

17.07.11 D – DOWNTOWN DISTRICT

- A. **INTENT:** This District is intended to accommodate a mixed use of [buildings](#) that provide a variety of retail, service, entertainment, [office](#), lodging, residential and civic functions. It is also intended to preserve and build upon the historic character of the central business district, create attractive entry points and plazas centered on the pedestrian, and maintain appropriate buffers to surrounding residential areas.
- B. **DOWNTOWN DISTRICT SUBDISTRICTS:** Because different areas of the downtown have differing intensities of use, physical characters and functions, two zoning sub-districts, each with its own set of allowable uses, bulk and [setback](#) regulations, and design standards control development and use in the traditional downtown of the City. The locations of these two sub-districts are shown on the [Official Zoning Map](#) for the City of Fort Dodge. The purpose of each sub-district is described as follows:
1. **D-1 Downtown Core Sub-District:** The D-1 Downtown Core Sub-District is intended for the historic commercial core of the City located along Central Avenue. Regulations maintain the pedestrian-orientation and reflect the traditional character of downtown development. Parking is a secondary use; therefore, it is not located such that it would be visible from a public [street](#). A variety of commercial uses are permitted, including [mercantile \(retail\) goods](#) and personal service establishments, educational, [office](#) and medical uses, as well as residential uses that are consistent with the density and intensity of downtown development patterns. Mixed-use development involving different combinations of commercial, [office](#) and residential uses in individual [buildings](#) is encouraged for the D-1 Downtown Core Sub-District.
 2. **D-2 Downtown Corridor Sub-District:** The D-2 Downtown Corridor Sub-District is intended to accommodate a variety of [office](#), [mercantile \(retail\)](#), commercial and existing light manufacturing land uses that can thrive when provided direct or adjacent [access](#) to downtown’s arterial [streets](#) that function as the gateways to the downtown core. It is also a transition area from primarily residential to the City’s downtown core business district. The district allows a variety of [mercantile \(retail\) goods establishments](#), personal service establishments and [office](#) uses, which are typically oriented toward vehicular [access](#) and may be located within larger retail centers. Many of the [lots](#) in this district that accommodate these uses also provide on-site parking, with proper screening to promote the pedestrian scale.
- C. **PERMITTED USES:** [Table 17.07.11-1](#) establishes the [permitted uses](#), uses permitted subject to a [special exception](#), or uses permitted subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses. Uses not identified in the [table](#) are not permitted. The legend for this [table](#) is as follows:

P – Permitted: This use is permitted within the Downtown Sub-District. A property owner or developer should take into account [Bulk](#), [Site and Building Design](#), [Site](#)

[Plan](#), and [Sign regulations](#), as addressed within this Ordinance.

S – Special Exception: This use is permitted subject to review by the City’s [Board of Adjustment](#), which shall find that requirements of [Section 17.06.02.B](#) are met, and that the proposed use will be compatible with the character of the neighborhood, promote goals of adopted plans and create synergies among uses.

C – Permitted with Conditions: This use is permitted subject to review by the City’s Planning Staff, which shall find pertinent requirements of [17.07.11.D](#), are met for the applicable use.

Table 17.07.11-1. Downtown Uses

Uses P = Permitted S = Special Exception C = Permitted with Conditions	Downtown Sub-Districts	
	D-1 Core	D-2 Corridor
Residential		
Town House		P
Multiple Family Dwelling (all floors)	S	P
Multiple Family Dwelling (upper floors only)	P	P
Group Home (all floors)	S	P
Group Home (upper floors only)	P	P
Lodging		
Bed & Breakfast		P
Dormitory (all floors)	S	P
Dormitory (upper floors only)	P	P
Hotel	S	S
Inn	S	S
Commercial (indoors only)		
Office	P	P
Clinic	P	P
Mercantile Establishment	P	P
Tavern	P	P
Restaurant	P	P
Firework sales	C	C
Industrial:		
Existing Manufacturing, Assembly or Repair as of January 31, 2011 (Section 17.07.11.C.2&3)	C	C
Civic:		
Auditorium	P	P
Convention Center	P	P
Indoor Recreation	P	P
Library	P	P
Movie Theater	P	P
Museums and Cultural Centers	P	P
Religious Assembly*	S	P
Law Enforcement	P	P
Civic Support:		

Funeral Home		S
Parking Lot (as principal use)* *	S	S
Parking Structure (as principal or accessory use)	S	S
Utility Substation		S
Wireless Communications Structure in accordance with Section 17.08.02 of this ordinance.	S	S
Automotive:		
Gas Station		S
Auto or Tire Repair/Auto Parts or Tire Sales	S	S
Auto Body Repair	S	S
Education		
College, University, or Trade School	P	P
School (K thru 12)		P
Pre-school	S	P
Child Day Care (outdoor play area must be fully fenced)	S	S
Outdoor:		
Outdoor Civic Events***	P	P
Outdoor Tavern or Restaurant (private property - Table 17.07.11-2)	C	C
Outdoor Recreation Area (private property - Table 17.07.11-2)	C	C
Outdoor Mercantile (private property - Table 17.07.11-2)	C	C
Outdoor Mercantile , Display or Café (sidewalk/public property – Table 17.07.11-3)	C	C
Outdoor Storage (must be fully screened)		S
Accessory Uses		
Parking Lot (where meeting requirements of Section 17.07.11.F.1.b.)	S	P
Drive-through facilities**** (Section 17.07.11.D.4)	S	C
Home Occupation	P	P
Vegetable and Flower Garden	P	P
Raising and keeping of animals, such as dogs, cats, and ferrets, but not on a commercial basis or on a scale objectionable to neighbors.	P	P
Outdoor display and sale of fireworks		C

*Site improvements to an existing [religious assembly](#) established in D-1 as of May 8, 2017 will not require a [special exception](#); however, will require an administrative review to ensure said improvements meet City Requirements

**Where existing paved lot as primary use, may reconstruct per all City Requirements

***Must have special event permit through the City of Fort Dodge Parks and Recreation for use of city-owned property

****Re-use/improvements to existing drive-through facility does not require a [special exception](#).

D. **PERMITTED WITH CONDITIONS:** Certain uses may be permitted in the D-1 and D-2 Districts subject to specific conditions and requirements intended to make them compatible with and acceptable to adjacent uses.

1. Assurance that the conditions of [Table 17.07.11-2](#) or [Table 17.07.11-3](#) are met for the applicable use shall be completed at the administrative level. If the owner/applicant does not agree with the administrative determination then the

owner/applicant may request a [special exception](#) for modified compliance. The [Board of Adjustment](#) shall consider the conditions identified, [Downtown Design Guidelines](#) and [special exception](#) criteria as established in [Section 17.07.11.C.](#):

Table 17.07.11-2. Outdoor Conditional Use Conditions (Private Property)

Outdoor Uses - Private Property Conditions			
	Outdoor Bar or Restaurant	Outdoor Recreation Area	Outdoor Mercantile
Special Permit Required	Yes	Yes	Yes
Permit Duration	Perpetuity as long as use does not subside for more than 12 months.		Annual
Occurrences	Unlimited		Allowed one permit per year that provides for no more than 3 occurrences and not more than 60 days per calendar year per premise.
Location	Must be on premise and not be larger in land area than the primary building .		
Nuisance	Only non-amplified music (speakers or live) allowed. Municipal Code Title 9 applies - Public Peace, Safety and Morals.		
Time Limits	During businesses normal hours of operation.		
Site Plan	Required for any exterior changes or improvements.		
Site Requirements	Shall be enclosed by a fence. *See requirements below.	N/A	N/A

* When situated in a front, secondary front, side or rear frontage yard, must be fully enclosed by decorative fencing as identified in [Figure 17.07.11-1](#).

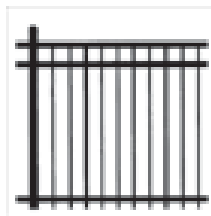
* When situated in the rear yard may be enclosed by fencing as allowed by the Supplementary District – Fence & Hedges Regulations (Section 17.08.01.I.) of the City’s Zoning Ordinance.

* A [special exception](#) may be considered for an alternate fencing material, taking into account downtown aesthetics and quality of proposed fencing.

Table 17.07.11-3. Outdoor Conditional Use Conditions (Public Property)

Outdoor Uses - Public Property Conditions		
	Mercantile Display or Sales	Sidewalk Café
Special Permit Required	Yes	Yes
Required Documents	1) Indemnity Agreement 2) Proof of insurance meeting City's requirements 3) Lease Agreement 4) Service Permit and State license, if serving alcoholic beverages in outdoor area 5) Any other applicable permits required by the State	
Permit Duration	Annual	
Allowed time period	May 1st - October 31st.	
Location	Shall be adjacent to the building .	
Nuisance	Only non-amplified music (speakers or live) allowed. Municipal Code Title 9 applies - Public Peace, Safety and Morals.	
Time Limits	During businesses normal hours of operation.	
Site Plan	Site diagram required, but no site plan.	
Site Requirements	Must provide a minimum of five feet (5') clearance on sidewalk for public pedestrians at all times.	
	Items shall be removable.	
	N/A	Tables, chairs and other items in the seating area shall be decorative metal hardware or metal hardware with wood or wood appearing components. Sidewalk Café seating areas shall be fully enclosed by decorative fencing as identified in Figure 17.07.11-1 or some other aesthetic barrier that is at least 30" tall.

Figure 17.07.11-1. Three-rail fence style.

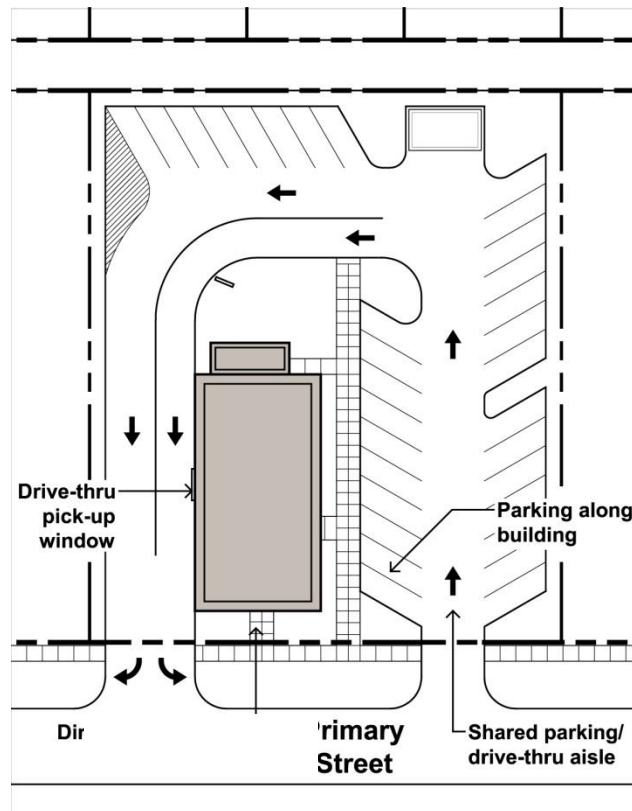


2. An existing [structure](#) used for manufacturing, assembly or repair as of January 31, 2011, is permitted to change to another such use or as a use permitted by [Section 17.07.13](#) (Light Industrial District), without being subject to [Section 17.04 \(Nonconformities\)](#), provided the use of a [structure](#), or [structure](#) and premises in combination, has not been discontinued or abandoned for 12 consecutive months or for 18 months during any three-year period.
3. An existing manufacturing, assembly or repair use as of October 31, 2014 is permitted to expand its operations within the Downtown District on existing and adjacent owned [lots](#) to the existing operation, via reconstruction, [building](#) addition(s) and/or construction of new [building](#) (s), provided said expansion may significantly increase the taxable value of the property, may improve existing operations and may improve economic conditions for the operation; and subject to compliance with all of the following conditions:
 - a. Any new or reconstructed areas of the [building](#) visible from a public right-of-way (excluding [alleys](#)) shall meet the guidelines established in the following sections of the City's [Downtown Design Guidelines](#) per the applicable [District](#):
 - i. Overall Building Scale;
 - (a) Excluding [building height](#) requirements where not in line with existing [buildings](#).
 - ii. Major Massing Elements;
 - iii. Building Materials:
 - (a) Including provisions on prohibited or discouraged materials (also identified in [Section 17.07.11.F.5.](#)), unless a majority of the existing [building](#) uses such materials and the new areas are designed to match the architecture and materials of the existing [building](#).
 - iv. Parking Lot Landscaping
 - (a) Excluding the requirement for landscaping islands, unless required by [Section 17.08.03.G.9. \(Site Plan Ordinance\)](#)
4. Drive-through Facilities
 - a. Drive-through facilities, where permitted, shall meet the following requirements. See [Figure 17.07.11-2](#) for an illustration of a conforming site plan.
 - b. Drive-through [access](#) and parking lot circulation shall be designed such that it allows direct [access](#) between a portion of the on-site parking and a [building](#) entrance without crossing the drive-through aisle.
 - c. An unobstructed pedestrian path shall be provided from the public sidewalk along the front [lot](#) line to the primary entrance.
 - d. Drive-through or general vehicular circulation paths shall not be located between the primary [building](#) and the front [lot](#) line.
 - e. One additional curb cut beyond the permitted amount as described in this

chapter may be considered by the City Engineer to facilitate drive-through operations. However, to the greatest extent possible, curb cuts shall be shared between on-site parking and drive-through [access](#). Site [access](#) should first take advantage of side [streets](#) and public [alleys](#) in order to eliminate the need for curb cuts above and beyond the permitted amount.

- f. Drive-through canopies and related [structures](#) shall be constructed of materials similar to the principal [structure](#).

Figure 17.07.11-2. Conforming Drive-through and Parking Configuration



- 5. Firework sales are permitted so long as situated within a fully enclosed, permanent, building.
- 6. Outdoor display and sale of fireworks are permitted as an accessory use, so long as the display and/or tent, including all membranes, guy wires, and ropes, as well as any trailers, storage units, or similar objects associated with the display and/or tent, are at least 100 feet from all structures.

E. BULK REGULATIONS:

Table 17.07.11-4. Bulk Regulations

Bulk Regulations		
	D-1 Core Sub-district	D-2 Corridor Sub-district
Lot Size Requirements		
Min. lot area per dwelling unit	N/A	1,200 square feet
Min. lot area for non-residential uses	2,500 square feet	3,000 square feet
Min. lot width	25 feet	30 feet
Setbacks and Build-to Zones		
Minimum front yard	0 feet	Residential: 10 feet Non-residential or mixed-use building : 0 feet
Maximum front yard	0 feet unless Section 17.07.11.E.1 (below) or Section applies.	Residential: 20 feet unless Section 17.07.11.E.1 (below) applies. Non-residential or mixed-use building : 10 ft unless Section 17.07.11.E.1 (below) applies.
Minimum interior side yard	0 feet	Residential: 5 feet Non-residential or mixed-use building : 0 feet
Maximum interior side yard	5 feet unless Section 17.07.11.E.1 (below) or Section 17.07.F.1.b. (accessory parking) applies	10 feet unless Section 17.07.11.E.1 (below) or Section 17.07.F.1.b. (accessory parking) applies.
Minimum rear yard	0 feet	20 feet when adjacent to a residential district
Development Intensity		
Minimum façade height	18 feet	None.
Maximum building height	120 ft or 8 stories	50 ft or 4 stories

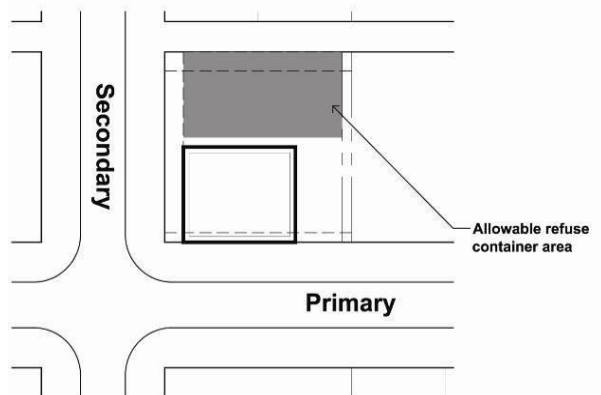
1. The above required maximum [setbacks](#) may be exceeded if:
 - a. A new [building](#) is constructed to provide for a downtown plaza per the [Downtown Design Guidelines](#);
 - b. An existing [building](#) is providing an addition that:
 - i. Is non-substantial;
 - ii. Is designed to match the existing [building setbacks](#); or
 - iii. Provides a loading dock so as to avoid delivery in the right-of-way.
 - c. A [special exception](#) is granted by the [Board of Adjustment](#) meeting requirements of [Section 17.07.11.C.](#)
 - d. The proposed [structure](#) is located in the [Downtown Gateway Overlay \(O-DG\) District](#), and meets requirements of [Section 17.07.20.](#)

F. SITE AND BUILDING DESIGN REQUIREMENTS:

1. Parking location and [access](#) requirements shall apply to all downtown sub-districts, and are required as follows:
 - a. Parking lots – [principal use](#):
 - i. Parking lots as a [principal use](#) require a [special exception](#) from the [Board of Adjustment](#).
 - b. Parking lots – [accessory use](#):
 - i. Parking lots as an [accessory use](#) are permitted in the D-2 District, and require a [special exception](#) from the [Board of Adjustment](#) in the D-1 District, and shall meet the following requirements.
 - (a) [Accessory](#) parking is prohibited between a principal [structure](#) and [street](#) right of way;
 - (b) Accessory parking is permitted in the [interior side yard](#) between the front property line and the rear [façade](#) of the primary [building](#) so long as it meets the following requirements:
 - (i) Site Plan requirements as established in [Section 17.08.03.G.9.](#); and
 - (ii) A combination of decorative fencing and landscaping is installed along the entire length of all public [street](#) right-of-ways, except for necessary vehicular or pedestrian [access](#) points.
 - c. An existing non-conforming accessory parking lot may be reconstructed in conflict with [Section 17.07.11.F.1.b.](#) so long as it meets the following requirements:
 - i. The parking lot is an accessory lot to a principal [building](#), and would require a reconfiguration of the [building](#) to construct per [Section 17.07.11.F.1.b.](#);
 - (a) the proposed reconstruction meets requirements of [Section 17.08.03.G.9.](#) (site plan);
 - ii. the proposed reconstruction incorporates decorative fencing and landscaping that accounts for 40% of the linear [street frontage](#) that the [lot](#) abuts, excluding drive aisles or pedestrian [access](#) points;
 - iii. the proposed reconstruction includes a pedestrian walkway that provides a direct connection between the primary entrance and public sidewalk/[street](#); and
 - iv. the lot for reconstruction provides one pedestrian feature.
 - d. Parking lot [access](#) priority shall be given first to the public [alley](#), then secondary streets, then primary streets. In those cases where [access](#) must be provided off the primary [street](#) only one point of [access](#) may be permitted, and it shall be located approximately mid-block.
2. Supporting site feature requirements:

- a. [Accessory Buildings](#) may exceed the maximum [setback](#) requirements of [Section 17.07.11.E](#), and may encroach within 6 feet of the required [setback](#) from the principal [structure](#), as established in [Section 17.08.01.E](#); however, are prohibited between the principal [structure](#) and public right-of-way, unless part of an approved outdoor [patio](#). All [accessory buildings](#) shall complement and coordinate with the principal [structure](#)(s) on the [lot](#), both in architectural style and material selection.
- b. Refuse stations are prohibited between the principal [structure](#) and public right of way and shall meet the following:
 - i. should be located as far as possible from secondary streets on corner [lots](#);
 - ii. shall be located such that they minimize the impacts of odor, maintenance, and servicing on parking circulation and [building](#) entry; and
 - iii. shall be screened from view of the [street](#) through the use of materials compatible with the principal [building](#) such as wood, brick, or masonry and a gate of a coordinating material.

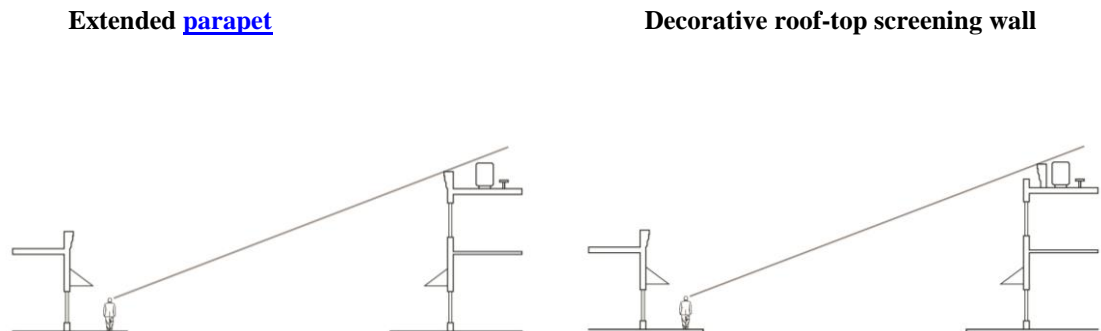
Figure 17.07.11-3. Permitted Refuse Station Location



- c. Mechanical systems, which do not include facilities owned, under the control of, or primarily serviced by public or private utilities (including metering and supply), shall meet the following requirements:
 - i. Are prohibited between the principal [structure](#) and [street](#) right-of-way at any level;
 - ii. Are permitted in an [interior side yard](#) so long as they are hidden from view by an opaque screen as follows:
 - (a) Screen may consist of:
 - (i) Wood or masonry walls or fences that are compatible with the principal [structure](#); or
 - (ii) Landscaping.

- (b) The bottom edge of the required screening shall be no more than six inches above the ground, and the upper edge shall extend not less than 12 inches above the top of any such mechanical.
- iii. Are permitted on the roof of a new [building](#) or addition so long as they are screened from a point 6' above grade at the front property line across the public [street](#) by the use of a [parapet](#) wall (see [Figure 17.07.11-4.](#)), opaque screening material compatible with the architecture of the [building](#), or architecturally designed mechanical screening designed to blend with the [building](#) and roof materials. Additional screening may be required due to topographic differences in adjoining properties.
- iv. Are permitted on the roof of an existing [building](#) so long as they are either screened as established above in [Section 17.07.11.F.2.c.iii.](#) or camouflaged using paint colors intended to blend with the [building](#) and roof materials.
- v. Are permitted on an [alley](#) side, so long as they meet the following:
 - (a) Are prohibited at the ground level to 14 feet in height in the [alley](#) right-of-way, unless a right-of-way agreement is established.
 - (b) Units located above 14 feet shall not encroach more than 12 inches into an [alley](#) right-of-way.

Figure 17.07.11-4. Required Roof-top Mechanical Screening for New Buildings



3. Building Orientation

- a. Prominent [façade](#) elements, such as windows and entries of principal [buildings](#), shall be oriented towards the primary [street frontage](#) of the [lot](#) in order to create an active and vibrant sidewalk environment.
- b. New construction shall address the [street](#) in a manner consistent with surrounding [buildings](#).
- c. Direct [access](#) shall be provided from the public sidewalk on the primary [street frontage](#) to the front entry of the principal [building](#).

4. Building Design

- a. New [buildings](#), or [building](#) additions [primary building façade](#) design shall include the following:
 - i. A knee wall or lower zone along the ground plane that provides a visual base to the [building](#) and accounts for grade changes.
 - ii. A window zone that sits horizontally on the knee wall or lower zone. A minimum of 40% of the [storefront](#) shall consist of windows, which may include [mullions](#) and doors with window openings.
 - (a) D-1: the window zone shall consist of [transparent](#) glass.
 - (i) A [special exception](#) may be sought to request non-transparent glass where the need is proven based on use or proposed design.
 - (b) D-2: the window zone shall consist of [transparent](#) or non-transparent glass.
 - iii. A [transom](#) or awning zone above the window area.
 - (a) If awnings are used, then they should complement the [building](#) architecture in terms of form, material and color. Rounded awnings are discouraged.
 - iv. A cornice that creates a clear horizontal transition between the [storefront](#) and upper stories or an eave line that articulates the top of the [storefront](#) and beginning of a roofline.
 - v. Upper story windows appropriately spaced, which shall consist of [transparent](#) or non-transparent glass.
 - vi. Ground floor entries framed by the ground-floor architectural elements.
 - vii. Three of the following design details shall be used to add interest to the [façade](#) and reflect or reinterpret traditional design:
 - (a) Decorative columns or pilasters
 - (b) Decorative cornice or trim
 - (c) Decorative masonry that highlights important massing lines such as [building](#) edge, prominent corners, changes in [building](#) plane and breaks up large monolithic surfaces.
 - (d) Decorative eave brackets for pitched roofs.
- b. New [buildings](#), or [building](#) additions [secondary building façade](#) design shall be subdivided proportionately using a minimum of three vertical and horizontal [façade](#) elements such as windows ([transparent](#) or non-transparent glass), columns, pilasters, changes in [building](#) plane, banding or massing, decorative cornices, or trim; in order to avoid large blank spaces.
- c. Existing primary and secondary [façade](#) design shall incorporate all elements of [Sections 17.07.11.F.4.a. and 17.07.11.F.4.b.](#); except where existing [building](#) design is not compatible with said requirements, then proposed changes shall take into account the architectural tradition of the building:

- i. Replacement windows shall fill the entire original opening.
- ii. Areas that historically existed as [transom](#) windows may only be filled with one of the following alternate materials where existing design expresses the need: cement board, wood (marine grade and above), or transparent or non-transparent glass.
- iii. Areas that historically existed as upper story windows shall consist of [transparent](#) or non-transparent glass.
- iv. The following standards apply in the D-1 District:
 - (a) Openings originally designed as windows on [storefronts](#) of [primary facades](#) shall consist of [transparent](#) glass.
 - (i) A [special exception](#) to allow for non-transparent glass may be sought where the need is proven based on use or existing design.
 - (b) Openings originally designed as windows on [storefronts](#) of [secondary facades](#) shall consist of [transparent](#) or non-transparent glass.
- v. The following standards apply in the D-2 District:
 - (a) Openings originally designed as windows on [storefronts](#) of [primary](#) and [secondary facades](#) shall consist of [transparent](#) or non-transparent glass.
- d. Existing buildings [rear](#) and [interior side façade](#) design shall take into account the architectural tradition of the building. New openings may be made where needed to meet building code. Openings originally designed as windows on all levels of [side](#) and [rear facades](#) shall retain the appearance of being a window. Window openings covered prior to the time of passing this ordinance (Ord #2331 11/22/2021) may be repaired/replaced with cement board, wood (marine grade and above), or [transparent](#) or non-transparent glass where existing design requires such. Existing glass window openings at the time of passing of this ordinance (Ord #2331 11/22/2021) shall remain [transparent](#) or non-transparent glass.
- e. Roofs
 - i. New [buildings](#) in the D-1 District shall be designed to incorporate a flat roof to reflect the traditional precedent. A slight pitch is permitted, taking into account drainage. A [parapet](#) is encouraged. Varying roofline elevations and forms, roof massing elements (i.e. turrets, dormers, or towers) may be used to create visual interest.
 - ii. New [buildings](#) in the D-2 District are encouraged to provide a flat roof to reflect traditional precedent. A [parapet](#) is encouraged. Varying roofline elevations, roof massing elements (i.e. turrets, dormers, or towers) or decorative cornices may be used to create visual interest.
 - iii. The roofs of existing [buildings](#) and [building](#) additions to [buildings](#) in the D-1 and D-2 District shall take into account the design of the existing [building](#).
- f. Multi-Family Buildings:

- i. New and existing multi-family [buildings](#) in the D-2 District are not required to meet [building](#) design requirements of [Sections 17.07.11F.4.a-b-c-d](#) (above); however, shall be designed to face the primary or secondary [street](#) and shall meet the following requirements:
 - (a) Shall use massing elements, such as window bays, roof forms, or changes in the [façade](#) plane, to create interest and articulate individual units.
 - (b) Ground floor [façade](#) characteristics such as windows size and spacing, architectural elements, and materials shall be consistent with upper floor characteristics.
 - (c) Entryways shall include front steps with decorative railings, an enclosed or covered stoop, or doorway framed by architectural elements that reflect the overall theme of the [building](#).
 - (d) If the ground floor is elevated above grade, the foundation shall use appropriate materials and be capped with trim to create a transition to the primary ground floor [façade](#) material

5. Building Materials

- a. The intent of allowing certain [building](#) materials centers on the goal to incorporate materials that reflect the character of downtown Fort Dodge and should convey a sense of quality, durability and permanence. Materials should not cover-up features/materials that contribute to a [building](#)'s historic character. If the original material has been overlaid with lower class materials, the non-conforming alterations should be removed and the original material repaired or replaced with similar materials.
- b. [Table 17.07.11-5](#) identifies permitted [building](#) materials and their allowed application. [Building](#) materials not listed on this [table](#) may be considered through a [special exception](#) request to the City's [Board of Adjustment](#), which will take into account durability and whether the proposed material and its application fit with the character of the downtown.
 - i. New [buildings](#) – D-1 District:
 - (a) Shall incorporate Class I and II materials on front and side [façades](#);
 - (b) May incorporate Class I, II or IV material on the rear [façade](#).
 - ii. New [buildings](#) - D-2 District:
 - (a) Shall incorporate Class I, II or III materials on front and side [façade](#);
 - (b) May incorporate Class I, II, III or IV materials on the rear [façade](#).
 - iii. Existing [buildings](#) – D-1 and D-2 Districts:
 - (a) May incorporate all Class I, II, III, or IV materials; however, shall not cover up or replace a higher class material and shall take into account the architectural tradition of the [building](#).
 - iv. The following materials are prohibited on a [building façade](#) in the D-1 or D-

2 District:

- (a) Faux or artificial brick or stone faces not consisting of cement, natural stone or brick (i.e. prohibit plastic and vinyl).
- (b) Residential-style Siding consisting of metal, vinyl, wood or wood composite (i.e. engineered wood); except as allowed for residential [buildings](#).
- (c) Asphalt shingles.
- (d) Non-decorative Metal or Wood Siding or Paneling.

Table 17.07.11-5. Permitted Building Materials

Building Material	Allowed Application	Example areas of use	Maximum Percent Allowed	Districts Allowed
Class I				
Brick (and real brick veneer)	Should be applied as primary material	N/A	N/A	New and existing buildings in the D-1 and D-2 District
Limestone			N/A	
Glass/windows (per Section 17.07.11.F.4.)			N/A	
Class II				
Marble	Applied as a trim, decorative, or accent material	Storefronts	40%	New and existing buildings in the D-1 and D-2 District
Granite		Storefronts	40%	
Cement Board panels or trim		Knee walls, window sills, etc.	40%	
Decorative wood		Knee walls, trim, etc.	30%	
Decorative metal		Mullions, columns, parapet caps, etc.	30%	
Poured Concrete		Knee walls, window sills, hoods, etc.	30%	
Sandstone		Window sills, lintels	30%	
Stucco		N/A	30%	
Class III				
Other Natural Stones	Shall not cover/replace existing Class I or Class II Materials	N/A	N/A	Existing buildings in the D-1 District, new and existing buildings in the D-2 District
Molded concrete in the form of brick or natural stone		N/A	N/A	
Class IV				
Stucco	Shall not cover/replace existing Class I or Class II Materials	N/A	N/A	Rear façade of new and existing buildings in the D-1 and D-2 District.
Decorative metal		N/A	N/A	
Cement Board		N/A	N/A	
Class V				
Residential-style siding consisting of metal, vinyl, or wood (residential)	N/A	N/A	New building : 40% Existing building : N/A	New and Existing Residential Structures in the D-2 District.

G. ON-SITE PARKING REQUIREMENTS:

1. Development in the downtown sub-districts shall provide on-site parking in accordance with [Table 17.07.11-6](#).

Table 17.07.11-6. Parking Requirements

Uses	Downtown Sub-Districts	
	D-1 Core	D-2 Corridor
Residential		
Town House / Multi-Family	1 space per d.u.	1 space per d.u.
Group Home	None	1 space for every 8 beds + 1 space per 3 employees
Lodging		
Bed & Breakfast	N/A	1 space plus 1 space per guest room
Dormitory (all floors)	None	1 space per two beds
Dormitory (upper floors only)	None	1 space per two beds plus lower floor use
Hotel	None	1 space per 3 rooms
Inn	None	1 space per 3 rooms
Commercial (indoors only)		
Office	None	2 spaces per 1,000 s.f., first 1,500 s.f. exempt
Clinic	None	1 space per 300 s.f. of gross floor area
Mercantile Establishment	None	2 spaces per 1,000 s.f., first 1,500 s.f. exempt
Tavern	None	4 spaces per 1,000 s.f., first 1,000 s.f. exempt
Restaurant	None	4 spaces per 1,000 s.f., first 1,000 s.f. exempt
Industrial:		
Existing Manufacturing, Assembly or Repair as of January 31, 2011	None	1 space per 2,500 s.f.
Civic:		
Auditorium	None	1 space per 4 seats
Convention Center	None	1 space per 4 seats
Indoor Recreation	None	1 space per 150 s.f. of Gross Floor Area
Library	None	1 space per 400 s.f. of Gross Floor Area
Movie Theater	None	1 space per 4 seats
Museums and Cultural Centers	None	2 spaces per 1,000 s.f.
Religious Assembly	None	1 space per 5 seats + .5 spaces per 1,000sf of residential living area if convent or rectory attached

Law Enforcement	None	2 spaces per 1,000 s.f., first 1,500 s.f. exempt
Civic Support:		
Funeral Home	None	1 space per three chapel seats or one space for each 50 s.f. of public area, whichever is greater
Automotive:		
Gas Station	N/A	1 space per four pump stations; plus three spaces per service bay, as applicable
Auto or Tire Repair/Auto Parts or Tire Sales	None	1 space per service bay
Auto Body Repair	None	1 space per service bay
Education		
College, University, or Trade School	None	1 space per 4 students based on maximum enrollment
School (K thru 12)	N/A	1 space per classroom
Pre-school	None	1 space per 300 square feet of gross floor area
Child Day Care (outdoor play area must be fully fenced)	None	1 space per 300 square feet of gross floor area

2. Parking may be provided in a designated parking lot, either adjacent to or non-adjacent to the lot, where the parking spaces are within 500’ of the entrance to the principal [building](#) on a [lot](#) as measured on a reasonable walking path from the furthest space to the [building](#) entry for each use.
3. Required off-street parking may be provided in a parking lot under different ownership or management than the lot being supplied with parking, so long as a shared parking agreement is signed by the owners of all properties involved and then recorded with Webster County and a copy of that is filed with the City. The agreement should indicate the number of required spaces to be provided for a specific user and the reasonable long-term commitment of both parties to maintain the demand for and supply of such parking.
4. To foster shared parking in the downtown district, a reduction in the total parking required for two or more uses may be requested. The following regulations apply for establishing such an agreement and calculating the reduced amount of required parking.
 - a. For any property under one ownership and used for two or more uses, the number of spaces shall be computed by multiplying the minimum amount of parking required for each land use, as stated under [Section 17.07.11.G.1](#) (above), by the appropriate percentage as shown in the shared parking requirements by time period (see [Table 17.07.11-7](#)). The number of spaces required for the development is then determined by adding the results in each column. The column totaling the highest number of parking spaces becomes the minimum off-street parking requirement.

- b. For two or more uses under multiple ownership, the total off-street parking requirement may be satisfied by providing a joint parking facility, and the minimum requirements may be reduced in accordance with the procedure outlined in [Section 17.07.11.G.4.a.](#) (above) for shared parking for single ownership. The appropriateness of shared parking shall be determined during [site plan review](#), provided the following criteria are met:
 - i. The shared parking facility is within 500 linear feet, measured along the most appropriate walking routes between the furthest space of the shared parking facility and the entrances to all establishments being served.
 - ii. The applicant provides a recorded shared-use parking agreement per [Section 17.07.11.G.3.](#)

Table 17.07.11-7. Shared Parking Multiplier Percentages.

Use	Weekday		Weekend		Nighttime
	6:00 a.m. - 6:00 p.m.	6:00 p.m. - midnight	6:00 a.m. - 6:00 p.m.	6:00 p.m. - midnight	Midnight - 6:00 a.m.
Office	100	10	10	5	5
Commercial/ Mercantile (retail)	60	90	100	70	5
Restaurant	50	100	100	100	10
Lodging	70	100	70	100	70
Recreational/Entertainment/ Social/Cultural	40	100	80	100	10
Residential	60	90	80	90	100
Institutional (church)	10	5	100	50	5
Institutional (non-church)	100	20	10	10	5
Other	100	100	100	100	100

Source: Table based on “Shared Parking,” a publication from the Urban Land Institute, Washington, D. C., 1983