

Brief overview of five draft ordinances submitted by the Zoning Commission

1. *Draft Ordinance No. 213* enhances the **management of stormwater runoff** by widening the scope of existing Ordinance No. 169 to (i) more clearly address development of one acre or more occurring in multiple development activities at different times (draft § 169.4.A.2.) and (ii) any land disturbing activities if the amount of impervious surface created or recreated by the activity exceeds 5,000 square feet (draft §§ 169.4.A.4. & B.2.).

2. *Draft Ordinance No. 209* adds **building coverage limitations** to the existing setback and height limitations. Concerns about redevelopment leading to “overly large” houses previously prompted consideration of “Floor Area Ratio” (2013) and “Lot Coverage” (2015) limitations, but practical difficulties in those constraints prompted a shift to considering “Building Coverage.”

To set a threshold for building coverage, an Inventory of Existing University Homes was compiled that includes three arrays (by Buildable Area, by Building Coverage, and by Street Number) for almost all single-family residential lots with houses (n=363). It also contains summaries of aggregate information (Appendix pp. A8-A10).

The **Zoning Commission recommends 40% coverage** (draft § 9.A.), greater than any currently existing Building Coverage (and much greater than most), which falls midway between Coralville’s 35% and Iowa City’s 45%. The draft also limits future consolidations of parcels to the smaller of 40% coverage of the combined parcels or 60% of the largest component parcel.

3. *Draft Ordinance No. 210* **regulates subdivisions**. It provides land use regulations to address circumstances where development might proceed by one or more subdivisions. The transfer of small parcels is exempted (draft § 1.12.).

4. *Draft Ordinance No. 211* **integrates subdivisions with existing parkland dedication**, requiring dedication of parkland or payment of a park development fee when rezoning or subdivision increases population or dwelling-unit density.

5. *Draft Ordinance No. 212* **enhances the protections of sensitive areas**. Drawing on the provisions currently in place in Iowa City and sensitive areas maps prepared by Emmons and Oliver Resources, the Zoning Commission developed an ordinance to more appropriately address environmental effects of future development in University Heights.

The draft ordinance includes three major categories of environmentally sensitive areas (slopes, stream corridors, and woodlands) (draft § 2.B.2.-4.) and detailed provisions for their protection (draft §§ 7, 8, and; 9). It includes conditional exemptions for the maintenance or expansion of existing single-family or two-family residences and for the construction of one new single-family or two-family residence (draft § 2.C.1.-.2.). The draft ordinance also includes seven draft maps to assist in identifying areas that may be environmentally sensitive.