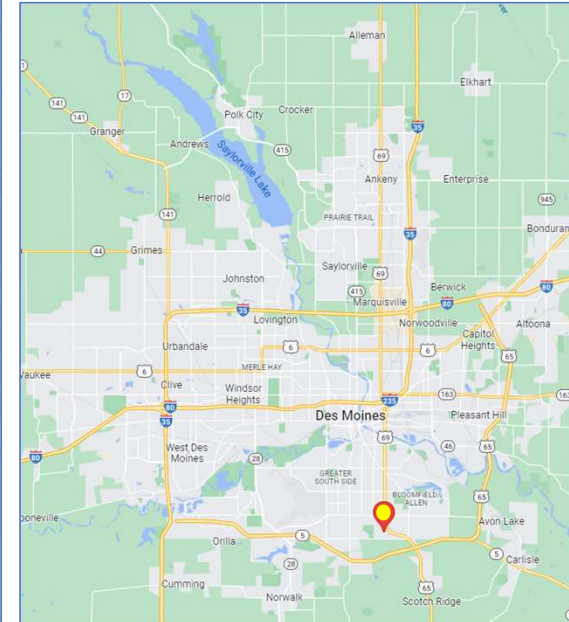
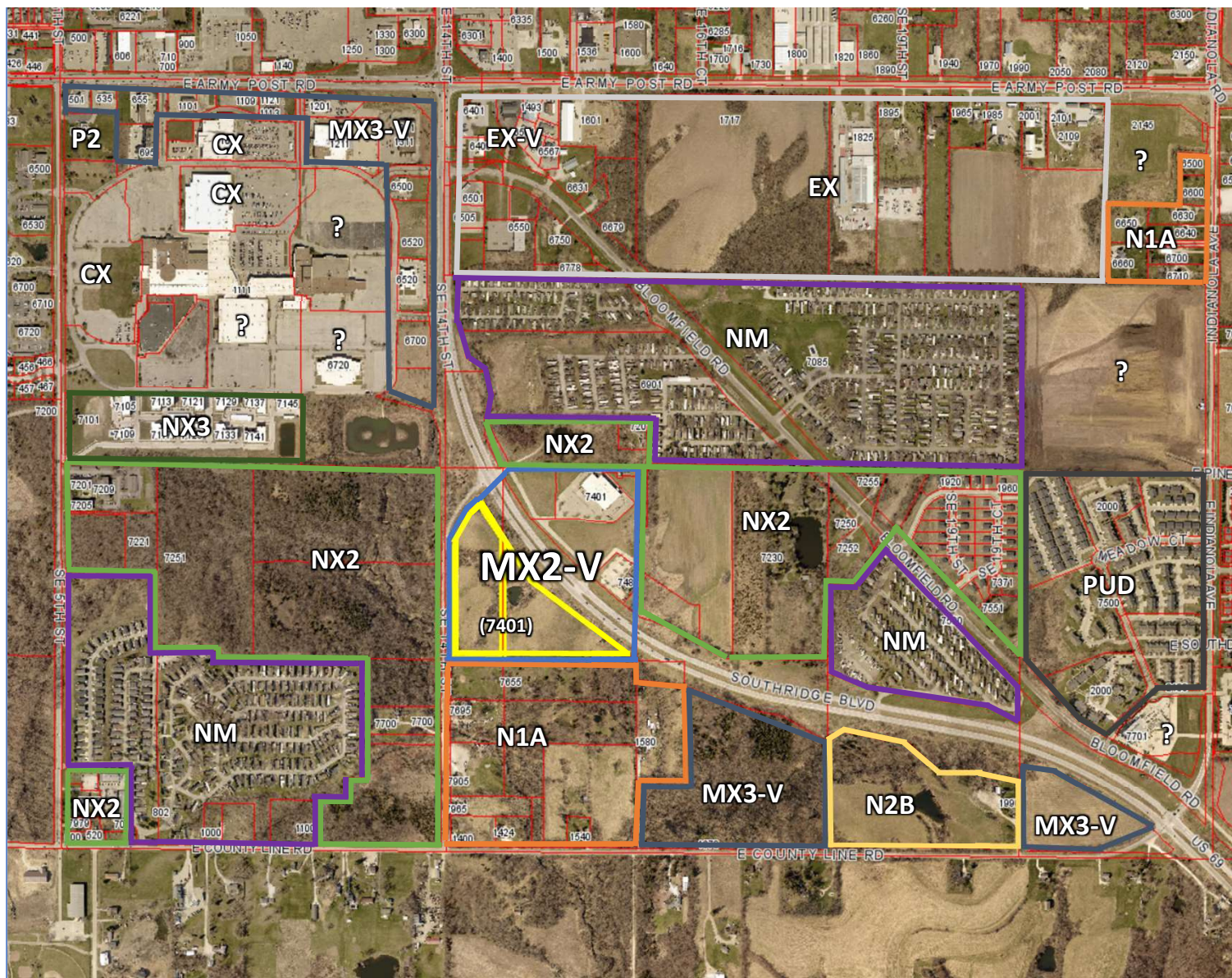


City of Des Moines Zoning

- Survey of the 7401 SE 14th St zoning and surrounding area





City of Des Moines Zoning

Zoning Description

CX	Mixed Use District
EX-V	Mixed Use District
EX	Mixed Use District
MX2-V	Mixed Use District (7401)
MX3-V	Mixed Use District
N1A	Neighborhood District
N2B	Neighborhood District
NM	Neighborhood District
NX2	Neighborhood Mix District
NX3	Neighborhood Mix District
P2	Public, Civic & Institutional District
PUD	Planned Unit Development District
?	New Parcel - not disclosed

City of Des Moines

Zoning, Planning and Design

CHAPTERS 134 & 135

- The next pages are 12 tables from Chapters 134 & 135 highlighting the MX2-V zoning district guidelines

KEY: Table Symbol and Description

PUBLIC HEARING DRAFT

●=permitted by right

◐=permitted on upper floors only

○=requires conditional use approval

②=permitted by right where district includes "-2" extension

④=permitted by right where district includes "-4" extension

*supplemental use regulations apply

--=prohibited

Ⓥ = prohibited where district includes "-V" extension

Ⓡ = permitted with conditional use approval in NX2a district only

Ⓜ = permitted on major commercial corridors only

DRAFT MAY 17, 2019

TABLE 134-3.1-1. PRINCIPAL USE TABLE

USE CATEGORY		DISTRICTS																							
Use Subcategory	Specific Use Type	A	DX1	DX2	DXR	MX1	MX2	MX3	RX1	RX2	CX	EX	I1	I2	N1, N2, N3, N4, N5	NX1	NX2, NX2a	NX3	NM	P1	P2	F	Reference		
RESIDENTIAL																									
Household Living																									
	1 household (per lot)	●	○	○	●	○	○	○	●	●	○	-	-	-	-	②	●	●	●	●	-	-	-	134-3.3.1	
	2 households (per lot)	-	○	○	○	○	○	○	○	○	○	-	-	-	④	●	●	●	●	-	-	-	-	134-3.3.1	
	3 to 4 households (per lot)	-	○	○	○	○	○	○	●	●	○	-	-	-	-	●	●	●	●	-	-	-	-	134-3.3.1	
	5 to 8 households (per lot)	-	○	○	○	○	○	○	●	●	○	-	-	-	-	●	●	●	●	-	-	-	-	134-3.3.1	
	9 or more households (per lot)	-	○	○	○	○	○	○	●	●	○	-	-	-	-	●	●	●	●	-	-	-	-	134-3.3.1	
	Mobile home park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●*	-	-	-	-	134-3.3.1	
Group Living																									
	Assisted living facility	-	○	○	○	○	○	○	○	○	○	-	-	-	-	-	○*	○*	○*	○*	-	-	-	-	134-3.3.2
	Correctional placement residence	-	○*	○*	○*	○*	○*	○*	○*	○*	○*	-	-	-	-	-	○*	○*	○*	○*	-	-	-	-	134-3.3.2
	Family home	○*	○*	○*	○*	○*	○*	○*	○*	○*	○*	-	-	-	-	○*	○*	○*	○*	○*	-	-	-	-	134-3.3.2
	Home and community-based services waiver recipient residence	○*	○*	○*	○*	○*	○*	○*	○*	○*	○*	-	-	-	-	○*	○*	○*	○*	-	-	-	-	-	134-3.3.2
	Shelter, temporary	-	○*	○*	○*	○*	○*	○*	○*	○*	○*	-	-	-	-	-	○*	○*	○*	○*	-	-	-	-	134-3.3.2
	Group living not otherwise classified	-	○	○	○	○	○	○	○	○	○	-	-	-	-	-	○	○	○	-	-	-	-	-	134-3.3.2
PUBLIC, CIVIC AND INSTITUTIONAL																									
Airport																									
		-	-	-	-	-	-	-	-	-	-	-	●	●	-	-	-	-	-	-	-	●	○	134-3.4.1	
Assembly																									
	Place of Worship	-	●	●	●	○	●	●	○	●	●	●	-	-	-	-	○	○	-	-	●	-	-	-	134-3.4.2
	Place of Assembly	-	●	●	●	○	●	●	○	●	●	●	-	-	-	-	○	○	-	-	●	-	-	-	134-3.4.2
Cemetery																									
	City-owned	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	-	-	-	-	134-3.4.3
	Non-city-owned	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	○	-	-	-	134-3.4.3
College or University																									
		-	●	●	●	-	-	-	●	●	●	●	-	-	-	-	-	-	-	-	-	●	-	-	134-3.4.4
Fraternal Organization																									
		-	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	-	-	134-3.4.5
Government Administration																									
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	-	-	-	134-3.4.6
Hospital																									
		-	●	●	●	-	-	-	●	●	●	●	●	●	-	-	-	-	-	-	-	●	-	-	134-3.4.7
Library or Cultural Exhibit																									
		-	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	-	-	134-3.4.8
Public Recreation Areas																									
		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	○	-	134-3.4.9
Postal Service																									
		-	●	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	●	-	-	134-3.4.10
Safety Service																									
		●	●	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	●	-	-	134-3.4.11
School																									
		-	●	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	●	-	-	134-3.4.12

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 ⑤ = prohibited where district includes "-4" extension | ⑥ = permitted with conditional use approval in NX2a district only
 ⑧ = permitted on major commercial corridors only

TABLE 134-3.1-1. PRINCIPAL USE TABLE

USE CATEGORY		DISTRICTS																					
Use Subcategory	Specific Use Type	A	DX1	DX2	DXR	MX1	MX2	MX3	RX1	RX2	CX	EX	I1	I2	N1, N2, N3, N4, N5	NX1	NX2, NX2a	NX3	NM	P1	P2	F	Reference
Utilities and Public Service Facilities																							
Minor		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	○	134-3.4.13
Major		○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	134-3.4.13
COMMERCIAL																							
Adult Entertainment		-	-	-	-	-	-	-	-	-	-	-	○*	○*	-	-	-	-	-	-	-	-	134-3.5.1
Animal Service																							
Boarding		●	-	-	-	-	-	●	-	-	●	●	●	●	-	-	-	-	-	-	-	-	134-3.5.2
Grooming		●	●	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	134-3.5.2
Stable		●	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	134-3.5.2
Veterinary		●	●	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	134-3.5.2
Assembly and Entertainment																							
Small		-	●	●	●	○	●	●	○	●	●	●	-	-	-	-	○	○	-	-	○	-	134-3.5.3
Large		-	●	●	●	-	●	●	-	●	●	●	-	-	-	-	○	-	-	-	○	-	134-3.5.3
Events Center		-	●	●	●	-	●	●	●	●	●	●	-	-	-	-	○	-	-	-	○	-	134-3.5.3
Broadcast or Recording Studio		-	●	●	-	-	●	●	-	●	●	●	-	-	-	-	-	-	-	-	●	-	134-3.5.4
Business or Trade School		-	●	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	134-3.5.5
Commercial Service																							
Consumer Maintenance and Repair		-	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	134-3.5.6
Personal Service		-	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	134-3.5.6
Studio or Instructional Service		-	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	134-3.5.6
Day Care		-	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	134-3.5.7
Day Services, Adult		-	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	134-3.5.8
Eating and Drinking Places																							
Restaurant		-	●	●	●	●	●	●	●	●	●	●	-	-	-	-	①	-	-	○	○	-	134-3.5.9
Bar		-	○	○	○	-	○	○	-	-	○	○	-	-	-	-	-	-	-	○	○	-	134-3.5.9
Financial Service (except as below)		-	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	134-3.5.10
Bail Bonds		-	●	-	-	-	●	-	●	-	●	-	-	-	-	-	-	-	-	-	-	-	134-3.5.10
Delayed Deposit Service		-	-	-	-	-	-	●	-	-	●	-	-	-	-	-	-	-	-	-	-	-	134-3.5.10
Pawnbroker		-	-	-	-	-	-	●	-	-	●	-	-	-	-	-	-	-	-	-	-	-	134-3.5.10
Funeral or Mortuary Service		-	-	-	-	-	-	-	●	-	●	●	●	●	-	-	-	-	-	-	-	-	134-3.5.11
Lodging																							
Bed & Breakfast		○*	○*	○*	○*	○*	○*	○*	○*	○*	○*	-	-	-	○*	○*	○*	○*	-	-	-	-	134-3.5.12
Hotel/Motel		-	●	●	●	-	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	134-3.5.11

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 ① = prohibited where district includes "-V" extension | ⑥ = permitted with conditional use approval in NX2a district only
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TABLE 134-3.1-1. PRINCIPAL USE TABLE

USE CATEGORY		DISTRICTS																				
Use Subcategory																						
Specific Use Type	A	DX1	DX2	DXR	MX1	MX2	MX3	RX1	RX2	CX	EX	I1	I2	N1, N2, N3, N4, N5	NX1	NX2, NX2a	NX3	NM	P1	P2	F	Reference
Office																						
Business or Professional	-	●	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	●	-	134-3.5.13
Medical	-	●	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	●	-	134-3.5.13
Parking, Non-accessory																						
Surface Parking Lot	-	○*	○*	○*	○*	○*	○*	-	○*	●	●	●	●	-	-	-	-	-	○*	○*	○*	134-3.5.14
Parking Structure	-	●	●	●	●	●	●	-	●	●	●	●	●	-	-	-	-	-	-	○*	-	134-3.5.14
Retail Sales																						
Limited	-	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-	134-3.5.15
General	-	●	●	●	●	●	●	-	-	●	-	-	-	-	-	-	-	-	-	-	-	134-3.5.15
Large-Format	-	●	○	-	-	-	-	-	-	●	-	-	-	-	-	-	-	-	-	-	-	134-3.5.15
Self-Service Storage	-	-	●	●	-	-	-	-	-	●	●	●	●	-	-	-	-	-	-	-	-	134-3.5.16
Sign, General Advertising	-	-	-	-	-	Ⓜ	Ⓜ	-	-	Ⓜ	Ⓜ	Ⓜ	Ⓜ	-	-	-	-	-	-	-	-	134-3.5.17
Sports & Recreation, Private/Participant																						
Indoor	-	●	●	●	●	●	●	-	-	●	●	●	●	-	-	-	-	-	○	○	○	134-3.5.18
Outdoor	-	-	-	●	-	-	●	-	●	●	●	●	●	-	-	-	-	-	○	○	-	134-3.5.18
Vehicle Sales and Service																						
Fuel Station	-	-	○	○	-	○	●	-	-	●	●	●	●	-	-	-	-	-	-	-	-	134-3.5.19
Vehicle Sales	-	-	-	-	-	-	Ⓧ	-	-	Ⓧ	-	Ⓧ	Ⓧ	-	-	-	-	-	-	-	-	134-3.5.19
Vehicle Rental	-	Ⓧ	Ⓧ	Ⓧ	-	Ⓧ	Ⓧ	-	-	Ⓧ	Ⓧ	Ⓧ	Ⓧ	-	-	-	-	-	-	-	-	134-3.5.19
Vehicle Maintenance/Repair, Minor	-	-	-	-	-	-	●*	-	-	●*	●*	●*	●*	-	-	-	-	-	-	-	-	134-3.5.19
Vehicle Maintenance/Repair, Major	-	-	-	-	-	-	-	-	-	●*	●*	●*	●*	-	-	-	-	-	-	-	-	134-3.5.19
INDUSTRIAL																						
Fabrication and Production																						
Artisan	●*	●*	●*	●*	●*	●*	●*	-	-	●*	●*	●*	●*	-	-	-	-	-	-	-	-	134-3.6.1
Limited	-	-	-	-	-	-	●*	-	-	●*	●*	●*	●*	-	-	-	-	-	-	-	-	134-3.6.1
General	-	-	-	-	-	-	-	-	-	-	●*	●*	-	-	-	-	-	-	-	-	-	134-3.6.1
Intensive	-	-	-	-	-	-	-	-	-	-	-	-	○*	-	-	-	-	-	-	-	-	134-3.6.1
Industrial Service																						
Light	-	-	-	-	-	-	●*	-	-	●*	●*	●*	●*	-	-	-	-	-	-	-	-	134-3.6.12
Intensive	-	-	-	-	-	-	-	-	-	-	●*	●*	-	-	-	-	-	-	-	-	-	134-3.6.12

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TABLE 134-3.1-1. PRINCIPAL USE TABLE

USE CATEGORY	DISTRICTS																					
Use Subcategory																						
Specific Use Type	A	DX1	DX2	DXR	MX1	MX2	MX3	RX1	RX2	CX	EX	I1	I2	N1, N2, N3, N4, N5	NX1	NX2, NX2a	NX3	NM	P1	P2	F	Reference
Storage, Distribution and Wholesaling																						
Equipment & Material Storage, Outdoor	-	-	-	-	-	-	-	-	-	-	-	●*	●*	-	-	-	-	-	-	○*	-	134-3.6.3
Trucking & Transportation Terminal	-	-	-	-	-	-	-	-	-	-	-	Ⓧ	Ⓧ	-	-	-	-	-	-	○*	-	134-3.6.3
Warehouse	-	-	-	-	-	-	-	-	-	●*	●*	●*	●*	-	-	-	-	-	-	○*	-	134-3.6.3
Wholesale sales and distribution	-	-	-	-	-	-	-	-	-	●*	●*	●*	●*	-	-	-	-	-	-	-	-	134-3.6.3
Junk or Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	○*	-	-	-	-	-	-	-	-	-	134-3.6.4
Mining or Mineral Processing	-	-	-	-	-	-	-	-	-	-	-	○	-	-	-	-	-	-	-	-	○	134-3.6.5
AGRICULTURAL																						
Community and Urban Garden	●	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	○*	-	134-3.7.1
Crop Production	●	-	-	-	-	-	-	-	-	○	○	○	○	-	-	-	-	-	●	●	○	134-3.7.2
Nursery or Truck Farm	●	-	-	-	-	-	-	-	-	○	○	○	○	-	-	-	-	-	●	●	○	134-3.7.3
OTHER																						
Alcoholic Liquor, Wine, or Beer Sales	-	○*	○*	○*	○*	○*	○*	-	-	○*	-	-	-	-	-	-	-	-	○*	○*	-	134-3.8.1
Consumer Fireworks Sales	-	-	-	-	-	-	-	-	-	-	●*	●*	-	-	-	-	-	-	-	-	-	134-3.8.2
Short-Term Rental	○*	○*	○*	○*	○*	○*	○*	○*	○*	○*	-	-	-	○*	○*	○*	○*	-	-	-	-	134-3.8.3
Wireless Telecommunications	Refer to article 4 of this chapter.																					

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TABLE 134- 4.2-1. WIRELESS TELECOMMUNICATIONS FACILITIES

WIRELESS TELECOMMUNICATIONS	DISTRICTS																				
Type of Facility/Service (all subject to applicable regulations of this article)	A	DX1	DX2	DXR	MX1	MX2	MX3	RX1	RX2	CX	EX	I1	I2	N1, N2, N3, N4, N5	NX1	NX2, NX2a	NX3	NM	P1	P2	Existing PUD
New tower	●	○	○	○	○	○	○	○	○	○	○	●	●	-	-	-	-	-	○	○	●
Initial placement or installation of transmission equipment on wireless support structures	●	○	○	○	○	○	○	○	○	○	○	●	●	-	-	-	-	-	○	○	●
Modification of an existing tower or existing base station that constitutes a substantial change	●	○	○	○	○	○	○	○	○	○	○	●	●	-	-	-	-	-	○	○	●
Construction or placement of transmission equipment that does not constitute an eligible facilities request	●	○	○	○	○	○	○	○	○	○	○	●	●	-	-	-	-	-	○	○	●
Siting of small wireless facility outside of the public right-of-way on a city-owned structure that is listed on the national register of historic places	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	○
Siting of small wireless facility on an existing tower, utility pole as defined by Iowa Code chapter 8C, or wireless support structure, on property zoned and used exclusively for single-household residential use or within a previously designated area of historical significance pursuant to Iowa Code section 303.34	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	●
Installation of a new utility pole or wireless support structure for the siting of a small wireless facility on property zoned and used exclusively for single-household residential use or within a previously designated area of historical significance pursuant to Iowa Code section 303.34	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	●
Siting of small wireless facility in public right-of-way that is not on property zoned and used exclusively for single-household residential use or within a previously designated area of historical significance pursuant to Iowa Code section 303.34	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

KEY: ●=permitted subject to the provisions of this article | ○=requires conditional use approval | ◐=requires PUD amendment | -=prohibited

KEY: ●=permitted subject to the provisions of this article | ○=requires conditional use approval | ◐=requires PUD amendment | -=prohibited

TABLE 134- 4.2-1. WIRELESS TELECOMMUNICATIONS FACILITIES

WIRELESS TELECOMMUNICATIONS	DISTRICTS																				
Type of Facility/Service (all subject to applicable regulations of this article)	A	DX1	DX2	DXR	MX1	MX2	MX3	RX1	RX2	CX	EX	I1	I2	N1, N2, N3, N4, N5	NX1	NX2, NX2a	NX3	NM	P1	P2	Existing PUD
Siting of small wireless facility outside of the public right-of-way on a city-owned structure that is not listed on the national register of historic places	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Siting of small wireless facility on an existing tower, utility pole as defined by Iowa Code chapter 8C, or wireless support structure, that is not on property zoned and used exclusively for single-household residential use or within a previously designated area of historical significance pursuant to Iowa Code section 303.34	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Installation of a new utility pole or wireless support structure for the siting of a small wireless facility that is not on property zoned and used exclusively for single-household residential use or within a previously designated area of historical significance pursuant to Iowa Code section 303.34	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Eligible facilities request	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
KEY: ●=permitted subject to the provisions of this article ○=requires conditional use approval ◐=requires PUD amendment -=prohibited																					























































KEY: ●=permitted subject to the provisions of this article | ○=requires conditional use approval | ◐=requires PUD amendment | -=prohibited

TABLE 134-5.6-1. SIGNS IN DX, MX, RX, CX, EX, I AND P DISTRICTS

	DX1	DX2 DXR	MX1 MX2	MX3	CX	RX	EX I	P
PERMITTED SIGN TYPES								
Wall	●	●	●	●	●	●	●	●
Monument	●	●	●	●	●	●	●	●
Projecting	●	●	●	●	●	●	●	●
Roof	●	●	—	—	●	—	●	—
WALL SIGNS: MAXIMUM NUMBER AND AREA								
Maximum Number per Occupant	2	2	2	2	2	2	2	2
Maximum Total Sign Area (sq. ft.)	2 per linear foot of building frontage for floors 1-3	1.25 per linear foot of building frontage for floors 1-3					2 per linear foot of building frontage for floors 1-3	
Maximum Area of Any Single Sign	200 sq. ft.	100 sq. ft.	100 sq. ft.	200 sq. ft.	200 sq. ft.	100 sq. ft.	200 sq. ft.	200 sq. ft.
Other Regulations	See section 134-5.6.3 of this article							
MONUMENT SIGNS: MAXIMUM NUMBER, AREA AND HEIGHT								
Maximum Number per Street Frontage	1	1	1	1	1 per 250 linear feet of frontage	1	1 per 250 linear feet of frontage	1
Maximum Sign Area (sq. ft.)	25	25	1 per linear foot of street frontage or 75 sq. ft., whichever is less	75	1 per linear foot of street frontage or 200 sq. ft., whichever is less	15	1 per linear foot of street frontage or 200 sq. ft., whichever is less	75
Maximum Height (ft.)	8 if setback less than 25 feet from property line; 15 if setback at least 25 feet from property line							
PROJECTING SIGNS								
Maximum Number	May be used in lieu of wall signs or in addition to wall signs, but the total number of wall signs, projecting signs and roof signs may not exceed the maximum number of wall signs allowed in accordance with this table.							
Maximum Sign Area	Same as apply to wall signs							
Maximum Projection	May not project more than seven feet from the wall of the building to which they are attached.							
Minimum Vertical Clearance	Must be mounted to provide at least nine feet vertical clearance above the sidewalk, driveway or other ground surface beneath the sign							
Other Regulations	See section 134-5.6.6 of this article							
AWNING AND CANOPY SIGNS								
Regulations	See section 134-5.6.7 of this article							
ROOF SIGNS								
Maximum Number	May be used in lieu of wall signs or in addition to wall signs in those districts that expressly allow roof signs, but the total number of wall signs, projecting signs and roof signs may not exceed the maximum number of wall signs allowed in accordance with this table.							
Maximum Sign Area	Same as apply to wall signs							
Maximum Height	Mounted height of a roof sign may not exceed eight feet. The combined height of a roof sign and the building upon which the sign is mounted may not exceed the maximum height limit of the subject zoning district or the subject building type.							
Other Regulations	See section 134-5.6.8 of this article							
ELECTRONIC AND MULTI-VISION DISPLAYS ON MONUMENT SIGNS								
Regulations	See section 134-5.7 of this article							

Table Notes: ● = Permitted, subject to compliance with all applicable regulations of this article | — = Prohibited

TABLE 135-2.2-1. BUILDING TYPES BY DISTRICTS

BUILDING TYPES	DX,				X, I DISTRICTS								Reference
	DX1	DX2	DXR	MX1	MX2	MX3	RX1	RX2	CX	EX	I1	I2	
Downtown Storefront													135-2.3
Downtown General													135-2.4
Storefront													135-2.5
Commercial Cottage													135-2.6
General Building													135-2.7
Commercial Center													135-2.8
Workshop/Warehouse													135-2.9
Civic Building													135-2.10
Principal-Use Parking Structure													135-2.17
Flat Building													135-2.11
Row Building													135-2.12
House A													135-2.13
House B													135-2.14
House C													135-2.15
House D													135-2.16

KEY: ●=permitted by right | ●=required on primary frontages | ●=permitted only on corner lots, maximum 150 feet in length

2.5.3 STOREFRONT REGULATIONS

	MX1	MX2	MX3	CX	REFERENCES
A. Building Siting Refer to Figure 135-2.3-B					
1 Multiple Principal Buildings	Not permitted	Permitted	Permitted	Permitted	See Note 1 for double frontage lots adjacent to N districts.
3 Minimum Primary Frontage Coverage	85%	90%	60%	60%	See 135-3.2 for measurement information. See Note 1 for double frontage lots adjacent to N districts.
4 Primary Frontage Build-to Zone (ft)	0-5	0-5	0-5	0-10	Minimum pedestrian area is required per Note 2 .
5 Non-Primary Frontage Build-to Zone (ft)	0-10	0-10	0-10	0-20	See 135-3.7 for measurement information.
6 Minimum Interior Side Setback (ft)	0, 5 abutting a district that does not permit a Storefront building			5	See 135-7.8 for landscape buffer.
7 Minimum Rear Setback (ft)	5 except 0 at alley			15 except 0 at alley	See Note 1 for double frontage lots adjacent to N districts.
8 Maximum Impervious Area Additional Semi-Pervious Area	85% 10%	85% 15%	80% 10%	65% 15%	See 135-3.6 for measurement information.
9 Surface Parking/Loading Location Garage/Loading Entrance Location	Rear yard, limited side yard only Any non-primary street or rear facade		Rear yard, limited side yard only Any non-primary street or rear facade		See Note 3 for limited side yard parking; See 135-4.3.8 for additional garage door requirements.
10 Permitted Driveway Access	Improved alley; if no improved alley exists or is planned, one driveway off each non-primary street; if no alley or non-primary street exists, one driveway off a primary street with approval of city engineer				See 135-6.12 for additional driveway regulations.
B. Height Refer to Figure 135-2.5-C					
11 Minimum Overall Height	1 story	3 stories	1 story	1 story	See 135-3.7 for measurement information.
12 Maximum Overall Height	3 stories	5 stories	5 stories	3 stories	
14 Primary Frontage Ground Story: Minimum Height (ft) Maximum Height (ft)	12 18	15 20	12 18	12 20	Story heights are measured floor to floor. See Note 5 for large format-retail heights.
15 All Other Stories: Minimum Height (ft) Maximum Height (ft)	9 12	9 14	9 12	9 12	See 135-3.7 for measurement information.

	MX1	MX2	MX3	CX	REFERENCES
C. Uses Refer to Figure 135-2.5-C					
16 Primary Frontage Facade Ground Story First 30 ft of depth along frontage	Permitted Public, Civic, and Institutional uses; Commercial uses except Business and Trade School; Artisan Industrial; and lobbies to upper story uses		Permitted Public, Civic, and Institutional uses; Commercial uses; Artisan Industrial; Wholesale Sales/Distribution; and lobbies to upper story uses		See chapter 134, article 3 for permitted uses per zoning district and definition of uses.
17 Non-Primary Frontage, All Upper Stories, & Basement	Any permitted use				See chapter 134, article 3 for permitted uses per zoning district and definition of uses.
18 Required Occupied Space	Minimum 30ft depth on all full height floors of primary frontages				See 135-12.1 for definition of occupied space.
19 Parking/Loading within Principal Building	Permitted fully in any basement and occupied space as required above.		rear of all other stories behind		Refer to 135-2.17 for design on street frontages.
D. Street & Public Way Facades and Roof Requirements Refer to Figure 135-2.5-D					
20 Minimum Primary Frontage Ground Story Transparency Ground story requirements supersede requirements per story, below.	65%, measured between 2 ft and 8 ft; blank wall limitations apply	70%, measured between 2 ft and 10 ft; blank wall limitations apply	65%, measured between 2 ft and 8 ft; blank wall limitations apply	60%, measured between 2 ft and 8 ft; blank wall limitations apply	See 135-3.8 for measurement information and the definition of transparency and blank wall limitations. See Note 4 for requirements at corners.
21 Minimum Transparency per Each Story & any Half Story	15%; blank wall limitations apply				
22 Entrance Location & Number	Principal entrance required on primary frontage facade; minimum of one per 45 ft of primary street facade; lobby entrance for upper story uses shall be located on a public way; no expanse on a primary frontage facade shall be greater than 45ft without a principal entrance				See 135-4.3.6 for principal entryway design requirements.
23 Primary Frontage Entryway(s) Configuration	Recessed between 3ft and 8ft from the portion of the primary frontage facade closest to the street; maximum 8ft wide if outside the build-to zone			No requirements	See 135-4.3.6 for principal entryway design requirements.
24 Primary Frontage Entrance & Ground Story Elevation	At least 80% of entrances and the ground story shall be within 1.5ft vertically of adjacent sidewalk elevation				
25 Primary Frontage Ground Story Vertical Facade Divisions	At least one shadow line per every 30ft of facade width				See 135-12.1 for definition of shadow line. See 135-4.3.9 for building articulation requirements.
26 Horizontal Facade Divisions	At least one shadow line within 3ft of the top of the ground story; For buildings over 5 stories: minimum of one shadow line within 3ft of any story between the 3rd and 5th story				See 135-12.1 for definition of shadow line.
27 Permitted Roof Types	Parapet, flat; tower permitted				See 135-2.20 for roof types.

TABLE 135-2.22-1. ACCESSORY STRUCTURE TABLE


CATEGORY	DISTRICTS																				Reference
	A	DX1	DX2	DXR	MX1	MX2	MX3	RX1	RX2	CX	EX	I1	I2	N1, N2, N3, N4	N5	NX1	NX2, NX2a	NX3	NM	P1	P2
Structure																					
ACCESSORY BUILDINGS																					
Construction Structures	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	135-2.22.2
Kiosk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	135-2.22.2
Outbuilding and Detached Garages	●	-	-	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	135-2.22.2
Parking Structure	-	●	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	135-2.22.2
Temporary Building	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	135-2.22.2
Accessory Household Unit	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	●	●	-	-	135-2.22.2
ACCESSORY OUTDOOR PAVING & STRUCTURES																					
Ball Court	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	135-2.22.3
Deck & Patio	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	135-2.22.3
Dog Run	●	●	●	●	●	●	●	●	●	●	●	●	●	-	-	-	●	●	●	●	135-2.22.3
Drive-Through Facility	-	-	-	-	-	●	-	-	●	●	●	-	-	-	-	-	-	-	-	-	135-2.22.3
Flag Pole	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	135-2.22.3
Fuel Station	-	-	●	●	-	●	●	-	●	●	●	●	●	-	-	-	-	-	-	-	135-2.22.3
Gazebo	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	135-2.22.3
Landscape Feature	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	135-2.22.3
Temporary Storage Container	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	135-2.22.3
ACCESSORY UTILITY STRUCTURES																					
Antenna & Satellite Dish	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	135-2.22.4
EV Charging Stations	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	135-2.22.4
Mechanical Equipment	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	135-2.22.4
Rainwater Collection/Cisterns	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	135-2.22.4
Solar - Building-mounted	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	135-2.22.4
Solar - Freestanding	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	135-2.22.4
Wind - Roof-mounted	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	135-2.22.4
Wind - Freestanding	●	-	-	-	-	-	-	-	-	●	●	●	●	-	-	-	-	-	-	●	135-2.22.4

KEY: ● = permitted with development standards | - = prohibited | ● = permitted with development standards where district includes "-2" or "-4" extension

TABLE 135-5.5-3. TYPES OF LARGE-SCALE DEVELOPMENTS

Type	Existing Zoning District	Allowed Zoning Districts																			Refer to Section	
		DX2	DXR	MX1	MX2	MX3	CX	RX1	RX2	EX	N1a	N1b	N2	N3a	N3b	N3c	N4	N5	NX1	NX2		P1
Mixed-Use Development	MX1, MX3, CX			R		L	L	P			P			P	P	P		P	P	P	R	135-5.4.4 of this article
	MX2				R	L			P		P			P	P	P		P	P	P	R	
Office Park	EX, RX1, RX2			L				L		R									L	L	R	135-5.4.5 of this article
Mixed Residential	RX1			L				R			L			L	L	L		L	P	P	R	135-5.4.6 of this article
	RX2			L					R									L	P	P	R	135-5.4.6 of this article
Neighborhood	N, NX, A			L							P	P	P	P	P	P	P	P	P	P	R	135-5.4.7 of this article
Downtown Neighborhood	DX2	R	P			L			P										P	P	R	135-5.4.8 of this article
	DXR	P	R			L			P										P	P	R	135-5.4.8 of this article

R = Required per specific development type requirements in section 135-5.4 of this article.
P = Allowed or permitted per specific development type requirements in section 135-5.4 of this article.
L = Allowed but limited per specific development type requirements in section 135-5.4 of this article.

✓  Des Moines ZoningPublicHearingDraft4Web.pdf

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PUBLIC HEARING DRAFT ... CITY OF DES MOINES ZONING, PLANNING AND DESIGN DRAFT.

DRAFT ... public and private use and development of properties.

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