

**BULK REGULATIONS:**

**PARCEL 'A' & 'C'**  
 ZONING: OF-OFFICE DISTRICT  
**SETBACKS**  
 FRONT YARD = 30 FT  
 REAR YARD = 35 FT (15 FT IF LIKE ZONING ADJACENT)  
 SIDE YARD = 10 FT (0 FT IF LIKE ZONING ADJACENT)  
 MIN. LOT AREA = 10,000 SF  
 MIN. LOT WIDTH = 80 FT  
 MIN. OPEN SPACE = 25%

**PARCEL 'D'**  
 ZONING: RS(5) SINGLE-FAMILY RESIDENTIAL DISTRICT  
**SETBACKS**  
 FRONT YARD = 30 FT  
 REAR YARD = 35 FT  
 SIDE YARD = 7 FT  
 MIN. LOT AREA = 5,000 SF  
 MIN. LOT WIDTH = 50 FT  
 MAX. DENSITY = 6.0 UNITS/AC

ZONING: CMC-COMMUNITY COMMERCIAL DISTRICT  
 ADDITIONAL ALLOWABLE LAND USES: HOTELS  
**SETBACKS**  
 FRONT YARD = 100 FT  
 REAR YARD = 50 FT (0 FT IF LIKE ZONING ADJACENT)  
 SIDE YARD = 50 FT (0 FT IF LIKE ZONING ADJACENT)  
 MIN. LOT AREA = 60,000 SF  
 MIN. LOT WIDTH = 50 FT  
 MIN. OPEN SPACE = 25%

**PARCEL 'E'**  
 ZONING: RS(5) SINGLE-FAMILY RESIDENTIAL DISTRICT  
**SETBACKS**  
 FRONT YARD = 30 FT  
 REAR YARD = 35 FT  
 SIDE YARD = 7 FT  
 MIN. LOT AREA = 5,000 SF  
 MIN. LOT WIDTH = 50 FT  
 MAX. DENSITY = 6.0 UNITS/AC

ZONING: RH(18)-RESIDENTIAL HIGH-DENSITY DISTRICT  
**SETBACKS (UP TO 2 STORY - LESS THAN 4 UNITS)**  
 PERIMETER SETBACK = 35 FT  
 INTERNAL FRONT YARD = 15 FT  
 INTERNAL REAR YARD = 15 FT  
 INTERNAL SIDE YARD = 7 FT  
**SETBACKS (UP TO 2 STORY - MORE THAN 4 UNITS OR 3 STORIES OR GREATER - LESS THAN 4 UNITS)**  
 PERIMETER FRONT YARD = 50 FT  
 INTERNAL FRONT YARD = 20 FT  
 PERIMETER REAR YARD = 35 FT  
 INTERNAL REAR YARD = 20 FT  
 PERIMETER SIDE YARD = 35 FT  
 INTERNAL SIDE YARD = 7 FT  
**SETBACKS (3 STORIES OR GREATER - LESS THAN 4 UNITS)**  
 PERIMETER FRONT YARD = 60 FT  
 INTERNAL FRONT YARD = 30 FT  
 PERIMETER REAR YARD = 35 FT  
 INTERNAL REAR YARD = 30 FT  
 PERIMETER SIDE YARD = 35 FT  
 INTERNAL SIDE YARD = 15 FT

**PARCEL 'F'**  
 ZONING: OF-OFFICE DISTRICT  
**SETBACKS**  
 FRONT YARD = 30 FT  
 REAR YARD = 35 FT (15 FT IF LIKE ZONING ADJACENT)  
 SIDE YARD = 10 FT (0 FT IF LIKE ZONING ADJACENT)  
 MIN. LOT AREA = 10,000 SF  
 MIN. LOT WIDTH = 80 FT  
 MIN. OPEN SPACE = 25%

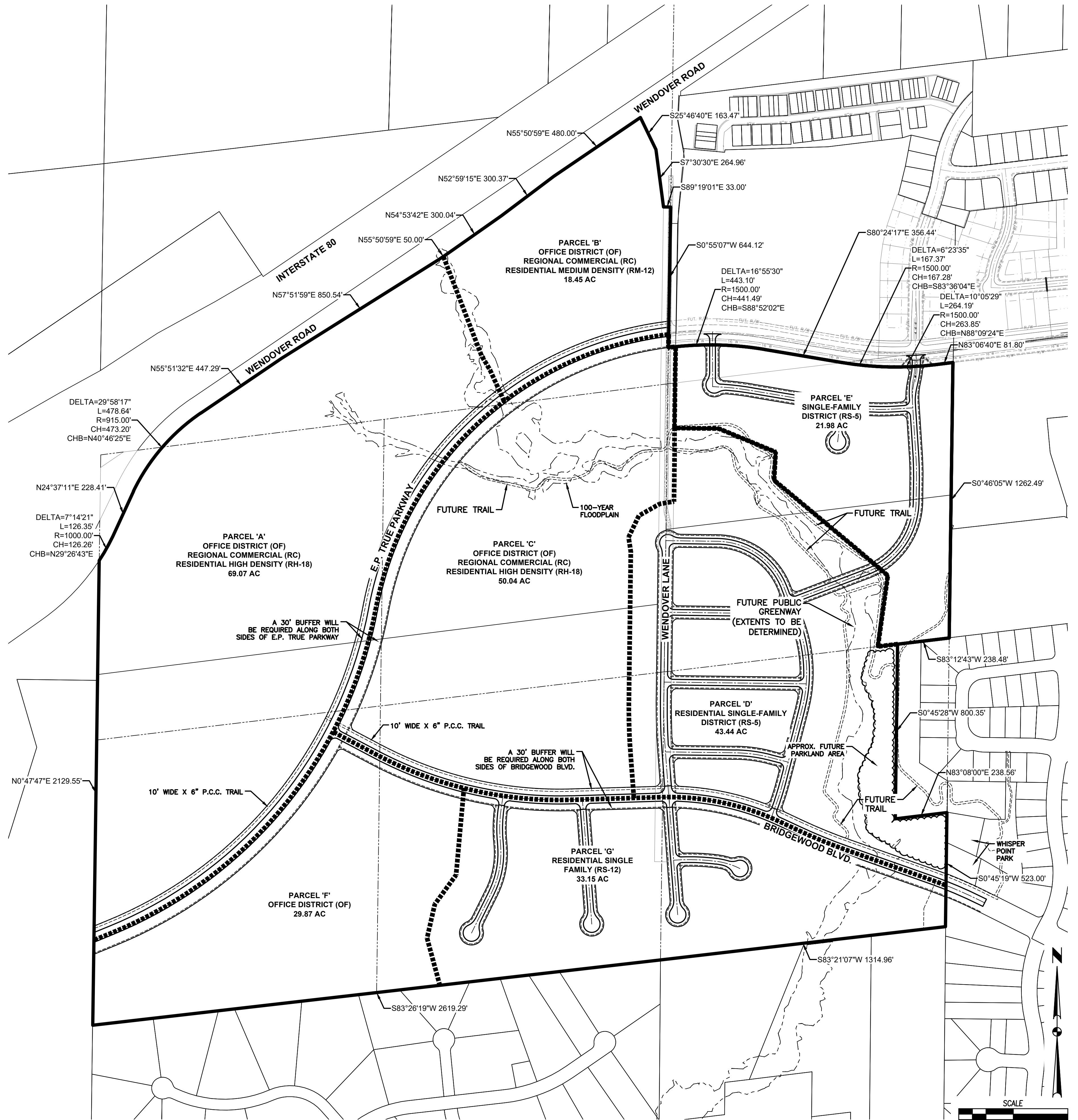
**REQUIREMENTS FOR ALL BUILDINGS/DEVELOPMENT IN RH(18)**  
 MIN. LOT AREA = 2 ACRES  
 MIN. LOT WIDTH = 150 FT  
 MIN. OPEN SPACE = 25%  
 MIN. BUILDING SEPARATION = 20 FT

**PARCEL 'B'**  
 ZONING: OF-OFFICE DISTRICT  
**SETBACKS**  
 FRONT YARD = 30 FT  
 REAR YARD = 35 FT (15 FT IF LIKE ZONING ADJACENT)  
 SIDE YARD = 10 FT (0 FT IF LIKE ZONING ADJACENT)  
 MIN. LOT AREA = 10,000 SF  
 MIN. LOT WIDTH = 80 FT  
 MIN. OPEN SPACE = 25%

ZONING: CMC-COMMUNITY COMMERCIAL DISTRICT  
 ADDITIONAL ALLOWABLE LAND USES: HOTELS  
**SETBACKS**  
 FRONT YARD = 100 FT  
 REAR YARD = 50 FT (0 FT IF LIKE ZONING ADJACENT)  
 SIDE YARD = 50 FT (0 FT IF LIKE ZONING ADJACENT)  
 MIN. LOT AREA = 60,000 SF  
 MIN. LOT WIDTH = 50 FT  
 MIN. OPEN SPACE = 25%

ZONING: RM(12)-RESIDENTIAL MEDIUM DENSITY  
**SETBACKS (DETACHED TOWNHOMES)**  
 FRONT YARD = 30 FT  
 REAR YARD = 35 FT  
 SIDE YARD = 7 FT  
**SETBACKS (UP TO 2 STORY - LESS THAN 4 UNITS)**  
 PERIMETER SETBACK = 35 FT  
 INTERNAL FRONT YARD = 15 FT  
 INTERNAL REAR YARD = 15 FT  
 INTERNAL SIDE YARD = 7 FT  
**SETBACKS (UP TO 2 STORY - MORE THAN 4 UNITS OR 3 STORIES OR GREATER - LESS THAN 4 UNITS)**  
 PERIMETER FRONT YARD = 50 FT  
 INTERNAL FRONT YARD = 20 FT  
 PERIMETER REAR YARD = 35 FT  
 INTERNAL REAR YARD = 20 FT  
 PERIMETER SIDE YARD = 35 FT  
 INTERNAL SIDE YARD = 7 FT  
**SETBACKS (3 STORIES OR GREATER - LESS THAN 4 UNITS)**  
 PERIMETER FRONT YARD = 60 FT  
 INTERNAL FRONT YARD = 30 FT  
 PERIMETER REAR YARD = 35 FT  
 INTERNAL REAR YARD = 30 FT  
 PERIMETER SIDE YARD = 35 FT  
 INTERNAL SIDE YARD = 15 FT

**REQUIREMENTS FOR ALL BUILDINGS/DEVELOPMENT IN RM(12)**  
 MIN. BUILDING SEPARATION = 14 FT  
 TOWNHOME GARAGE SETBACK FROM STREET = 25 FT  
 MAX DENSITY = 12.0 UNITS/ACRE



FILE: H:\2019\1904210\1904210\_PAVILION PARK - PUD AMENDMENT.DWG  
 COMMENT: 1904210\_PAVILION PARK - PUD AMENDMENT.DWG  
 PLOTTED BY: CRAIG HEROLD  
 DATE: 5/27/2021 10:34 AM

DATE	05/14/21
REVISIONS	
2ND SUBMITTAL	03/24/21
1ST SUBMITTAL	

3405 S.E. CROSSROADS DRIVE, SUITE G  
 GRIMES, IOWA 50111  
 PHONE: (515) 369-4400 FAX: (515) 369-4410

**EA** CIVIL DESIGN ADVANTAGE  
 ENGINEER: EKO  
 E.I.: DSH

**PAVILION PARK**  
 PUD SKETCH PLAN - PARCEL 'E'  
 PUD AMENDMENT - WEST DES MOINES, IOWA

2/2  
 SCALE  
 1904.210