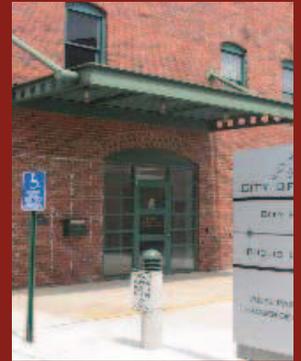




The City of Adel



Chapter 9 - Zone Code Updates

Prepared February 2009 by:





CHAPTER 9

Zone Code Updates

Background and Structure

The organization, arrangement, content, and characteristics of developments within a community are defined by a combination of documents and local code.

The Comprehensive Plan provides the highest level (most generalized and least specific) vision for how the community is planned to grow. This plan is intended to outline concepts or visions for land use, including relationships between neighborhoods, suitability to landforms, coordination with transportation and other municipal infrastructure. The plan is not intended to define specific requirements, contexts, and designs other than in general terms.

The Subdivision Ordinances provide the next most specific level of detail. These define the development patterns for the community, and address context of development, connections, and basic design requirements – still without reaching the level of specificity in zoning code.

Zoning Ordinances provide the greatest level of specific requirements for development, within the context of the vision of the Comprehensive Plan and the organizational structure of the Subdivision Ordinances. Zoning determines the character of distinct areas through combinations of districts with compatible and complimentary character. The Zoning Code requirements creates effective relationships and transitions between different land use concepts identified in the higher level planning documents. The Zoning Code also establishes specific regulations to govern the use, placement, spacing, and size of sites, open areas, buildings, and other features within districts.

Update Plan

The City of Adel's current zoning code was adopted by ordinance number 171, and became effective July 20, 1995.

It is anticipated that a comprehensive re-write of Adel's zoning code will take place during the winter months of 2008 / 2009.

It is recommended that the new zoning revisions encompass this updated comprehensive plan and guide growth and development projects into the next decade.

The update to Adel's zoning code will be crafted to incorporate formatting, terminology, and specific requirements that are compatible with and similar to



code from other communities in the metro area. This goal is intended to provide the public, property owners, and developers with a better understanding of Adel's requirements, by stating them in ways that are already familiar and accepted in the region.

The zoning code update is also intended to develop greater specificity in requirements where applicable, and to craft those requirements so that they are compatible with current best practices and known successes.