

December 16, 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 December 16, 2014, meeting of the University Heights Zoning Commission to order at 7:35 p.m.

Present: Zoning Commission Members: Alice Haugen, Kris McLure, Larry Wilson and Pat Yeggy. Staff present Building Official Terry Goerd; Attorney Steve Ballard. Also present: Silvia Quezada.

The October 22, 2014, and December 10, 2014, meeting minutes were approved, as amended, by unanimous consent.

Public Input: Silvia Quezada asked the Commission to reconsider placement of projections into yards and for a more comprehensive approach to water runoff.

Items Discussed with Building Official: The Commission discussed various issues with Building Official Goerd, including these:

- Code requirements (fire, building, etc. codes) for minimum distances between buildings on a lot and between buildings and lot lines. Goerd indicated accessory buildings cannot be closer than 5 feet to the main building; he suggested they be required to be at least 5 feet from property lines, unless buildings are 60 feet from the front lot line, then they should be 3 feet from the property line.
- The advisable distance for permitting architectural projections (things like awnings, eaves, and bay windows) to extend into yards and setbacks. Goerd suggested that 3 feet was appropriate.
- Whether terraces porches and other ground-level attachments to buildings should be permitted to extend into yards and setbacks and whether they should be required to be flush to the ground or permitted to extend vertically a specified distance so, for example, they could provide level access to an adjoining home. Goerd indicated that a height of 16" was customary.
- What, if anything should be permitted to be placed in setbacks.
- Water runoff restrictions. Goerd said Federal Law and current City Ordinances mandate erosion/water runoff control for development of subdivisions and lots over 1 acre in size.

Discussion of Definitions: Commission continued discussion of recommended changes to Zoning Ordinance "definitions". The Commission discussed the definitions of "Accessory Structures" and proximity to property lines; and "Garden Structures" and specifying they can't have a solid roof;

Review of Recommended Changes: The Commission reviewed a redlined version of the Zoning Ordinance showing changes that will be recommended to the City Council.

Review of Diagrams: The Commission reviewed diagrams that it will recommend the City Council include in the Zoning Ordinance depicting such things as Buildable Area; Setbacks; and Building Height. The diagrams make the Ordinance easier to understand and more user-friendly.

Lot Coverage Restriction: The Commission discussed restricting lot coverage and whether the "lot coverage" approach is better than the "floor area ratio" approach.

Further Public Input: none.

The meeting was adjourned by unanimous consent at 9:30 p.m.

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

Approved: Pat Yeggy, Chairperson