# East Manawa Subdivision PR Development Plan

## One and Two Family Residential Development

A. **Site Development**. All one-and-two family development shall comply with the site development standards listed in the table below:

| **Building Placement** | |
|---|---|
| Front (min\|max) | 10’ \| 20’ |
| Street-Side | 10’ \| 15’ |
| Interior Side (min) | 5’ |
| Rear (min) | 10’ |
| Accessory Structure | 3’ |
| **Building Coverage** | |
| Lot Coverage (max) | 45% |
| The ground floor of any accessory structure shall not exceed 90 percent of the footprint of the principal structure. | |
| **Building Height** | |
| Principal Structure (max) | 35’ |
| Accessory Structure (max) | 18’ |
| **Maximum Principal Structure Width** | 40’ |

B. **Lot Configuration.**

| **Lot Size** | |
|---|---|
| Lot Area (max) | 6,000 sf |
| Lot Width (min) | 30’ |
| Lot Depth (min) | 60’ |

C. **Architecture**

1. Entrances.
    a. For interior lots, primary entrances shall be designed with a porch measuring a minimum of six (6) feet in depth and eight (8) feet in width and shall be oriented towards the public or private street.
    b. Railing or porch walls are not required but if provided shall have a maximum height of four (4) feet.
    c. On corner lots, the primary entrance shall be oriented to face the street to which the majority of development is oriented towards, if applicable. Two-family units on corner lots shall place one primary entrance per frontage.
    d. Uncovered decks or porches which do not include a permanent roof overhead are prohibited along any street facing façade.

e. There shall be a direct hard-surface pedestrian connection between the sidewalk and front entry.

2. Transparency. A minimum of 15 percent of the area of the primary building elevation facing a public right-of-way shall include transparent windows or doors. For side building elevations facing a public right-of-way, a minimum of 10 percent transparency shall be required. Windows in garage doors shall count towards transparency requirements.
3. Building Materials. Brick, stone, glass, or other similar high quality materials covering at least 15 percent of the street-facing façade. For side building elevations facing a public right-of-way, a minimum of 10 percent of the side-street facing façade shall incorporate high-quality materials. Glass utilized for transparent doors and windows shall count towards this requirement.
4. Architectural design elements. Each one-and-two family structure shall incorporate a minimum of three of the following elements:
    a. Wall offsets;
    b. Roof dormer that is at least four (4) feet wide;
    c. Roof eaves with a minimum projection of sixteen (16) inches from the intersection of the roof and exterior walls;
    d. High quality roofing materials other than asphalt shingles;
    e. Decorative eave braces;
    f. Shutters on the exterior of ground floor windows;
    g. Side or rear loaded garage;
    h. For attached, front loaded garage doors:
        (1) Two separate doors for two car garages instead of one large door on non-tandem two car garages;
        (2) Decorative details on the garage door. Standard squares on a garage door shall not qualify as a decorative detail;
    i. A minimum four (4) color paint scheme;
    j. Other architectural elements as approved by the Community Development Director or their designee.
5. House plan variety. No two dwellings directly abutting or across the street from another shall have architecturally identical street facing facades.
6. Accessory Structures. Accessory buildings greater than 200 square feet of floor area shall be designed to be compatible with the architectural design of the house.
7. Garages
    a. Attached garages shall not extend beyond the non-garage portion of the front façade.
    b. Except in the rear yard, garage doors that face a public street shall be no more than nine feet in height and shall not exceed 60 percent of the width of the principal structure facing the same street.

D. **Fences and Walls**. All fencing shall conform to the standards listed in Section 15.24.040, *Fence Regulations*, of the CBMC (Zoning Ordinance) with the exception that non-coated chain-link fences shall be prohibited in the front and street side yards.

E. **Off-Street Parking.** Off-street parking shall comply with the requirements of Section 15.23, *Off-Street Parking, Loading and Unloading*, with the following exceptions:

1. The minimum number of parking spaces required for one-and-two family residential uses shall be one space per dwelling unit.
2. Off-street parking may be permitted in the required front yard setback on a hard surface design in accordance with Section 15.23, *Off-Street Parking Loading and Unloading* of the Council Bluffs Municipal Code (Zoning Ordinance). Vehicles shall be parked and stored in such a manner that does not obstruct pedestrian or vehicular circulation or the use of the public right-of-way, including sidewalks, trails, bike lanes and alleys.
3. If an alley is present and open to traffic, all vehicular access shall take place from the alley. When an alley is not present, access to corner lots from a secondary street shall be preferable to access from the primary street. For sites without alleys, duplexes may include a 20-foot wide shared driveway or two 12-foot driveways on opposite ends of the lot.
4. Driveway design. The maximum width of all driveways located between the principal structure and the front property line shall be 12 feet. The maximum width of all driveways located between the principal structure on a lot and a street-side property line shall be 20 feet, but shall taper down to 12 feet in width at the intersection with the property line. Driveways may exceed the maximum permitted width if connected to an attached garage, and shall only be as wide as the garage.
5. Shared driveways. Shared driveways between abutting lots are encouraged. Proof of access through copies of signed and recorded shared driveway access easements or similar documentation shall be provided to the City of Council Bluffs prior to construction of a shared driveway.

F. **Alleys**. All alleys shall be constructed in compliance with all applicable Council Bluffs Public Works Department standards.

G. **Landscaping**
   1. One deciduous street tree shall be planted per lot in the green space between the sidewalk and street along all frontages and shall comply with the Council Bluffs Street Tree Guide.
   2. All required landscape plantings shall be appropriately maintained and dead plant material replaced at a time appropriate to planting seasons but in all cases shall be replaced within one year.

H. **Signage.** Any signage shall comply with the PR District signage standards listed in Section 15.33.160, Residential District Signs, of the CBMC (Zoning Ordinance) and shall be designed with colors and materials compatible with the architectural style and materials of the development.

# Multifamily and Townhome Residential Development

## Site Development

1. Min lot size: R-3 district standards
2. All multifamily development shall comply with the site development standards listed in the table below:

| **Building Placement** | |
|---|---|
| Front (min\|max)* | 10’ \| 20’** |
| Street-Side (min\|max) | 10’ \| 15’ |
| Interior Side (min) | 5’ with a 1’ indentation for every story above the first floor |
| Rear (min) | 10’ |
| Accessory Structure | 3’ |
| **Building Coverage** | |
| Lot Coverage (max) | 45% |
| No accessory structure shall exceed the ground floor coverage of the principal structure. | |
| **Building Height** | |
| Principal Structure (max) | 60’ |
| Accessory Structure (max) | 18’ |

*For planning and zoning purposes, the front yard of any property with frontage along a “Main Street” shall be considered the side abutting the “Main Street.”

**For multifamily and mixed commercial/residential properties, a front yard setback greater than 20 feet may be permitted for the purpose of accommodating outdoor dining, recreation areas, or other types of activated public spaces.

3. Lot Configuration

| **Lot Size** | |
|---|---|
| Lot Area (min) | 5,000 sf (2,000 sf for townhome units) |
| Lot Width (min) | 50’ (20’ for townhome units) |
| Lot Depth (min) | 100’ |
| **Residential Density** | |
| Dwelling Units per Acre (net min) | 8 |

4. All outdoor trash receptacles shall be enclosed on three sides with a masonry, wood, or vinyl fence and shall have a lockable gate that when closed completely eliminates view of the dumpster.
5. All fences/walls shall be installed in compliance with Section 15.24.040, Fence Regulations, of the Council Bluffs Municipal Code.
6. All utilities shall be installed underground. Any cost to remove, relocate, modify, and/or extend utilities to this site shall be at the sole cost of the developer and not the City.

7. All grading and drainage activity shall be completed in accordance with approved final plans.
8. Outdoor lighting shall be installed in accordance with Section 12.54.050, Lighting Controls, of the Council Bluffs Municipal Code. Additionally, any outdoor light poles shall be constructed of painted or finished aluminum or steel. Wood poles shall not be allowed. The maximum height of any light pole shall not exceed 25 feet. All outdoor luminaires shall be "full cutoff" style, meaning that each luminaire shall be designed such that they do not directly emit light above the horizontal plane, and the correlated color temperature rating of each luminaire shall not exceed 3,000 Kelvin. Luminaires recognized as "Dark Sky Compliant" by the DarkSky organization shall be used whenever feasible.
9. Any installation of a solar energy conversion system(s) shall be in accordance with the standards in Chapter 15.34, Renewable Energy, of the Council Bluffs Municipal Code.

## Parking and Access

1. Off-street parking shall conform to the standards of Chapter 15.23, *Off-Street Parking, Loading and Unloading*, with the following exceptions:
    a. The minimum number of parking spaces required for townhomes shall be one (1) space per dwelling unit
    b. The maximum number of parking spaces for any multifamily development shall not exceed 150% of the required minimum parking amount
    c. To the extent feasible, parking associated with any multifamily apartment development shall not be located between the front of a building and a public or private street.
    d. Off-street parking for townhomes may be permitted in the required front yard setback on a hard surface designed in accordance with Section 15.23, *Off-Street Parking Loading and Unloading* of the Council Bluffs Municipal Code (Zoning Ordinance). Vehicles shall be parked and stored in such a manner that does not obstruct pedestrian or vehicular circulation or the use of the public right-of-way, including sidewalks, trails, bike lanes and alleys.
    e. If an alley is present and open to traffic, all vehicular access shall take place from the alley. When an alley is not present, access to corner lots from a secondary street shall be preferable to access from the primary street.
    f. Alleys, if constructed, shall be paved in accordance with Public Works standards.
    g. Shared driveways. Shared driveways between abutting lots are encouraged. Proof of access through copies of signed and recorded shared driveway access easements or similar documentation shall be provided to the City prior to construction of a shared driveway.
2. All off-street parking shall comply with Chapter 661—18, Parking for Persons with Disabilities, of the Iowa Administrative Code.
3. Electric vehicle parking.
    a. All townhome and multifamily residential uses are encouraged to provide electric vehicle charging capabilities in on-site parking areas, though no minimum number of vehicle chargers are required. Any electric vehicle charging stations provided shall count toward required parking space ratios.
    b. Electric vehicle charging units and supporting equipment shall not impede pedestrian pathways, vehicle circulation routes, drive aisles, or other parking stalls.

c. Transformer boxes and other above-ground supporting equipment shall be screened in accordance with the standards for ground-mounted mechanical equipment in the architecture section of this development plan.
d. Electric vehicle charging shall occur entirely within the boundary of the property on which the charging unit is installed and shall not extend into the public right-of-way or adjacent properties.

4. A public sidewalk at least five (5) feet in width shall be provided along all frontages.
5. The public entrance(s) to the principal structure(s) shall be clearly distinguished using covered walkways, awnings, canopies, porches, and/or projected or recessed building mass.
6. On-site bicycle parking shall be provided for all multifamily and mixed commercial/residential developments containing ten (10) or more dwelling units, subject to the following standards:
    a. Minimum bicycle parking ratios:
        i. For residential use components: One (1) space per eight (8) dwelling units
        ii. For commercial use components: One (1) space per 10,000 square feet of gross floor area OR two (2) spaces, whichever is greater
    b. Outdoor bicycle parking shall be provided in the form of securely anchored bicycle racks of any of the following standard designs: U-racks, staple racks, circle racks, post-and-ring racks, or any other bicycle rack design which provides two points of contact with the bicycle frame and allows for both the bicycle frame and one wheel to be locked to the rack using a standard U-lock.
    c. Bicycle parking shall be located within 100 feet of the building entrance it serves or in another location approved by the Community Development Director.
    d. Bicycle parking racks shall be of solid construction and resistant to rust, corrosion, hammers, and saws.
    e. Indoor, secure bicycle parking located within dedicated bicycle storage rooms accessible to residents may be used to satisfy up to 80% of the total required residential bicycle parking.

## Architecture

1. A minimum of 30% of the total square footage of each building façade that faces a street frontage shall consist of durable materials. Acceptable durable materials may include the following:
    a. Brick, tile, and stone masonry;
    b. Glass (non-mirrored, non-tinted);
    c. Native stone or synthetic equivalent
    d. Architectural metal (non-corrugated metal); and
    e. Other durable materials determined by the Community Development Director
2. Any building façade or section thereof greater than 40 feet in width shall be constructed with architectural details such as color changes, material changes, minor wall offsets, height variations, wall setbacks, accent lines, colonnades, façade ornamentation, and/or upper floor step backs to articulate building elevations.
3. Except when a building façade is 100% brick masonry, the base of each façade shall be comprised of a different material than the rest of the façade. The base materials shall be a minimum of two (2) feet in height from the established grade, span the entire width of the building, and be comprised of one of the following materials:

    a. Architectural concrete masonry unit (CMU) block (no smooth or flat faced block);
    b. Brick masonry;
    c. Stone masonry; or
    d. Tile masonry.
4. Transparency. A minimum of 40% of any section of ground floor street-facing façade on a multifamily or mixed commercial/residential building, behind which is any commercial, property management/leasing office, or tenant amenity space, shall consist of transparent windows or doors. A minimum of 15% of the remaining primary façade and 10% of the remaining street-facing elevations shall consist of similar transparent materials.
5. The public entrance(s) to the principal structure(s) shall be clearly distinguished using covered walkways, awnings, canopies, porches, and/or recessed building mass.
6. Awnings and other decorative architectural features may be allowed on the façade of any building. Such features shall be at least eight (8) feet above any pedestrian way and may not project over drive aisles or parking lot areas.
7. For structures containing ten (10) or more apartment homes, at least 50% of units shall have a balcony measuring at least 4 feet deep by 6 feet wide. Balconies may be cantilevered, semi-recessed, or fully recessed.
8. Plain exposed concrete parking structures shall not be permitted. All above-ground parking structures shall be designed with complementary architectural screening materials, vegetative green facades, murals, or a combination thereof.
9. All rooftop mounted mechanical equipment that is visible from an adjacent street, sidewalk, or trail shall be screened from view using architectural design features.
10. All ground-mounted mechanical equipment that is visible from an adjacent street, sidewalk, or trail shall be completely screened from view using architectural design features, fencing, masonry wall, landscaping, or a combination thereof. As an alternative, transformer boxes visible from an adjacent street, sidewalk, or trail may be decorated with permanent art.

## Landscaping

1. A landscaping plan shall be submitted with every building permit application. The plan shall clearly identify plant species, quantity, and size and shall show dimensions of all areas to be landscaped.
2. Landscaping is required on each lot. For townhomes, foundation plantings shall be provided at a minimum rate of one plant per linear foot of front and street side façade, excluding entryways and garage doors, and one tree shall be planted in the frontage area of each unit. For multifamily and mixed commercial/residential development, not less than 10% of the total area of each lot shall be landscaped with trees, shrubs, perennials, ornamental grasses, or other plant materials. Native species suitable for growth in local climate conditions and supportive of pollinator species are preferred.
3. A minimum of one large, deciduous shade tree shall be planted per 3,000 square feet of paved vehicle parking area (including parking stalls, driveways, drive aisles, and loading areas). Trees shall be incorporated into all parking lot islands and endcaps
4. For multifamily and mixed commercial/residential developments, a minimum five-foot wide landscape buffer shall be provided between all parking surfaces and each abutting property line, except where parking lot design and cross access easements allow for internal circulation between lots. The landscape buffer may be included in the 10% landscaping requirement.

5. In any instance where a multifamily residential use directly abuts a one-family, two-family, or townhome use and the mechanical equipment or utility meters serving the multifamily property will be visible from the other property, a landscape screening buffer shall be provided.
6. Street trees shall be provided along the frontage of all lots. Street tree species shall be any of those designated “medium” or “large” on the Council Bluffs Street Tree Species Guide, and tree spacing shall be determined by the guide. All street trees shall be planted within the right-of-way between the sidewalk and back of curb.
7. All deciduous trees shall have a minimum caliper width of two (2) inches at the time of planting.
8. All disturbed areas without a specific landscape design shall be seeded or sodded with turf and/or prairie grass.
9. Not more than 10% of the landscaped area shall be of inorganic materials such as brick, stone, aggregate, metal, or artificial turf.
10. All landscaping shall be appropriately maintained, and dead plant material shall be replaced at a time appropriate to planting season(s) but in all cases shall be replaced within one year.

## Signage

1. Any signage shall comply with the PR Overlay signage standards listed in Section 15.33.160, *Residential District Signs*, of the Municipal Code and shall be designed with colors and materials compatible with the architectural style and materials of the development.