

WAUKEE NEIGHBORHOOD DESIGN GUIDELINES



Waukee
THE KEY TO GOOD LIVING

ACKNOWLEDGMENTS

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Tim Moerman	City Administrator
Brad Deets	Assistant City Administrator

COMMUNITY DEVELOPMENT

Andy Kass	Community Development Director
Melissa DeBoer	Senior Planner
Bill Mettee	Planner

PARKS + RECREATION

Matt Jermier	Parks + Recreation Director
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PUBLIC WORKS

Rudy Koester	Public Works Director/City Engineer
Sara Kappos	Assistant Public Works Director

CONSULTANT

CONFLUENCE

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INTRODUCTION

General Overview

The City of Waukee has experienced rapid growth over the past several decades and it is anticipated that this pace of growth will continue into the next decade and beyond. The demand for new housing, retail and business development within Waukee affords the City with the unique opportunity to promote development patterns that can create vibrant, healthy, and long-term sustainable neighborhoods that meet both the near-term and long-term needs and desires of the community. The Waukee Neighborhood Design Guidelines have been developed to not only provide standards for new development but to serve as the framework for public/private partnerships between the City, property owners, and developers to meet these development goals.

Guiding Principles

These guidelines are based on the following six guiding principles and the overall vision developed by the City to help create truly great neighborhoods.

Diversity + Equity in Housing

A wide range in housing types, sizes and prices is provided within the neighborhood including both owner-occupied and rental units. All housing units, no matter the style or price, have the same access to the trail network, parks, open spaces, and neighborhood services and amenities.

Quality Design

All buildings within the neighborhood are thoughtfully designed, employing classic architectural styles to ensure a timeless built environment. Only quality, durable building materials are used reducing maintenance costs, cutting energy consumption, and building long-term value for the property owners and the entire community. Public street lights, signage, roadways, trails, crosswalks, sidewalks and other infrastructure are uniform in design and style with a high level of finish and detail.

Walkability + Bikeability

Priority is given to pedestrians and bicyclists by establishing a complete network of interconnected trails, sidewalks, and crosswalks. This allows all residents of the neighborhood to safely access local parks and open spaces, walk and bike for recreation, and connect with adjoining developments. Pedestrian and bike friendly design encourages residents to embrace a healthier lifestyle by leaving the car in the garage and walking or biking to their destination and to be physically interactive with the outdoor amenities of the neighborhood.

Connectivity

The neighborhood is fully interconnected with the greater community, linking with the area trail, sidewalk and street network and providing safe access to area amenities and attractions. Circulation and movement is further provided through the neighborhood for the mutual benefit of the neighborhood residents, visitors, and surrounding community.

Priority for Open Space, Parks + Landscaping

The neighborhood prioritizes the inclusion of open space, greenbelts, ponds, waterways and strategically located neighborhood "pocket" parks as healthy, community recreation and gathering spaces. Public and private property is richly landscaped with a wide variety of native plants providing wildlife habitat and space for pollinators. The public spaces are further enhanced with appropriately scaled and designed hardscape elements including wayfinding and interpretive signage, seating, art, and lighting. Ponds and waterways are designed with access for kayaks, canoes, and for fishing.

Sustainability + Environmental Stewardship

Undeveloped land often serves as open space, wildlife habitat, and agricultural land and helps control water run-off and recharge our aquifers. As a valuable neighborhood, it provides housing, community amenities and services that are environmentally sensitive and long-term sustainable. Wetland areas and waterways are preserved and enhanced, water retention ponds are created, and related stormwater infrastructure is constructed that properly manages stormwater run-off improving water quality and reducing the impact of flooding.



INTRODUCTION

Application of Standards

In order to implement the identified vision and principles of these guidelines, it may be desirable for the City, the owners and developers of an identified neighborhood development area to enter into a development agreement detailing the timelines, phasing, and the responsibilities of each party for certain infrastructure, construction and land dedication. Guidance on development responsibilities and potential City assistance is provided within these Design Guidelines.

The guidelines and standards provided herein should be considered as a supplement to the City's current zoning code regulations. When a standard or code requirement is not covered by these guidelines, the regulations as contained elsewhere within the City's code for the underlying zoning district(s) in which the property is zoned shall apply. Should a conflict arise between the City Code and these design guidelines, the more restrictive requirement, as determined by the City, shall prevail.

Prior to the development or redevelopment of any parcel located within the identified neighborhood area, the property should be zoned or rezoned consistent with the land use designations identified in the City's adopted future land use plan or as may be proposed in a new land use plan for the neighborhood.

The City of Waukeee's standard development review process and requirements for plats, public improvement plans, site plans, and building permits shall be followed as necessary to grant approval for various plats, phases, and building construction within the defined neighborhood.

Street Classification Standards

Five basic street classifications, including minimum right-of-way standards, are detailed below. These classification standards are pulled from the Waukeee Street Design Guide that was adopted by the City in July 2020 and prepared by Snyder & Associates.

In all permissible scenarios, the option to include a boulevard was chosen to promote open space and stormwater management. Boulevards serve an additional benefit of added comfort to the pedestrian and vehicular experience. A neutral consideration was given to all modes of transit. Traffic calming standards shall be applied throughout all neighborhoods through the inclusion of speed tables, road texture variation, mid-block crossings and streetscaping. Furthermore, streetscaping guidance is provided within these guidelines.

Local: 2-lane roadway that accommodates individual driveways in a mostly residential setting. Right-of-way widths are generally 60 feet.

Minor Collector: 2-lane roadway intended to collect traffic from local streets and providing connection between adjoining developments with one 7.5-foot-wide lane of on-street parking. Direct driveway access is permissible along minor collectors. Right-of-way widths are generally 70 feet.

Major Collector: 2-lane roadway with a boulevard separating traffic and used to penetrate residential neighborhoods, connecting trips to and from arterial networks. Right-of-way widths are generally 100 feet.

Minor Arterial: 4-lane roadway design to move traffic throughout the city and provide access to neighborhood traffic. Boulevards shall be applied to all minor arterial roadways. Right-of-way widths are generally 120 feet.

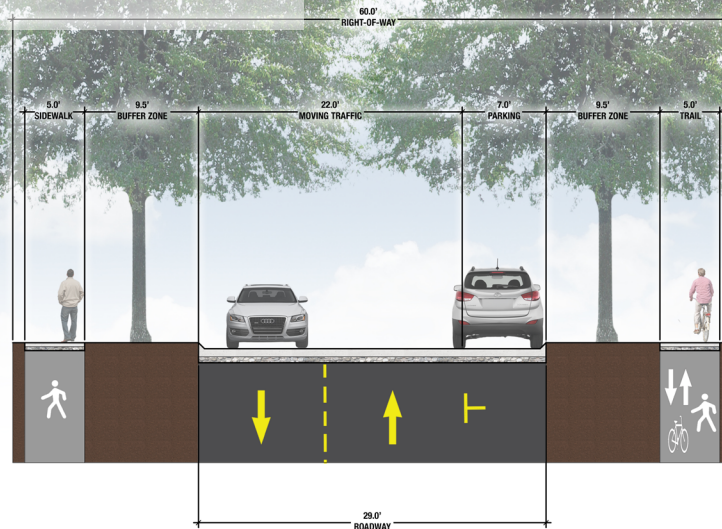
Major Arterial: 6-lane roadway design that serves major hubs of activity throughout the city. Direct driveway access is restricted, and major intersections are typically signalized. Right-of-way widths are generally 175 feet.



Local Street Design Standards

Local Street Features

- 60-foot-wide Right of Way
- 2 lanes of traffic
- On-street parking
- 5-foot-wide sidewalks on each side of the roadway
- 9.5-foot-wide buffer between road and sidewalk

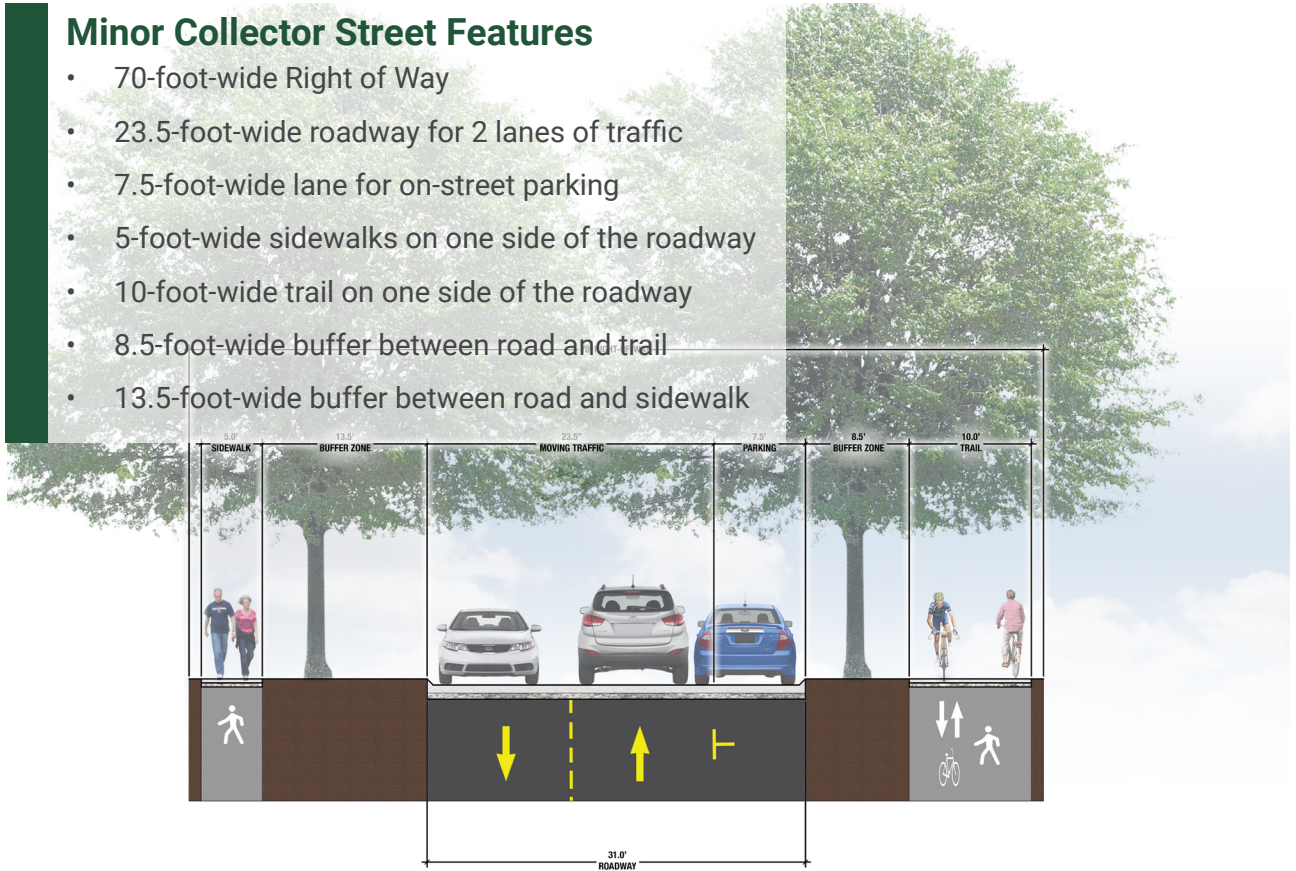


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Minor Collector Street Design Standards

Minor Collector Street Features

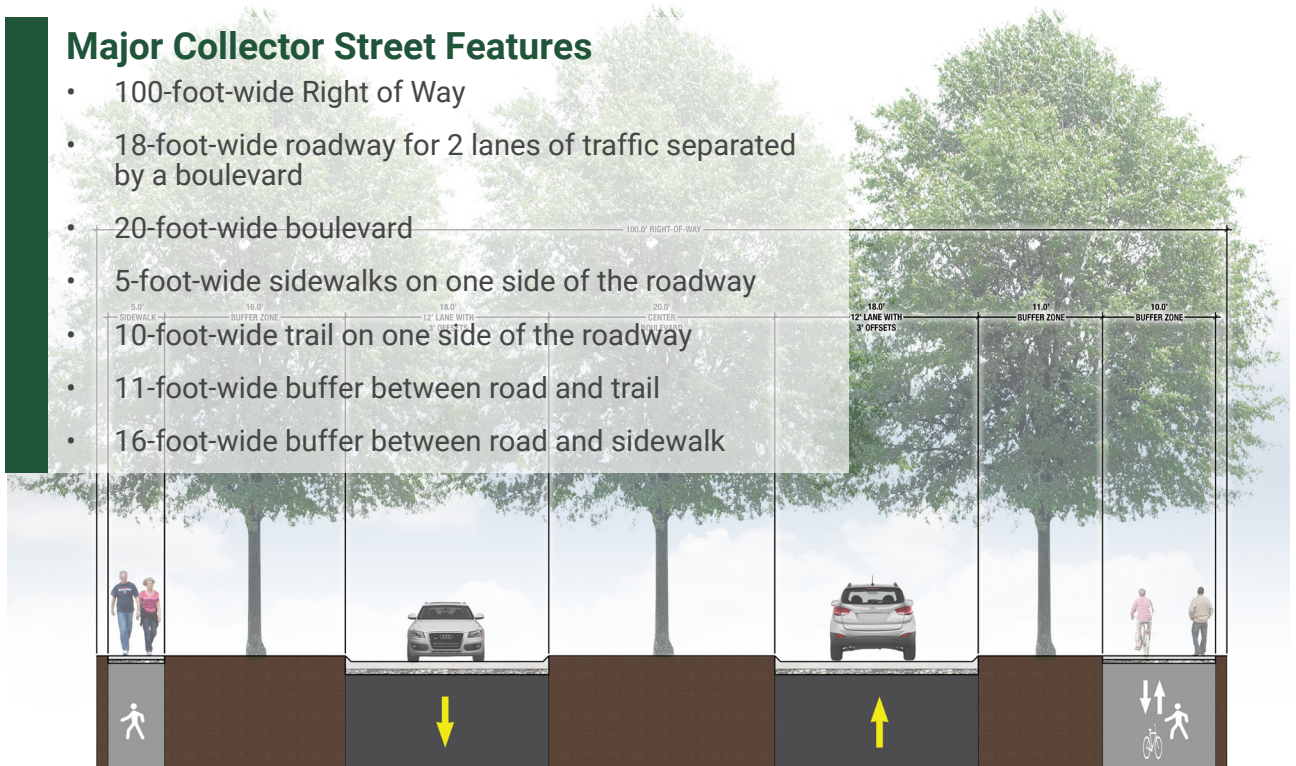
- 70-foot-wide Right of Way
- 23.5-foot-wide roadway for 2 lanes of traffic
- 7.5-foot-wide lane for on-street parking
- 5-foot-wide sidewalks on one side of the roadway
- 10-foot-wide trail on one side of the roadway
- 8.5-foot-wide buffer between road and trail
- 13.5-foot-wide buffer between road and sidewalk



Major Collector Street Design Standards

Major Collector Street Features

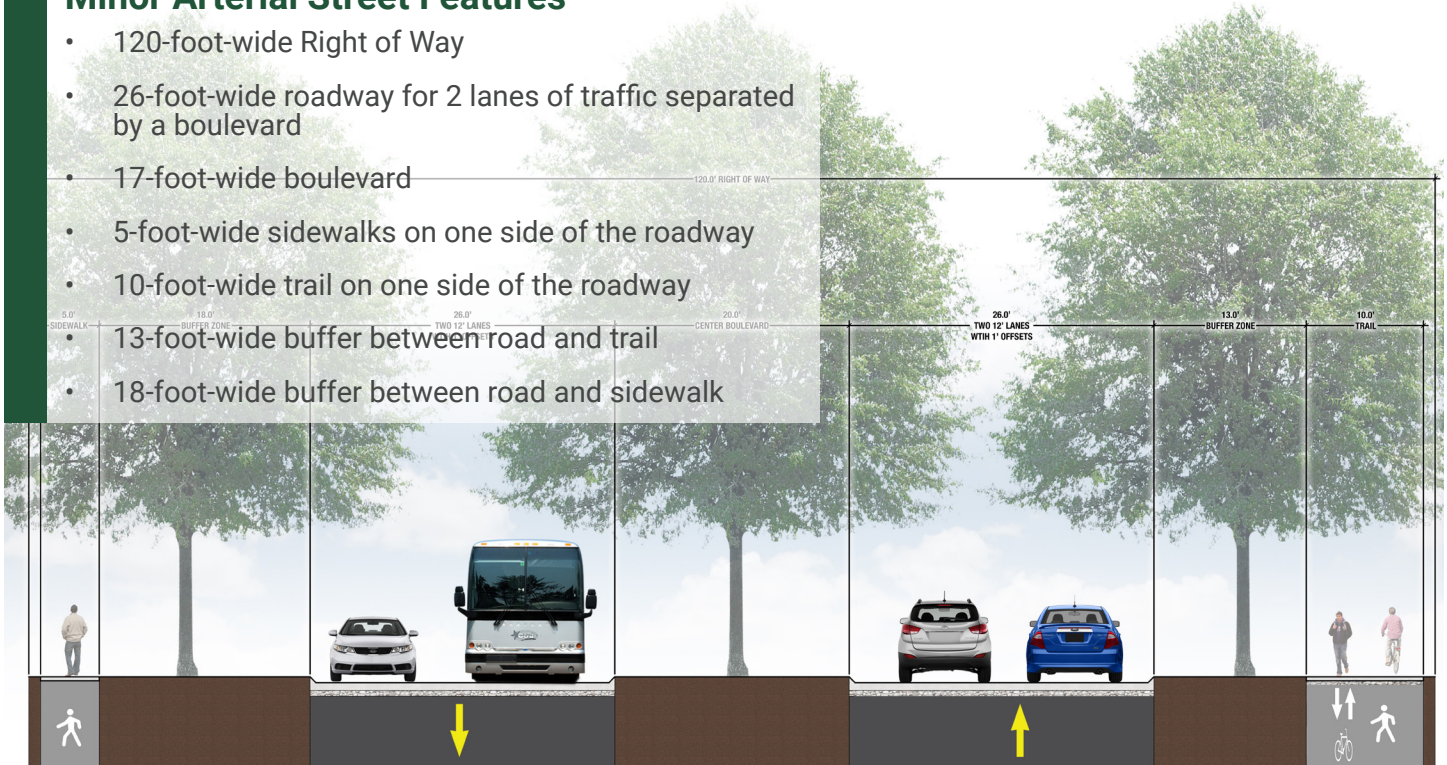
- 100-foot-wide Right of Way
- 18-foot-wide roadway for 2 lanes of traffic separated by a boulevard
- 20-foot-wide boulevard
- 5-foot-wide sidewalks on one side of the roadway
- 10-foot-wide trail on one side of the roadway
- 11-foot-wide buffer between road and trail
- 16-foot-wide buffer between road and sidewalk



Minor Arterial Street Design Standards

Minor Arterial Street Features

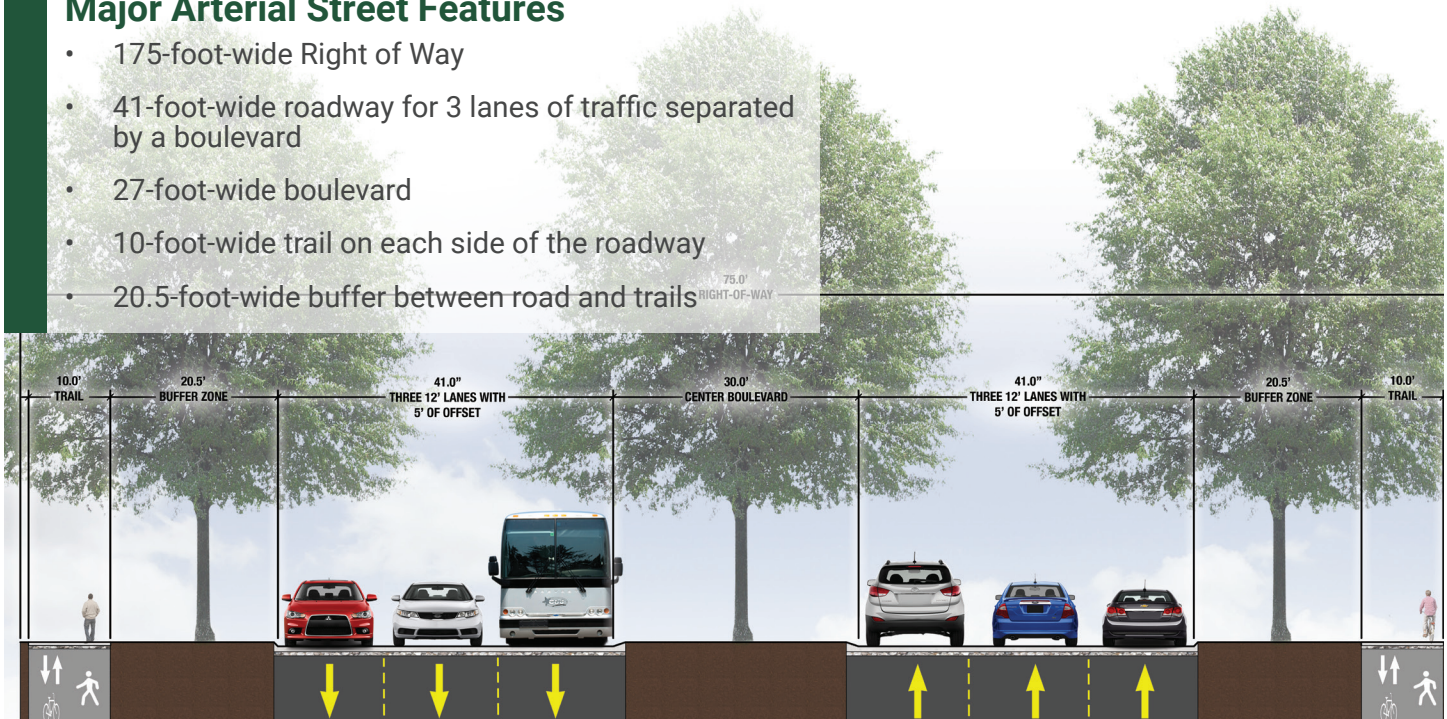
- 120-foot-wide Right of Way
- 26-foot-wide roadway for 2 lanes of traffic separated by a boulevard
- 17-foot-wide boulevard
- 5-foot-wide sidewalks on one side of the roadway
- 10-foot-wide trail on one side of the roadway
- 13-foot-wide buffer between road and trail
- 18-foot-wide buffer between road and sidewalk



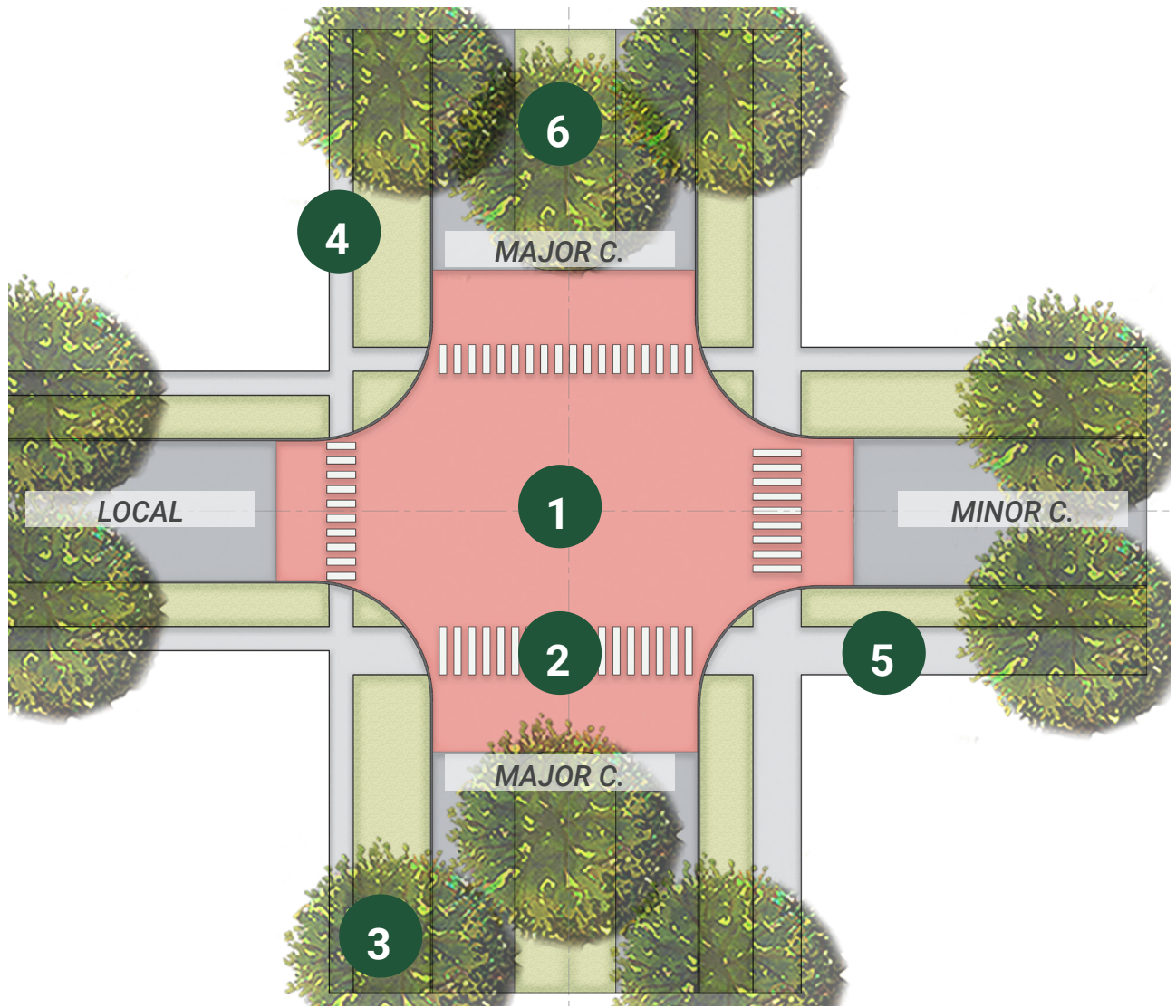
Major Arterial Street Design Standards

Major Arterial Street Features

- 175-foot-wide Right of Way
- 41-foot-wide roadway for 3 lanes of traffic separated by a boulevard
- 27-foot-wide boulevard
- 10-foot-wide trail on each side of the roadway
- 20.5-foot-wide buffer between road and trails

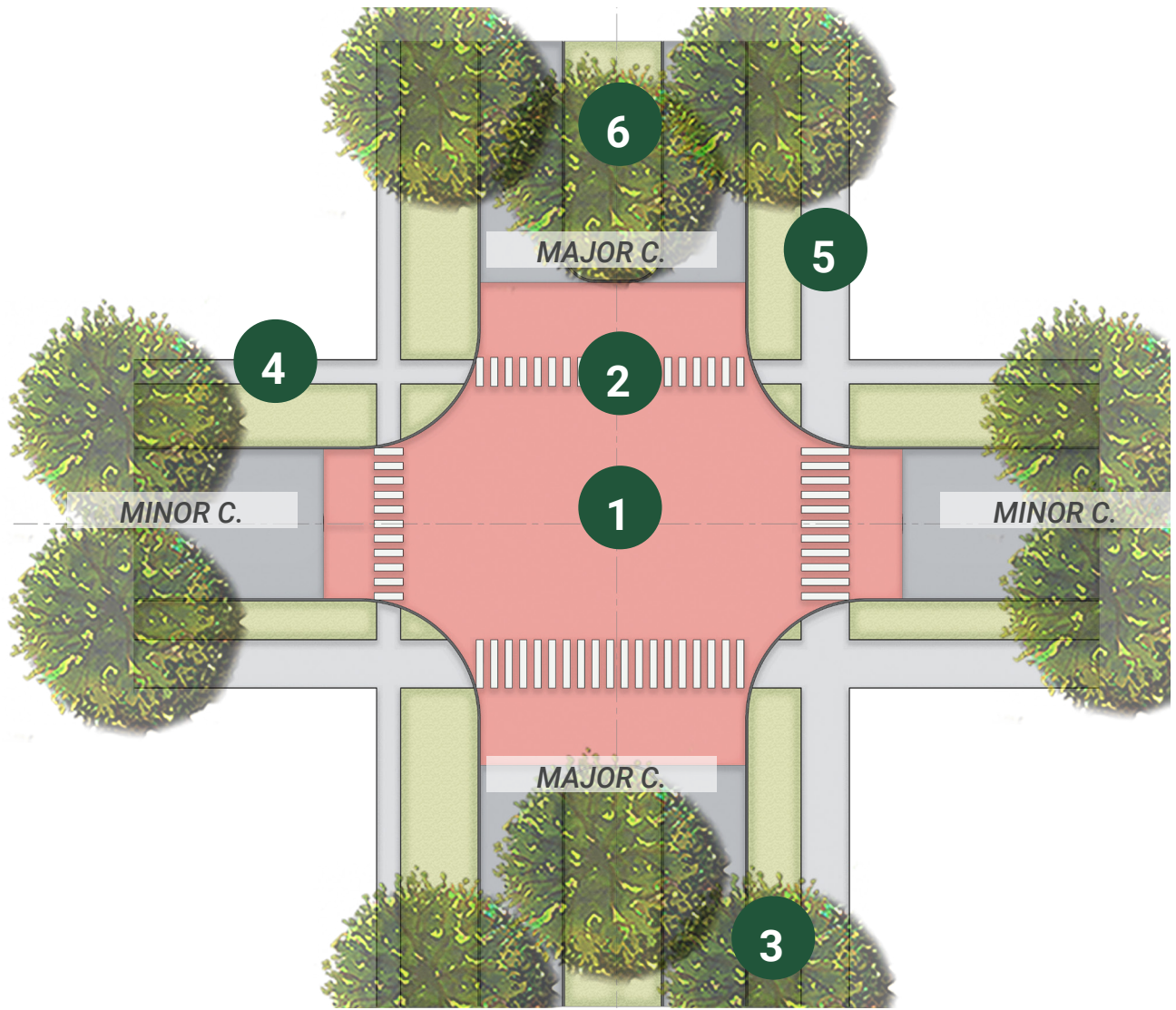


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Local Road-Minor Collector to Major Collector T-Intersection

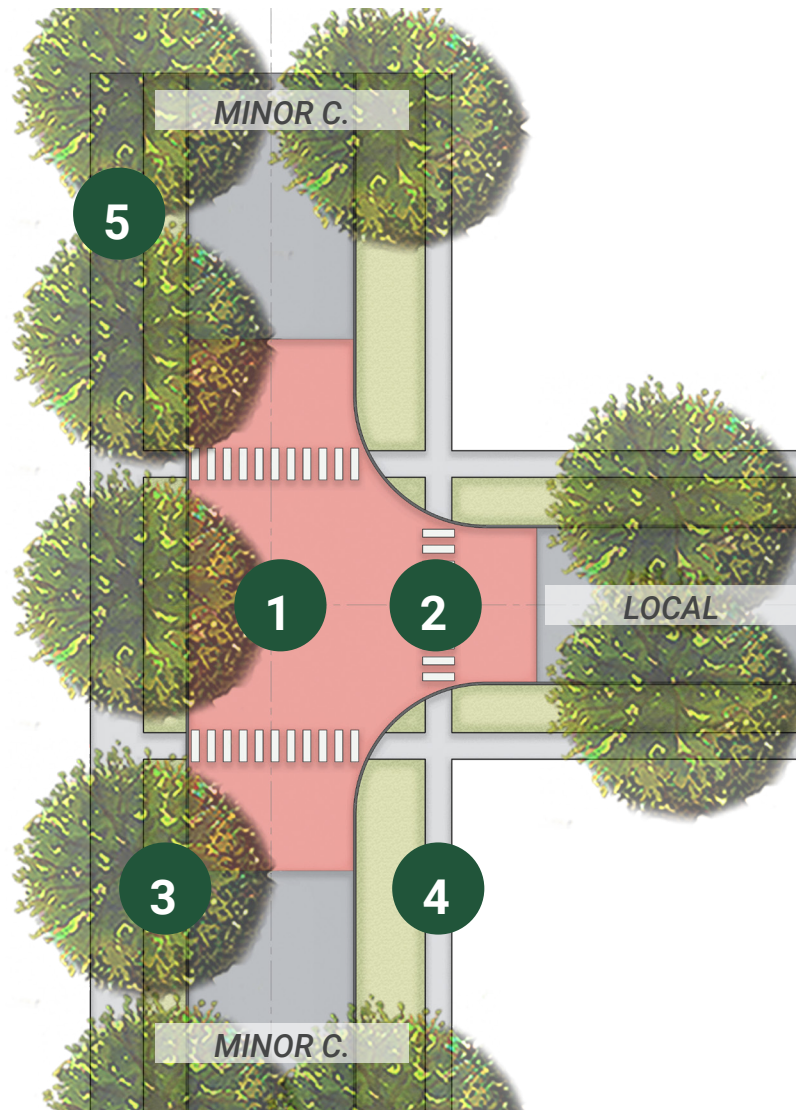
- 1** Raised Speed Table
- 2** Marked pedestrian crossing
- 3** Streetscaping
- 4** 5-foot-wide sidewalks
- 5** 10-foot-wide trails
- 6** Stormwater Infrastructure



Major Collector to Minor Collector Intersection

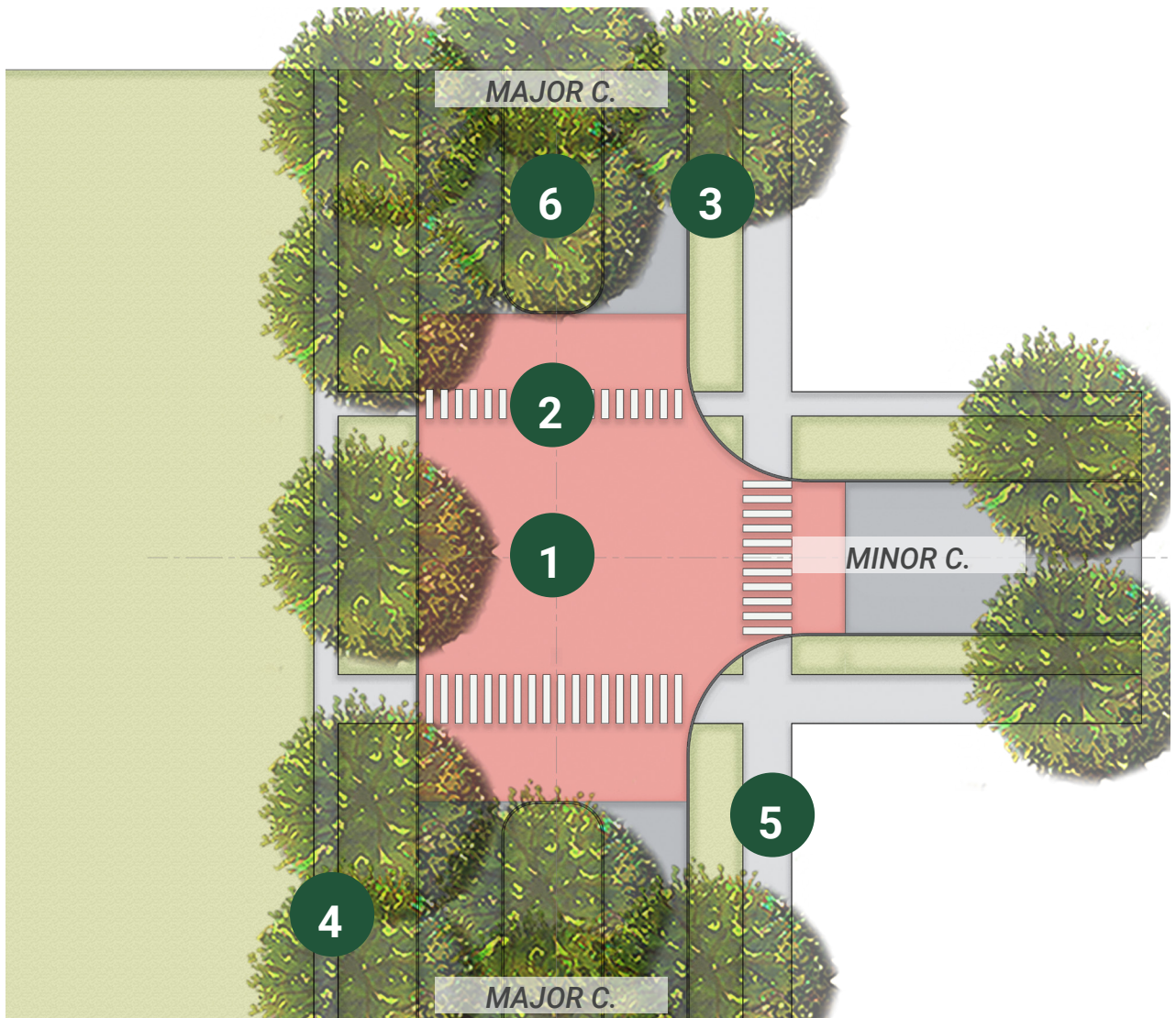
- 1 Raised Speed Table
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- 3 Streetscaping
- 4 5-foot-wide sidewalks
- 5 10-foot-wide trails
- 6 Stormwater Infrastructure

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Local Road to Minor Collector T-Intersection

- 1 Raised Speed Table
- 2 Marked pedestrian crossing
- 3 Streetscaping
- 4 5-foot-wide sidewalks
- 5 10-foot-wide trails



Major Collector to Minor Collector T-Intersection

- 1 Raised Speed Table
- 2 Marked pedestrian crossing
- 3 Streetscaping
- 4 5-foot-wide sidewalks
- 5 10-foot-wide trails
- 6 Stormwater Infrastructure

LAND USES + ZONING

Overview

It is anticipated that future neighborhood development areas employing these guidelines will either follow the City's adopted Future Land Use Plan or a revised land use plan to be adopted as an amendment to the current Future Land Use Plan.

Urban Reserve

The Urban Reserve typology serves as a holding zone until such time as municipal utilities are available to facilitate an orderly urban development pattern. This category is applied to areas that are outside of the projected 2040 growth area but within the long term planned areas and within areas envisioned to be annexed to the City of Waukee. Development in this category will be served with private utilities and individual well and septic and regulated by County zoning. **A density of no more than 1 unit per 40 acres is desired.** It is recognized that some demand exists for greater density development prior to the availability of municipal sewer and water extension and prior to annexation. In these instances, careful planning and design should be done to cluster development in a way that envisions longer term urban development form/patterns with municipal infrastructure.

Rural Residential

The Rural Residential land use typology preserves established areas of very low density residential development on larger lots. Rural Residential land uses typically are served with individual septic systems and in some cases private water wells. These areas are not intended for service by municipal infrastructure except in the case of failure of private systems and potential health or environmental concerns. The Rural Residential pattern includes a **maximum density of 1 unit per acre.** As applied to the Waukee Future Land Use Plan, these areas are and will remain limited to areas where the pattern already exists and where it make sense to infill or continue the pattern at its periphery.

Low Density Residential

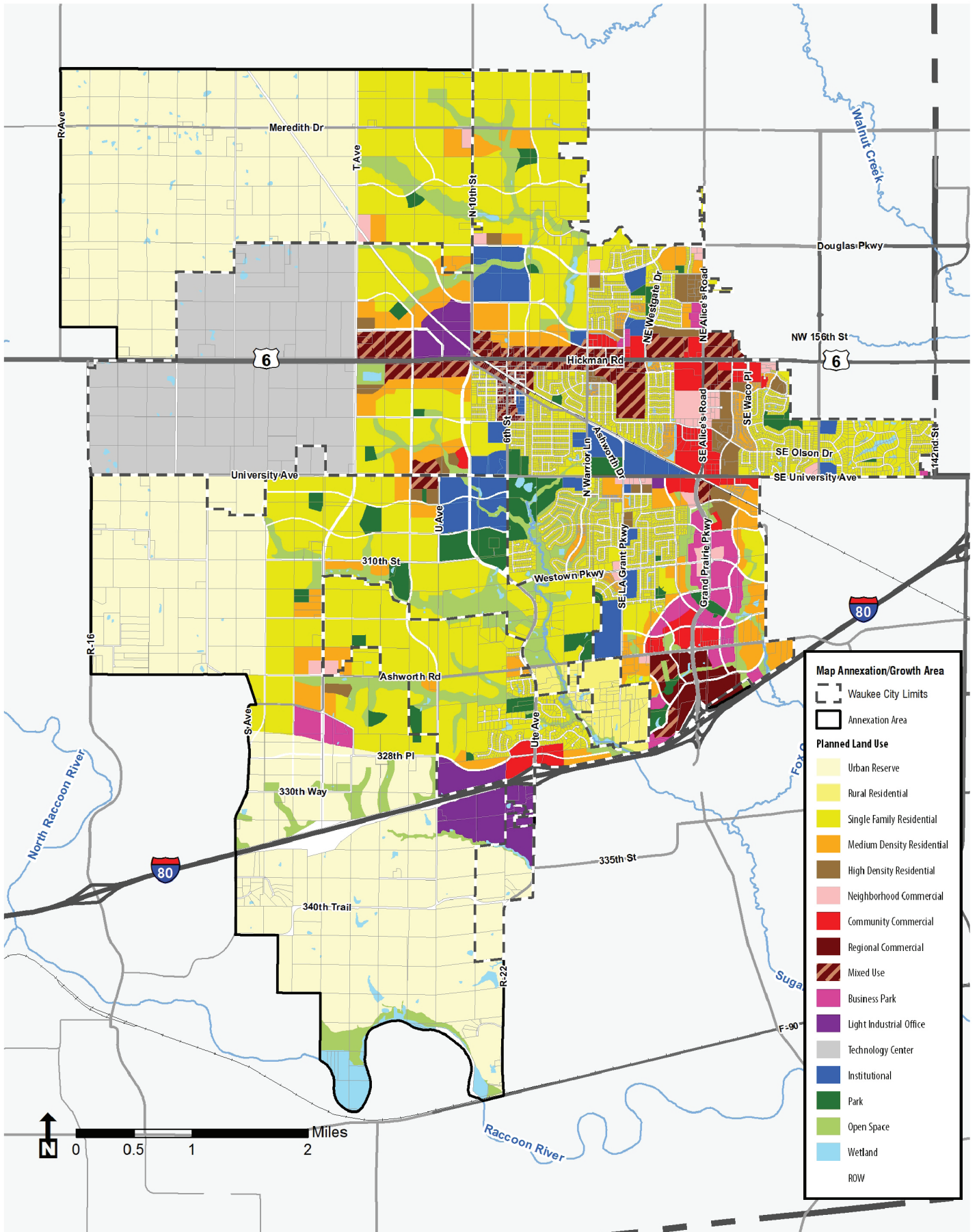
This land use typology captures the traditional forms of single family housing found in Waukee and most suburban communities over the last few decades. The typical lot size ranges from 8,000 square feet to 0.50 acres and the **average density ranges from 2 to 4 units per acre.** The Low Density Residential typology includes predominantly single family detached homes with limited clusters of attached housing types such as duplexes or townhomes.

Medium Density Residential

This typology captures a variety of attached side by side townhome and row home products, with densities ranging from **4 to 12 units per acre.** Small lot detached housing products also fit within this category.

High Density Residential

This typology includes a variety of higher density residential development forms, including townhomes, row houses, patio homes, apartments, condominiums, and various forms of senior housing. The predominant form of housing is in a vertically stacked orientation (apartments/condos). Typical density in this category is **greater than 12 units per acre** with building heights in the 3 to 5 story range.



LAND USES + ZONING

Neighborhood Commercial

These areas include commercial uses consisting of retail, office, or personal services with a gross leasable area ranging from **20,000 to 125,000 square feet**. They are intended to serve surrounding neighborhoods, in a trade area of up to 3 miles in radius. These centers may or may not have an anchor tenant, such as a grocery store or hardware store. Neighborhood Commercial centers usually consist of more than one tenant and encompass 3 to 5 acres of land. Neighborhood Commercial uses typically are located along collectors, or at the intersections of collectors and minor arterials. As the name indicates, Neighborhood Commercial would primarily serve surrounding neighborhoods, and provide primarily day-to-day goods and services for residents. Neighborhood Commercial centers should be walkable from nearby residential neighborhoods.

Community Commercial

These areas include commercial uses with a combined or total gross leasable area of **125,000 to 400,000 square feet** that provide goods and services for a 3 to 6 mile trade area radius. Community Commercial centers often have two or more anchor tenants which could include a discount store or supermarket, and are developed on 10 to 40 acres of land. Community Commercial uses typically are located along minor or major arterials and would serve a large portion of the Waukee community.

Regional Commercial

Regional Commercial areas include large commercial uses with gross leasable areas in **excess of 400,000 square feet** that serve a larger regional market. Anchor tenants often include department stores, discount stores, or other mass merchandisers. Trade areas for Regional Commercial extend from 5 to 15 miles in radius and Regional Commercial typically encompasses more than 40 acres of land. Regional Commercial uses typically orient along major arterials as well as near freeways, in order to reach a broader regional market. Regional Commercial uses would draw from beyond Waukee, and would serve the overall western portion of the Des Moines metropolitan area as well as rural communities beyond the Des Moines metro.

Business Park

The Business Park typology primarily includes office or related uses, either arranged in formal "Business Park" settings or developments, or in smaller concentrations located throughout Waukee. The typical project size in the Business Park typology ranges from **15,000 to over 100,000 square feet**. Office buildings may have **Floor Area Ratios of 0.25 to over 1.0**, and may range from 1 to 6 stories in height. Proximity to major road corridors is an important locational factor.

Light Industrial

The Light Industrial typology includes a variety of showroom, flex space, and manufacturing space, of varying square footages. While Light Industrial uses may include some degree of office space, the primary focus of Light Industrial uses is on the assembly, storage, or distribution of goods or products. **Floor Area Ratios range from 0.25 to 0.5** and structures in the Light Industrial typology may range from 1 to 3 stories in height. Proximity to regional road corridors is a critical factor in locating these areas.

Technology Center

This land use typology includes spaces designated for technology oriented uses such as a data center and related industries, with **Floor Area Ratios of 0.1 to 0.5** and buildings ranging from 1 to 3 stories in height. These uses differ from Light Industrial uses in that they are not typically employment intensive uses and tend not to generate substantial amounts of car or truck traffic once established

Mixed Use Corridor

Mixed Use Corridors may include a mixture of office, retail, or residential land uses in areas along key transportation corridors (arterials) or in locations between key “nodes” as illustrated in Figure 3.1. Typical building size in this category ranges from **20,000 to 100,000 square feet** and **Floor Area Ratio ranges from 0.25 to 1.00**. Buildings may range from 1 to 3 stories in height, and residential components may range from **8 to 25 units per acre**. Typical projects may encompass 3 to 5 acres of land, and serve trade areas up to 3 miles in radius, including surrounding neighborhoods.

Mixed Use Village

Mixed Use Village may include a mixture of office, retail, or residential land uses, situated at key nodes along key corridors in Waukee. Typical buildings or projects in this category may range from **100,000 to 500,000 square feet** in size and **Floor Area Ratio may range from 0.25 to 2.00**. Buildings may range from 1 to 4 stories in height and residential components may range from **12 to 40 units per acre**. Mixed Use Villages typically encompass 10 to 20 acres of land, are located along minor or major arterials, and serve a 3 to 6 mile trade radius. A central point to this type of development is a central public space, green space, or plaza type gathering place.

Mixed Use Town Center

Mixed Use Town Center includes larger concentrations of various combinations of different land uses, with typical projects in excess of **250,000 square feet** and **Floor Area Ratios generally over 0.50 and potentially exceeding 2.0**. Buildings may range from 1 to 6 stories in height and residential components may range from 25 to 70 units per acre. Mixed Use Town Centers often include a civic anchor, as well as a variety of recreational, retail, service, housing, entertainment, and office components. These projects should incorporate more of an urban environment, with a variety of public spaces and pedestrian-friendly streets. Mixed Use Town Centers typically encompass more than 20 acres of land, are located along an arterial street, and draw from a trade area of 5 to 15 miles in radius, drawing from beyond Waukee and serving adjacent communities in the western suburbs as well. Full development of a Mixed Use Town Center will likely occur over an extended period of time.

Civic/Institutional

This land use typology category includes a variety of properties around Waukee containing religious institutions and facilities, schools, libraries, government services, and spaces for infrastructure. Generally these uses include public gatherings or government services.

Park and Open Space

The Park and Open Space category includes land owned by the City of Waukee. Greater detail of neighborhood parks is defined in the Open Space, Parks + Landscaping section.

LAND USES + ZONING

Land Use and Zoning Compatibility Matrix

The following table identifies the relationship between the Future Land Use Plan's land use categories and the existing zoning districts within the City. This table should be used as the basis for determining the appropriate zoning district(s) for property proposed to be developed following these design guidelines. Land uses and zoning districts have been listed as either compatible (C) or partially compatible (PC). If blank, the corresponding land use and zoning are not compatible. If a desired zoning or rezoning is not compatible or partially compatible with the property's given land use designation, an amendment to the Future Land Use Plan or to this table may be warranted.

Land Use to Zoning Compatibility Table

Land Use Categories	Zoning Districts																									
	A-1 Agricultural District	AR Single-Family Acreage District	R-1 Single-Family Residential District	R-2 One- and Two-Family Residential District	R-3 Multi-Family Residential District	R-4 Row Dwelling and Townhome Dwelling 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-4 Office Park Commercial District	K-MF-Rowhouse	K-MF-Stacked Med	K-MF-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)	
Urban Reserve	C	PC																						C	C	
Rural Residential	C	C																							C	C
Low Density Residential	C	C	C	PC																				PC	C	
Medium Density Residential			PC	C	PC	C																			C	
High Density Residential				PC	C	C	C																		C	
Neighborhood Commercial									C		PC	PC													C	
Community Commercial								C	C	PC	PC	C													C	
Regional Commercial								C	C	C	PC	C													C	
Business Park												C									PC				C	
Light Industrial												C									C	PC			C	
Technology Center												C									C	PC			C	
Mixed Use Corridor					PC	PC			PC	PC	PC														C	
Mixed Use Village					PC	PC			PC	PC	PC														C	
Mixed Use Town Center					PC	PC			PC	PC	PC														C	
Civic/Institutional	C	C	C	C	C	C	C	C	C	C	C	C									C	C	C	C	C	
Park and Open Space	C	PC																						C	C	

Compatible C
Partially Compatible PC

SITE DESIGNS + STANDARDS

Building Siting + Orientation

Commercial, office, and multi-family residential buildings are strongly encouraged to be oriented towards the street with parking and loading areas located to the rear of the property and behind the main buildings. Building entrances should also face the street.

Commercial, office, and multi-family residential sites shall be designed to accommodate bike and pedestrian access and circulation as well as vehicle traffic.

Parking lots located along a street should be well landscaped to reduce the appearance of large expanse of pavement and parked cars.

Bulk Regulations

All new buildings, additions and parking lots shall comply with the bulk regulations and setbacks as provided within the underlying zoning for each parcel.

Traffic Calming

All traffic calming devices shall follow the Waukee Street Design Guide adopted by the City. Approved devices include:

- Chokers
- Corner Extensions/ Bulb-Outs
- Median Islands
- Speed Tables/Raised Crosswalks
- On-Street Parking
- Roundabout/Mini Roundabout

For more information on definitions, placements, and requirements for each of these devices, please refer to the Waukee Street Design Guide prepared by Snyder & Associates.



Choker



Median Extension



Median Island



Mini Roundabout



Speed Table

Landscaping, Buffering, and Screening

All sites shall meet the minimum open space standards as established in the zoning code for each zoning district and use. All areas not covered by building or paving shall be landscaped with turf grass, prairie grass, plant beds, shrubs and trees. Credit may be given for the preservation of existing trees and landscaping that is healthy and of a desirable plant species.

Landscape Regulations

The following standards shall apply to all districts and required landscape plantings. (individual zoning districts may have additional standards).

- All landscape installations shall expand upon the character established within the Waukee neighborhoods. When possible open spaces shall be placed adjacent to larger green spaces.
 - Interference with site drainage: Landscape elements / plantings shall not be placed where they interfere with site drainage patterns.
 - Plantings shown on approved site plan: Landscape plantings shall not be placed in any public utility easement unless specifically permitted on the approved site plan.
 - Interference with Public Utilities: Plantings shall not be placed where they may interfere with maintenance of sanitary and storm structures, fire hydrants, water valves, or any other public utility.
 - Approved Plantings: Landscape plantings shall not be placed in the public R.O.W. unless previously approved by the city council and shall not be counted toward fulfillment of the minimum site requirements outlined below.
 - Vision Clearance Triangle: vision clearance triangle shall be maintained at all times.
- Existing Landscaping Identified and Protected: All existing landscaping which is not to be removed pursuant to the grading, landscape, or site plan; shall be clearly identified and prior to the issuance of a COSESCO permit, shall be protected by fencing located around the drip line of the tree.
 - Preservation of Existing Landscaping: A successful planting area takes time to mature and provide the benefits that it was designed for. With this in mind, whenever practical; existing landscapes / trees shall be preserved
 - Plant species to be used for landscaping shall be acceptable to the City and are not considered a nuisance or an undesirable species, such as:
 - Cotton bearing poplar
 - All Ash tree varieties
 - Disease susceptible Elms
 - Tree of Heaven
 - Mulberry
 - Female Ginkgo
 - All Silver Maple varieties
 - Non-seedless or non-thornless Honey Locust
 - Bradford Pear

SITE DESIGNS + STANDARDS

Building Siting + Orientation

The following table lists desirable trees. The color-coded columns represent the three main street typologies- Local (L), Collector (C), and Arterial (A). The colored boxes indicate if the tree species is eligible for planting along that

street typology.

COMMON NAME	SCIENTIFIC NAME	NATIVE	MAX HEIGHT	AVG. SPREAD	L	C	A
Tulip Tree	<i>Liriodendron tulipifera</i>		75'	35'	Local	Collector	Arterial
Sycamore	<i>Platanus occidentalis</i>	Y	100'	50'	Local	Collector	Arterial
London Planetree	<i>Platanus x acerfolia</i>		50'	40'	Local	Collector	Arterial
White Oak	<i>Quercus alba</i>	Y	75'	65'	Local	Collector	Arterial
Shingle Oak	<i>Quercus imbricaria</i>	Y	75'	70'	Local	Collector	Arterial
Bur Oak	<i>Quercus macrocarpa</i>	Y	75'	50'	Local	Collector	Arterial
Chinkapin Oak	<i>Quercus muehlenbergii</i>	Y	60'	70'	Local	Collector	Arterial
English Oak	<i>Quercus robor</i>		60'	40'	Local	Collector	Arterial
Northern Red Oak	<i>Quercus rubra</i>	Y	75'	50'	Local	Collector	Arterial
Black Oak	<i>Quercus velutina</i>	Y	60'	60'	Local	Collector	Arterial

Local Collector Arterial

- * Male only
- ** Native to certain regions of Iowa
- *** Use sparingly

COMMON NAME	SCIENTIFIC NAME	NATIVE	MAX HEIGHT	AVG. SPREAD	L	C	A
Hackberry	<i>Celtis occidentalis</i>	Y	75'	50'			
State Street Maple	<i>Acer miyabei</i>	N	50'	30'			
Greencolmn Maple	<i>Acer nigrum</i>	Y	50'	25'			
Bonfire Sugar Maple	<i>Acer saccharum (Bonfire)</i>	N	50'	40'			
Commemoration Sugar Maple	<i>Acer saccharum (Commemoration)</i>	N	50'	30'			
Legacy Sugar Maple	<i>Acer saccharum (Legacy)</i>	N	60'	40'			
Ohio Buckeye	<i>Aesculus glabra</i>	Y	40'	40'			
Horsechestnut	<i>Aesculus hippocastanum</i>	N	75'	65'			
Red Horsechestnut	<i>Aesculus x carnea</i>	Y	40'	35'			
Columnar European Hornbeam	<i>Carpinus betalis (Columaris)</i>	N	60'	40'			
Shagbark Hickory	<i>Carya ovata</i>	Y	90'	70'			
Mockernut Hickory	<i>Carya tomentosa</i>	N	80'	60'			
Ginkgo*. ***	<i>Ginkgo biloba</i>	N	60'	35'			
Sweetgum	<i>Liquidambar styraciflua</i>	N	60'	40'			
Blackgum/ Black Tupelo	<i>Nyssa slyvatica</i>	N	50'	30'			
American Hophornbeam (Ironwood)	<i>Ostrya virginiana</i>	Y	30'	20'			
American Linden	<i>Tilia americana</i>	Y	70'	45'			
Fastigiata American Linden	<i>Tilia americana (Fastigiata)</i>	Y	50'	30'			
Silver Linden	<i>Tilia tomentosa</i>	N	50'	40'			
Elm	<i>Ulmus</i>	N	60'	50'			
Thornless Honeylocust***	<i>Gleditsia triacanthos</i>	Y	45'	30'			
Kentucky coffeetree*	<i>Gymnocladus dioicus</i>	Y	60'	40'			
Littleleaf Linden	<i>Tilia cordata</i>	N	50'	35'			
American Elm	<i>Ulmus americana</i>	Y	60'	50'			
Bluebeech	<i>Carpinus caroliniana</i>	N	25'	30'			
Eastern Redbud	<i>Cercis canadensis</i>	Y	30'	30'			
Yellowwood	<i>Cladrastis lutea</i>	N	30'	30'			
Flowering Crabapple	<i>Malus spp.</i>	N	20'	20'			
Japanese Lilac Tree	<i>Syringa reticulata</i>	N	30'	20'			
Downy Serviceberry Single-Stem	<i>Amelanchier arborea</i>	Y	25'	30'			

SITE DESIGNS + STANDARDS

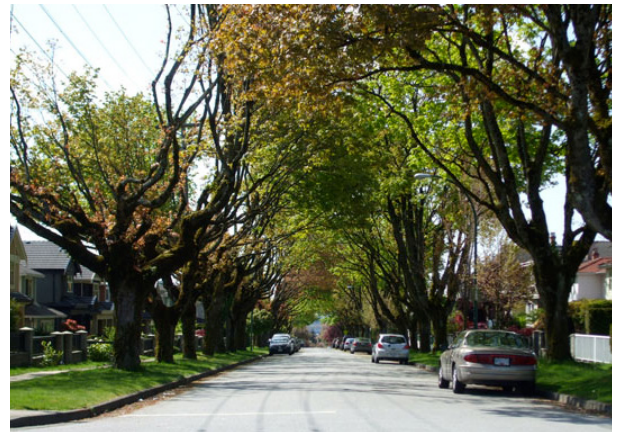
Off-Street Parking

All of the following requirements shall apply to off-street parking areas except for single-family attached and detached parking in driveways as follows:

- All rows of parking spaces shall be provided a terminal landscaped island, with a minimum width of ten feet and a minimum length of 17 feet for single parking rows and 34 feet for dual parking rows, to protect parked vehicles, provide visibility, confine moving traffic to driveways, and provide space for landscaping.
- There shall be provided within each row of parking spaces, landscaped islands, with a minimum width of 6 feet and a minimum length of 17 feet for single parking rows and 34 feet for dual parking rows, located so as to prevent more than 15 vehicles from being parked side by side in an abutting configuration.
- All landscaped islands shall be planted with at least one ornamental or one deciduous overstory tree. A minimum of 50 percent of the landscaped islands

shall be provided with a deciduous overstory tree. The entire landscaped island area shall be covered with plant materials, lawn, or mulches.

- The setback between the parking area and the public right-of-way shall be landscaped with a minimum of one overstory deciduous tree per 40 linear feet of frontage. The frontage calculation shall be exclusive of the driveways. The plantings may be planted individually or in clusters. This requirement shall be included in the minimum number of trees required for the site and is not in addition to.
- To encourage the use of alternative design practices and green infrastructure, the City Council upon a recommendation of the Planning and Zoning Commission, may accept alternative landscape covers and/or designs for parking lot islands, if designed appropriately and in concert with surrounding development



Precedent imagery for off-street parking

Streetscape Landscaping

The following streetscape landscaping shall be required at the time of street installation or site development. This landscaping is in addition to any site required landscaping. Depending on the specific streetscape plan developed and placement limitations and restrictions necessary to meet clearance requirements for public road intersections and utilities, these trees may also be grouped or spaced at varying intervals as needed. All street trees shall be selected from City approved street tree list.

- Local and Minor Streets

One (1) approved street tree per single-family lot or every 50-feet of street frontage for all other uses.

All street trees shall be planted in the parkway between the public street curb and sidewalk except where parkway width is less than 8-feet.

- Collector and Arterial Streets

One (1) approved street tree for every 50-feet of street frontage. Periodic

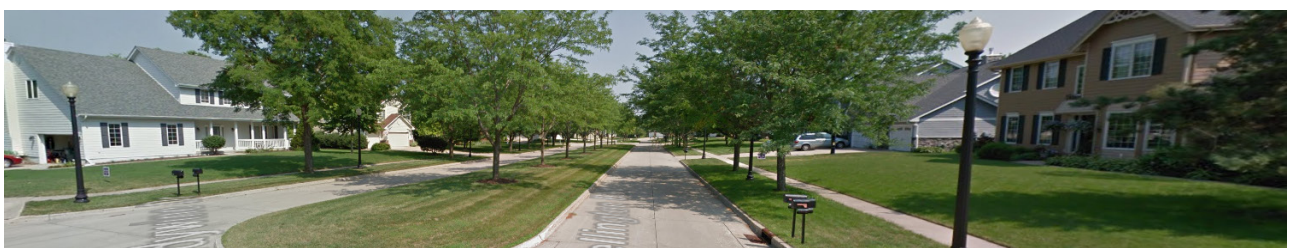
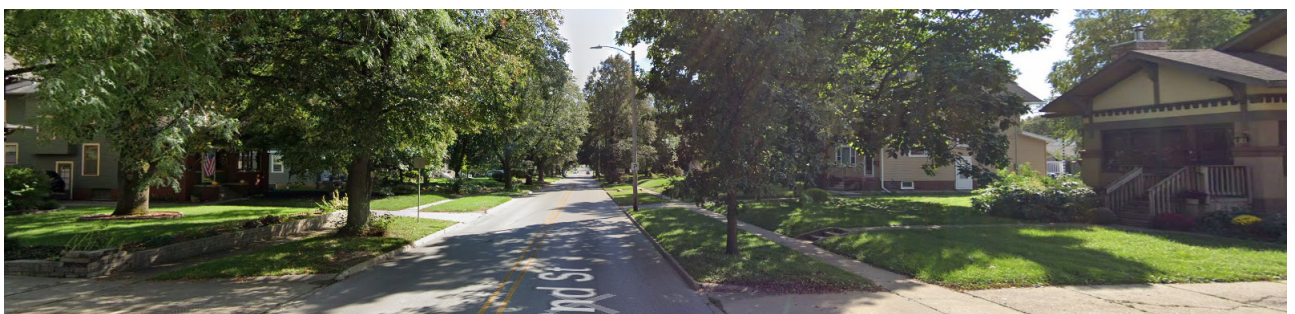
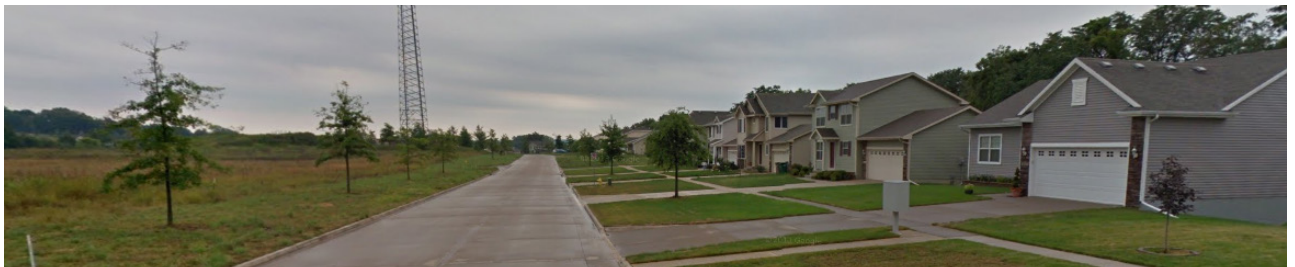
clusters of ornamental grasses and/or shrubs shall be repeated along the streetscape at an average interval of one (1) cluster or grouping for every 20-feet of frontage.

The trees and grasses/shrub clusters shall be planted in the parkway between the public street and any sidewalk or trail except where parkway width is less than 8-feet.

- Boulevard Planting Standards

Depending on the specific streetscape plan, trees, shrubs, and grasses may be grouped or spaced at varying intervals as needed. Plantings will vary based on whether the boulevard is a detention area or raised median.

One (1) approved overstory tree, one (1) perennial grass, and one (1) shrub for every 40-feet of street frontage or single-family lot.



Precedent imagery for streetscape landscaping along varying street typologies

SITE DESIGNS + STANDARDS

Bio-Cell Standards

Each Bio-Retention Cell will need to be designed by an engineer, landscape architect, or planner. Based upon guidelines provided by North Carolina's Department of Environmental Quality (NCDEQ), general planting guidelines for the bioretention cells are as follows:

- Plantings shall achieve 75% plant coverage at five years after planting
- Maximum tree/shrub canopy coverage should be 50%
- Non-invasive species only
- At least three species per cell. No one species taking up more than 50% of a Bio-Retention Cell
- Any sod used should be a deep-rooted species, that is non-clumping

Buffer and Screening Requirements

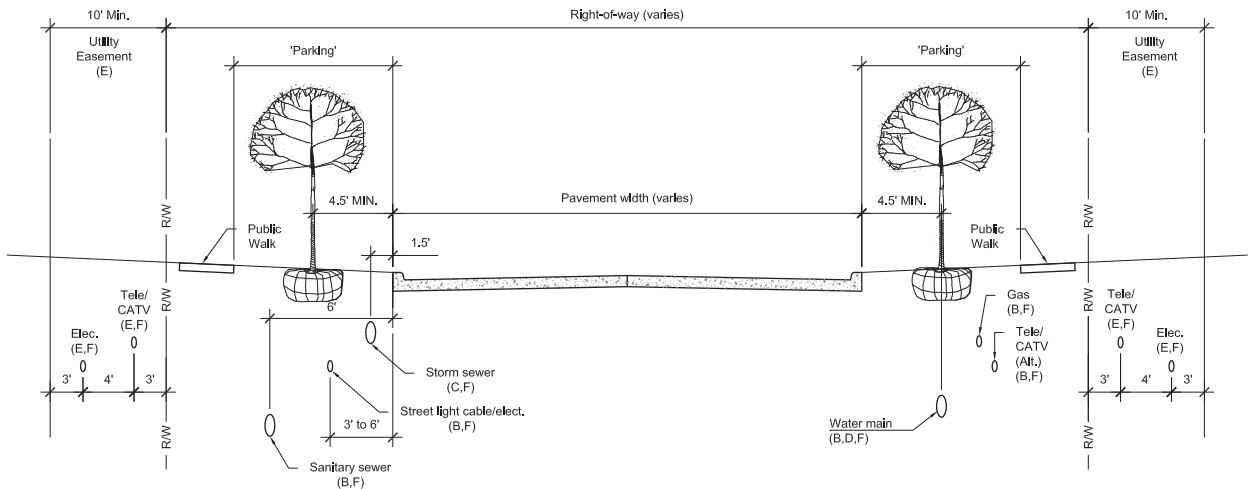
- Buffers Required Per City Code

Buffers are required for the following conditions. Properties separated by a public street right-of-way are not considered adjoining for the purposes of this section.

- Between any residentially zoned or developed property and any adjoining commercial, mixed-use, office, or industrial uses.
 - Between any single family detached residentially zoned or developed property and any multi-family residential use.
 - Between any commercial, mixed-use, or office zoned or developed property and any industrial use.
- Double Frontage Lots

Any proposed detached single-family residential lot that has both its front and rear lines abutting a street shall have a buffer from the street along its rear yard. No fences or structures shall be permitted within this buffer and the rear yard building setback shall be measured from the buffer yard line.

Streetscape Planting Clearance Standards

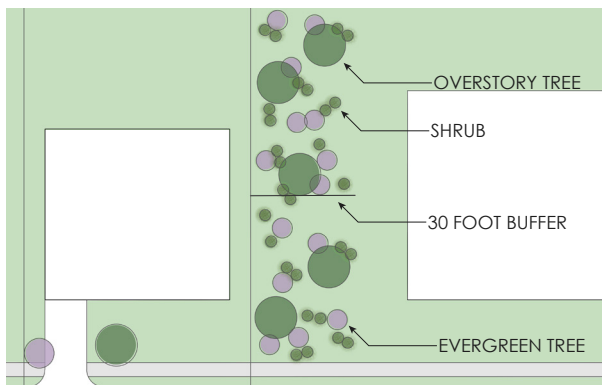


UTILITY NOTES

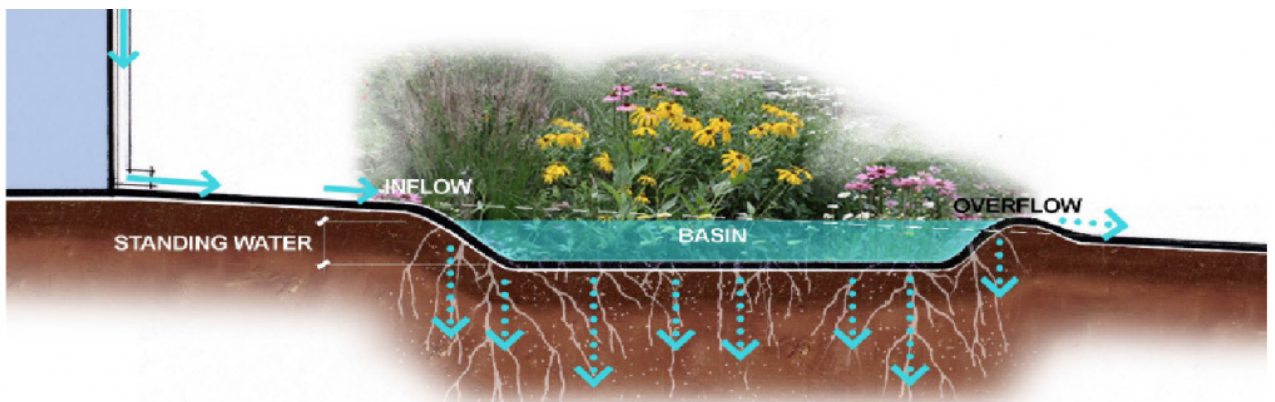
- A. ROW width varies.
- B. When utilities are in the ROW, the following should be adhered to unless otherwise provided/approved:
 1. All utilities should be buried. When overhead utilities are allowed to cross the roadway, then minimum vertical clearances are 20 feet for the main cable, and 18 feet for services.
 2. Telephone, cable TV, and water; install on the east and south side of the road.
 3. Gas and electric; install on the west and north side of the road.
 4. Sanitary sewer; install on the west and north side of the curb.
- C. Storm Sewers: The normal location for a storm sewer is 1.5 feet from back of curb. When combination manholes and intakes are used, the location increases to 5 feet.
- D. Water mains, Valves, and Hydrants:
 1. The normal water main location is 4 feet behind the back of curb. In areas of combination manholes and intakes, this distance is increased to a minimum of 6 feet.
 2. For local streets and minor collectors with limited ROW, use a 90° anchoring elbow between the hydrant tee and the valve. For maintenance purpose, the minimum distance between the centerline of the valve box and the face of the hydrant is 18 inches.
- E. Utility Easement: Telephone, fiber optic, cable TV, electric, and gas lines should be located in front or rear yard easements. Normally telephone and cable TV lines are placed in rear yard easements and fiber optic, electric, and gas lines in front yard easements. Upon approval of the jurisdiction, these utilities may be placed in the right of way at the alternative location when easements do not exist.
- F. Depth of bury:
 - Cable TV (CATV): 3 feet minimum.
 - Electric (Elec.): The recommended depth of bury for electric cable is 4 feet. The minimum depth of bury for electric lines as per the National Electric Safety Code is:
 - 8kV to 5kV cable - 30 inches minimum.
 - Up to 600-volt cable - 24 inches minimum.
 - Street light cable - 18 inches minimum.
 - Gas: 3 feet minimum.
 - Water: varies
 - Sanitary Sewer: Varies
 - Storm sewer: Varies. Approximately 4 feet.
 - Telephone (Tele./Fiber optic (F.O.): 3 feet minimum.

Street tree planting in public right-of-way. If parking area is less than 8 feet in width, no trees are to be planted. No tree shall be planted closer than 5 feet to the edge of a fire hydrant, or closer than 10 feet to the edge of any access drive.

Precedent imagery from Kettlestone Design Guidelines. Buffers to vary in widths.



Examples of residential buffer standards and implementation. Buffers to vary in widths.



Examples of rain garden operations and implementation

SITE DESIGNS + STANDARDS

Exterior Lighting

Except for single-family residential, rowhomes, and townhomes, all free-standing and building mounted exterior lighting shall be LED type (light produced via light emitting diodes) of a soft-white or bright-white light color and quality. All light fixtures shall be downcast in nature and must possess sharp, cut-off qualities to limit off-site glare and otherwise designed, angled, or shielded so as not to glare or shine onto abutting properties or to cause glare upon the adjoining public rights-of-way.



Pedestrian and Bike Facilities

- Sidewalk and trails installation required

At the time of development, sidewalks (minimum 5-feet in width) shall be constructed along all adjoining public streets in accordance with City standards.

Where the master plan identifies a trail along a street frontage, the developer shall be required to install the trail (minimum 10-feet wide) in lieu of the required sidewalk.

- Bike facilities required

All multi-family residential and commercial buildings should provide a bike parking facility, such as a bike rack or bike lock boxes or an indoor bike storage area for use by its residents, occupants, customers, and visitors. Multi-family residential buildings are further encouraged to provide indoor bike storage areas and bike wash-down and repair facilities.

Exterior bicycle parking facilities must be located in a visible area close to the front entrances of the main building or buildings. The facilities should be located on a sturdy paved surface with permeable concrete as the preferred surface type. When possible, exterior bike racks should be architectural in style to enhance the aesthetics of the streetscape and overlay district.



SITE DESIGNS + STANDARDS

Street Lights, Traffic Signals, Utility Poles and Signage

A uniform standard for street light fixtures, traffic signal structures, traffic control and public signage (including wayfinding signage) should be established for Waukee. These public utility elements should be consistent with an overall theme for the master plan. When possible, overhead utility lines should be placed underground.

For public and private streetlights, it is recommended that new developments choose from MidAmerican Energy's approved list- the "Archeon" series light fixture by Streetworks in black finish. The streetlight poles and light arms should also have a black finish. The approximate increase in cost for these black streetlights is approximately \$800 each. In order to support this design standard, the City may wish to reimburse the developer for this increased streetlight cost.

Site lighting fixtures and poles (parking lots, trail and pedestrian lighting) should be picked to match or compliment the "Archeon" series light fixtures and generally be black in finish. Traffic signal arms and poles should be black as should be traffic sign-posts.

Streetworks "Archeon" Series
(Black finish not shown)



"Nano"



"Small"



"Medium"



"Large"

Private Light Fixtures

For site lighting fixtures and poles (parking lots, trails, and pedestrian lighting) for public and private uses, it is recommended that these fixtures be picked to match or compliment the "Archeon" series streetlight fixtures as provided by MidAmerican Energy. The general recommendation is that the finish on these private light fixtures be black. The provided suggestions for bollards and parking light fixtures is to show general aesthetic and overall desired appearance of fixtures. It is suggested that fixtures be picked with general effort to reduce glare and provide dark sky.



Sign Posts

The following sign posts are examples of complimentary fixtures to the street lights.



SITE DESIGNS + STANDARDS

Public Open Space and Parks

Parkland Dedication

The City subdivision regulations require new residential development dedicate parkland necessary to serve their new residents. The prescribed amount of neighborhood level parkland is 6.5-acres per 1,000 residents. For the purposes of calculating the required dedication, the following average household sizes per dwelling type shall be utilized:

- Single-family residences: 3 persons per household.
- Townhome residences: 2.25 persons per household
- Multi-family residences: 1.75 persons per household

Parkland to be dedicated must be usable/developable, of sufficient minimum size, and in a location that is practical for use and maintenance as a neighborhood park. In lieu of the dedication of land, the developer and the City may agree to either the construction of park improvements or trails that equal the value of the land required to be dedicated or make payment to the City for that dedication amount.

When floodway is dedicated, it shall be dedicated at a rate of 1.5 times the calculation as described in City Code.

Park Categories

Mini Parks

Size: 0.25 - 3 acres

Service Area: .25 mile radius

Dimension Requirement: Mini parks shall have a width and depth no less than 100 feet and neither the width nor depth shall be less than 1/2 the dimension of the other.

Parking: Typically no off-street parking

Types of Amenities: Options for (1) play structure, benches, public art, passive activities



Neighborhood Parks

Size: 4-15 acres

Service Area: 0.25-0.50 mile radius

Dimension Requirement: Neighborhood parks shall have a width and depth no less than 100 feet and neither the width nor depth shall be less than 1/2 the dimension of the other.

Parking: Not recommend but varies on intensity of use

Types of Amenities: Options for small fields/courts, playgrounds or other active opportunities, as well as trails, benches, picnic areas, and other passive activities



Community Parks

Size: 16-100 acres

Service Area: 1-2 mile radius

Parking: On-site parking

Types of Amenities: Options for small fields/courts, playgrounds or other active opportunities, as well as trails, benches, picnic areas, and other passive activities



Special Use Parks

Size: Varies

Service Area: Varies

Parking: On-site parking

Types of Amenities: Single-use activities- golf courses, zoos, amphitheaters, band shells, or historical areas.



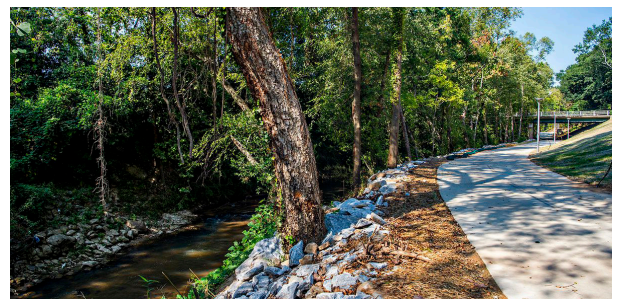
Greenways

Size: Varies

Service Area: Varies

Parking: None

Types of Amenities: Natural, undisturbed parks land meant to provide trails and linkages for humans and wildlife. Often connect to different parks or parts of the community via trail or path.



BUILDING ARCHITECTURE

Application

With the exception of single-family residential, these building architecture guidelines apply to all new buildings, building additions, expansions, exterior renovations and remodels, and accessory structures located within Waukee. Deviations from these standards may be granted at the full discretion of the City in order to ensure any proposed building addition or exterior renovation is aesthetically compatible with the existing building design and appearance.

General Design Principles

All buildings shall be designed and constructed by employing good design principals and quality building materials to be long-lasting and harmonious to adjoining properties and the community.

- Massing and proportions

Buildings should be designed with authentic and recognized architectural styles and design principals and be proportional, with elements in scale, and designed with a top, middle, and base on all facades. For example, buildings with two (2) or more stories in height should have masonry or stone (heavy) bases and generally have low-slope roofs with heavy cornices versus pitched, residential style roofs that may be out-of-scale with the building.

Building exterior materials shall be applied in an authentic and honest manner reflecting the materials purpose, weight, and typical use in order to convey a sense of strength and durability.

Buildings or building elements that do not follow a recognizable architectural style, are not proportional in scale, or do not follow recognized architectural design principals shall not be considered as meeting the intent and requirements of these guidelines.

- Facadism

Facadism, defined as the application of false or fake building facades or elements over an existing building façade or roof, is prohibited in any new development. Any dormers shall have functional windows admitting daylight to the spaces within. Hip or mansard roofs that only partially conceal a roof well or low slope roof area are prohibited. Building towers and other above roof building elements must be multi-sided and finished on all sides.

- Franchise architecture

Franchise architecture is discouraged. Buildings may be designed to look like their intended use, i.e., a restaurant building may look like a building for a restaurant; however, with the signage removed, it must not still be recognizable as the typical franchise restaurant building.

- Application of exterior

Heavy exterior materials, such as any type of brick and stone, shall be applied so as to acknowledge its historic use as a building foundation and structural material. Brick or stone that appears to be unsupported or 'float' within a façade shall not be permitted, e.g., stone applied to a roof dormer.

No EIFS shall be permitted within 10-feet of the ground level.

Thin brick and stone veneer, when utilized, shall comply with the following:

1. Thin brick and stone veneer shall only be used in applications where the actual brick or stone thickness will not be distinguishable or is otherwise addressed by adjustments in the wall plane to provide the appearance of full

depth brick or real stone.

2. 'L' shaped brick corner pieces and full-depth brick caps shall be utilized at all corners and edges to maintain the appearance of full-depth brick.
3. Thin brick and stone veneer shall be continued (returned) a minimum of 24-inches around wall corners to further maintain the appearance of full-depth brick or real stone.

- Use of trim

Except where architecturally unsuitable, appropriately-scaled trim of at least 3- inches in width shall be included around all window and door openings, building corners, roof lines, and façade material transitions located on primary facades.

- Cornices, soffits and overhangs

All building soffits and overhangs shall be appropriately scaled with a typical projection of no less than a 12-inches

- Façade articulation

- Rowhomes and Townhomes

- The street facing or primary façade of each individual dwelling unit must have a change in the wall plane and/or a change in the exterior material type, texture, and/or color to differentiate it from the adjoining units.

- Multi-Family Residential, Commercial and Mixed Use

- The street facing or primary façade of each building shall not exceed shall exceed 60-feet in length without interruption by one or more of the following architectural features:

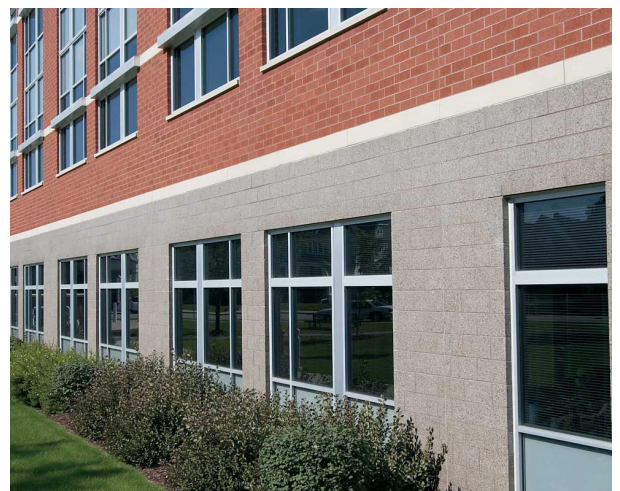
- Projection or recess in the wall plane of at least two feet (2') in depth;
- Change in material, texture, or pattern; or,
- Columns, piers, pilasters or other equivalent structural and/or decorative elements.

BUILDING ARCHITECTURE

Exterior Building Materials

For the purpose of these design guidelines, exterior building materials are divided into 3 classes: Class A being primary materials, Class B being secondary materials, and Class C being limited materials. All materials must be utilized in the application as intended by the manufacturer and follow property installation requirements and standards, including management of water migration and installation of appropriate substrate material.

The City may recategorize a building material provided below or may categorize a building material not listed below if it finds that the material is similar or of higher quality to the other materials in the same category with regard to durability, quality, and appearance.



Building Materials Table

	Class A	Class B	Class C	
Masonry + Stone				
Brick veneer, fired clay	✓			Fired clay brick, full-veneer masonry wall system
Brick veneer (thin), fired clay	✓			Thin veneer fired clay brick adhered to a wall surface or wall anchoring system, with the appearance of full brick
Stone veneer, natural	✓			Synthetic stone adhered to wall surface or wall anchoring system
Terracotta rainscreen panels	✓			Fired clay panels with a rainscreen wall anchoring system
Stucco, genuine	✓			Traditional Portland cement based stucco applied in 3 coats over a solid surface
Brick veneer, synthetic		✓		Synthetic bricks adhered to wall surface or wall anchoring system
Brick paneling, fired clay			✓	Prefabricated panels of thin veneer fired clay brick
Brick paneling, synthetic			✓	Prefabricated panels of synthetic brick adhered to a wall surface or wall anchoring system
Stone paneling, natural			✓	Prefabricated panels of genuine stone adhered to wall surface or wall anchoring system
Stone paneling, synthetic			✓	Prefabricated panels of synthetic stone adhered to a wall surface or wall anchoring system

Building Materials Table

	Class A	Class B	Class C	
Concrete Masonry Units				
Cast stone	✓			A highly refined architectural precast concrete masonry unit intended to simulate natural-cut stone
Burnished/ground-faced block		✓		Concrete modular blocks, smooth finish with large aggregates visible or polished finish and with mortared joints
Patterned or shaped block		✓		Concrete modular blocks, face surface has pattern or shape, not flat, and with mortared joints
Split-faced block		✓		Concrete modular blocks, rough, split-faced finish, and with mortared joints
Plain, flat-faced block			✓	Concrete modular blocks, plain, flat finish, and with mortared joints

	Class A	Class B	Class C	
Concrete				
Architectural quality precast concrete panels	✓			A highly refined architectural precast concrete masonry unit intended to simulate natural-cut stone
Cast-in-place concrete, board formed or decorative form liner		✓		Architecturally designed cast-in-place concrete with a high-quality patterned or textured surface created by board forms or decorative concrete form liners
Cast-in-place concrete, plain		✓		Textured or smooth finish, may be painted
Site cast and precast concrete panels		✓		Site cast and precast concrete panels, plain, smooth finish, may be painted

Building Materials Table

	Class A	Class B	Class C	
Metal				
Architectural quality, composite metal wall panel systems	✓			High quality composite metal panels for decorative surface application, such as Alucobond panel systems
Architectural quality, insulated metal wall panel systems	✓			High quality insulated metal panels for decorative surface application with concealed fasteners, such as Centria Formawall Dimension Series
Architectural quality metal wall panel systems, concealed fastening		✓		High quality metal panels for decorative surface application with concealed fasteners, such as Firestone Delta
Architectural quality metal wall panel systems, exposed fastening		✓		High quality metal panels for decorative surface application with exposed fasteners, such as Firestone Omega
Metal (panels, siding, and trim)			✓	Standard metal siding and panels, painted or coated for exterior application

	Class A	Class B	Class C	
Glass				
Clear glass (windows, curtain walls, paneling systems)	✓			Clear glass with no visible tint, reflective coating, coloring, or other covering (not including low-e or UV coatings or treatments)
Spandrel Glass	✓			Opaque glass panels with a fire-fused ceramic grit paint; typically used between vision areas of windows to conceal structural columns floors and shear walls
Glass blocks			✓	Hollow translucent block of varying shapes and sizes made entirely from glass. Also, known as glass brick.
Mirrored glass			✓	Glass with a reflective or mirrored coating or finish
Opaque or tinted glass (including color applied)			✓	Glass with a tinted or colored coating or finish or otherwise treated to produce a tint that reduces its opacity.

Building Materials Table

	Class A	Class B	Class C	
Other Materials				
Architectural quality fiber cement wall panels textured to resemble stone or metal	✓			The highest quality fiber cement wall panel systems textured to resemble stone or metal with concealed fasteners – such as Nichiha
Cement fiber board (panels and siding)		✓		Cement panels reinforced with cellulose fibers, such as HardiePlank and HardiePanel
Translucent wall panel and skylight systems		✓		Polycarbonate panels in a concealed aluminum support system – such as CPI Daylighting UniQuad
Wood (panels and siding)			✓	Authentic hardwood or exterior rated, rot-resistant wood paneling and siding
Shou Sugi Ban			✓	Wood that is charred and coated with a natural oil to make it both attractive and weather resistant
Exterior Insulation and Finish System (EIFS)			✓	Polystyrene foam covered with a synthetic stucco, water-managed and exterior rated
Composite wood (panels, siding, and trim)			✓	Composite or other synthetic wood types, such as LP SmartSide
Vinyl and PVC (panels, siding, and trim)			✓	Exterior siding and trim that is made from a synthetic resin or plastic.
Ceramic			✓	Ceramic tile adhered to a wall surface or wall anchoring system



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BUILDING ARCHITECTURE

Building Standards by Type

For the purposes of these guidelines, all buildings shall be categorized into the following building types. Any building type not listed or any question as to the appropriate categorization of a building shall be as determined by the City. The building design standards shall be regulated by both building use type and the zoning district in which the building is located. All accessory buildings and structures shall comply with the design standards required of the principal building.

Building Types:

-  Single-Family Dwellings
-  Rowhomes/Townhomes
-  Multi-Family Residential Buildings
(may include assisted living, skilled care facilities, and continuing care retirement facilities)
-  Commercial/Retail Buildings
(includes single and multi-tenant retail buildings, day care centers, hotels, and restaurants and bars)
-  Office, Institutional, and Civic Buildings (includes single and multi-tenant office buildings, schools, churches, places of assembly, community centers, libraries, and governmental buildings)
-  Mixed-Use Buildings (a building that contains two or more different uses such as residential and retail and/or office uses)

Single-Family Dwellings

1. No specific design standards



Rowhomes/Townhomes

1. Exterior Materials

The street facing shall incorporate no less than three (3) different Class A and Class B materials that together comprise at least 75% of that total façade area.

2. Front Porch Required

Each dwelling shall incorporate a usable covered front porch a minimum seven (7) feet deep and twelve (12) feet wide.

3. Garages

Street-facing garage doors shall not extend beyond the front façade line of the dwelling.



BUILDING ARCHITECTURE

Multi-Family Residential

1. Exterior Materials

The street facing façade shall incorporate no less than three (3) different Class A and Class B materials that together comprise at least 75% of that total façade area. All other facades shall incorporate no less than two different Class A and Class B materials that together comprise at least 50% of each façade area.

2. Outdoor Space Required

Each dwelling unit shall have its own deck, balcony, or patio (minimum 24 sq. ft in size); access to a finished roof-top amenity deck located within the same building; or access to a nearby outdoor amenity space.



Commercial/Retail Building

1. Exterior Materials

The street facing façade shall incorporate no less than three (3) different Class A and Class B materials that together comprise at least 90% of that total façade area. All other facades shall incorporate no less than two different Class A and Class B materials that together comprise at least 50% of each façade area.

2. Window and Doorway Openings

At least one street-facing building façade or the façade containing the main building entry, if different from the street façade, shall consist of no less than 20% clear glass fenestrations (windows and full glass doors) on the first floor of the building.



Office, Institutional, and Civic Buildings

1. Exterior Materials

The street facing façade shall incorporate no less than three (3) different Class A and Class B materials that together comprise at least 90% of that total façade area. All other facades shall incorporate no less than two different Class A and Class B materials that together comprise at least 50% of each façade area.



Mixed Use Building

1. Exterior Materials

The street facing façade shall incorporate no less than three (3) different Class A and Class B materials that together comprise at least 90% of that total façade area. All other facades shall incorporate no less than two different Class A and Class B materials that together comprise at least 50% of each façade area.

2. Window and Doorway Openings

At least one street-facing building façade or the façade containing the main building entry, if different from the street façade, shall consist of no less than 30% clear glass fenestrations (windows and full glass doors) on the first floor of the building.

3. Outdoor Space Required

Each dwelling unit shall have its own deck, balcony, or patio (minimum 24 sq. ft in size); access to a finished roof-top amenity deck located within the same building; or access to a nearby outdoor amenity space.



IMPLEMENTATION

The following chapter is intended to provide guidance for the public/private partnership by which the City and the landowner/developer can cooperate to achieve the mutually beneficial goals of these design guidelines. The entire package of shared costs should be considered at one time allowing for greater flexibility in trading various obligations. It is anticipated that these roles and responsibilities, phasing and timelines will be memorialized with a development agreement.

Public Infrastructure

- Streets and Right of Way Dedication

As is typical of new development, the developer is responsible for the construction and dedication of public streets, appurtenances, and right-of-way as necessary to access to and through their new development. This includes the construction and dedication of all local, minor collector, and major collector roadways that are within or border the planned development. The classification of any given roadway is determined by the City following the standards as provided in the City's adopted Comprehensive Plan, Street Design Guide, and adopted street design standards.

However, roadways classified as a minor or major collector should not be the full responsibility of the developer and adjacent property owner. Instead, the City and developer should work together to establish who is responsible for the cost of construction, dedication of right-of-way, phasing and timing of the improvements. Major collectors that are identified to be boulevards may be eligible for cost sharing with the City.

- Street Lights, Traffic Signals and Street Signs

These design guidelines identify specific, higher-quality street lights, traffic signal poles and street sign poles than are typical for new

development. It is anticipated that the City will reimburse the developer for the actual increased costs for these elements. The form of the reimbursement can be negotiated to be a mutually beneficial form such as in exchange for certain City-funded public improvements.

- Sidewalks and Trails

All development within the City is required to construct 5-foot wide sidewalks along both sides of all streets. In certain situations, a 10-foot wide trail may be desired in lieu of the standard 5-foot wide sidewalk. For streets classified as collectors and above, it is required that they include trails.

- Watermains and Sanitary Sewers

Watermains and sanitary sewers necessary to serve the proposed development should be the responsibility of the developer as is typical for new development and in accordance with City Codes.

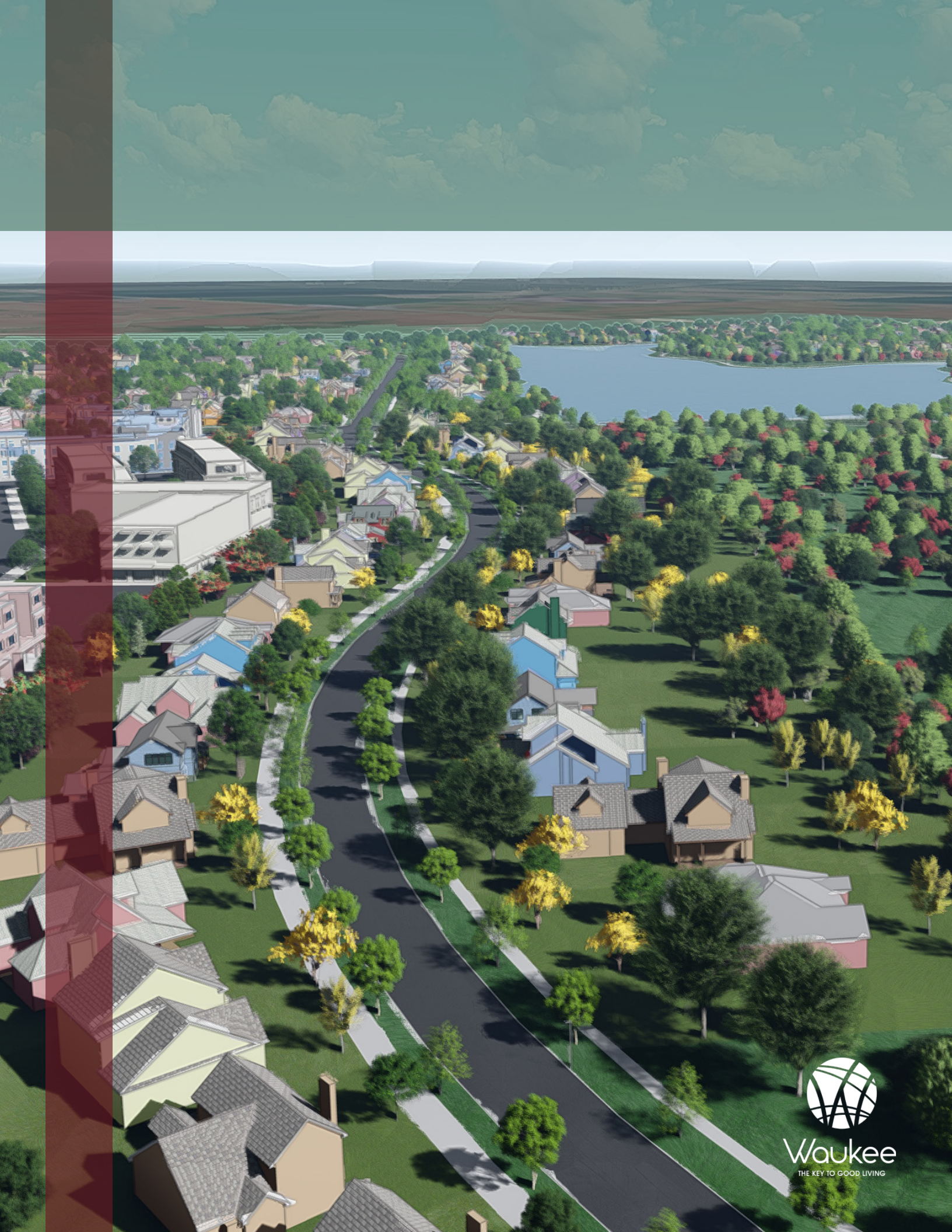
Stormwater Management Facilities and Ponds

In order to promote regional stormwater management and the development of stormwater retention ponds that can serve as an amenity, the City may wish to be responsible for the design, construction, maintenance and ownership of large or regional stormwater retention ponds and related facilities. At the beginning steps of creating a public/private partnership for the development of a new neighborhood, the potential regionalization of stormwater management should be explored and areas desirable to be preserved as open space, stream buffers, wetlands, and ponds identified.

If regional stormwater retention is determined feasible and practical and/or areas are identified for preservation as open space, the City should develop a plan for construction

of the necessary improvements including phasing as may be appropriate. In exchange for the benefit of having all or a portion of the stormwater detention requirement satisfied by this regional facility, the owners and developers of the impacted land should dedicate it to the City at no cost. The City may utilize stormwater utility fees to help recoup the cost of construction. Stormwater utility fees and/or association fees by private agreement may be utilized to cover on-going maintenance costs. Regional stormwater retention ponds should include features such as easy access forebays to reduce the long-term maintenance costs.

The inclusion of bio-cells, rain gardens, and similar stormwater facilities should be designed and constructed in public street rights-of-way when possible as part of a stormwater master plan.



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