

ORDINANCE NO. 15,752

AN ORDINANCE to amend the Official Zoning Map of the City of Des Moines, Iowa, set forth in Section 134-277 of the Municipal Code of the City of Des Moines, Iowa, 2000, by rezoning and changing the district classification of certain property located in the vicinity of 1321 and 1325 Fremont Street from the “R1-60” One- Family Low-Density Residential District to Limited “R-2” Two-Family Residential District classification.

Be It Ordained by the City Council of the City of Des Moines, Iowa:

Section 1. That the Official Zoning Map of the City of Des Moines, Iowa, set forth in Section 134-277 of the Municipal Code of the City of Des Moines, Iowa, 2000, be and the same is hereby amended by rezoning and changing the district classification of certain property located in the vicinity of 1321 and 1325 Fremont Street, more fully described as follows, from the “R1-60” One- Family Low-Density Residential District to Limited “R-2” Two-Family Residential District classification:

LOTS 22 AND 23, BLOCK 30, STEWART’S ADDITION, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA.

Section 2. That this ordinance and the zoning granted by the terms hereof are subject to the following imposed additional conditions which have been agreed to and accepted by execution of an Acceptance of Rezoning Ordinance by all owners of said property and are binding upon the owners and their successors, heirs, and assigns as follows:

- (1) Permitted uses shall be limited to one-family or two-family residential.
- (2) The unit plans and architecture shall be compatible with the image shown to the Plan and Zoning Commission.
- (3) Any dwelling unit shall have at least 1,100 square feet of floor space, excluding the basement.
- (4) The exterior of any dwelling unit shall be constructed of horizontal cement board or cedar overlap siding, or of masonry (brick or stone).
- (5) The front elevation of any dwelling unit shall contain either a front porch of approximately 60 square feet or 1/3 masonry (brick or stone) siding.

- (6) The front elevation of any dwelling unit constructed shall include either 1x4 window trim or shutters on each side of each window.
- (7) Any dwelling unit shall be constructed with architectural-style asphalt shingles.
- (8) A minimum 288-square foot garage shall be provided for each dwelling unit. The garage shall be accessed by a paved driveway and be located outside of the minimum required front yard setback.

Section 3. This ordinance shall be in full force and effect from and after its passage and publication as provided by law.

Section 4. That the City Clerk is hereby authorized and directed to cause certified copies of the Acceptance of Rezoning Ordinance, this ordinance, vicinity map and proof of publication of this ordinance to be properly filed in the office of the County Recorder of the county in which the subject property is located.

FORM APPROVED:

Glenna K. Frank, Assistant City Attorney

T. M. Franklin Cownie, Mayor

Attest:

I, Diane Rauh, 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. 19-312), passed by the City Council of said City at a meeting held February 25, 2019 signed by the Mayor on February 25, 2019 and published and provided by law in the Business Record on March 15, 2019. Authorized by Publication Order No. 10616.

Diane Rauh, City Clerk