

Sec. 29.903. “RI” RESEARCH PARK INNOVATION DISTRICT

(Ord. No. 4427, 12-22-20)

(1) **Purpose.** This District supports development of an integrated commercial service and concentrated employment area to:

- (a) Allow for mixing of use and interaction of people to foster a collaborative environment;
- (b) Create a node of activity, including commercial services and limited mixed-use residential development, for the district;

(Ord. No. 4536, 06-25-24)

(c) Design development to promote the new innovation district by integrating multi-modal transportation facilities, intensification of land use, and a wide range of office and research uses; and

(d) Promote a high level of architectural and site design features that signify the commitment to innovation and investment through architecture with visual interest and unique identity, site design incorporating stewardship of natural resources, district layout and development supporting the pedestrian environment, and green building techniques demonstrating the commitment to sustainability.

(2) **Permitted Uses.** The RI Zoning District is to be established by the City Council through the requirements of 29.1507. Hub Activity Area uses may only be allowed for properties that are consistent with a City Council approved master plan accompanying a rezoning request. A Hub Activity Area means an area of concentrated commercial uses providing support services intended primarily to provide service and retail uses supportive of the surrounding businesses and their employees. Limited mixed-use residential may be permitted in a Hub Activity Area with City Council approval.

(Ord. No. 4536, 06-25-24)

The uses permitted in the RI Zone are set forth in Table 29.903(2) below:

**Table 29.903(2)
RI Zone Uses**

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
RESIDENTIAL USES			
Group Living	N	--	--
Household Living, Mixed-Use Development Located within Hub Activity Area	Y, in connection with a permitted trade or office use(s) that occupies at least 90% of the building's ground-floor area	SDP Major	City Council
Short-Term Lodging	Y, except Bed & Breakfast Establishment, Vacation Lodging	SDP Minor	Staff
OFFICE USES	Y	SDP Minor	Staff
TRADE USES			
Retail Sales and Services - General	N	--	--
Retail Sales and Services - General-Located within Hub Activity Area	Y	SDP Minor	Staff
Retail Trade - Automotive, etc.	N	--	--
Restaurant -Located within Hub Activity Area- no drive throughs	Y	SDP Minor	--
Entertainment, Restaurant, Recreation Trade-Outside Hub Activity Area	N	--	--
Small Production Facility	Y	SPU	ZBA
Recreation Trade-Within Hub Activity Area	Y	SDP Minor/	Staff
Wholesale Trade	N	--	--

USE CATEGORY	STATUS	APPROVAL REQUIRED	APPROVAL AUTHORITY
INDUSTRIAL USES			
Research and Development Facilities and Laboratories	Y	SDP Minor	Staff
Manufacturing and Processing - all uses except concrete batching and asphalt mixing; lumber and wood products manufacturing; manufactured homes and prefabricated structures manufacturing; printing and publishing; and rock crushing and screening	Y	SDP Minor	Staff
Warehouse and Freight Handling	N	--	--
INSTITUTIONAL USES			
Colleges and Universities	N	--	--
Public Facilities and Services	Y	SDP Minor	Staff
Social Service Providers	N	--	--
Medical Centers	N	--	--
Parks and Open Areas (as designated in a Master Plan)	Y	SDP Minor	Staff
Religious Institutions	N	--	--
Schools	N	--	--
TRANSPORTATION, COMMUNICATIONS AND UTILITY USES			
Passenger Terminals	Y	SDP Minor	Staff
Basic Utilities- outside of the Hub Activity Area	Y	SDP Major	City Council
Commercial Parking	Y	SDP Minor	Staff
Personal Wireless Communication Facilities	Y	Article 13	--
Radio and TV Broadcast Facilities	Y	SDP Minor	Staff
Rail Line and Utility Corridors	Y	SDP Minor	Staff
Railroad Yards	N	--	--
MISCELLANEOUS USES			
Commercial Outdoor Recreation	N	--	--
Child Day Care Facilities	Y	SDP Minor	Staff
Detention Facilities	N	--	--
Major Event Entertainment	N	--	--
Vehicle Service Facilities	N	--	--
Vehicle Repair	N	--	--

Y = Yes: permitted as indicated by required approval.

N = No: prohibited

SP = Special Use Permit required: See Section 29.1503

SDP Minor = Site Development Plan Minor: See Section 29.1502(3)

SDP Major = Site Development Plan Major: See Section 29.1502(4)

ZBA = Zoning Board of Adjustment

(Ord. No. 4223, 8-11-15; Ord. No. 4398, 11-12-19; Ord. No. 4536, 06-25-24)

(3) **Zone Development Standards.** The zone development standards applicable in the RI Zone are set forth in Table 29.903(3) below:

**Table 29.903(3)
Development Standards**

DEVELOPMENT STANDARDS	RI ZONE
Maximum FAR	.35 for areas outside of Hub Activity Area/ No limit within Hub Activity Area
Minimum Lot Area	One Acre
Minimum Lot Frontage	100 ft.
Minimum Building Setbacks:	
Street Lot Line University Ave	30 ft.
Street Lot Line	10 ft.
Side Lot Line	10 ft.
Rear Lot Line	10 ft.
Lot Line Abutting a Residential Zoned Lot	50 ft.
Maximum Building Setbacks in Hub Activity Area for Principal Facade, excepting central common area	20 ft.
Landscaping in Setbacks Abutting an R Zoned Lot	20 ft. with High Screen. See Section 29.403
Maximum Impervious Surface Coverage	70%
Minimum Landscaped Area	20%
Maximum Height	100 ft.
Minimum Height Hub Activity Area, except accessory structures	2-Stories
Parking Allowed Between Buildings and Streets	Yes
Parking Location	Parking within the public right-of-way may count toward required on-site parking in the Hub Activity Area for an adjacent individual site as approved with a site development plan. Parking must be setback a minimum of 20 feet from a street lot line.
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	No
Outdoor Storage Permitted-not between building and the street	Yes, See Section 29.405; Screened per Section 29.403(1)(c)
Trucks and Equipment Permitted	Yes

(Ord. No. 4223, 8-11-15; Ord. No. 4232, 10-13-15; Ord. No. 4312, 6-27-17; Ord. No. 4349, 5-8-18)

(4) **Site Development Plan Requirements.**

(a) In addition to Site Development Plan submittals, a Use Analysis Report shall be prepared by the applicant that shows the following:

- (i) Approximate number of employees;
- (ii) Approximate utility needs and effect upon existing systems, e.g., projected water demand (Gallons Per Minute or Gallons Per Day), waste water generation (Gallons Per Day + Chemical oxygen Demand or Biochemical oxygen Demand), electricity demand (Kilowatts), storm water increase (Cubic Feet Per Second), solid waste generation (tons);
- (iii) Possible nuisance factors and means for alleviating those factors, such as noise, odor, smoke, dust, fumes, vibration, or heat; and

(iv) Uses with a substantial inventory of hazardous materials, as regulated by the Ames Fire Department, shall be sited away from residential uses across University Boulevard.

(b) No Site Development Plan approval will be issued for any use in the RI District if the determination is made by the approving authority exercising independent judgment, that there is reason to believe that the proposed use or structure, as presented by the application, will create a nuisance in terms of diminished air quality, smoke, noise, toxic matter, odor, vibration, glare, sewage waste, water quality, street system capacity, heat or other condition detrimental to the public health and safety or reasonable use, enjoyment and value of other properties; or diminish the quality or quantity of any utility service presently provided by the City. Furthermore, no approval or permit shall be issued unless there is compliance with all other applicable City, state, and federal regulations.

(5) **Design Guidelines**

(a) The goal is to create a development that acknowledges its natural surroundings, develops a human scale, and provides innovative contemporary architectural designs which harmonize with the environment, express individuality and promote worker health, wellness and productivity. Site Plan approvals must be found to conform to site development standards and the design guidelines. Design guidelines are to be applied with discretion by the Planning and Housing Director to promote consistency with the intent of the District and to adapt to individual site needs.

(b) **Site Design Guidelines**

(i) Use site design to locate buildings and site improvement in manner that is supportive of the pedestrian environment.

(ii) Coordinate building and parking in manner that is supportive of a transition to trails and pedestrian areas.

(iii) Extend walkways to both public streets and trail system.

(iv) Coordinate shared access points for lots to reduce driveway intersections along bike and pedestrian facilities.

(vi) Locate support areas such as mechanical areas, storage areas, and accessory structures away from pedestrian areas and behind the principal building.

(Ord. No. 4536, 06-25-24)

(vii) Multi-building sites within a Hub Activity Area shall emphasize building orientation to the street or to a publicly accessible open space.

(Ord. No. 4536, 06-24-24)

(c) **Landscape Design Guidelines**

(i) Use landscape design to support sustainable site features, such as stormwater treatment and parking lot shading.

(ii) Locate landscape areas in a manner which is complementary to adjacent Master Plan-designated Public Spaces in types of vegetation and planting.

(Ord. No. 4536, 06-24-24)

(iii) Incorporate vegetation that provides for screening of storage and equipment areas from trails and streets.

(iv) Use landscape design to enhance pedestrian environments with shading of sidewalks and creating visual interest with art, trellis, gathering spaces, and interesting vegetation.

(d) **Architectural Design Guidelines**

(i) Identify and accentuate main building entrances with architectural elements or projections.

(ii) Utilize high levels of glazing to identify areas of activity and interest for customers, employees, and public. Prefer location of office and other active uses at street sides of buildings to provide support for building identity and interest.

(iii) Building massing should distinguish building components through variations in height, building relief, and exterior materials.

(iv) These architectural design guidelines are not mandatory for accessory structures.
(Ord. 4223; 8-11-2015; Ord. No. 4349, 5-8-18)

(v) Mixed-Use Development shall emphasize commercial space configurations and features over residential development features. This includes features such as first-floor 12-foot minimum floor to

ceiling heights, commercial depths, and tenant spaces suitable for a broad range of uses, space for outdoor patios, and high levels of glazing.

(Ord. No. 4536, 06-24-24)

