



CITY OF IOWA CITY

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[www.icgov.org](http://www.icgov.org)

### Minor Modification (14-4B-1)

- Site Address \_\_\_\_\_
  - Applicant(s) \_\_\_\_\_
  - Provide separate page with names and addresses of adjacent properties with property
  - Check the minor modification(s) requested
1.  Commercial parking requirement reduction of 10%
  2.  Commercial parking reduction of up to 50% through shared parking
  3.  Reduction of parking up to 50% in CB-2, CB-5, CC-2, CO-1 or MU zones
  4.  Reduction of minimum parking requirement for housing program or affordable housing units, CB-5 & CB-10 zones)
  5.  Increase in height of wall or fence up to 25%, not to exceed 8 feet
  6.  Increase building height up to 10%
  7.  Wheelchair ramp setback
  8.  Reduction of side setback up to 2 feet, leaving no less than 3' of side yard
  9.  Front or rear setback reductions up to 15% of the required setback
  10.  One parking space for persons with disabilities in a required front yard form commercial use adjacent to an R zone
  11.  Freestanding sign height increase up to 10'
  12.  One nonresident employee for home occupation
  13.  Modifications to driveway spacing standards\*
  14.  Building addition or accessory building for accessory uses within parks and open space
  15.  Modifications to multifamily site development standards\*
  16.  Modifications to commercial site development standards\*
  17.  Modifications to industrial/research zone or public zone site development standards\*
  18.  Additional garage entrance/exit to structure parking
  19.  Freestanding sign in CB-2 zone
  20.  Modification/waiver to non-conforming development provisions
  21.  Modification to driveway length standards in single family zones
  22.  Entryway/gate height more than 4' in residential zone
  23.  Modification to reduce open space requirement for single family/two family uses
  24.  Modification to the accessory mechanical structure standards for solar energy systems

See page 2 for general criteria.

\*Alternative/specific approval criteria; contact staff for additional information.

## General Criteria

Please answer the following. (This can be completed on a separate form.)

1. Indicate any special circumstances which create a need for a minor modification, such as size, shape, topography, configuration of lot, location or surroundings:
2. Explain why a minor modification will not be detrimental to the public health, safety, or welfare or be injurious to other property or improvements in the vicinity and in the zone in which the property is located:
3. Explain how the minor modification does not exceed the minor modification standards or allow a use or activity not otherwise expressly authorized by the regulations governing the property:
4. Explain how the minor modification requested is in conformity with the intent and purposes of the regulation modified:
5. Explain how the minor modification complies with other applicable statutes, ordinances, laws and regulations:

*Any minor modification granted shall be subject to the requirements of, and in conformity with, the intent and purposes of the Iowa City's Zoning Chapter. The applicant bears the burden of proving that a minor modification is necessary and exercise the minor modification within 180 days from the date of the approval letter or the minor modification shall become null and void. Minor modifications do not in any way alter an applicant's obligation to comply with other applicable statutes, ordinances, laws or regulations.*