

ORDINANCE NO. 14,157

AN ORDINANCE to amend the Municipal Code of the City of Des Moines, Iowa, 2000, adopted by Ordinance No. 13,827, passed June 5, 2000, by repealing subsection (d) of Section 134-657, Section 134-694 and Section 134-697 thereof, and enacting a new subsection (d) of Section 134-657, Section 134-694 and Section 134-697, regarding the fences allowed on properties designated for single and two-family use in the PUD and R-6 Districts.

BE IT ORDAINED by the City Council of the City of Des Moines, Iowa:

Section 1. That the Municipal Code of the City of Des Moines, Iowa, 2000, adopted by Ordinance No. 13,827, passed June 5, 2000, be and is hereby amended by repealing subsection (d) of Section 134-657, Section 134-694 and Section 134-697 thereof, and enacting a new subsection (d) of Section 134-657, Section 134-694 and Section 134-697, regarding the fences allowed on properties designated for single and two-family use in the PUD and R-6 Districts, as follows:

Sec. 134-657. Procedure.

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(d) If the council approves the preliminary plan and request for rezoning, the applicant shall submit, within 270 days or such longer period as may be approved by the council after recommendation by the commission, to the community development department a final development plan, in triplicate, of not less than one stage of the proposed development showing specifically and in detail the location of all proposed:

- (1) Buildings and uses, the height and exterior design of typical proposed dwellings and the number of dwelling units in each;
- (2) Parking areas;
- (3) Access drives;
- (4) Streets abutting or within the proposed development;
- (5) Walks;
- (6) Walls and fences; Unless otherwise expressly provided in the final development plan, fencing shall

be allowed as per the standards for the R residential districts for all lots devoted to single or two-family use, with the required yards for fence purposes to be determined by the setbacks shown by the typical lot layout(s) identified in the plan. If no fences are intended, the plan shall specifically state that no fences are to be allowed. (7) Landscaping and plant material, its type and size at the time of installation and at maturity;

(8) Required peripheral yards;

(9) Common land, recreation areas and parks;

(10) Existing and proposed utilities and public easements;

(11) Proposed signs and their areas and dimensions;

(12) Lighting facilities and their type and design;

(13) Storm and sanitary sewer lines; and

(14) Development stages and timing of each.

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Sec. 134-694. Contents of conceptual plan.

The conceptual plan required in section 134-693 shall be submitted on a sheet size no larger than 24 inches by 36 inches and shall show in schematic form the following:

(1) The boundaries of the proposed PUD district and a description of the existing structures and uses on surrounding properties;

(2) Topographic features of the site, including major existing natural features;

- (3) Proposed building uses, number of stories, general exterior design and building materials, dimensions, and floor areas, prepared by an architect registered in this state;
- (4) Parking areas and access drives;
- (5) Streets abutting or within the proposed development;
- (6) Landscaping plan for the entire PUD district showing the general location and type of proposed landscaping, walks, fences, walls and other screenings; Unless otherwise expressly provided in the conceptual plan, fencing shall be allowed as per the standards for the R residential districts for all lots devoted to single or two-family use, with the required yards for fence purposes to be determined by the setbacks shown by the typical lot layout(s) identified in the plan. If no fences are intended, the plan shall specifically state that no fences are to be allowed.
- (7) Location, size and type of any existing and proposed signs;
- (8) Required peripheral yards;
- (9) Common land, detention basins, recreation areas, parks, school sites and any other amenities and shall show if any area is to be dedicated to a governmental entity with its written acknowledgement of such dedication;
- (10) Existing utility and other easements; and
- (11) Development stages and schedule for commencement after the director's approval of the development plan and completion of construction after commencement in each stage.

Sec. 134-697. Contents of development plan.

Every development plan submitted pursuant to this division shall comply with the site plan requirements of article V of chapter 82 of this Code, including the following items of information, unless otherwise waived by the planning director:

- (1) Location, size and type of any existing and proposed signs.
- (2) Plans for the shape, exterior design and dimensions, floor areas, numbers of stories and usage of all proposed buildings, and an estimate of the number of employees for each use, where applicable, prepared and signed by an architect registered in this

state. However, for single-family dwellings, the building design is not required to be submitted by a registered architect.

(3) A landscaping plan for the entire PUD district showing the location, amount and type of any proposed landscaping, fences, walls and other screening, prepared and signed by a landscape architect or architect registered in this state. Unless otherwise expressly provided in the development plan, fencing shall be allowed as per the standards for the R residential districts for all lots devoted to single or two-family use, with the required yards for fence purposes to be determined by the setbacks shown by the typical lot layout(s) identified in the plan. If no fences are intended, the plan shall specifically state that no fences are to be allowed.

(4) Time schedule for commencement and completion of construction.

Sec. 2. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

FORM APPROVED:

Roger K. Brown, Assistant City Attorney

Preston A. Daniels, Mayor

Attest:

I, Donna V. Boetel-Baker, City Clerk of the City of Des Moines, Iowa, hereby certify that the above and foregoing is a true copy of an ordinance (Roll Call No. 02- 2721), passed by the City Council of said City at a meeting held November 18, 2002 signed by the Mayor on November 18, 2002 and published as provided by law in the Business Record on December 2, 2002 Authorized by Publication Order No. 3471.

Donna V. Boetel-Baker, City Clerk