

# R1

## Single Family District

**4.01 Intent:** The R1 Single Family District is established to protect, promote and maintain the development of *single family dwellings*, as well as provide for limited public and institutional *uses* that are compatible with a residential neighborhood.

### 4.02 Permitted Uses:

- *Dwelling, Single Family*
- *Passive Park*
- *Religious Facility*
- *Residential Facility for the Developmentally Disabled or Mentally Ill*

### 4.03 Special Exception Uses:

- *Active Park*
- *Bed & Breakfast*
- *Civic Facilities*
- *Dwelling, Two Family*
- *Group Residence*
- *Institutional*
- *Public Facilities & Utilities*

### 4.04 Development Standards

- (A) **Minimum Lot Width:** 50'
- (B) **Minimum Lot Area:** 5,500 sq.ft.
- (C) **Minimum Building Setback:**
  - (1) **Front:** Average setback of the *Block Face* or 25', whichever is less
  - (2) **Side:** 5'; 10' if accessing an alley
  - (3) **Rear:** 5'; 10' if accessing an alley
  - (4) **Residential Buffer:** 25'
- (D) **Minimum Front Parking Setback:** 15' (For uses other than Single Family and Two Family Residential)
- (E) **Building Height (Maximum):**
  - (1) **Single Family Residential:** 35'
  - (2) **Other than Single Family Residential:** 40'
  - (3) **Accessory:** 19'
- (F) **Accessory Uses,** see Article 5.01
- (G) **Temporary Uses,** see Article 5.02
- (H) **Landscaping,** see Article 8
- (I) **Lighting,** see Article 9
- (J) **Signs,** see Article 10
- (K) **Parking & Loading,** see Article 11

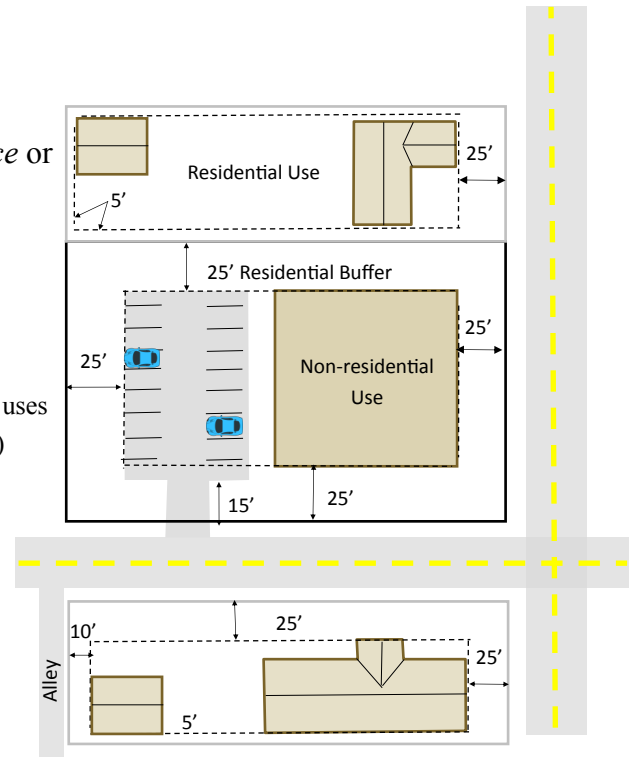
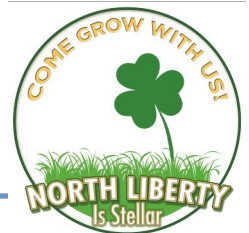


Figure: Example of Single Family Residential Use





# Single Family District

Reserved



**4.11 Intent:** The R2 Multi-Family District is established to protect, promote and maintain the development of single family dwellings and multi-unit dwellings, including apartments, townhouses or row house style developments, as well as to provide for limited public and institutional uses that are compatible within a residential neighborhood setting.

#### 4.12 Permitted Uses:

- *Dwelling, Multi-family*
- *Dwelling, Single Family*
- *Dwelling, Two Family*
- *Passive Park*
- *Religious Facility*
- *Residential Facility for the Developmentally Disabled or Mentally Ill*

#### 4.13 Special Exception Uses:

- *Active Park*
- *Bed & Breakfast*
- *Civic Facilities*
- *Group Residence*
- *Institutional*
- *Mobile Home Park*
- *Public Facilities & Utilities*

#### 4.14 Development Standards

- (A) **Minimum Project Width:** 50'
- (B) **Minimum Project Area:** 7,000 sq.ft.
- (C) **Minimum Building Setback:**
- (1) **Front:** Average setback of the *Block Face* or 25', whichever is less
  - (2) **Side:** 15'
  - (3) **Rear:** 15'
  - (4) **Residential Buffer:** 25'
- (D) **Building Separation:** Minimum 10' separation between buildings
- (E) **Minimum Front Parking Setback:** 15' (For uses other than Single Family or Two Family residential)
- (F) **Building Height (Maximum):**
- (1) **Primary Structures:** 40'
  - (2) **Accessory Structures:** 19'
- (G) **Accessory Uses,** see Article 5.01
- (H) **Temporary Uses,** see Article 5.02
- (I) **Landscaping,** see Article 8
- (J) **Lighting,** see Article 9
- (K) **Signs.** see Article 10
- (L) **Parking & Loading,** see Article 11

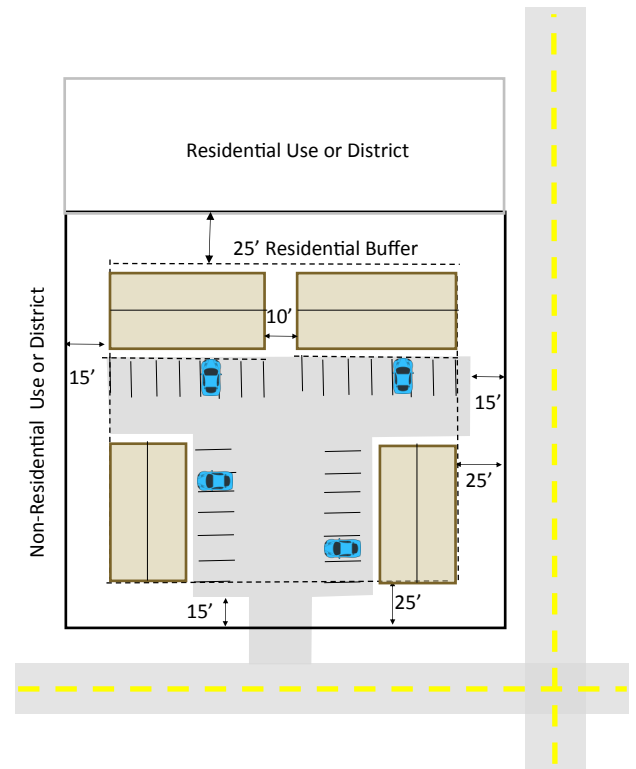
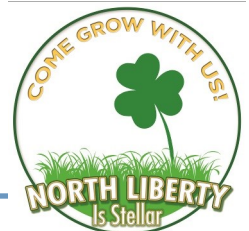


Figure: Example of Multi-family Residential Use

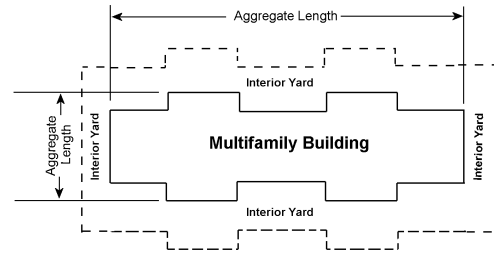


## 4.15 Additional Development Standards

(A) Minimum *Interior Yards*:

(1) In projects containing two or more *buildings*, *interior yards* shall be provided around all buildings at the greater of:

- a) 10'; or
- b) 5' plus 1' for each 10' of aggregate length of any wall of a building .



INTERIOR YARDS AROUND BUILDINGS

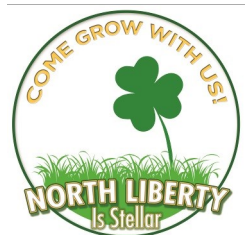
(2) *Interior yards* shall be measured perpendicular to the *building* or *structure* at all points.

(3) The distance between *buildings* or *structures* shall be the sum of each applicable minimum *interior yard*.

(4) *Interior yards* may not overlap any required perimeter *yards*.

(5) *Interior yards* may be used for interior access drives, open space, foundation landscaping, walkways, open balconies, or uncovered porches and patios

(B) Individual *buildings* and dwelling units located within a multifamily dwelling project may be served by *private streets*, *interior access driveways* and interior access *drives* developed in compliance with the standards set forth in Section 1.23 Requirements for All Private Streets and Private Alleys, of this Ordinance.



**4.21 Intent:** The OB Office Buffer District is established to serve as a buffer between residential *districts* and the more intense commercial and industrial *districts* by permitting the development of small scale professional, business, governmental and quasi-governmental office uses, while continuing to allow residential uses. The OB District serves as a gradual and reasonable transition between major thoroughfares and residential *districts*. Uses in the OB District are typically less commercial in appearance, and are architecturally more harmonious with residential structures. The OB District *development standards* are established to assure appropriate landscaping and buffering elements are implemented to protect the residential district.

#### 4.22 Permitted Uses:

- Dwelling, Single Family
- Dwelling, Two Family
- Office
- Passive Park
- Personal Service
- Religious Facility
- Residential Facility for the Developmentally Disabled or Mentally Ill

#### 4.23 Special Exception Uses:

- Active Park
- Bed & Breakfast
- Civic Facilities
- Dwelling, Multi-family
- Group Residence
- Institutional
- Public Facilities & Utilities

#### 4.24 Development Standards

- (A) **Minimum Lot Width:** 50'
- (B) **Minimum Building Setback:**
- (1) **Front:** Average setback of the *Block Face* or 25', whichever is less
  - (2) **Side:** 15'
  - (3) **Rear:** 15'
  - (4) **Residential Buffer:** 25'
- (C) **Minimum Front Parking Setback:** 15' (For uses other than Single Family and Two Family Residential)
- (D) **Building Height (Maximum):**
- (1) **Primary Structures:** 40'
  - (2) **Accessory Structures:** 19'
- (E) **Maximum Gross Floor Area:** 3,000 sq. ft.
- (F) **Accessory Uses,** see Article 5.01
- (G) **Temporary Uses,** see Article 5.02
- (H) **Landscaping,** see Article 8
- (I) **Lighting,** see Article 9
- (J) **Signs,** see Article 10
- (K) **Parking & Loading,** see Article 11

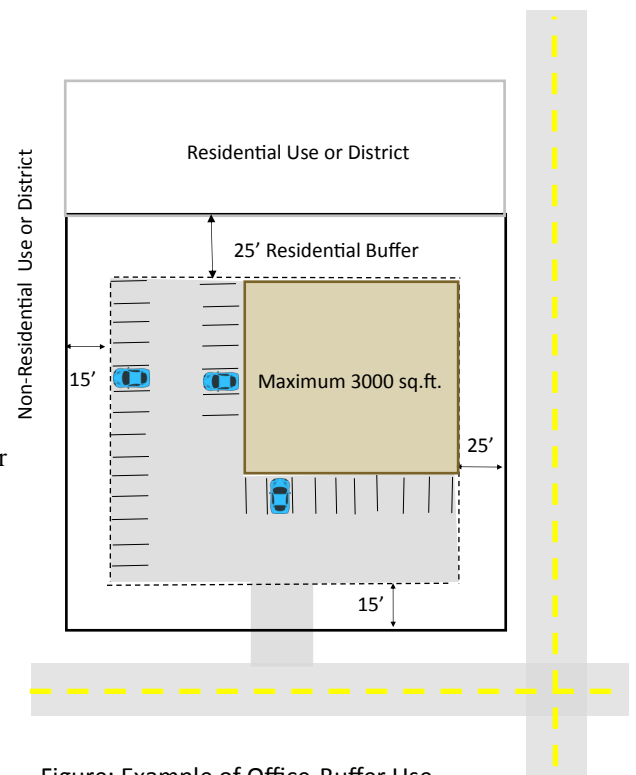
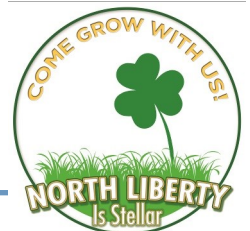


Figure: Example of Office-Buffer Use





## 4.25 Architecture

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(A) Applicability

All new non-residential construction, additions to existing construction and exterior remodeling for any facade visible from a public street, sidewalk, trails or parking area, and shall meet the provisions of this ordinance.

(B) Prohibited Building Materials & Design elements:

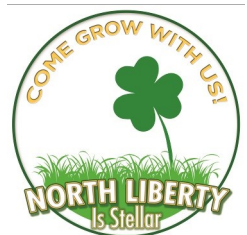
- (1) Exposed, plain concrete or un-textured concrete block
- (2) Plain CDX or OSB plywood
- (3) Corrugated asphalt or corrugated plastic roofing

(C) Design Standards:

- (1) Buildings shall provide at least two (2) architectural features, details or elements, such as but not limited to: quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, archways, colonnades, cornices, peaked roof lines, hip returns, operable window shutters, transoms, gas lights, exposed timber beams, and stone accents to add interest.
- (2) Building entrances shall utilize windows, canopies, or awnings; provide unity of scale, texture and color; and clearly identify entry.

(D) Site Elements

- (1) Mechanical equipment shall be screened
- (2) Sign bases shall be constructed of a material which is consistent with the principal building.



**4.31 Intent:** The Town Center District is established to promote the development of the original core of the Town of North Liberty. The regulations are intended to encourage all the elements of a traditional town center. The development standards in this district are designed to encourage a pedestrian oriented design throughout the district and maintain an appropriate pedestrian scale, massing and relationship between buildings and structures within the district.

### 4.32 Permitted Uses:

- Civic Facilities
- Dwelling (all types), provided a non-residential use is located on the ground floor
- Institutional Uses
- Office
- Passive Park
- Personal Service Establishment
- Recreational Facility, Indoor
- Religious Institutions
- Residential Facility for the Developmentally Disabled or Mentally Ill
- Retail-Commercial

### 4.33 Special Exception Uses:

- Active Park
- Automotive Uses
- Drive-through facility
- Dwelling (all types), without a ground floor non-residential use
- Group Residence
- Public Facilities & Utilities
- Recreational Facility, Outdoor

### 4.34 Development Standards

- (A) **Minimum Lot Width:** 30'
- (B) **Building Setback:**
  - (1) **Front:** At least 50% of the building facade facing a street shall be located at the property line.
  - (2) **Side:** 0' however, if a side yard is provided the setback shall not be less than 5'
  - (3) **Rear:** 10'
  - (4) **Residential Buffer:** 15'
- (C) **Minimum Front Parking Setback:** 15'
- (D) **Building Height:** 20' Minimum Façade Height
- (E) **Accessory Uses,** see Article 5.01
- (F) **Temporary Uses,** see Article 5.02
- (G) **Landscaping,** see Article 8
- (H) **Lighting,** see Article 9
- (I) **Signs,** see Article 10
- (J) **Parking & Loading,** see Article 11

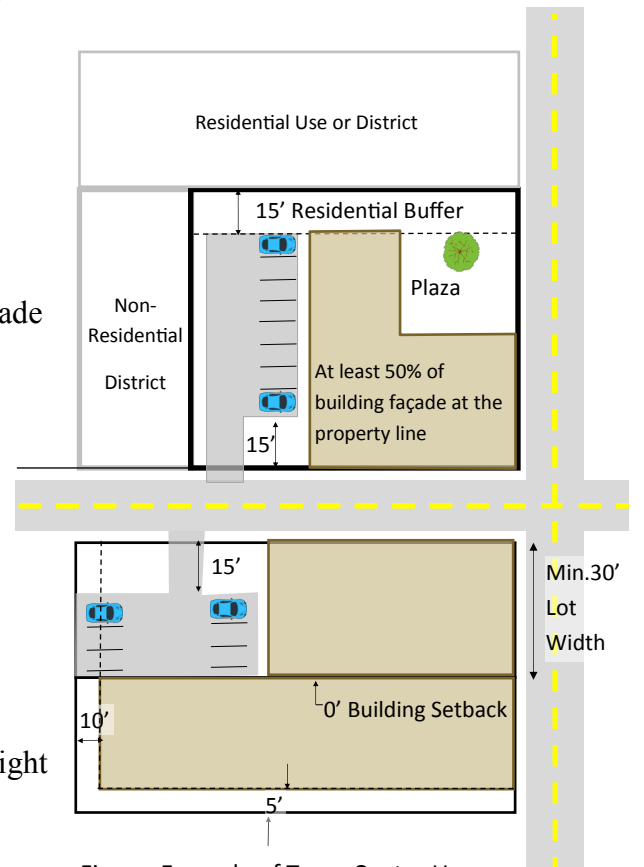


Figure: Example of Town Center Use





## 4.35 Architecture

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### (A) Applicability

All new construction, additions to existing construction and exterior remodeling for any facade visible from a public street, sidewalk, trails or parking area shall meet the provisions of this ordinance.

### (B) Building Articulation

In order to assure that new development in the Town Center maintains a scale and relationship to the street and sidewalk which can promote pedestrian activity in the downtown area, all buildings shall comply with the following design features:

- (1) Human Scale – Architectural elements such as colonnades, canopies, awnings, display windows, lighting and variation in building materials may be used to create a human scale to buildings.
- (2) Detailing – Architectural detailing (i.e., variation in Building materials, surface recesses, protrusions, cornices, awnings, etc.) shall be used to distinguish the ground floor from upper levels of a building.
- (3) Vertical Rhythm – The vertical rhythm of architectural detailing on a building shall be consistent or compatible with the pattern established on adjacent buildings located within the same block face.
- (4) Building Entrances – All buildings which front on State Road 23 / Main Street shall orient a main entrance to State Road 23 / Main Street.

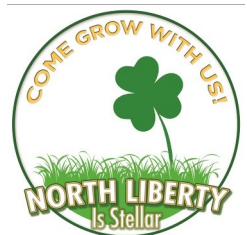
### (C) Doors & Windows

#### (1) Doors

Recessed doors are required. Doorways shall not be recessed more than five (5) feet from the front façade. If doors are recessed more than three (3) feet, then angled walls to promote the door's visibility are preferred.

#### (2) Windows

- (a) Ground floor window sills shall be  $\leq$  two (2) feet above grade.
- (b) Buildings facing public streets must have a minimum 60% window transparency for ground level storefronts and a minimum of 40% and a maximum of 60% for façade above storefronts.
- (c) Any non-residential building shall have windows (or faux windows) on the upper façade.
- (d) Window size and shape shall be compatible with those of adjacent buildings and shall have a generally vertical orientation.
- (e) Windows, doors, eaves and parapets on a building shall be proportional and shall relate to one another.







(C) Rhythm of Openings

A new building with a façade that is more than twenty-five (25) feet long shall be divided into multiple bays, creating the impression of multiple storefronts.

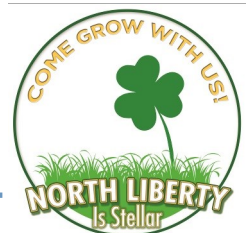
(D) Building Facades

(1) Primary Materials (75% of Façade or greater after the transparency requirements have been met)

- (a) Brick
- (b) Gypsum reinforced fiber concrete (for upper floors, trim and cornice elements only)
- (c) Metal (beams, lintels, trim elements and ornamentation only)
- (d) Split faced block (foundation walls and chimneys only)
- (e) Stone (limestone, granite, fieldstone, etc)
- (f) Architectural pre-cast concrete, if the surface looks like brick or stone
- (g) Wood siding

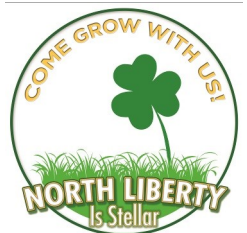
(2) Standards

Buildings shall use materials that are compatible with, or similar to, nearby buildings on the same street, unless those buildings use materials which are prohibited by this code.





Reserved



# C

# Commercial District

**4.41 Intent:** The C Commercial District is intended to provide for a full range of office and retail businesses and uses, including outdoor uses and activities such as merchandise displays, sales and storage, outdoor seating, and customer drive-up windows. This *district* also permits a mix of uses in support of place-making principles for a strong *Town*.

## 4.42 Permitted Uses:

- *Active Park*
- *Automotive Uses*
- *Civic Facilities*
- *Dwelling, (all types)*
- *Group Residence*
- *Institutional Uses*
- *Office*
- *Passive Park*
- *Personal Service Establishment*
- *Recreational Facility, Indoor*
- *Religious Facilities*
- *Residential Facility for the Developmentally Disabled and Mentally Ill*
- *Retail-Commercial*

## 4.43 Special Exception Uses:

- *Controlled Uses*
- *Industrial Uses* without outdoor operations or *outdoor storage*
- *Mobile Home Park*
- *Public Facilities & Utilities*
- *Recreational Facility, Outdoor*

## 4.44 Development Standards

- (A) **Minimum Lot Width:** 30'
- (B) **Minimum Building Setback:**
  - (1) **Front:** 15'
  - (2) **Side:** 10'
  - (3) **Rear:** 10'
  - (4) **Residential Buffer:** 25'
- (C) **Minimum Front Parking Setback:** 15'
- (D) **Building Height (Maximum):** 60'
- (E) **Minimum Open Space:** 15%
- (F) **Accessory Uses,** see Article 5.01
- (G) **Temporary Uses,** see Article 5.02
- (H) **Landscaping,** see Article 8
- (I) **Lighting,** see Article 9
- (J) **Signs,** see Article 10
- (K) **Parking & Loading,** see Article 11

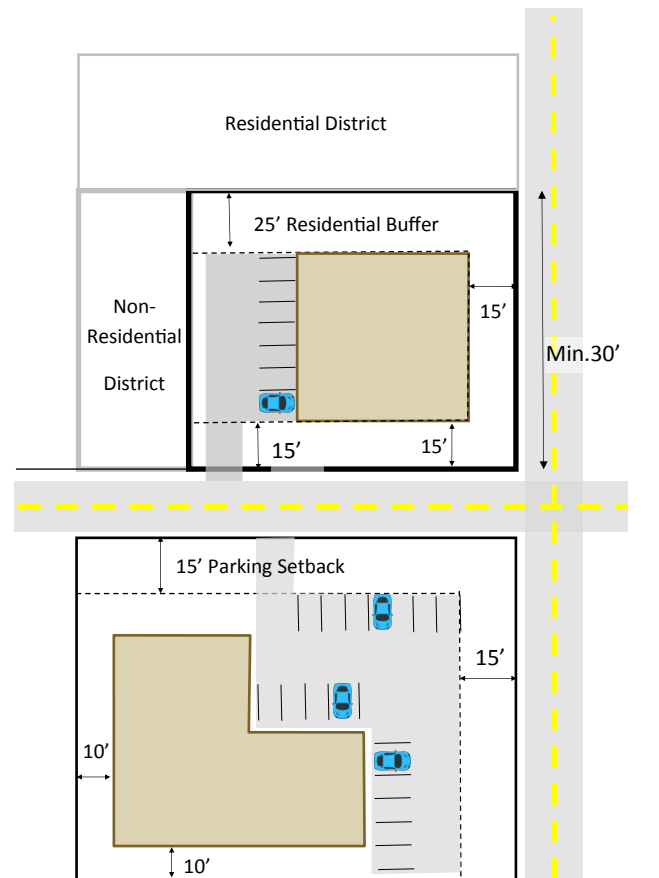


Figure: Example of Commercial Use



#### 4.45 Architecture

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(A) Applicability

All new construction, additions to existing construction and exterior remodeling for any facade visible from a public street, sidewalk, trails or parking area, and shall meet the provisions of this ordinance.

(B) Prohibited Building Materials & Design Elements

The following materials are generally prohibited:

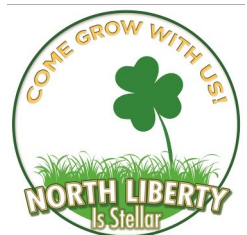
- (1) Exposed, plain concrete or un-textured concrete block
- (2) Plain CDX or OSB plywood
- (3) Corrugated asphalt or corrugated plastic roofing

(C) Design Standards

- (1) Primary Building Material: The primary building material shall be either: brick; stone (limestone, granite, fieldstone, etc.); wood siding panels or shingles; stone or brick veneers; fiber cement siding, or exterior insulation and finish system (E.I.F.S.) or equivalent, and shall constitute a minimum of fifty (50) percent of each applicable façade.
- (2) Secondary Building Material: The secondary building material, provided from the list under subsection A., above, shall constitute a minimum of ten (10) percent of the façade.
- (3) At least two (2) architectural features, details or elements, such as but not limited to: quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, archways, colonnades, cornices, peaked roof lines, hip returns, operable window shutters, transoms, gas lights, exposed timber beams, and stone accents to add interest.
- (4) Building walls over one-hundred (100) feet long shall be broken up with varying building lines, vertical architectural features, windows, or architectural accents.
- (5) Building entrances shall utilize windows, canopies, or awnings; provide unity of scale, texture and color; and clearly identify entry.
- (6) Plazas, strip malls, or similar types of commercial or office developments where multiple businesses are located within the same building shall provide at least one (1) dormer, archway, or similar feature per business or store front.

(D) Site Elements

- (1) Mechanical equipment shall be screened and be located behind the building line.
- (2) Sign bases shall be constructed of a material which is consistent with the principal building.



**4.51 Intent:** The GI General Industrial District is established to provide for development of office/warehouse/distribution, wholesale, assembly and manufacturing or processing facilities which transform previously manufactured or blended materials or substances into new products or into a useable form. Permitted uses in this district tend to generate heavy traffic, require extensive community facilities, require outdoor storage, and generate varying amounts of hazardous or objectionable elements such as noise, odor, dust, smoke or glare.

#### 4.52 Permitted Uses:

- *Agricultural*
- *Automotive Uses*
- *Civic Facilities*
- *Industrial Uses* without Outdoor Operations
- *Institutional*
- *Office*
- *Passive Park*
- *Personal Service Establishment*
- *Public Facilities & Utilities*
- *Recreational Facilities*
- *Religious Facilities*
- *Retail-Commercial*

#### 4.53 Special Exception Uses:

- *Controlled Uses*
- *Outdoor Storage* in excess of 50% of lot area
- *Industrial Uses* with outdoor operations
- *Salvage Yard*

#### 4.54 Development Standards

- (A) **Minimum Lot Width:** 30'
- (B) **Minimum Building Setback:**
  - (1) **Front:** 30'
  - (2) **Side:** 15'
  - (3) **Rear:** 25'
  - (4) **Residential Buffer:** 50'
- (C) **Minimum Front Parking Setback:** 15'
- (D) **Building Height (Maximum):** 60'
- (E) **Minimum Open Space:** 15%
- (F) **Accessory Uses,** see Article 5.01
- (G) **Temporary Uses,** see Article 5.02
- (H) **Landscaping,** see Article 8
- (I) **Lighting,** see Article 9
- (J) **Signs,** see Article 10
- (K) **Parking & Loading,** see Article 11

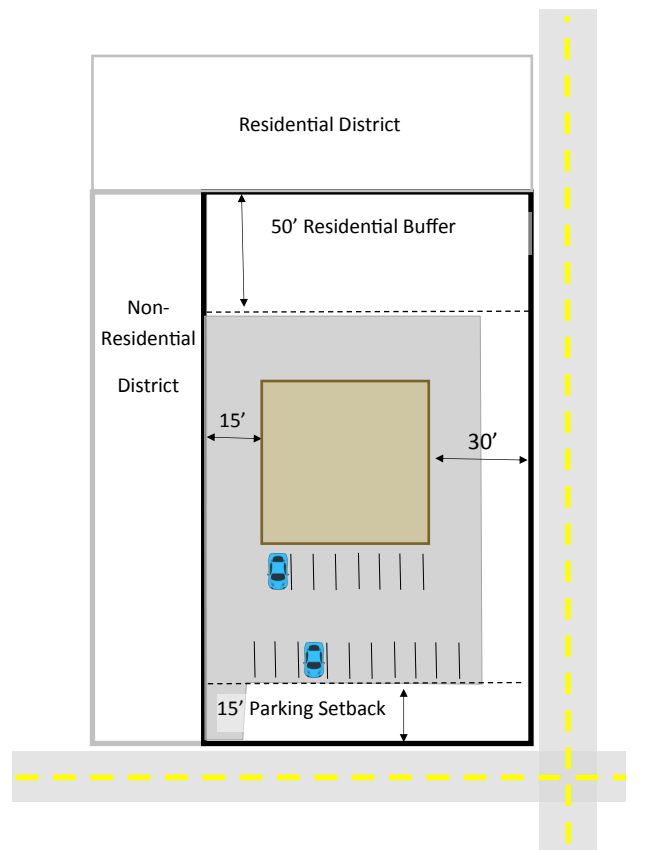
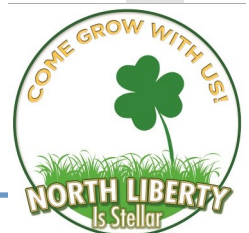


Figure: Example of Industrial Use





Reserved

