

§301.4 **Establishment of Districts: Provisions for Official Zoning Map.** For the purpose of this ordinance, the following twenty (2028) classes of districts are hereby established within the City of Waukee as shown on the Official Zoning Map which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this ordinance:

A-1	Agricultural District
A-2	Rural Residential District
AR	Single Family Acreage District
R-1	Single Family Residential District
R-2	One and Two Family Residential District
R-3	Rental Multi-Family Residential District
R-3A	Owner-Occupied Multi-Family Residential District
R-4	Row Dwelling and Townhome Dwelling District
R-5	Planned Unit Development District
R-6	Mobile Home Residential District
C-1	Community and Highway Service Commercial District
C-1A	Neighborhood Commercial District
C-1B	Large Scale Commercial District
C-2	Downtown Village District
C-3	Planned Commercial Development District
C-4	Office Park Commercial District
K-MF-Rowhouse	Kettlestone Multi-Family Rowhouse
K-MF-Stacked Med	Kettlestone Multi-Family Stacked Medium
K-MF-Stacked High	Kettlestone Multi-Family Stacked High
K-MU	Kettlestone Mixed-Use
K-RN	Kettlestone Retail Neighborhood
K-RC	Kettlestone Retail Community
K-RR	Kettlestone Retail Regional
K-OF	Kettlestone Retail Office
M-1	Light Industrial District
M-1A	Limited Industrial District
M-2	Heavy Industrial District
COS	Conservation and Open Space District
PD-1	Planned Development District (Overlay)

The Official Zoning Map is identified by the signature of the Mayor, attested by the City Clerk, under the following words: "This is to certify that this is the Official Zoning Map referred to in Chapter 301 of the City of Waukee Code." If, in accordance with the provisions of this ordinance and Chapter 414, Code of Iowa, changes are made in district boundaries or other matter portrayed in the Official Zoning Map, copies of such changes shall be filed with the Official Zoning Map promptly after the amendment has been approved by the City Council.

Regardless of the existence of purported copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map, together with amending ordinances, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the City.

In the event that the Official Zoning Map becomes damaged, destroyed, lost, or difficult to interpret because of use, the City Council may by resolution adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original zoning ordinance or any subsequent amendment thereof. The new Official Zoning Map shall be identified by the signature of the Mayor attested by the City Clerk, under the following words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted (date of adoption of map being replaced) by the City of Waukee, Iowa."

(repealed and replaced in entirety) April 7, 2008 – Ordinance 2627

(repealed and replaced in entirety) June 6, 2011 – Ordinance 2695

(repealed and replaced in entirety) March 3, 2014 – Ordinance 2757

§301.21A. **"K-MF-Rowhouse" Kettlestone Multi-Family Rowhouse District.**

A. **Statement of Intent.** The "K-MF-Rowhouse" District is intended and designed to provide certain areas of the Kettlestone development with medium density residential units in a rowhouse or townhome setting. Units may be located on individual lots or on a common association lot under a condominium regime. Rowhouses should be two (2) to three (3) stories in height, placed close to the street and include front porches. Garages should be encouraged to be rear loaded. The K-MF-Rowhouse zoning designation is reserved for those properties located within the adopted Kettlestone District Boundary Map of the Kettlestone Design Guidelines document identifying areas for residential, commercial, office and mixed uses.

B. **Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the "K-MF-Rowhouse" District.

1. Row dwellings or townhomes consisting of no less than three (3) dwelling units and no more than eight (8) dwelling units in one building or attached structure.

C. **Permitted Accessory Uses.**

1. Private garage or carport.
2. Accessory uses and structures customarily incidental to any principal permitted use.
3. Home occupations as permitted in and as limited by Section 301.8(I).
4. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

D. **Bulk Regulations.** The following minimum requirements shall be observed subject to the modifications contained in Section 301.26.

1. Lot Area: No minimum requirement.
2. Lot Width: No minimum requirement.
3. Front Yard: 15 feet maximum; when fronting on a public right-of-way or private street frontage.
20 feet minimum for accessory structures.

4. Side Yards: 5 feet for both principle and accessory structures. For the purpose of determining side yard requirements in row dwellings, the entire row dwelling structure shall be considered to be one building.
5. Rear Yard: 30 feet.
6. Accessory Building Separation: 30 feet between principle building and accessory building.
7. Minimum Height: Principal building – 2 stories.
8. Maximum Height: Principal building – 3 stories. Accessory building – 1 story.
9. Maximum Density: 12 dwelling units per acre.
10. Minimum Floor Area: 800 square feet per unit.

- E. **Off-street Parking and Loading.** A minimum of two (2) parking spaces per unit is required. One (1) parking space per unit shall be enclosed.
- F. **Minimum Open Space.** The total land area devoted to open space and landscaping shall not be less than twenty (20) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structure, or buildings, except ornamental structures included as part of the landscaping theme.
- G. **Site Plan Requirements.** See Chapter 304 of the Municipal Code and the adopted Kettlestone Design Guidelines.

§301.21B. **"K-MF-Stacked Med" Kettlestone Multi-Family Stacked Medium District.**

A. **Statement of Intent.** The "K-MF-Stacked Med" District is intended and designed to provide certain areas of the Kettlestone development with medium density residential units in a rowhouse or condominium type setting. Units may be located on individual lots (for horizontally attached buildings) or on a common association lot under a condominium regime. Buildings should be two (2) to three (3) stories in height, placed close to the street and include front porches. Garages should be located in a manner to reduce their public visibility and impact. The K-MF-Stacked Med zoning designation is reserved for those properties located within the adopted Kettlestone District Boundary Map of the Kettlestone Design Guidelines document identifying areas for residential, commercial, office and mixed uses.

B. **Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the "K-MF-Stacked Med" District.

1. Row dwellings or townhomes consisting of no less than three (3) dwelling units in one building or attached structure.
2. Multiple family dwellings intended for rental (apartments) or owner occupancy (condominiums) of no less than three (3) dwelling units in one building or attached structure.
3. Nursing, convalescent, and retirement homes.

C. **Permitted Accessory Uses.**

1. Private garage or carport.
2. Accessory uses and structures customarily incidental to any principal permitted use.
3. Home occupations as permitted in and as limited by Section 301.8(I).
4. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

D. **Bulk Regulations.** The following minimum requirements shall be observed subject to the modifications contained in Section 301.26.

1. Lot Area: No minimum requirement.

2. Lot Width: No minimum requirement.
3. Front Yard: No minimum for principle permitted uses.
20 feet minimum for accessory structures.
4. Side Yards: No minimum for principle permitted uses unless adjacent to adjoining single family in which case the minimum setback shall be 30 feet.
5 feet for accessory structures.
5. Rear Yard: No minimum for principle permitted uses unless adjacent to adjoining single family in which case the minimum setback shall be 30 feet.
5 feet for accessory structures.
6. Principle Building Separation: 10 feet.
7. Accessory Building Separation: 30 feet between principle building and accessory building.
8. Minimum Height: Principal building – 2 stories.
9. Maximum Height: Principal building – 3 stories.
Accessory building – 1 story.
10. Maximum Density: 14 dwelling units per acre.
11. Minimum Floor Area: 600 square feet per unit.

E. **Off-street Parking and Loading.** A minimum of two (2) parking spaces per unit is required plus one (1) visitor space per five (5) units. One (1) parking space per unit shall be enclosed.

F. **Minimum Open Space.** The total land area devoted to open space and landscaping shall not be less than twenty (20) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structure, or buildings, except ornamental structures included as part of the landscaping theme.

G. **Site Plan Requirements.** See Chapter 304 of the Municipal Code and the adopted Kettlestone Design Guidelines.

§301.21C. **"K-MF-Stacked High" Kettlestone Multi-Family Stacked High District.**

A. **Statement of Intent.** The "K-MF-Stacked High" District is intended and designed to provide certain areas of the Kettlestone development with high density residential units in a rowhouse or condominium type setting. Units may be located on individual lots (for horizontally attached buildings) or on a common association lot under a condominium regime. Buildings should be three (3) to five (5) stories in height, placed close to the street and include front porches. Garages should be located in a manner to reduce their public visibility and impact. The K-MF-Stacked High zoning designation is reserved for those properties located within the adopted Kettlestone District Boundary Map of the Kettlestone Design Guidelines document identifying areas for residential, commercial, office and mixed uses.

B. **Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the "K-MF-Stacked High" District.

1. Row dwellings or townhomes consisting of no less than eight (8) dwelling units in one building or attached structure.
2. Multiple family dwellings intended for rental (apartments) or owner occupancy (condominiums) of no less than eight (8) dwelling units in one building or attached structure.
3. Nursing, convalescent, and retirement homes.

C. **Permitted Accessory Uses.**

1. Private garage or carport.
2. Accessory uses and structures customarily incidental to any principal permitted use.
3. Home occupations as permitted in and as limited by Section 301.8(I).
4. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

D. **Bulk Regulations.** The following minimum requirements shall be observed subject to the modifications contained in Section 301.26.

1. Lot Area: No minimum requirement.

2. Lot Width: No minimum requirement.
3. Front Yard: No minimum for principle permitted uses.
20 feet minimum for accessory structures.
4. Side Yards: No minimum for principle permitted uses unless adjacent to adjoining single family in which case the minimum setback shall be 50 feet.
5 feet for accessory structures.
5. Rear Yard: No minimum for principle permitted uses unless adjacent to adjoining single family in which case the minimum setback shall be 50 feet.
5 feet for accessory structures.
6. Principle Building Separation: 10 feet.
7. Accessory Building Separation: 30 feet between principle building and accessory building.
8. Minimum Height: Principal building – 3 stories.
9. Maximum Height: Principal building – 5 stories.
Accessory building – 1 story.
10. Density: 15 dwelling units per acre minimum.
24 dwelling units per acre maximum
11. Minimum Floor Area: 600 square feet per unit.

E. **Off-street Parking and Loading.** A minimum of two (2) parking spaces per unit is required plus one (1) visitor space per five (5) units.

F. **Minimum Open Space.** The total land area devoted to open space and landscaping shall not be less than twenty (20) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structure, or buildings, except ornamental structures included as part of the landscaping theme.

G. **Site Plan Requirements.** See Chapter 304 of the Municipal Code and the adopted Kettlestone Design Guidelines.

§301.21D. **"K-MU" Kettlestone Mixed Use District.**

A. **Statement of Intent.** The "K-MU" District is intended and designed to provide certain areas of the Kettlestone development with buildings that include a combination of residential, retail and office uses. Retail or service businesses are typically located on the first floor with office and residential dwelling units located on the upper floors. All buildings should include a residential component. Stand-alone businesses with drive-thrus, such as banks, restaurants, coffee shops and drug stores are prohibited. The K-MU zoning designation is reserved for those properties located within the adopted Kettlestone District Boundary Map of the Kettlestone Design Guidelines document identifying areas for residential, commercial, office and mixed uses.

B. **Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the "K-MU" District.

1. Multi-family residential dwellings (apartments or condominiums).
2. Retail businesses and service establishments such as:
 - a. Retail sales stores including drug stores, bakeries and grocery stores (outdoor storage is prohibited but limited outdoor display may be permitted as part of the site plan approval process).
 - b. Personal service businesses such as hair and beauty salons, dry-cleaners and laundrettes, shoe and watch repair shops.
 - c. Hotels and Motels
 - d. Restaurants and Coffee Shops: Dine-in, Carry-out and Drive-thru. Stand-alone restaurant and coffee shop buildings are prohibited. All restaurant uses must be contained within and part of a larger building. Outdoor seating areas may be permitted as part of the site plan approval process.
 - e. Places of assembly such as churches, other places of worship, public and private schools, civic uses and fraternal lodges.
 - f. Child care centers and nursery schools.
2. Office uses such as:
 - a. Medical clinics, group medical centers, or the office of a doctor,

dentist, osteopath, or similar profession.

- b. Business and Professional offices including the following: law, engineering, real estate, insurance, banks, financial services and similar uses.

C. Permitted Accessory Uses.

- 1. Private garage or carport.
- 2. Accessory uses and structures customarily incidental to any principal permitted use.
- 3. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

D. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 301.26.

- 1. Lot Area: No minimum requirement.
- 2. Lot Width: No minimum requirement.
- 3. Front Yard: No minimum and a maximum of 20 feet for principle permitted uses.
20 feet minimum for accessory structures.
- 4. Side Yards: No minimum for principle permitted uses unless adjacent to adjoining single family in which case the minimum setback shall be 50 feet.
5 feet for accessory structures.
- 5. Rear Yard: No minimum for principle permitted uses unless adjacent to adjoining single family in which case the minimum setback shall be 50 feet.
5 feet for accessory structures.
- 6. Principle Building Separation: No minimum.

- 7. Accessory Building Separation: 30 feet between principle building and accessory building.
- 8. Minimum Height: Principal building – 2 stories.
- 9. Maximum Height: Principal building – 5 stories.
Accessory building – 1 story.
- 10. Floor Area Ratio: 0.80.
- 11. Maximum Density: 30 dwelling units per acre.
- 12. Minimum Floor Area: 600 square feet per dwelling unit.

E. **Off-street Parking and Loading.** Two (2) spaces per unit and One (1) space per 250 square feet of retail and office uses.

F. **Minimum Open Space.** The total land area devoted to open space and landscaping shall not be less than fifteen (15) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structure, or buildings, except ornamental structures included as part of the landscaping theme.

G. **Site Plan Requirements.** See Chapter 304 of the Municipal Code and the adopted Kettlestone Design Guidelines.

§301.21E. **"K-RN" Kettlestone Retail Neighborhood District.**

A. **Statement of Intent.** The "K-RN" District is intended and designed to provide certain areas of the Kettlestone development with smaller scale retail that is in closer proximity to residential uses which provides a limited amount of daily, short trip retail needs of the adjoining residential area. The K-RN zoning designation is reserved for those properties located within the adopted Kettlestone District Boundary Map of the Kettlestone Design Guidelines document identifying areas for residential, commercial, office and mixed uses.

B. **Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the "K-RN" District.

1. Retail businesses and service establishments, contained within single tenant building that is no larger than 20,000 square feet of total gross floor area, or multi-tenant building that is no larger than 50,000 square feet of total gross floor area, such as:

- a. Retail sales stores including drug stores, bakeries and grocery stores (outdoor storage is prohibited but limited outdoor display may be permitted as part of the site plan approval process).
- b. Personal service businesses such as hair and beauty salons, dry-cleaners and laundrettes, shoe and watch repair shops.
- c. Restaurants and Coffee Shops: Dine-in, Carry-out and Drive-thru. Outdoor seating areas may be permitted as part of the site plan approval process.
- d. Child care centers and nursery schools.

2. Office uses such as:

- a. Medical clinics, group medical centers, or the office of a doctor, dentist, osteopath, or similar profession.
- b. Business and Professional offices including the following: law, engineering, real estate, insurance, banks, financial services and similar uses.

C. **Permitted Accessory Uses.**

1. Private garage or carport.

2. Accessory uses and structures customarily incidental to any principal permitted use.
3. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

D. **Bulk Regulations.** The following minimum requirements shall be observed subject to the modifications contained in Section 301.26.

1. Lot Area: No minimum requirement.
2. Lot Width: No minimum requirement.
3. Front Yard: No minimum for principle permitted uses.
20 feet minimum for accessory structures.
4. Side Yards: No minimum for principle permitted uses unless adjacent to adjoining single family in which case the minimum setback shall be 50 feet.
5 feet for accessory structures.
5. Rear Yard: No minimum for principle permitted uses unless adjacent to adjoining single family in which case the minimum setback shall be 50 feet.
5 feet for accessory structures.
6. Principle Building Separation: 25 feet.
7. Accessory Building Separation: 25 feet between principle building and accessory building.
8. Maximum Height: Principal building – 2 stories.
Accessory building – 1 story.
9. Floor Area Ratio: 0.25.

E. **Off-street Parking and Loading.** One (1) space per 250 square feet of retail and office uses. Spaces for all other uses shall be provided in accordance with the provisions of Section 301.27.

- F. **Minimum Open Space.** The total land area devoted to open space and landscaping shall not be less than twenty (20) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structure, or buildings, except ornamental structures included as part of the landscaping theme.

- G. **Site Plan Requirements.** See Chapter 304 of the Municipal Code and the adopted Kettlestone Design Guidelines.

§301.21F. **"K-RC" Kettlestone Retail Community District.**

- A. **Statement of Intent.** The "K-RC" District is intended and designed to provide certain areas of the Kettlestone development with retail areas that are larger scale than retail neighborhood and are located within closer proximity to employment centers to provide a greater range of retail services for a wider population area. The K-RC zoning designation is reserved for those properties located within the adopted Kettlestone District Boundary Map of the Kettlestone Design Guidelines document identifying areas for residential, commercial, office and mixed uses.
- B. **Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the "K-RC" District.
1. Retail businesses and service establishments, contained within single or multi-tenant building that is no larger than 50,000 square feet of total gross floor area, such as:
 - a. Retail sales stores including drug stores, bakeries and grocery stores (outdoor storage is prohibited but limited outdoor display may be permitted as part of the site plan approval process).
 - b. Personal service businesses such as hair and beauty salons, dry-cleaners and laundrettes, shoe and watch repair shops.
 - c. Restaurants and Coffee Shops: Dine-in, Carry-out and Drive-thru. Outdoor seating areas may be permitted as part of the site plan approval process.
 - d. Bars, cocktail lounges, taverns or saloons. Outdoor seating areas may be permitted as part of the site plan approval process.
 - e. Convenience stores, gas stations, car washes, automobile repair and service businesses, excluding body repair and painting.
 - f. Places of assembly such as churches, other places of worship, public and private schools, civic uses and fraternal lodges.
 - g. Child care centers and nursery schools.
 - h. Commercial swimming pools, skating rinks, golf driving ranges, miniature golf courses, drive-in theaters and similar recreational uses and facilities.
 - i. Animal hospitals and veterinaries.

2. Office uses such as:
 - a. Medical clinics, group medical centers, or the office of a doctor, dentist, osteopath, or similar profession.
 - b. Business and Professional offices including the following: law, engineering, real estate, insurance, banks, financial services and similar uses.

C. Permitted Accessory Uses.

1. Private garage or carport.
2. Accessory uses and structures customarily incidental to any principal permitted use.
3. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

D. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 301.26.

1. Lot Area: No minimum requirement.
2. Lot Width: No minimum requirement.
3. Front Yard: No minimum for principle permitted uses.
20 feet minimum for accessory structures.
4. Side Yards: No minimum for principle permitted uses unless adjacent to adjoining single family in which case the minimum setback shall be 50 feet.
5 feet for accessory structures.
5. Rear Yard: No minimum for principle permitted uses unless adjacent to adjoining single family in which case the minimum setback shall be 50 feet.
5 feet for accessory structures.

- 6. Principle Building Separation: 25 feet.
- 7. Accessory Building Separation: 25 feet between principle building and accessory building.
- 8. Maximum Height: Principal building – 4 stories.
Accessory building – 1 story.
- 9. Floor Area Ratio: 0.35.

E. **Off-street Parking and Loading.** One (1) space per 250 square feet of retail and office uses. Spaces for all other uses shall be provided in accordance with the provisions of Section 301.27.

F. **Minimum Open Space.** The total land area devoted to open space and landscaping shall not be less than twenty (20) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structure, or buildings, except ornamental structures included as part of the landscaping theme.

G. **Site Plan Requirements.** See Chapter 304 of the Municipal Code and the adopted Kettlestone Design Guidelines.

§301.21G. **"K-RR" Kettlestone Retail Regional District.**

- A. **Statement of Intent.** The "K-RR" District is intended and designed to provide certain areas of the Kettlestone development with retail areas intended to be large scale, including large box retailers, and located in high traffic, high visibility areas to provide retail services for the entire community and regional area. The K-RR zoning designation is reserved for those properties located within the adopted Kettlestone District Boundary Map of the Kettlestone Design Guidelines document identifying areas for residential, commercial, office and mixed uses.
- B. **Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the "K-RR" District.
1. Retail businesses and service establishments such as:
 - a. Retail sales stores including drug stores, bakeries and grocery stores (outdoor storage is prohibited but limited outdoor display may be permitted as part of the site plan approval process).
 - b. Hotels and Motels.
 - c. Personal service businesses such as hair and beauty salons, dry-cleaners and laundrettes, shoe and watch repair shops.
 - d. Restaurants and Coffee Shops: Dine-in, Carry-out and Drive-thru. Outdoor seating areas may be permitted as part of the site plan approval process.
 - e. Bars, cocktail lounges, taverns or saloons. Outdoor seating areas may be permitted as part of the site plan approval process.
 - f. Convenience stores, gas stations, car washes, automobile repair and service businesses, excluding body repair and painting.
 - g. Places of assembly such as churches, other places of worship, public and private schools, civic uses and fraternal lodges.
 - h. Child care centers and nursery schools.
 - i. Commercial swimming pools, skating rinks, golf driving ranges, miniature golf courses, drive-in theaters and similar recreational uses and facilities.
 - j. Animal hospitals and veterinaries.

2. Office uses such as:
 - a. Medical clinics, group medical centers, or the office of a doctor, dentist, osteopath, or similar profession.
 - b. Business and Professional offices including the following: law, engineering, real estate, insurance, banks, financial services and similar uses.

C. Permitted Accessory Uses.

1. Private garage or carport.
2. Accessory uses and structures customarily incidental to any principal permitted use.
3. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

D. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 301.26.

1. Lot Area: No minimum requirement.
2. Lot Width: No minimum requirement.
3. Front Yard: No minimum for principle permitted uses.
20 feet minimum for accessory structures.
4. Side Yards: No minimum for principle permitted uses unless adjacent to adjoining single family in which case the minimum setback shall be 50 feet.
5 feet for accessory structures.
5. Rear Yard: No minimum for principle permitted uses unless adjacent to adjoining single family in which case the minimum setback shall be 50 feet.
5 feet for accessory structures.

- 6. Principle Building Separation: 25 feet.
- 7. Accessory Building Separation: 25 feet between principle building and accessory building.
- 8. Maximum Height: Principal building – 8 stories.
Accessory building – 1 story.
- 9. Floor Area Ratio: 0.35.

E. **Off-street Parking and Loading.** One (1) space per 250 square feet of retail and office uses. Spaces for all other uses shall be provided in accordance with the provisions of Section 301.27.

F. **Minimum Open Space.** The total land area devoted to open space and landscaping shall not be less than twenty (20) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structure, or buildings, except ornamental structures included as part of the landscaping theme.

G. **Site Plan Requirements.** See Chapter 304 of the Municipal Code and the adopted Kettlestone Design Guidelines.

§301.21H. **"K-OF" Kettlestone Office District.**

A. **Statement of Intent.** The "K-OF" District is intended and designed to provide certain areas of the Kettlestone development with professional office uses consisting of single or multi-tenant buildings that are one or more stories tall. Sites should be well landscaped and buildings should have a high level of exterior finish to promote a professional image. The K-OF zoning designation is reserved for those properties located within the adopted Kettlestone District Boundary Map of the Kettlestone Design Guidelines document identifying areas for residential, commercial, office and mixed uses.

B. **Principal Permitted Uses.** Only the uses of structures or land listed in this section shall be permitted in the "K-OF" District.

1. Office uses such as:

- a. Business and Professional offices including the following: law, engineering, real estate, insurance, accounting, bookkeeping, finance, banking (including retail banks with drive-thrus), stock brokerage and uses of a like or similar nature.
- b. The office of a doctor, dentist, osteopath, chiropractor, optometrist, chiropodist, or similar profession.
- c. Clinics or group medical centers, including dental clinics, but not including animal clinics or animal hospitals.
- d. Hospitals, libraries, funeral homes and mortuaries.
- e. Office buildings serving the management, research, design, marketing and production needs of the general business community.

2. The low-intensity commercial service uses, intended primarily to serve the occupants and patrons of the Kettlestone Office District, shall be permitted within a building housing a use permitted above:

- a. Office supply stores.
- b. Computer and electronic equipment sales and service stores.
- c. Drug stores.
- d. Gift shops.

- e. Restaurants and coffee shops (not including drive-thru restaurants and coffee shops).
 - f. Travel agencies.
3. Places of assembly such as churches, other places of worship, public and private schools, civic uses and fraternal lodges.

C. Permitted Accessory Uses.

1. Private garage or carport.
2. Accessory uses and structures customarily incidental to any principal permitted use.
3. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

D. Bulk Regulations. The following minimum requirements shall be observed subject to the modifications contained in Section 301.26.

1. Lot Area: No minimum requirement.
2. Lot Width: No minimum requirement.
3. Front Yard: No minimum for principle permitted uses.
20 feet minimum for accessory structures.
4. Side Yards: No minimum for principle permitted uses unless adjacent to adjoining single family in which case the minimum setback shall be 50 feet.
5 feet for accessory structures.
5. Rear Yard: No minimum for principle permitted uses unless adjacent to adjoining single family in which case the minimum setback shall be 50 feet.
5 feet for accessory structures.

- 6. Principle Building Separation: 25 feet.
- 7. Accessory Building Separation: 25 feet between principle building and accessory building.
- 8. Minimum Height: Principal building under 15,000 square feet – 1 story.
Principal building over 15,000 square feet – 2 stories.
- 8. Maximum Height: Principal building – 8 stories.
Accessory building – 1 story.
- 9. Floor Area Ratio: 0.35.

- E. **Off-street Parking and Loading.** One (1) space per 250 square feet of retail and office uses. Spaces for all other uses shall be provided in accordance with the provisions of Section 301.27.
- F. **Minimum Open Space.** The total land area devoted to open space and landscaping shall not be less than twenty-five (25) percent of the gross land area included in the building lot. Such open space shall be maintained as grassed and landscaped area and shall not include access drives, parking areas, structure, or buildings, except ornamental structures included as part of the landscaping theme.
- G. **Site Plan Requirements.** See Chapter 304 of the Municipal Code and the adopted Kettlestone Design Guidelines.