



THE

CITY of PELLA

Dutch Residential Overlay District

The (DURE) Dutch Residential District is intended to preserve and promote “Dutch Architecture” for new residential developments as well as to promote the long term enhancement of residential properties in and around the Central Business District. Development in the DURE District must accommodate design and architectural parameters that are consistent with the heritage of the community. These architectural themes promote Pella as an attractive and unique community. Smaller than usual lot sizes are allowed in the DURE District in exchange for the requirement of Dutch Architecture.

Design Permit. A Design Permit is required for the following activities: Any new residential building (building used for residential purposes) or residential building addition, residential accessory structure, or a fence or wall associated with a structure used for residential purposes within the DURE District shall be reviewed for architectural compliance to Dutch Architectural themes. Architectural details include any construction, maintenance, repair, alterations, modifications, painting, or repainting. A design permit is not required for any structure that is painted or repainted when the color used is the same as the color approved in the original building or design permit. A Design Permit for the DURE District is reviewed by the Community Development Committee and Building Official following the same procedure as specified for a Design Review District Design Permit.

Exemptions. Residences in existence at the time of adoption of the Ordinance are exempted from all the provisions of the DURE District. This exemption shall in no way exempt residential structures used for commercial purposes in commercial districts from the Design Review District requirements. Further, in such cases where an existing residence is demolished or destroyed and a new residential structure is to be constructed, all the requirements of the DURE District shall apply.

Community Development Committee Review. The Committee shall review the proposed plans and specifications. The review shall include the proposed appearance, colors, texture, materials and architectural design of the exterior, including the front, sides, rear and roof of said building, and also including all parts of the building that are in a visual line from all areas or any alterations, modification or repair or any courtyard, fence or dependency thereof. The *Dutch Residential Design Manual* shall be used by both the applicant and the Committee for determining permitted Dutch architectural elements and colors. Architectural elements or colors which are not specifically identified in the *Dutch Residential Design Manual* may only be used upon approval by the Community Development Committee. After due consideration, the Committee shall promptly report to the Building Official its recommendations, including such changes, if any, as in the judgement of the Committee are reasonably necessary to comply with the requirements of this Article. The Building Official shall take no action on the application for a permit until the expiration of fourteen (14) days or until he has received the recommendation of the Committee in writing, whichever occurs first.

Garages and Other Accessory Structures. Garages and other accessory structures for one family structures are permitted only on the side of the building footprint area facing the rear yard. In no case, shall a garage or accessory structure be located closer to the rear property line or alley than 5 feet. Parking for one family residences shall be in a garage or hard surfaced parking area situated to the rear of the main structure with access to an alley. Existing lots of record at the time of adoption of the Ordinance, including resubdivisions thereto, are exempt from the alley requirement when no alley is accessible provided the garage is recessed a minimum of 5 feet behind the front facade. Garages for duplex, townhouse and multifamily structures are permitted on the front side of the structure facing the street provided that they are attached to the main structure and have a minimum recess of 5 feet behind the front facade.

DURE District Bulk Regulations

Minimum Lot Area:

One-family dwelling:	4,000 square feet	
Two-family dwelling*:	4,000 square feet	
Townhouse*:	4,000 square feet	
Multiple-family dwelling*:	5,500 square feet	
Lot Frontage:	Minimum:	Ma
One-family dwelling:	40 feet	50
Two-family dwelling*:	40 feet	80
Townhouse*:	40 feet	No
Multiple-family units*:	55 feet	No

Front Yard Required Setback**:	3' 6"
Side Yard Required Setback**:	3' 6" or lot line
Rear Yard Required Setback:	7' (Minimum setback)
Minimum Green Space:	25% of all other open areas outside building footprint area

****Front and Side Yard Setbacks are exact, not minimum, setbacks except that Duplex, Townhouse and Multiple Family setbacks are only minimums (not exact).**

*Only where underlying base zoning district allows as a permitte