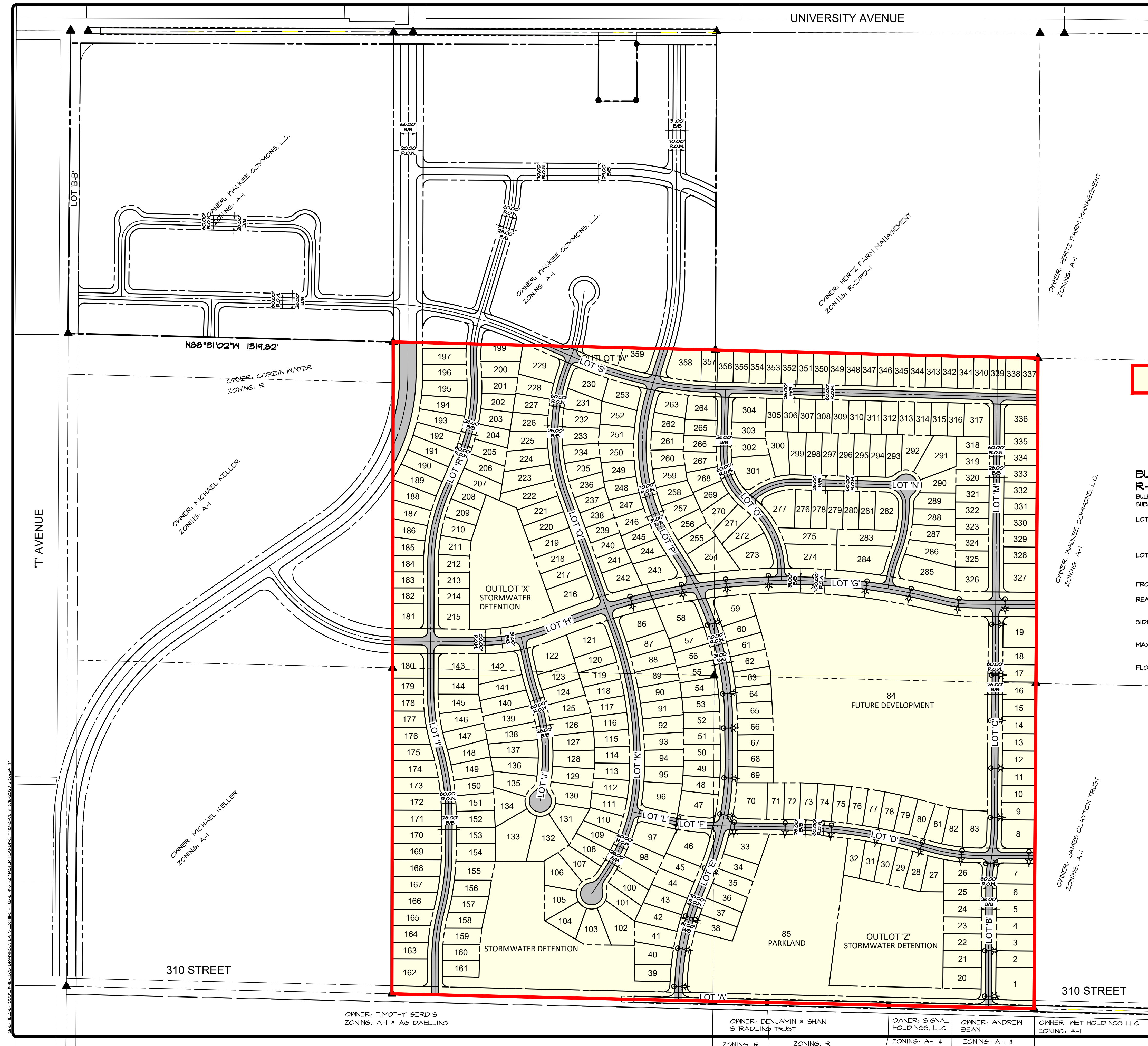


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A-1 AGRICULTURAL DISTRICT TO R-2 ONE & TWO FAMILY RESIDENTIAL DISTRICT

BULK REGULATIONS R-2 ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT.
 BULK REGULATIONS. THE FOLLOWING MINIMUM REQUIREMENTS SHALL BE OBSERVED, SUBJECT TO THE MODIFICATIONS CONTAINED IN SECTION 165.14 OF THESE ZONING REGULATIONS.

LOT AREA	8,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING; 10,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING; 20,000 SQUARE FEET FOR EACH SINGLE-FAMILY DWELLING OR 40,000 SQUARE FEET FOR EACH TWO-FAMILY DWELLING WHERE PUBLIC SEWER FACILITIES ARE NOT AVAILABLE
LOT WIDTH	65 FEET FOR SINGLE-FAMILY DWELLING; 80 FEET FOR TWO-FAMILY DWELLING; CORNER LOTS SHALL BE 10 FEET WIDER; 100 FEET WHERE PUBLIC SEWER IS NOT AVAILABLE
FRONT YARD	30 FEET
REAR YARD	30 FEET FOR DWELLING; 40 FEET FOR OTHER PRINCIPAL PERMITTED USES
SIDE YARD	A TOTAL OF 15 FEET; ONE SIDE MAY BE REDUCED TO NOT LESS THAN 7 FEET; 15 FEET FOR ANY OTHER PRINCIPAL PERMITTED USE.
MAXIMUM HEIGHT	3 STORIES OR 40 FEET FOR PRINCIPAL BUILDING; 1 STORY OR 14 FEET FOR ACCESSORY BUILDING
FLOOR AREA	450 SQUARE FEET FOR SINGLE-STORY SINGLE-FAMILY DWELLING; 750 SQUARE FEET PER UNIT FOR SINGLE-STORY TWO-FAMILY; IF TWO OR MORE STORIES, 1,250 SQUARE FEET FOR SINGLE-FAMILY WITH A MINIMUM OF 600 SQUARE FEET ON FIRST FLOOR AND 1,050 SQUARE FEET FOR TWO-FAMILY WITH A MINIMUM OF 500 SQUARE FEET ON FIRST FLOOR; IF A SPLIT LEVEL, EACH LEVEL SHALL BE A MINIMUM OF 350 SQUARE FEET; IF A SPLIT FOYER, 450 SQUARE FEET PER STORY

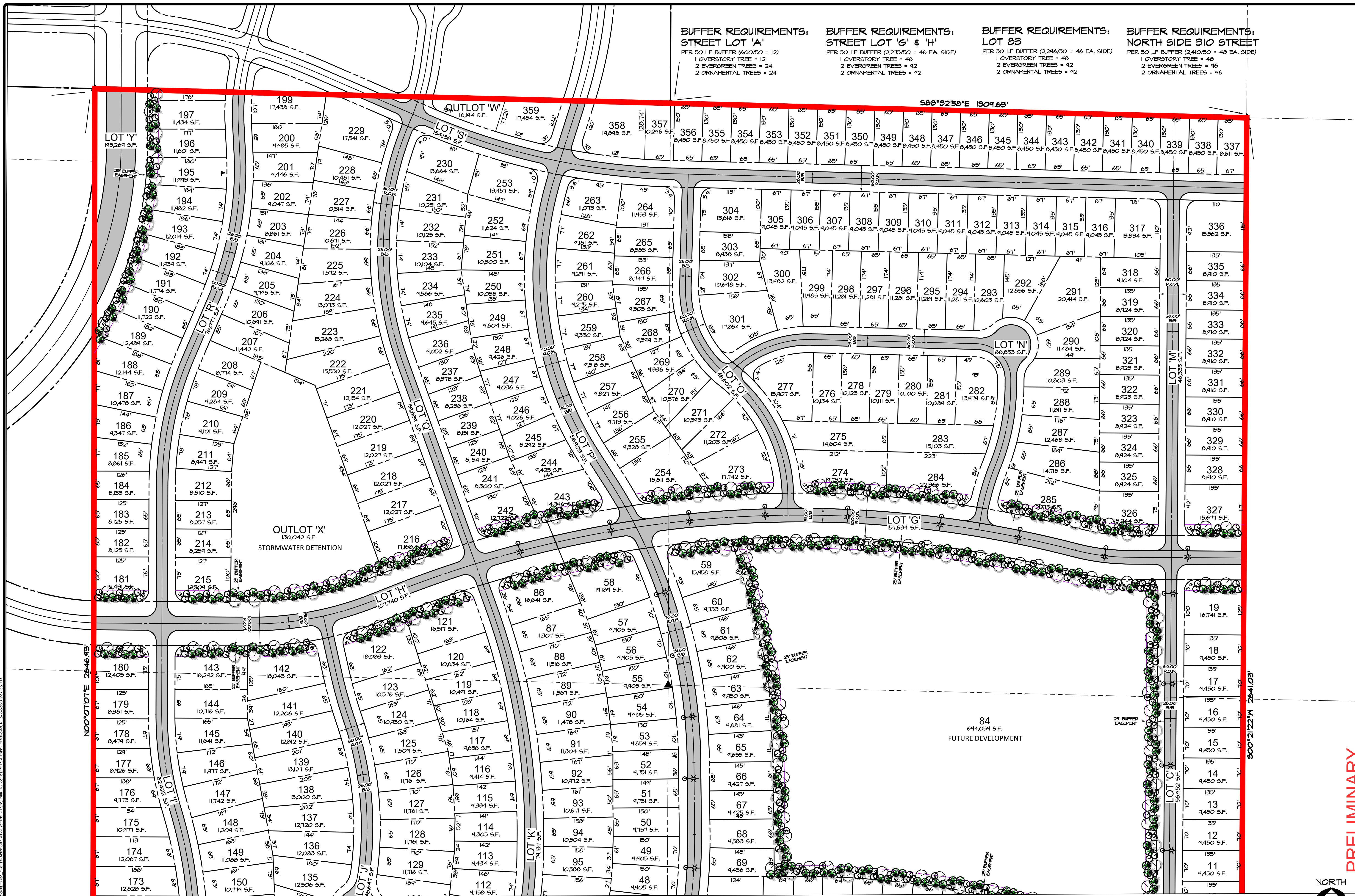
DATE:	
DATE OF SURVEY:	2023-06-16
DESIGNED BY:	PC
DRAWN BY:	MEH

PRELIMINARY
WAUKEE COMMONS
 WAUKEE, DALLAS COUNTY IOWA
MASTER PLAN

SHEET 03 OF 03
 ET1916

CEC
 Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884, mail@cecinc.com

1"=200' PRINTED ON 22"x34" SHEET
 1"=400' PRINTED ON 11"x17" SHEET
 SCALE: 1"=200'
 NORTH



**BUFFER REQUIREMENTS:
STREET LOT 'A'**
PER 50 LF BUFFER (600/50 = 12)
1 OVERSTORY TREE = 12
2 EVERGREEN TREES = 24
2 ORNAMENTAL TREES = 24

**BUFFER REQUIREMENTS:
STREET LOT 'G' & 'H'**
PER 50 LF BUFFER (2,275/50 = 46 EA. SIDE)
1 OVERSTORY TREE = 46
2 EVERGREEN TREES = 92
2 ORNAMENTAL TREES = 92

**BUFFER REQUIREMENTS:
LOT 83**
PER 50 LF BUFFER (2,246/50 = 46 EA. SIDE)
1 OVERSTORY TREE = 46
2 EVERGREEN TREES = 92
2 ORNAMENTAL TREES = 92

**BUFFER REQUIREMENTS:
NORTH SIDE 310 STREET**
PER 50 LF BUFFER (2,410/50 = 48 EA. SIDE)
1 OVERSTORY TREE = 48
2 EVERGREEN TREES = 96
2 ORNAMENTAL TREES = 96

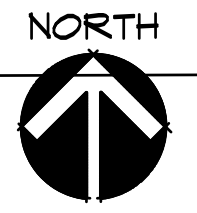
568°32'58"E 1304.63'

N00°01'01"E 2646.93'

S00°21'22"W 2641.03'

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1"=200' PRINTED ON 11"x17" SHEET

SCALE: 1"=100'

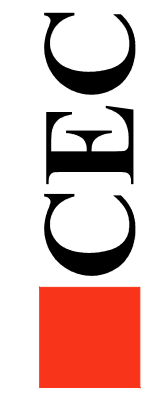


PRELIMINARY

WAUKEE COMMONS
 WAUKEE, DALLAS COUNTY IOWA
CONCEPT PLAN (NORTH)

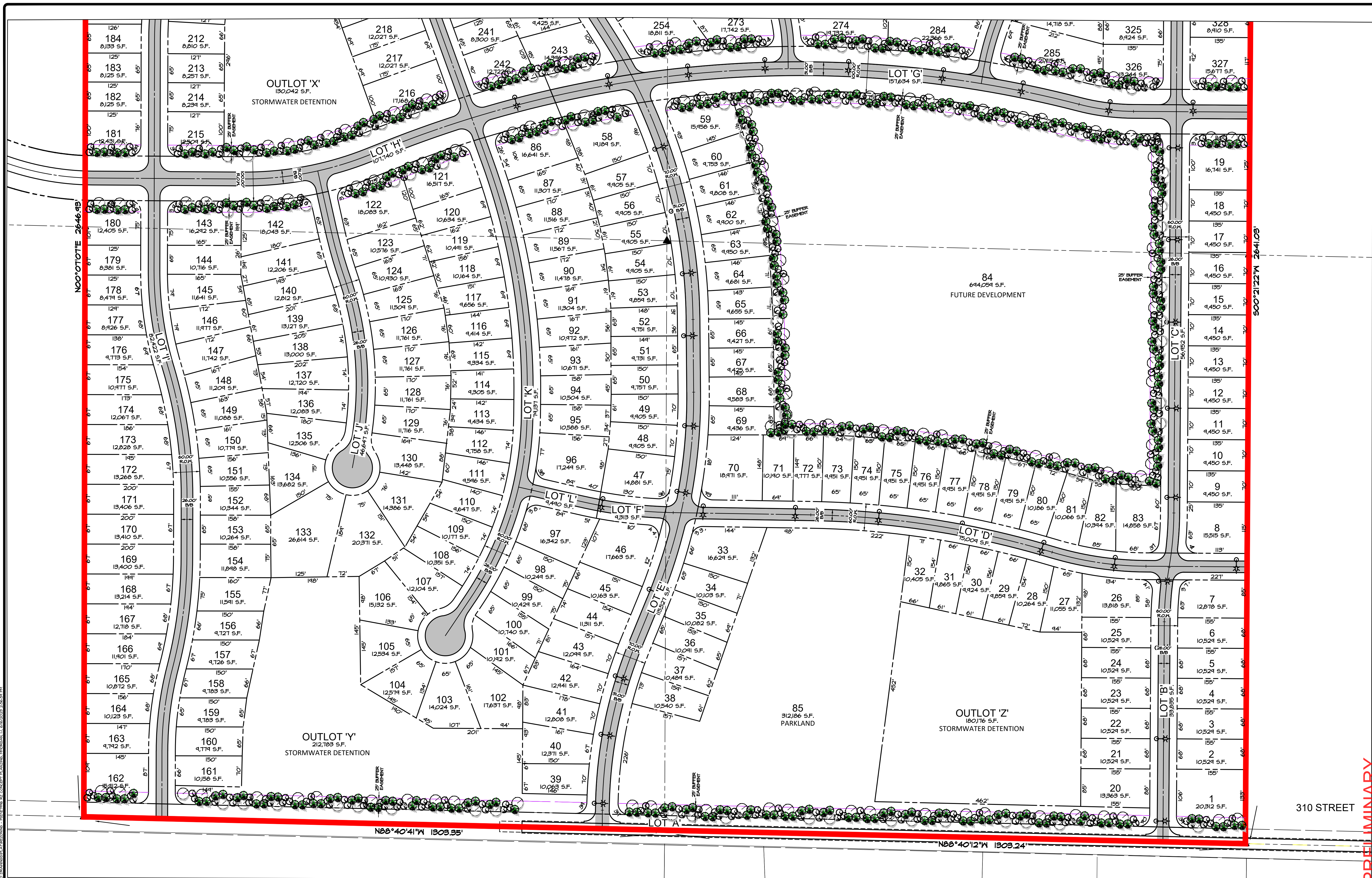
SHEET
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OF 5
ET1916

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 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 mail@cecinc.com



DATE:	2023-06-16	PC
DATE OF SURVEY:		MEH
DESIGNED BY:		
DRAWN BY:		

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S00°21'22"W 2641.03'

N88°40'41"W 1303.35'

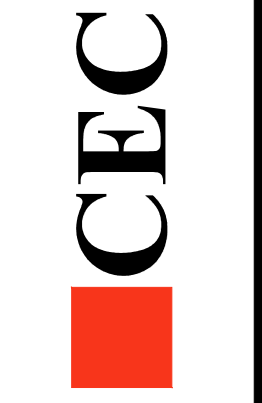
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310 STREET

PRELIMINARY

WAUKEE COMMONS
 WAUKEE, DALLAS COUNTY, IOWA
CONCEPT PLAN (SOUTH)

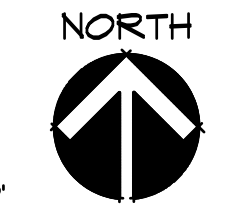
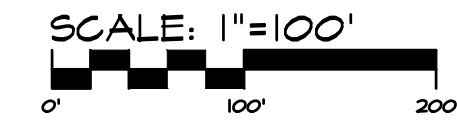
DATE: _____
 DATE OF SURVEY: 2023-06-16
 DESIGNED BY: PC
 DRAWN BY: MEH



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 OF 5
 ET1916

1"=100' PRINTED ON 22"x34" SHEET
 1"=200' PRINTED ON 11"x17" SHEET



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