Haugen, Kris McLure, Stuart Rosebrook, Larry Wilson and Pat Yeggy. Staff present: Building Official Terry Goerdt and Attorney Steve Ballard. Also present was: Louise From, Silvia Quezada, Paul Moore, Dotti Maher, and Stepheny Gahn.

Absent: Clerk Chris Anderson.

The October 7, 2014 minutes were approved by unanimous consent.

**Public Input:** Dotti Maher distributed a City Zoning Map and GIS overlay from the City's Comprehensive Plan; the map depicts areas of the City where the Sensitive Slopes Ordinance is implicated.

**Discussion of Definitions:** Commission members and Building Official Goerdt discussed possible definitions of various Zoning Ordinance provisions: "accessory buildings"; "accessory structure"; "private garage"; "height"; "Floor Area Ratio ("FAR"); "yard"; and "front yard". Goerdt described how neighboring jurisdictions defined these various terms, and the Commission reviewed a table comparing how various jurisdictions defined certain terms.

- "Accessory building" should include some concept and reference to the "primary" building such that the "accessory" structure is subordinate to the "primary".
- Height of "accessory" buildings should be different than "primary building" – perhaps only 1 or 1 ½ stories. Goerdt said the trend is for property owners to build a garage to store not just vehicles but "toys" and for accessory apartments, "man caves", and the like. The Commission is not in favor of permitting apartments or dwelling space in "accessory" buildings.
- The City's definition of "height" is different from most others. The Commission favors a definition that measures height – not from an adjacent curb – but from the grade nearby the house/structure, then vertically to the midpoint of the roof – not to the peak. Goerdt said this type of definition is more common.
- The Commission discussed sheds and whether they would be included in the definition of "accessory structures" or not regulated in that manner.
- The Commission discussed patios and decks and whether they should be permitted to encroach into "rear yards", "side yards", or "front yards".
- The Commission discussed FAR. Goerdt described how some other jurisdictions focus on Lot Coverage Ratio (as opposed to Floor Area Ratio).

**Soliciting Further Input:** The Commission will ask the Council to solicit input concerning the ongoing Zoning Ordinance review and encourage residents to attend Commission meetings.

The next Zoning Commission meetings will be held October 30, 2014, at 7:00 p.m. at City Hall.

The meeting was adjourned **by unanimous consent at 8:50 p.m.**

---

**Attest: Steven E. Ballard, City Attorney**  
(substituting for City Clerk)

---

**Approved: Pat Yeggy, Chairperson**