

February 3, 2015

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 February 3, 2015 meeting of the University Heights Zoning Commission to order at 7:00 p.m.

Present: Zoning Commission Members: Alice Haugen, Dan Spence, Larry Wilson and Pat Yeggy. Staff present: Attorney Ballard and Clerk Anderson. Also present was: Andy Dudler, Stepheny Gahn, Silvia Quezada.

Absent: Commissioner Stuart Rosebrook.

Approval of the December 16, 2014 minutes was deferred to the next Zoning Commission meeting.

Public Input: None.

Review Council Work Session: Attorney Ballard led the discussion to review the proposed changes discussed at the February 2, 2014 council work session. One question addressed the title of "private garage", which was a carryover term from the previous ordinance and Ballard will remove that reference.

Commissioner Wilson suggested adding titles to the diagrams; Ballard will format the diagrams and update references in the ordinance. Ballard will contact the city engineer for a diagram on how to calculate the height of a building. Ballard will add a reference in the ordinance to reference Section 7 for height definitions.

Chairperson Yeggy felt that the ordinance needed to keep a definition of "yard" in the ordinance. The commission agreed the definition is: "yard" is the area from the foundation to the lot line. The commission discussed a definition for "open space" as an area that is not covered by the primary building, accessory building, shed or garden structures.

Commission discussed the location for accessory structures and sheds. Accessory structures are permitted in the buildable area of a rear yard but not front or side yards. Detached garages are allowed in rear setback, so long as any eave or projection is 3 feet from any lot line and provided the square footage of the garage does not exceed one-third the area of the rear setback. Sheds are permitted in rear setbacks so long as the square footage of the shed and the square footage of any detached garage in the rear yard does not exceed one-third the area of the rear setback.

Awnings, eaves or other architectural projects maybe extend two feet into the side setbacks, provided they are attached to the main building.

Yeggy stated that North Liberty has a "front yard exception" where steps or ramps necessary to provide access to the house are allowed and the commission agreed to add this provision.

Yeggy addressed limiting paving of the front yard to within 10 feet of the front lot line. Yeggy stated that council member Carla Aldrich was in favor of this rule as long as the property owners are allowed do have a double driveway. Commissioner Haugen stated this issue will not be important to everyone but would like property owners to have the flexibility to use their property "within reason".

Patios and decks may be up to 16 inches above ground-level to be level with exterior doors or to accommodate grade changes.

"Garden structure" is a structure without solid walls and without a solid roof and are not located within the front-yard setback or side-yard setback.

Discuss Lot Coverage: Yeggy stated the council would like the commission to differentiate coverage by lot sizes. Yeggy has square footage of every property in University Heights and has begun to rank the different size plots.

Wilson commented that lot coverage does not include a measure for height and mass. Wilson did a quick calculation on a 7,500 square foot lot (75x100), single story, and used all the buildable area (2925 sq. feet); the lot coverage would be 39%. Haugen commented that some of the calculations factor in a "penalty" for a second story.

Additional Public Input: None.

The next Zoning Commission meetings will be held February 12, 2015 at 7:00 pm at City Hall.

The meeting was adjourned **by unanimous consent at 8:58 p.m.**

Attest: Christine M. Anderson, City Clerk

Approved: Pat Yeggy, Chairperson