



**AGENDA
CITY OF CEDAR FALLS, IOWA
CITY COUNCIL WORK SESSION
MONDAY, MARCH 21, 2022
5:10 PM AT COMMUNITY CENTER, 528 MAIN STREET**

Call to Order by the Mayor

1. Collaborative Opportunities with UNI.
(50 Minutes, City Administrator Ron Gaines & UNI Finance & Operations Senior Vice President Michael Hager and Board & Governmental Relations Chief of Staff Andrew Morse)
2. Downtown Zoning Changes. (continuation of previous discussion)
(50 Minutes, Planning & Community Services Manager Karen Howard)



DEPARTMENT OF COMMUNITY DEVELOPMENT

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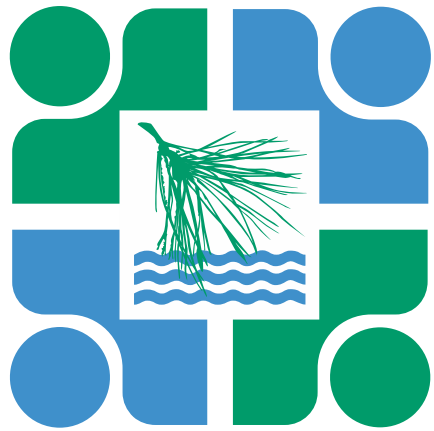
MEMORANDUM Administration Division

TO: Mayor Green & City Council
FROM: Karen Howard, AICP, Planning & Community Services Manager
DATE: March 14, 2022
SUBJECT: Referral regarding the Character District-Downtown (CD-DT)

On January 3, 2022 the City Council referred several items for discussion regarding the Character District-Downtown (CD-DT). At the January 18 work session, staff provided information from the code on each of these items, to support Council's discussion. These items are listed below with notes regarding the status of the items the Council subsequently referred to the Planning and Zoning Commission for possible amendments to the zoning code.

- **Shared parking or private parking ratio requirements**
 - Petition from Council to P&Z to eliminate shared parking requirements
 - Disapproved at February 9 P&Z meeting
 - Disapproved at March 7 Council meeting
 - Petition from Council to P&Z to increase parking requirement for multi-unit and mixed use buildings to 1 space per bedroom
 - Disapproved at February 9 P&Z meeting
 - Disapproved at March 7 Council meeting
 - Recommendation from P&Z to increase parking requirement for multi-unit and mixed-use buildings to 0.75 parking spaces per bedroom, but not less than 1 per unit.
 - 1st Reading approved at March 7 Council meeting.
 - Subsequent Council referral to P&Z to disallow off-site options for shared parking, i.e. on-street parking and negotiated/voluntary agreements on other sites within 600 feet (discussion not yet scheduled with P&Z)
- **Planning & Zoning Commission review**
 - Petition from Council to P&Z to add a requirement for P&Z review of land use applications for development or redevelopment in the Downtown Character District. (Discussion scheduled for March 23 P&Z meeting).
- **Vinyl siding restriction**
- **Accessory Dwelling Units**
- **Missing Middle Housing**

The work session on March 21 is a continuation of the previous discussion. To support Council discussion, a copy of the previous staff presentation is included in the work session packet, which provides background information on the remaining items on the list above.



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Downtown
Imagine the possibilities!

Item 2.



Work Session Overview

- Legislative process for any amendments to the code
- Issues for discussion (what we heard from Council):
 - Missing Middle Housing (comparison of old vs new zones)
 - Accessory Dwelling Units
 - Vinyl Siding
 - Planning & Zoning Commission review of site plans (referred to P&Z, discussion pending)
 - Increase Private Parking Requirements (second reading of ordinance amendment on March 21 formal agenda)
 - Additional item referred – Disallow off-site options for shared parking, i.e. on-street parking and negotiated/voluntary agreements on other sites within 600 feet (discussion pending)

Downtown Study Area Previous Zoning

Commercial

- C-1, C-2, C-3

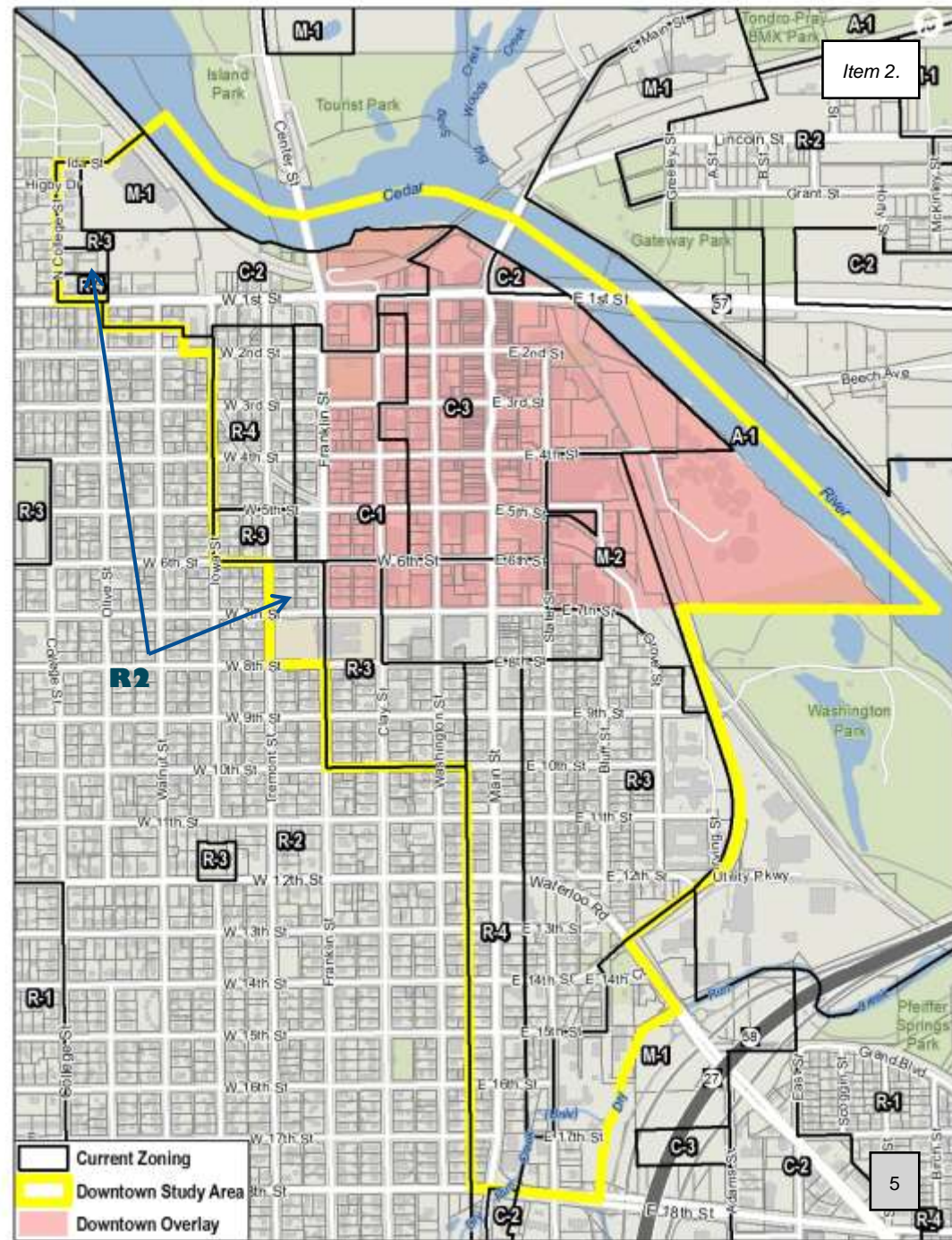
Industrial

- M1, M2

Residential

- R-2, R-3, R-4

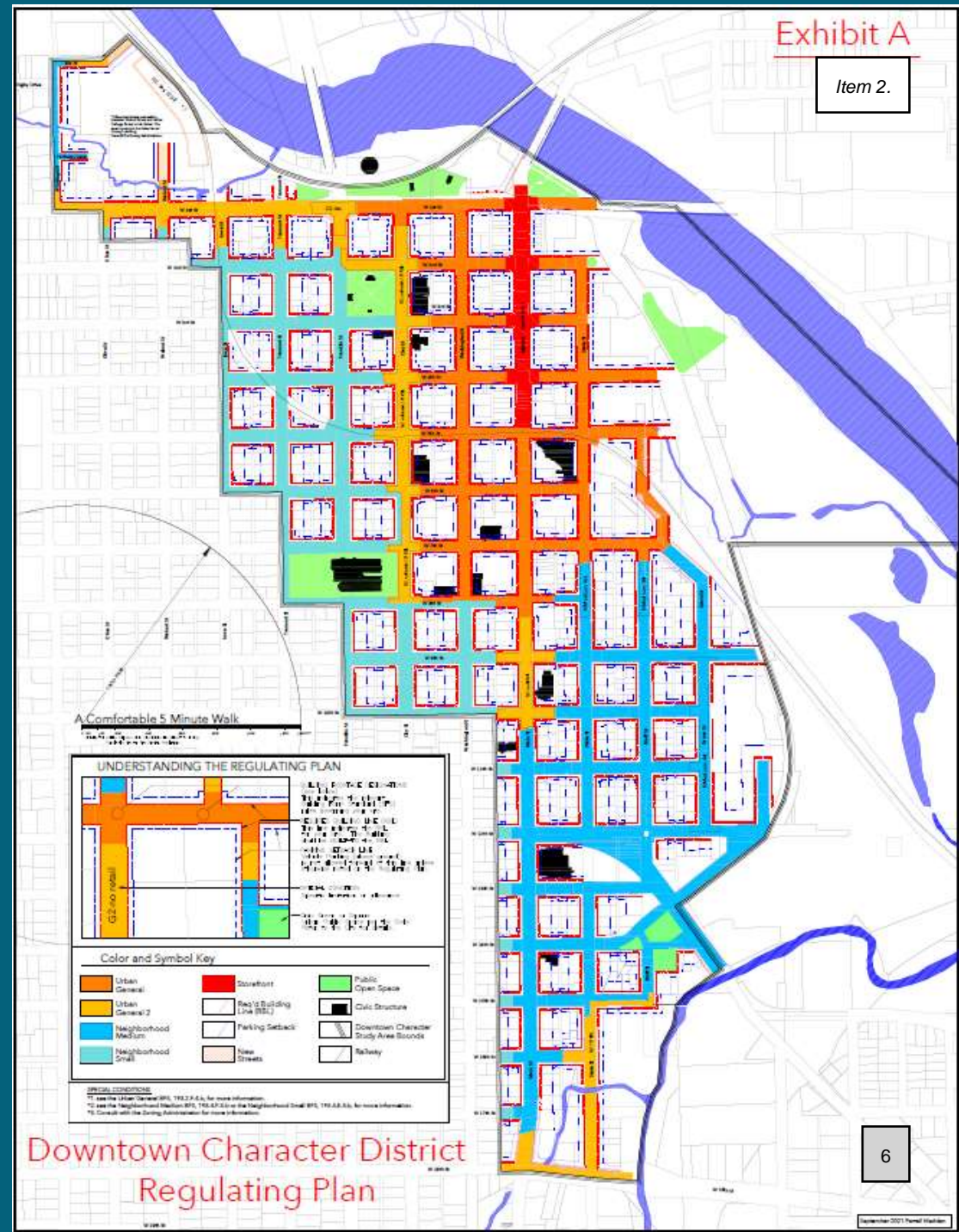
CBD - Central Business District Overlay



Downtown Character District Regulating Plan

Frontage Designations

- Storefront
- Urban General
- Urban General 2
- Neighborhood Medium
- Neighborhood Small



Downtown Character District Regulating Plan

Issue: Missing Middle Housing

- Duplexes, townhomes, small apartment buildings, cottage courts, accessory dwelling units
- Called “missing” because used to be common in traditional neighborhoods prior to WWII, but in many cities is now largely prohibited due to adoption of extensive SF zoning.
- Surge in popularity because:
 - Offer alternative housing options for a variety of household sizes, incomes, and stages of life
 - With appropriate zoning standards, they can be sized and designed to fit into existing neighborhoods, similar to how they were pre-WWII.

Issue: Missing Middle Housing

Item 2.

Downtown Character District - Previous Zoning Compared to New Zoning

	R3	R4	Neigh. Small	Neigh. Medium	R1/R2*
Single Family	Yes	Yes	Yes	Yes	Yes
Duplex	Yes	Yes	Yes	Yes	Yes
Townhomes	Yes	Yes	3 max	4 max	2 max
Small MF	Yes	Yes	Yes; limited scale	Yes; limited scale	No
Large MF	Yes	Yes	No	No	No
Cottage Court	Yes	Yes	Yes; but limited size and occupancy	Yes; but limited size and occupancy	No
ADU	Would be considered a duplex	Would be considered a duplex	Yes; in SF owner-occupied only; 1 bedroom max	Yes; in SF owner-occupied only; 1 bedroom max	Would be considered a duplex, but no SF conversion allowed
Commercial	No	Yes	No	No	No
Mixed Use	No	Yes	No	No	No
SF Conversion	Yes	Yes	No	No	No

* There was no R1 zoning in the area of the Downtown Code and only 1.5 blocks of R2

Additional Comparisons: Zoning Standards Item 2.

	R3	R4	Neigh. Small	Neigh. Medium	R1/R2*
<u>Bldg Height</u>	3 stories 45 ft.	3 stories 45 ft.	2.5 stories 26 ft; Beyond first 60 ft: 18 ft. max.	3.5 stories 36 ft; beyond first 60 ft: 18 ft. max.	2.5 stories 35 ft.
<u>Bldg Size</u>	Not limited	Not limited	Max. 60 ft. wide	Max. 80 ft. wide	Not limited
<u>Open Space</u>	No	No	Yes	Yes	Yes
<u>Bldg Design Standards**</u>	No	No	Yes	Yes	No
<u>P&Z/Council Review</u>	No	No	No	No	No

**For example: entryways, windows, exterior lighting, screening of mechanicals

Question: Accessory Dwelling Units

Item 2.

- Only allowed on properties with owner-occupied single family dwellings
- Location: rear of the lot, above a garage, or in a daylight basement
- Maximum size: one bedroom; 600 s.f.
- Maximum occupancy: 2 adults
- No additional parking required

Intent:

- Support owner-occupancy of older homes
- Support multi-generational housing
- Provide additional income for improvements / mortgage
- Provide additional small units close to downtown

Issue: Vinyl Siding

- Previous CBD Overlay had building materials standards for new buildings and did not allow vinyl siding for commercial, mixed-use and multi-family (MF) residential buildings with more than 6 units.
- New code continues that same prohibition + it extends the prohibition to any new MF residential building and any new single family dwelling.
- New code allows vinyl siding on all existing single family dwellings even if they do not currently have vinyl siding; and, on any existing buildings with vinyl siding, that siding may be replaced or repaired with vinyl siding and any additions may be clad with vinyl siding.
- P&Z discussed the issue at length and settled on this approach.

Issue: Vinyl Siding

Options:

1. Leave as P&Z recommended.
2. Add an allowance for vinyl siding on any new SF dwelling
3. Add an allowance for vinyl siding on any new residential building with less than 7 units. (duplexes, townhomes, small apartment buildings)

Assumption? The Council would like to maintain the prohibition that previously applied in the CBD Overlay to the Storefront and Urban General Zones (core downtown). These would primarily be commercial and mixed-use buildings.

Next Steps

- Requested amendments to the code?
- Timeframe:
 - dependent on complexity of amendments requested