

AGENDA

SARTELL PLANNING COMMISSION SARTELL CITY HALL

Tuesday, September 8, 2020

6:30 P.M.

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- 1) AGENDA REVIEW AND ADOPTION
 - 2) APPROVAL OF MINUTES OF PREVIOUS MEETING
 - A. Regular Meeting Minutes August 3, 2020
 - 3) NEW BUSINESS
 - A. Arbor Village Plat
 - 4) OLD BUSINESS
 - A. Rezoning Map Edits
 - B. Zoning District Changes and Updates
 - C. City of Sartell Parcel Changes
 - 5) OTHER BUSINESS
 - A. Project Updates
 - B. Open House Recap
 - C. Open Discussion
 - 6) ADJOURN

FOR THOSE REQUIRING SPECIAL ASSISTANCE, PLEASE CONTACT CITY HALL AT 253-2171

**Sartell Planning Commission
Meeting Minutes
August 3, 2020**

Pursuant to due call and notice thereof, a Planning Commission meeting was held on August 3, 2020, at 6:30 p.m. at Sartell City Hall.

MEMBERS PRESENT: Nate Crowe, Joseph Foster, David Wall, Ben Drewes,
Kelly Mager

MEMBERS ABSENT: None

OTHERS PRESENT: Scott Saehr, Asst. City Administrator / Director of
Community & Economic Development, Jill Hollenkamp,
Permit Technician, Steve Feneis

Crowe called the meeting to order at 6:30 p.m.

AGENDA REVIEW AND ADOPTION

A motion was made by Mager and seconded by Foster to approve the agenda as presented. The motion carried unanimously.

APPROVAL OF MINUTES

A motion was made by Foster and seconded by Wall to approve the minutes of July 6, 2020. The motion carried unanimously.

PRELIMINARY AND FINAL PLAT REVIEW: CHARLES GREGG ADDITION

The Planning Commission reviewed a submittal for GBH Family Partnership. They are requesting approval for a preliminary and final plat approval to subdivide an existing 8.38 ac parcel located in the northeast corner of the intersection State HWY 15 and County Road 1 into a 2.29 ac lot and an Outlot of 6.09 acres. The project will construct a 28 ft wide private road to access the new parcel from the existing curb cut located on County Road 1. The project will also extend utilities from River Vista Lane into the new parcel. Total new impervious surface for the project is approximately 15,000 sf. The site plan for the new parcel will be submitted by the end user. At this time there are no plans for any future development of the Outlot, when plans move forward a new request for site plan and plat approvals will be made to the City at that time

A recommendation was made from the Planning Commission to bring this development to council after review from staff and their comments.

A motion was made by Wall and seconded by Crowe to conditionally approve the Charles Greg Addition site development. The conditions include staff review and approval, that there are no variance requests on Block 1, Lot 1, approval from MNDOT, and public safety reviews and approves traffic flow in and out of the property. The motion carried unanimously.

PROJECT UPDATES AND OPEN DISCUSSION

Saehr provided development updates currently happening within the City of Sartell. Staff will continue to work with NAC on updating building code and zoning map for the city.

Saehr notified the Commission that the City of Sartell will be hosting a public open house inviting Developers, Contractors, and Relators for their input on August 12th from 3:00 pm to 6:00 pm. The meeting will include review and updates to the City's zoning map. All Commission members were invited to attend the open house.

ADJOURN

Upon motion made by Drewes and seconded by Foster, the meeting adjourned at 7:35 pm.

Minutes by Scott Saehr, Asst. City Administrator / Director of Community & Economic Development

SARTELL

PLANNING COMMISSION

MEMO

Originating Department Community Development	Meeting Date: September 8th, 2020	Agenda Item No. 03a
Agenda Section: New Business	Item: Arbor Village Plat	

RECOMMENDATION: Approval.

BACKGROUND: Poplinski Land Development LLC has requested change to Arbor Trails 3 R-1 Single Family Residential to be rezoned to Arbor Village R-2 Two Family Residential. The current Plat has completed the process of preliminary plat review prior to 2020 and is requesting change to the final plat for final approval.

BUDGET/FISCAL IMPACT: None

ATTACHMENTS: Maps.

ACTION REQUESTED: Review and Approval.

ARBOR VILLAGE PLAT 2

LOT AREAS

Block 1

Lot 1: ±11,902 s.f.
Lot 2: ±9,152 s.f.
Lot 3: ±9,696 s.f.
Lot 4: ±11,093 s.f.
Lot 5: ±14,506 s.f.
Lot 6: ±17,097 s.f.
Lot 7: ±12,796 s.f.
Lot 8: ±13,378 s.f.
Lot 9: ±23,865 s.f.

Block 2

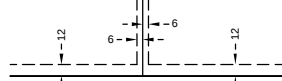
Lot 1: ±12,884 s.f.
Lot 2: ±19,130 s.f.
Lot 3: ±20,492 s.f.
Lot 4: ±23,028 s.f.
Lot 5: ±15,099 s.f.
Lot 6: ±16,303 s.f.
Lot 7: ±15,588 s.f.
Lot 8: ±13,942 s.f.
Lot 9: ±13,755 s.f.
Lot 10: ±13,971 s.f.
Lot 11: ±15,781 s.f.
Lot 12: ±18,806 s.f.
Lot 13: ±20,750 s.f.

Outlot A: ±10,510 s.f.

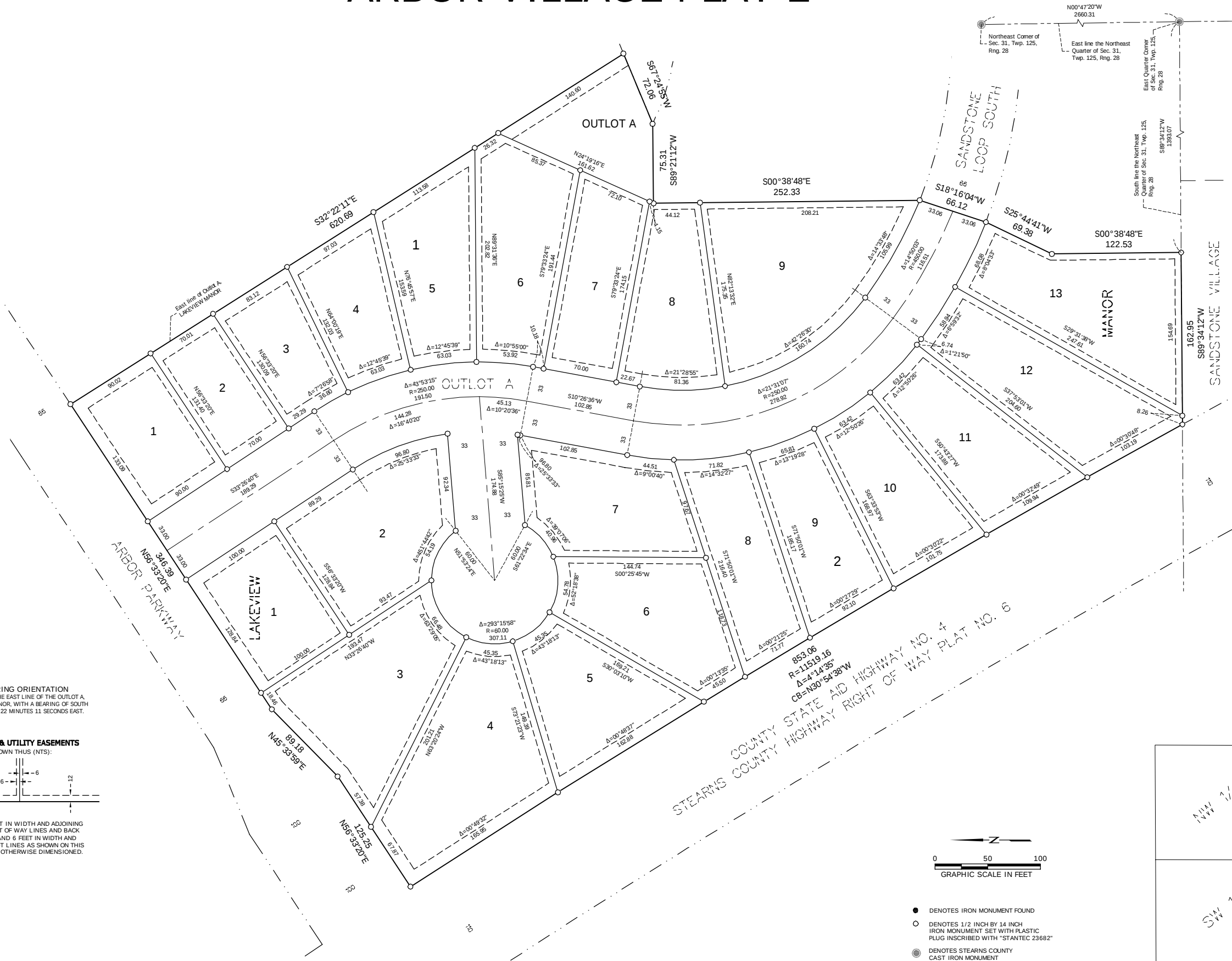
DEDICATED R/W:
±74,877 s.f.

BEARING ORIENTATION
BASED ON THE EAST LINE OF THE OUTLOT A,
LAKEVIEW MANOR, WITH A BEARING OF SOUTH
32 DEGREES 22 MINUTES 11 SECONDS EAST.

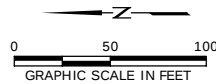
DRAINAGE & UTILITY EASEMENTS
SHOWN THUS (NTS):



BEING 12 FEET IN WIDTH AND ADJOINING
STREET RIGHT OF WAY LINES AND BACK
LOT LINES AND 6 FEET IN WIDTH AND
ADJOINING LOT LINES AS SHOWN ON THIS
PLAT, UNLESS OTHERWISE DIMENSIONED.

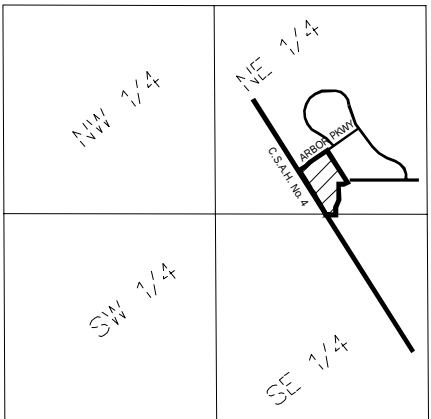


STEARNS COUNTY STATE AID HIGHWAY NO. 4
STEARNS COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 6



- DENOTES IRON MONUMENT FOUND
- DENOTES 1/2 INCH BY 1/4 INCH IRON MONUMENT SET WITH PLASTIC PLUG INSCRIBED WITH "STANTEC 23682"
- DENOTES STEARNS COUNTY CAST IRON MONUMENT

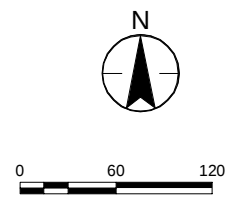
LOCATION MAP
NOT TO SCALE
SEC. 31, TWP. 125, RNG. 28
SARTELL, MN



Plot Date: 08/03/2020 - 1:53pm
Drawing Title: CONCEPT DRAWING - ARBOR TRAILS_4TH_ADD_193803048\SNV5D_071520.dwg
Author: 193803048\SNV5D



ARBOR VILLAGE 2 CONCEPT



193803048\SNV5D_071520

PROJECT NUMBER

193803048

SHEET NUMBER

V2.01

RICK POPLINSKI

ARBOR VILLAGE 2 CONCEPT

Stantec

St. Cloud Office
3717 23rd Street South
Saint Cloud, MN 56301
Phone: 320-251-4553
Website: www.stantec.com

DATE	REVISION	SURVEY BY:	DATE
		DRAWN BY:	
		DESIGNED BY:	
		CHECKED BY:	
		APPROVED BY:	
		DATE:	August 3, 2020

HERBERT CREEPY THAT THE PLAN, SPECIFICATION, OR JUDGMENT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME

SIGNATURE

DATE

LIC. NO.

SARTELL

MEMO

PLANNING COMMISSION

Originating Department Community Development	Meeting Date: September 8th, 2020	Agenda Item No. 04a, 04b, 04c
Agenda Section: Old Business	Item: Zoning Districts and Map Review	

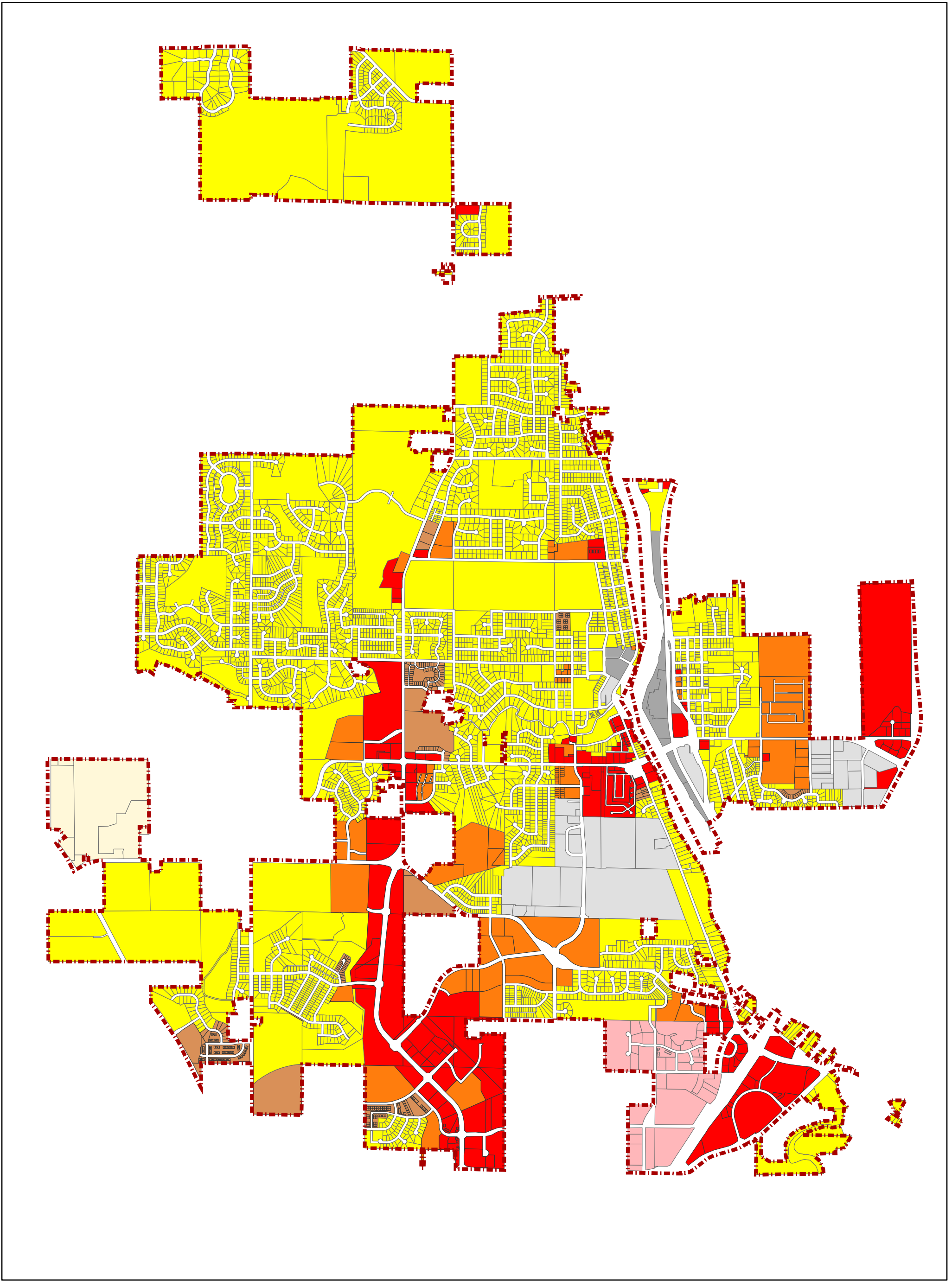
RECOMMENDATION: Approval.

BACKGROUND: Northwest Associated Consultants (NAC) and City staff have been working to update and change the City's zoning code, which includes the residential, commercial, and industrial districts as well as the zoning map. This is the final step of the rezoning process of the current moratorium.

BUDGET/FISCAL IMPACT: None

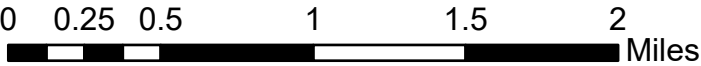
ATTACHMENTS: Map, Edited Residential/Commercial/Industrial Districts, Parcel Changes.

ACTION REQUESTED: Review and Approval.



Legend

	Boundary		B3		R1		R5
Zoning			I1		R2		RR
	B2		I2		R3		



Zoning and Subdivision Ordinance Amendments – Performance Standards

Code Section	Topic and Comment	Existing and Proposed Language
<u>10-20-5</u> <u>11-6-7</u>	Land Disturbance Permits Issue: Relatively large Grading activities can result in significant impacts without adequate protection of public drainage ways or other private property. Proposed solution: (a) Reduce threshold for permitting from 1 acre or disturbed area to .1 acre; (b) Reference any subdivision, rather than only platted lots as subject to drainage and erosion control requirements.	<u>10-20-5 F.</u> Unless otherwise exempted by this ordinance, projects that create ½ acre or more of new impervious surfaces and/or <u>is</u> redeveloped OR <u>more than 0.1 ±</u> acre of land is disturbed shall include the following information upon permit submittal: <u>11-6-7 . . .</u> No building permits will be issued within a plat <u>subdivision</u> until the preliminary grading of the drainage ways and building pads within the plat <u>subdivision</u> have been completed as approved within the Preliminary and/or Final Plat review, <u>or administrative subdivision review</u>, and an as-built grading plan is provided to the City.
<u>10-16-5</u>	Variance Review Time Issue: The lead time for variance applicants between application and public official review is extensive, currently 3 weeks. Proposed solution: Reduce application deadline date for variances to 12 days prior to Planning Commission meeting, which would be a Thursday, giving adequate time for staff review prior to preparation of Planning Commission agenda packets. Also noted – the process language includes a review by the Planning Commission for appeals, but not technically for variance requests as written. Thus, the proposed language adds the PC review to the variance process section. Further – The current language gives the City 10 days to determine completeness of an appeal, which was the standard requirement is Mn Stat. Section 15.99 until more recent amendment increased that time to 15 days. This language is also proposed to be added for variances.	A. Request for Variance: Request for a variance shall be filed with the Clerk-Treasurer and shall be accompanied by the required fee as set by Council resolution. <u>The request shall be made by the owner of the property on an official application form supplied by the City. The application shall include the material in this section, and be submitted no less than twelve (12) days prior to the Planning Commission meeting at which the item is to be considered.</u> C. Public Hearing: The City Council upon receipt of a proper application for a variance, <u>and upon receiving the recommendation of the Planning Commission</u>, shall set a time and place for a public hearing before the board on such application. At least ten (10) days in advance of any such hearing, notice of the time, place and purpose of the hearing shall be published in the official newspaper of the City. B. Information Required: The Clerk Treasurer or City Council may, at their option, require all or part of the following information prior to the public hearing on a variance request <u>(In cases where the application is judged to be incomplete, the Zoning Administrator shall notify the applicant, in writing, within fifteen (15) days of the date of submission.):</u>

<u>10-5H-2 (PUD application)</u> <u>10-9-1 (Site and Building Plan Review)</u> <u>11-3-4 (Subdivision Concept Review)</u> <u>11-3-6 (Subdivision Preliminary Plat)</u> <u>11-3-8 (Subdivision Final Plat)</u>	Plan Copies Issue: The current ordinance requires several paper copies of certain zoning permits and subdivisions be submitted as a part of an application. Proposed solution: Change the requirement to one electronic copy. The City staff will prepare hard copies when necessary, otherwise, electronic versions of the application are typically sufficient and desired.	10-5H-2 A.2. Five (5) copies <u>One (1) electronic copy, in a format compatible with the City's computer system,</u> of the following shall be made available to the City at least one week in advance of the review meeting: 10-5H-2 C.1. The applicant shall file with the City a preliminary development plan (ten large scale copies and one 11 X 17 reproducible copy <u>One (1) electronic copy, in a format compatible with the City's computer system</u>), which includes the following: 10-9-1 C.2. Four (4) large scale copies and six (6) reduced (11"x17") copies of <u>One (1) electronic copy of all</u> detailed written materials, plans and specifications and one electronic copy in a format compatible with the City's computer system. 11-3-4 A. At the time of the initial meeting or at subsequent meetings, the applicant shall submit five (5) large scale copies and twelve (12) reduced scale (11" x 17") copies <u>one(1) electronic copy, in a format compatible with the City's computer system,</u> of a concept plan of the proposed subdivision to include future phases and an estimated timetable for development. 11-3-6 B. Such application shall also be accompanied by <u>one(1) electronic copy, in a format compatible with the City's computer system,</u> five (5) large scale copies and twelve (12) reduced scale (not less than 11"x17") copies of a preliminary plat and supportive information in conformity with the requirements of this Ordinance. If, in the opinion of the Planning and Community Development Director or his/her designee reduced scale <u>any</u> drawings (11"x17") are determined to be illegible, the submission of larger scale <u>printed</u> materials shall be required. The scale of such materials shall be the minimum necessary to ensure legibility. 11-3-8 B. Such application shall also be accompanied by three (3) large scale copies and twelve (12) reduced scale (not less than 11"x17") copies <u>one(1) electronic copy, in a format compatible with the City's computer system,</u> -of a preliminary plat and supportive information in conformity with the requirements of this Ordinance. If, in the opinion of the Planning and Community Development Director or his/her designee, reduced scale <u>any</u> drawings (11"x17") are determined to be illegible, the submission of larger scale <u>printed</u> materials shall be required. The scale of such materials shall be the minimum necessary to ensure legibility.
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<u>SECTION</u> <u>Title (re-number)</u> <u>10-9-3 (new subsection)</u>	Concrete (Flatwork) Permits Issue: Driveways and other pavements do not require any permits, but have several applicable zoning rules that govern their location and extent. Proposed Solution: Include Driveways and other pavements under a “Flatwork Permit” requirement to be included in the Site Plan Review section of the Zoning Ordinance to ensure proper dimensioning and other regulations are complied with. Additional Issue: Setback areas for driveways and parking pads are undefined or vague, leading to confusion over driveway design. Proposed Solution: Add location and setback language to Section 10-10 requiring consistency with existing parking pad language,	SECTION: 10-9-1: Site and Building Plan Review 10-9-2: Building Permit Requirements For Existing Buildings 10-9-3: Performance Standards <u>Flatwork Permits</u> <u>10-9-3: Flatwork Permits. A Flatwork Permit is hereby established for the purpose of ensuring proper location and extent of paved improvements to property, in addition to any other required permit, including zoning permits, building permits, or other processes.</u> <u>A. A Flatwork Permit shall be required for the installation of any driveway, sidewalk, patio, or other similar improvement.</u> <u>B. No Fee. For flatwork with a surface area less than or equal to Twenty Five (25) square feet, or for any work that replaces, without expansion, an existing driveway or patio, a permit shall be required, but no fee shall be imposed.</u> <u>C. The application shall be submitted to the City on an approved form, and shall clearly identify the location, including setbacks from any property line and/or public right of way, the location of any public easements, and the proximity of the proposed work from any existing or proposed structure on the property.</u> <u>D. A site plan shall be required, drawn to scale, that identifies the location of all features, as well as the proposed materials to be used.</u> <u>E. The City Clerk or designee shall have the authority to request that the location of existing property lines and other features of the project be established by a Registered Land Surveyor.</u> <u>F. The applicant shall take care to place the improvements so as to meet all applicable zoning and other relevant ordinance requirements.</u> <u>G. No work subject to this Section shall be undertaken until a Flatwork Permit is approved and issued. A copy of this Permit shall be displayed at the site in a manner similar to that of Building Permits.</u>
<u>10-10-2</u>	Additional Residential Parking Issue: Setback areas for driveways and parking pads are undefined or vague, leading to confusion over driveway design. Proposed Solution: Add location and setback language to Section 10-10-2 requiring consistency with existing parking pad language,	A. RESIDENTIAL PARKING: 1. Spaces for residential parking shall be on the same lot or immediately adjacent lot as the principal building. 2. Parking Pads: Parking pads are allowed in the residential districts subject to the following standards:

~~3-a.~~ Parking pads shall be six feet (6') from the side yard lot line, except corner lot lots on which the side yard on the intersecting street shall not be less than fifteen feet (15').

~~4-b.~~ Parking pads shall be easily accessible from an improved driveway. The driveway approach to the additional off street parking pad shall be concrete, asphalt, stone, brick pavers and porous pavers. Parking pads shall be surfaced with durable materials such as concrete, asphalt, gravel, stone, brick pavers and porous pavers. Gravel is not permitted for parking pads located within the front yard of a lot.

~~5-c.~~ Total parking pad and driveway area shall not occupy more than 30 percent of the front yard or the rear yard for a driveway adjacent to an alleyway.

~~6-d.~~ Parking pads shall not encroach onto utility and drainage easements.

~~7. Parking of licensed, operable passenger and recreational vehicles and trailers owned by those residing at the premises are allowed in driveways leading to garages and legal parking areas/pads providing said parking of vehicles complies with standards of this Title and other applicable sections of the City Code. Guests of the occupant of the premises may park a recreational vehicle on a driveway or legal parking pad on the premises for a period not exceeding seven (7) consecutive days.~~

~~e. Parking pads and their access drives shall be no greater than 200 square feet in total area, exclusive of permitted driveway area leading directly into a garage.~~

~~f. No parking pad shall be located between the front living space of a single or two-family residence and the street.~~

~~8-g.~~ No person shall construct a parking pad without first making application for and securing a ~~parking pad~~flatwork permit from the City Zoning Administrator and said permit shall expire (180) days after the day of issuance if not constructed. All fees paid under a lapsed permit shall be forfeited to the city.

~~7-3.~~ Parking of licensed, operable passenger and recreational vehicles and trailers owned by those residing at the premises are allowed in driveways leading to garages and legal parking areas/pads providing said parking of vehicles complies with standards of this Title and other applicable sections of the City Code. Guests of the occupant of the premises may park a recreational vehicle on a driveway or legal parking pad on the premises for a period not exceeding seven (7) consecutive days.

4. No residential driveways, parking pad, or combination thereof shall exceed forty (40) percent of the lot width of the parcel on which it is located.

5. No residential driveway or parking pad shall be located closer than six (6) feet from any side lot line, except corner lots on which the side yard on the intersecting street shall not be less than fifteen feet (15').

		Create graphic illustration insert for this section of code.
<u>10-10-4</u>	Parking Supply Issue: The current zoning ordinance often requires too many parking spaces for the applicable use. Proposed Solution: Amend certain use categories to reflect more common parking standards and demand. <u>Planning Commission Issue: Parking requirements for changes of occupancy – How to address changes in occupancy of existing developed property.</u> <u>Proposed Solution: Add Information specifying process based on permitted or conditional uses</u>	See attached exhibit – Section 10-10-4- Required Parking Spaces <u>10-10-2 C. Change of Occupancy.</u> <u>1. Change of Use. When an existing building changes occupancy, the existing parking supply shall be presumptively adequate when the new use is a permitted use in the applicable zoning district. If the new use requires a Conditional Use Permit or Interim Use Permit, the City shall apply the parking regulations applicable to the specific proposed use and require such additional required parking to be constructed.</u> <u>2. Physical changes to the building or parking lot shall require bringing the parking lot and improvements into conformance with the zoning ordinance.</u>
<u>10-6A-5</u> <u>10-6B-5</u> <u>10-6C-5</u>	Commercial Impervious Ratio Issue: The current impervious surface requirements in commercial areas is restrictive, limiting commercial development options and intensity of use. Proposed Solution: Amend the impervious surface allowance slightly to increase potential lot coverage from 75% impervious (25% pervious or “green” space) to 80% impervious (20% pervious/green space).	10-6A-5 F. Maximum impervious surface coverage of all buildings, parking areas, sidewalks and other covered surfaces: seventy-five (75)<u>eighty (80)</u> percent. Properties developed prior to the effective date of this ordinance are exempt from this standard. 10-6B-5 F. Maximum impervious surface coverage of all buildings, parking areas, sidewalks and other covered surfaces: seventy-five (75)<u>eighty (80)</u> percent. Properties developed prior to the effective date of this ordinance are exempt from this standard. 10-6C-5 F. Maximum impervious surface coverage of all buildings, parking areas, sidewalks and other covered surfaces: seventy-five (75)<u>eighty (80)</u> percent. Properties developed prior to the effective date of this ordinance are exempt from this standard.
	Residential Zoning Districts	See companion district amendments table

	Issue: Code language specifies districts for 1-acre lots (R-1B), 9,500 square foot single family lots (R-1), townhouse development (R-1A), Two-family development (R-2), and Multiple Family (R-3). Additional discussion and attention is necessary to identify proposed changes to these districts. A companion action would be to rezone current PUD districts to the appropriate residential district reflecting the housing development goals of the community.	
	Rental Code Ordinance Issue: Existing Rental Ordinance is detailed and specific. Additional review will be necessary to determine issues and any proposed language changes relative to this section.	To Be Determined
<u>4-6A, 4-6B</u>	Property Maintenance Code Issue: Current lack of property maintenance standards, with the exception of existing Rental License regulations, and some nuisance references. Proposed Solution: Draft new Property Maintenance Code. Sample language is proposed for both residential and commercial/industrial districts. Property Maintenance Codes vary greatly, depending on the specific issues faced by each community, ranging from just a few issues to the full Model International Property Maintenance Code. The Model is a substantial document, covering virtually every category of property and improvements, making it impractical in most cases to adopt in its entirety. The samples provided address many common issues, and can be added to or subtracted from as desired.	See Exhibit 4-6A-1 et seq, attached as residential sample See Exhibit 4-6B-1 et seq, attached as commercial/industrial sample
<u>10-22</u>	Environmentally Sensitive Area Ordinance Issue: This section creates a separate structure for development within Environmentally Sensitive Areas, such as land subject to wetland, shoreland, floodplain, woodland, or other identified natural features. The goals are significant environmental preservation and protection.	To Be Determined

	The process described in the Ordinance entails a comprehensive analysis of environmental factors, and a series of development plan alternatives, some of which are created by ESA Committee members in collaboration with the private development interests. It appears that this Ordinance has not been utilized, and its process is relatively cumbersome, raising both cost and timing factors for City review. Most communities will address areas identified as “ESA” through other regulations, such as Wetland Ordinances, Tree Preservation Ordinances, Floodplain regulations, etc.	
NA	Shoreland Ordinance Issue: the City currently has no separate shoreland regulations. The State has a model ordinance that applies to shorelands, and utilizes the model as a guide for local ordinance preparation. In many cases, the DNR requires local communities to adopt some version of the model, but has not made that mandatory for Sartell. There are three “streams” and four lake or wetland water bodies identified as Public Waters in Sartell that would normally be subject to these regulations, if adopted. The streams include the Mississippi River, the Watab River, and a “Unnamed Tributary to the Watab River. The lake/wetlands include Wetland 33-W, a “Natural Environment” water body on City-owned property north of 19th Street S., Davenport Lake, a water body and wetland complex south of 2nd Street S., and Watab Lake, a water body just south of the High School and Blackberry Ridge Golf Course. Proposed Solution: Without DNR mandate, the City may prefer to rely on wetland and floodplain regulations to manage shoreline development in these area.	No Specific Action at this time

	<u>Other Items Noted by Staff</u>	
<u>10-2-2</u>	Sports Courts/Patios, etc. Issue – Definitions do not specify certain improvements; Patios generally are required to be setback 6 feet from property lines, but unspecified (but similar) installations are not necessarily clear. Proposed Solution: Add definition.	PATIO: An at-grade ground covering consisting of interlocking brick, tile, cement, asphalt, or similar material. <u>The term patio shall include any such area greater than 25 contiguous square feet in area, and may be utilized for recreation (such as sports courts), entertaining, relaxation, or other purposes.</u>
<u>10-8-10</u>	Accessory Building Materials and Compatibility Issue – the current zoning language requires conformity in dwelling construction based on neighborhood norms, but does not clearly address accessory buildings or uses. Proposed Solution: Add language that specifically addresses square footage of accessory buildings to avoid non-residential accessory structures in residential neighborhoods. Add language to the materials section to clarify the intent for compatibility and similarity.	E. Exterior: All accessory buildings shall have similar exterior material as, and be homogenous in design, to the principal structure. Metal roofs are allowed provided the roof color matches the roof color of the principal structure and the metal roof has no exposed fasteners. <u>“Similar exterior material” shall be interpreted to include type and pattern of siding, same or complementary colors, roof pitch, and architectural style.</u> <u>G. Except for lots greater than 30,000 square feet in area, no combination of residential accessory buildings shall contain square foot area that exceeds the ground floor area of the principal building.</u>
<u>10-8-10</u>	Attached Buildings Issue – Attaching buildings via “breezeway” or similar means has raised issues of Building Code compatibility and the need for full permanent foundations. Proposed Solution: Adopt a regulation that requires such attachments to be constructed with footings consistent with those required for permanent structures.	<u>H. The attachment of any accessory building or use to the principal building via breezeway or similar attachment shall only be constructed with full perimeter foundation and frost footings as required for the permanent principal structure.</u>
<u>10-14-5</u>	<u>Conditional Use Permits - Compliance</u> <u>Planning Commission Issue-</u> Clarify the rights to CUP approval <u>Proposed Solution:</u> Add text specifying CUP approval impacts	<u>C. A Conditional Use Permit is granted to the property, and may be continued in the same manner and extent as when originally approved, provided all applicable conditions and regulations of the original permit are adhered to. The CUP may be utilized by subsequent occupants under the same terms. If the use ceases to operate for a period of one (1) year, then the CUP shall expire automatically without further notice, and the resumption of such use shall require approval of a new CUP.</u>

10-18-13	Wetland Buffer Markings Issue: Current language is cumbersome and requires wooden posts that have long-term maintenance and replacement issues. Solution: Revise the process and code to accommodate City-provided markers for uniformity and longevity.	10-18-13: WETLAND BUFFER MARKERS: When new development or redevelopment results in residential, industrial or a business use, the developer must place markers at the upland boundary of the wetland buffer edge at least every 75 feet (or a minimum of one per lot). A. The marker shall consist of a four-inch square treated post, installed to a height of four feet above grade and set at least 42 inches into the ground <u>The marker(s) shall be provided to the developer by the City at a cost established by the City.</u> B. Bolt or screw sign to post <u>B.</u> One sign shall be placed per lot at the upslope edge of the required buffer strip for the wetland. Proposed locations of signs shall be shown on grading or site plan. In general the location of signs shall capture the portion of the buffer that extends the furthest upslope into the lot. The plan that shows the location of the sign shall be provided to the City Engineer <u>or other appropriate staff</u> for review and approval. <u>C.</u> Artwork and verbiage shall face principal living (structure). E. Source of sign is at the discretion of the project sponsor.
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Code Section	Topic and Comment	Existing and Proposed Language
10-5-D	R-1-A, Townhouse District Issue: Out-of-sequence labeling; Overly specific district requires distinction from similar density district (R-2); Proposed solution: Delete the R-1A, and wrap it into the R-2 District, currently reserved for single and two-family homes.	See amended R-2 District (attached separately)
10-5-E	R-2, Two Family Residential District Issue: Overly specific district requires distinction from similar density district (R-2); Proposed solution: Incorporate R-1A townhouses into R-2, Re-label for more inclusive uses, consolidate district requirements, but distinguish performance standards by building type.	See amended R-2 District (attached separately)
10-5-B	R-1B, Large-Lot Single Family District Issue: Out of sequence labeling; Solution: Relabel to R-R, Rural Residential District; Amend Purpose/Intent language to reflect rural service development intent and style, etc.	RESIDENTIAL DISTRICTS ARTICLE B. <u>R-R, RURAL RESIDENTIAL</u> LARGE LOT SINGLE FAMILY RESIDENTIAL DISTRICT SECTION: 10-5B-1: Intent 10-5B-2: Permitted Uses 10-5B-3: Conditional Uses 10-5B-4: Protection Of Residential Districts 10-5B-5: Permitted Accessory Uses 10-5B-5.5: Interim Uses 10-5B-6: Area Requirements 10-5B-1: INTENT: In areas where Council determines it appropriate, the use of the <u>R-1BR-R, Rural</u> - Residential District provides for large lot single family residential uses. The District is appropriate for transitional areas from agricultural to

		residential uses, or where soils, site location, availability of existing utilities, or other factors favor larger single family residential lots than R-1 zoning minimums. <u>Such areas may, at the complete discretion of the City, be developed with rural services and/or infrastructure standards, including private utilities, rural-section roadways, or other improvements common in large-lot communities.</u>
10-5-F	R-3, Multiple Family Residence District Issue: Most recent multi-family projects have created a need for PUD (R-5) process or zoning, which is overly complex and creates issues for zoning map clarity, among others. Solution: Reconfigure performance standards and requirements to set preferred minimum development requirements for multiple family projects by permitted or conditional use permit. Additional Issue: Consider extra site/building design or standards for multi-family buildings in unique high-amenity locations, TBD.	See amended R-3 District for additional performance standards (attached separately)
10-6-A	B-1, Neighborhood Business District Issue: Unused and archaic (local “corner store” commercial embedded in residential areas). Solution: Incorporate B-1 uses into the B-2 District, subject to all applicable B-2 performance standards	<u>Delete in Entirety</u> <u>Mark “Reserved”</u>
10-6-B	B-2, General Business District Issue: Incorporation of B-1 uses into the B-2 District; check for applicability of performance standards Solution: Incorporate as noted – re-sort permitted and conditional uses where needed	See amended B-2 District (attached separately)

RESIDENTIAL DISTRICTS

ARTICLE E. R-2 TWO-FAMILY RESIDENCE DISTRICT

SECTION:

- 10-5E-1: Intent
- 10-5E-2: Permitted Uses
- 10-5E-3: Conditional Uses
- 10-5E-4: Permitted Accessory Uses
- 10-5E-5: Lot, Yard, Area and Height Requirements
- 10-5E-6: General Building and Performance Standards

10-5E-1: INTENT: The R-2 Residential District ~~is similar in intent to the R-1 District except that it permits a somewhat higher residential density and a somewhat broader range of residential uses of greater density and building massing than the single family districts. The R-2 District provides for a variety of single-family detached and attached~~ housing types, including single-family detached and single-family common wall attached housing units such as twin homes, townhomes (CUP) or two family dwellings at low to moderate residential densities. This district is suitable for areas guided to medium density residential development in the Comprehensive Plan.

10-5E-2: PERMITTED USES: In accordance with Table Two: Residential Use Matrix, the following uses shall be permitted within the R-2 Two-Family Residence District:

A. Any principal use or structure permitted and regulated in the R-1 District principal except as hereinafter modified.

B. Two-family dwellings/Twin Homes.

10-5D-3: CONDITIONAL USES: In accordance with Table Two: Residential Use Matrix, the following uses require a conditional use permit as provided in Chapter 14 of this Title:

A. Any use or structure permitted and regulated as a conditional use in an R-1 District.

B. Activity or community centers.

C. Single Family-Attached of 3 or more attached units. Each dwelling unit must have a separate entrance and exterior walls on two sides. Units may be clustered but no more than six (6) units connected in a cluster. These units are subject to Section 10-9-1 of this Title, and provided that:

1. Such units may be subdivided along common lot lines for individual sale, provided that such subdivision includes a recordable restrictive covenant establishing common or individual exterior maintenance for all dwellings in the structure.

2. Landscaping provisions of Section 10-12 shall apply to such attached dwellings in this District as applicable to those in the R-3 and R-4 Districts.

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D. Manufactured Home Parks. Manufactured Home Parks shall require a Conditional Use Permit under this section, and shall comply with all requirements of attached housing as required in Section 10-5E-3C

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10-5E-4: PERMITTED ACCESSORY USES: In accordance with Table Two: Residential Use Matrix, all permitted accessory uses within an R-1 District, regulated in the R-1 District.

10-5E-5: LOT, YARD, AREA AND HEIGHT REQUIREMENTS: As per Table 1: Residential lot Requirements.

A. A- Lot Area: Nine thousand five hundred (9,500) square feet.

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B. Minimum Lot area per unit:

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1. Single Family Detached: 9,500 square feet.

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2. Two Family Structures: 4,750 square feet per unit.

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3. Single Family Attached/Townhouses: 4,000 square feet per unit.

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B. Lot Width:

1. Each lot shall have a minimum average width of seventy-five feet (75') (in new plats).

2. Each lot shall have a minimum frontage on a street of fifty feet (50').

3. Lots within a subdivision or plat recorded prior to the enactment of the Ordinance codified in this Title which are smaller in width or in area than the minimum as set forth in this Title and separately owned may be utilized for a single-family dwelling if the area is at least five thousand (5,000) square feet providing required setbacks are met.

C. C- Front Yard Setback: The front yard setback in the R-2 Residence District shall be thirty feet (30').

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1. The front yard setback from private streets, where allowed, shall be no less than twenty-five feet (25') measured from the back of curb to any portion of the principal structure

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D. Side Yard Setback: The side yard setback in the R-2 Residence District shall be ten feet (10'). Except corner lots on which the side yard on the intersecting street shall be not less than thirty feet (30').

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1. The side yard setback for attached dwelling units shall be ten feet (10') or one-half the height of the structure, whichever is greater.

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D. E- Rear Yard Setback: The rear yard setback in the R-2 Residence District shall be thirty feet (30').

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1. The rear yard setback for attached dwelling units shall be thirty feet (30'), or the height of the structure, whichever is greater.

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F. Height: Maximum height of buildings shall be forty feet (40').

G. Detached accessory structures greater than 120 square feet shall be setback a minimum of ten (10) feet from side and rear property lines. Detached accessory structures of 120 square feet or less shall be setback a minimum of six (6) feet from side and rear property lines.

H. Decks, patios, open and screened porches (as defined by Chapter 2 of this code) part of the principal structure shall be setback a minimum of twenty (20) feet from the rear yard line and ten feet (10') from the side yard line. Except corner lots on which the side yard on the intersecting street shall not be less than fifteen feet (15').

I. Lot Coverage: Building coverage shall not exceed thirty-five percent (35%) of a lot or plot of land. Total impervious surfaces shall not exceed forty-five percent (45%) of a lot or plot of land.

J. Parking pads shall not located within any easement areas within the lot and must be a minimum of six feet (6') from the side yard lot line. Except corner lots on which the side yard on the intersecting street shall not be less than fifteen feet (15').

10-5E-6: GENERAL BUILDING AND PERFORMANCE STANDARDS:

A. ~~Two-Family Dwellings~~All Dwellings: All ~~two-family~~ dwellings shall meet the following design criteria:

1. All structures shall have permanent type foundations that are designed and constructed in accordance with all applicable provisions of the State Building Code as adopted in the State of Minnesota.

2. The exterior wall finish of all ~~two-family~~ residences shall be similar in appearance to normal wood, stucco, stone veneer or masonry material. Vinyl and metal siding is permitted with no exposed fasteners and overlapping in sections not wider than 12 inches. Sheet metal siding is not permitted.

3. All roofs shall be covered with materials as approved by the State Building Code as adopted by the State of Minnesota and shall be similar in appearance to asphalt shingles, wood shakes, slate, and concrete tile. Sheet type metal roofing is an approved alternative provided all of the following are met:

- a. A metal material which is an approved type in accordance with the State Building Code.
- b. Be standing-seam profiled metal.
- c. Constructed of corrosion resistant material or have a corrosion resistant coating.
- d. Have concealed fasteners.

CHAPTER 5

RESIDENTIAL DISTRICTS

ARTICLE F. R-3 MULTIPLE-FAMILY RESIDENCE DISTRICT

SECTION:

10-5F-1: Intent

10-5F-2: Permitted Uses

10-5F-3: Conditional Uses

10-5F-4: Permitted Accessory Uses

10-5F-5: Lot, Yard, Area and Height Requirements

10-5F-6: General Building and Performance Standards

10-5F-1: INTENT: By providing space for apartment buildings and other styles of multiple-dwelling structures, the R-3 Residential District permits a variety of housing options while still promoting a neighborhood atmosphere. This district is suitable for areas guided to medium and high density residential development in the Comprehensive Plan.

10-5F-2: PERMITTED USES: As represented in Table Two: Residential Use Matrix, the following uses shall be permitted within the R-3 Multiple-Family Residence District:

A. Any use or structure permitted and regulated in the ~~R-1, R-2 and R-1A~~ District except as hereinafter modified.

B. Multiple-family dwelling structures.

C. Post-secondary schools and colleges, provided no buildings shall be located within fifty feet (50') of any ~~R-R, R-1 or R-2~~ Residential District.

10-5F3: CONDITIONAL USES: As represented in Table Two: Residential Lot Matrix, the following uses require a conditional use permit as provided in Chapter 14 of this Title:

A. Any use or structure ~~permitted and~~ regulated as a conditional use in an R-2 District.

B. Boarding houses, provided the site shall contain not less than five hundred (500) square feet of lot area for each person to be accommodated.

C. Private swimming pools intended to serve more than one family who are occupants of the property on which it is located in compliance with 10.8 of this Title.

D. Buildings used for the treatment of human ailments, nursing homes, homes for the aged.

E. Dormitories, sororities, fraternities.

F. Manufactured home parks, pursuant to the issuance of a permit under section 5H of this ordinance R-5 (PUD) and subject to submittal of site development plans and all minimum requirements of

State, County, and local regulations for said uses and provided that no manufactured home is less than fifty feet (50') from any lot line of an abutting lot in an Residential District.

G. Activity or community centers.

H. Self Storage Facilities, provided that:

1. Self Storage Facilities in the R-3 District shall not gain access from a low volume residential or local street that would mix with residential neighborhood traffic.
2. Such facilities shall provide a perimeter landscaped buffer consisting of a double staggered row of evergreen trees between the facility and any residentially zoned property.
3. Lighting of the facility, its buildings and/or its drive aisles shall be hooded so no light source is visible to neighboring residential property, and shall be measured at zero (0) footcandles at the property line, as shown on a photometric plan of the proposed development.
4. No storage unit shall house any business operation or activity other than storage, and the loading or unloading of said storage.
5. No storage unit abutting residentially zoned property shall have doors facing outward toward the residential zone.
6. No outdoor storage shall be permitted in Self Storage facilities in any R-3 zoning district.
7. Fencing materials consisting of chain link at the boundary with residentially zoned property shall be black-coated with vinyl or durable paint, and shall not include razor wire, barbed wire, or similar components.
8. All other zoning standards applicable to R-3 and B-2 property are complied with. Where standards differ, the more restrictive shall apply.

10-5F-4: PERMITTED ACCESSORY USES: As provided for in Table Two: Residential Use Matrix, any use or structure permitted and regulated in the R-2 District.

10-5F-5: LOT, YARD, AREA AND HEIGHT REQUIREMENTS: According to Table One: Residential Lot Requirements.

A. Lot Area;

1. Efficiency Unit: Two thousand four hundred and twenty (2,420) square feet per unit.
2. One Bedroom: Two thousand five hundred (2,500) square feet per unit.
3. Two Bedroom: Three thousand (3,000) square feet per unit.
4. Three or more bedrooms: Three thousand five hundred (3,500) square feet per unit.

5. Required lot area as established in this section may be reduced by twenty five percent (25%) where one-half of the required parking is provided underground or under the principal building.

B. Lot Width:

1. Each lot shall have a minimum ~~average~~ width one hundred fifty feet (150').
2. Each lot shall have a minimum frontage on a street of ~~seventy-five~~ two hundred feet (~~200~~75').

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C. Front Yard Setback: The front yard setback in the R-3 Residence District shall be ~~thirty-sixty~~ feet (~~6030~~').

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D. Side Yard Setback: The side yard setback in the R-3 Residence District shall be ~~fifteen-forty~~ feet (~~4045~~').

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Except corner lots on which the side yard on the intersecting street shall be not less than ~~thirty-sixty~~ feet (~~6030~~'). When abutting an ~~R-R~~, R-1, ~~R-1A~~ or R-2, ~~R-5 (PUD), CDZ (residential) District~~, or any existing residential use, side yard setbacks shall be a minimum of fifty (50) feet plus an additional ½ foot of setback for each one foot of building height over fifteen feet.

E. Rear Yard Setback: The rear yard setback in the R-3 Residence District shall be ~~forty-sixty~~ feet (~~6040~~'). When abutting an ~~R-R~~, R-1, ~~R-1A~~, R-2, ~~R-5 (PUD), CDZ (residential)~~ or any existing residential use, rear yard setbacks shall be a minimum of fifty (50) feet plus an additional ½ foot of setback for each one foot of building height over fifteen feet.

F. Height: Maximum height of buildings may be three (3) stories or forty feet (40') whichever is less. Multiple Family Structures with at least one-half of its required parking provided in an underground parking garage, or under the principal building at grade, may be four (4) stories of residential use, or sixty feet (60'), whichever is less.

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G. Lot Coverage: Impervious surfaces shall not exceed fifty-five percent (55%) of a lot or plot of land. Total building coverage shall not exceed thirty-five percent (35%) of a lot or plot of land. Total paved parking and circulation shall not exceed forty percent (40%) of a lot or plot of land.

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H. Detached accessory structures and parking lots with more than 2 stalls shall be setback a minimum of ten (10) feet from those side and rear property lines adjacent to uses of a similar density (R-3, R-4 or R-5) commercial and industrial properties. Detached accessory structures shall be setback a minimum of thirty (30) feet from those side and rear property lines adjacent to lower density residential uses. Parking and circulation shall be setback a minimum of twenty feet (20') from any property line abutting a public right of way, which space shall be landscaped with trees, shrubs, and other ornamental landscaping. Lawn grasses shall comprise no more than sixty percent (60%) of the area between the paved parking lot/driveways and such property line.

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I. Decks, patios, open and screened porches (as defined by Chapter 2 of this code) part of the principal structure shall be setback a minimum of twenty (20) feet from the rear yard line and ten feet (10') from the side yard line. Except corner lots on which the side yard on the intersecting street shall not be less than fifteen feet (15').

10-5F-6: GENERAL BUILDING AND PERFORMANCE STANDARDS:

A. Multiple Family Dwellings: All multiple family dwellings shall meet the following design criteria:

1. All structures shall have permanent type foundations that are designed and constructed in accordance with all applicable provisions of the State Building Code as adopted in the State of Minnesota.
2. The exterior wall finish of all multiple family buildings shall be similar in appearance to normal

wood, stucco, stone veneer or masonry material. Vinyl and metal siding is permitted with no exposed fasteners and overlapping in sections not wider than 12 inches. Sheet metal siding is not permitted. Notwithstanding the above, forty percent (40%) of the exterior of each building shall be covered with stone, brick, or manufactured masonry veneer product designed to look like natural stone or brick.

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3. All roofs shall be covered with materials as approved by the State Building Code as adopted by the State of Minnesota and shall be similar in appearance to asphalt shingles, wood shakes, slate, and concrete tile. Sheet type metal roofing is an approved alternative provided all of the following are met:

- a. A metal material which is an approved type in accordance with the State Building Code.
- b. Be standing-seam profiled metal.
- c. Constructed of corrosion resistant material or have a corrosion resistant coating.
- d. Have concealed fasteners.

CHAPTER 6

BUSINESS DISTRICTS

ARTICLE B. B-2 GENERAL BUSINESS DISTRICT

SECTION:

10-6B-1: Intent

10-6B-2: Permitted Uses

10-6B-3: Conditional Uses

10-6B-4: Permitted Accessory Uses

10-6B-4.5: Interim uses

10-6B-5: Yard and Height Requirements

10-6B-1: INTENT: The B-2 General Business District is intended to provide space for concentrated general business and commercial activities or central business district at locations where the interaction between such activities can be maximized with minimal infringement on residential neighborhoods. This district is suitable for areas guided to general business and mixed use in the Comprehensive Plan.

10-6B-2: PERMITTED USES: As represented in Table Four: Commercial/Industrial Use Matrix, the following uses shall be permitted within the B-2 General District:

- A. Animal hospital.
- B. Appliance store.
- C. Armory, exhibition hall, auction hall.
- D. Art and school supply store, book or stationary store.
- E. Automotive accessory (retail) sales.
- F. Automotive repair, Minor.
- G. Bakery goods, sales and baking goods for retail sales on premises.
- H. Banks, loan companies, insurance offices and other financial offices.
- I. Barber and beauty shops.
- J. Bar or Tavern.
- K. Battery sales (retail).
- L. Bicycle sales and repairs.
- H. Business or trade school.
- I. Business supply.
- H. Call Center
- I. Camera and photographic supply store
- J. Candy, ice cream, popcorn, coffee, frozen dessert and soft drink shop, but not of the drive-in type.
- K. Churches/places of worship.
- L. Clothing sales.
- M. Coin and collectors shop.
- N. Convenience store provided the subject lot for the use abuts a collector or arterial street.
- O. Copy shop.
- P. Delicatessen, grocery, fruit, meat or vegetable store.
- Q. Department, discount or general merchandise store.
- R. Drive in/through establishment such as restaurants, frozen desserts and theaters.
- S. Drug store.

T. Electrical sales/service – household, retail.
 U. Employment agencies.
 V. Floor covering store.
 W. Florists.
 X. Fraternal organizations, YMCA, YWCA.
 Y. Garden supply store provided conducted within an enclosed building.
 Z. Gasoline service stations.
 AA. General merchandise store.
 BB. Hardware store.
 CC. Hobby shop and gift store.
 DD. Hospitals clinics and other buildings used for the treatment of human ailments, nursing homes, homes for the aged.
 EE. Jewelry sales and repair store.
 FF. Laundromat of the self-service type.
 GG. Laundry pickup stations including incidental pressing and repair.
 HH. Library.
 II. Liquor store.
 JJ. Medical, optical and dental clinics
 KK. Mortuaries.
 LL. Motels and hotels.
 MM. Municipal and other governmental buildings.
 NN. Offices
 OO. Musical instrument stores.
 PP. Paint and wallpaper sales store.
 QQ. Pet shops provided no pets are maintained outside an enclosed building.
 RR. Photographic studio.
 SS. Plumbing (retail) sales with repair services incidental to the retail sales establishment.
 TT. Public buildings and public uses.
 UU. Record shop and video stores.
 VV. Restaurant, café, tearoom, but not the drive-in type.
 WW. Shoe sales and repair.
 XX. Sporting goods store.
 YY. State licensed day care centers and nursery school facilities provided adequate off-street parking and loading is provided and the facility meets Mn. State requirements.
 ZZ. Television/electronic sales/service.
 AAA. Theatres, but not the drive-in type.
 BBB. Tire sales: passenger vehicle – retail but not commercial vehicle tire sales or wholesaling of tires.
 CCC. Upholstery service.

10-6B-3: CONDITIONAL USES: The following uses require a conditional use permit as provided in Chapter 14 of this Title:

A. Car wash, drive through provided in conjunction with convenience store.
B. Car wash, self service type
C. Service structures, public or private, designed and used to serve the uses in the surrounding area, such as electric power substations, telephone buildings, deep wells, elevated tanks and similar structures and uses.

- D. Building materials yard provided said yard is compliant with outdoor storage and architectural design standards included in this ordinance.
- E. Crematorium.
- F. Heating, ventilation and air conditioning sales/service.
- G. Municipal, commercial or industrial parking lot providing lighting, screening and off-street parking standards are achieved.
- H. Places of commercial amusement, including bowling alleys, billiard and pool rooms, skating rinks and trampoline centers, dance halls, night clubs and children amusement parks when conducted entirely within an enclosed structure. Excludes adult uses.
- I. Travel trailers, motor homes and other recreational sales and services, providing aggregate outdoor sales areas are not more than twice the aggregate square footage of indoor sales areas.
- J. Water softener repair, sales and service.
- K. Boat or marine sales (retail), providing aggregate outdoor sales area is not more than twice the aggregate square footage amount of indoor sales area.
- L. Automobile Dealership

H. Self Storage Facilities, provided that:

- 1. Such facilities shall provide a perimeter landscaped buffer consisting of a double staggered row of evergreen trees between the facility and any residentially zoned property.
- 3. Lighting of the facility, its buildings and/or its drive aisles shall be hooded so no light source is visible to neighboring residential property, and shall be measured at zero (0) footcandles at the property line, as shown on a photometric plan of the proposed development.
- 4. No storage unit shall house any business operation or activity other than storage, and the loading or unloading of said storage.
- 5. No storage unit abutting residentially zoned property shall have doors facing outward toward the residential zone.
- 6. No outdoor storage shall be permitted in Self Storage facilities in any B-2 zoning district.
- 7. Fencing materials consisting of chain link at the boundary with residentially zoned property shall be black-coated with vinyl or durable paint, and shall not include razor wire, barbed wire, or similar components.
- 8. All other zoning standards applicable to B-2 property are complied with. Where standards differ, the more restrictive shall apply.

10-6B-4: PERMITTED ACCESSORY USES: As represented in Table Four: Commercial/Industrial Use Matrix, the following are permitted accessory uses in the B-2 General Business District.

- A. Newsstand provided all accessory uses combined do not exceed 35% of the aggregate square footage of the structure.
- B. Off-street parking and loading areas as required by this Title.
- C. Signs as regulated by this Title.
- D. Temporary buildings for construction purposes, for a period not to exceed construction or nine months, whichever is less.
- E. School facilities

10-6B-4.5: INTERIM USES: As represented in Table Four: commercial/industrial Use Matrix, the following uses are allowed subject to the issuance of an Interim Use Permit under this Title.

- A. Outdoor seasonal sales/displays of any kind.

10-6B-5: YARD AND HEIGHT REQUIREMENTS.

- A. Minimum lot size: 32,670 square feet (.75 acres).
- B. Minimum lot width: 100 feet.
- C. Front Yard Setback. A minimum of thirty (30) feet.
- D. Side Yard Setback: minimum fifteen (15) feet; if adjacent to any residential district thirty (30) feet
- E. Rear Yard Setback: minimum of thirty (30) feet.
- F. Maximum impervious surface coverage of all buildings, parking areas, sidewalks and other covered surfaces: seventy-five (75) percent. Properties developed prior to the effective date of this ordinance are exempt from this standard.
- G. Height: No structure or building shall exceed fifty-five feet (55') in height, except each required setback shall be increased by one foot for every one foot of building height exceeding thirty-five (35) feet
- H. Buffer Requirements: Where a business development and/or parking lot exceeding two (2) spaces abuts upon an R-1, R-1a, R-2, R-3, CDZ or R-5 (PUD) Residential District or is separated from such residential district by an alley, there shall be a protective strip of not less than 25' in width established as a buffer zone. Landscaped buffer must contain a fence or evergreen hedge as described in 10-9-2. If abutting an R-4 District, the buffer shall be not less than 15' in width.
- I. Exterior Material Requirements:
 - 1. Building facades shall be designed to avoid a monolithic or monotonous appearance by employing designs which prevent the appearance of straight, unbroken lines in their horizontal and vertical surface.
 - 2. Portions of buildings facing or oriented toward public rights of way shall feature breaks/divisions in materials, separate entrances/entrance treatments, variations in roof lines and/or variations in building setbacks.
 - 3. Portions of buildings facing or oriented toward public rights of way shall feature a minimum of 75% of the total walls above grade level, excluding doors and windows constructed of approved stone, brick, concrete masonry (indented, hammered, split face or similar) units, glass, or concrete (integrally painted or exposed aggregate) masonry units.
 - 4. The use of various textures, colors and accents is encouraged. The following are acceptable exterior materials:
 - a. Brick or face brick,
 - b. Decorative architectural precast concrete masonry units. Concrete masonry units shall have an indented, hammered, split face finish or other similar architectural finish and be integrally colored. Light weight concreted block or cinder block construction is prohibited,
 - c. Specially designed, precast or tilt wall concrete panel units if the surfaces have been integrally treated with an applied decorative material or texture (excluding raw concrete block painted or unpainted),
 - d. Wood,
 - e. Natural or Cut Stone such as granite, marble, limestone, slate, river rock and other durable naturally occurring all weather stone,
 - f. Stucco (plaster), EIFS,
 - g. Glass curtain walls provided they are designed as non-load bearing exterior walls supported in a metal framework,
 - h. Decorative synthetic material approved by the City Council,

- i. Any combination of the materials identified herein,
- j. Any other material approved by the City Council, including but not limited to hardy plank or other concrete composite materials found to be of comparable or superior durability which mimic the appearance of other approved materials.

J. Framing Types: Concrete block or masonry framing systems are preferred. Tilt-up, Post-Frame wood and/or steel construction framing is allowed as long as any structure has a contiguous masonry frost-free foundation.

K. Roof Materials: Commercial grade asphalt shingles, wood shingles, standing seam pre-finished architectural metal, slate, tile or copper. Flat roofs are exempt from this requirement. Flat roofs are not allowed unless a parapet is provided.

L. Building Design Requirements:

1. Accessory structures must be similar to principal structure in material, quality and appearance.
2. Accessory structures shall not exceed height of principal structure.
3. Screening walls and/or exposed areas of retaining walls must be constructed of permanent material and finish and in a color compatible with the principal structure.

M. Excessive Bulk Requirements: Flat, blank or unarticulated facades fronting on streets or residentially designated areas are prohibited. Facades fronting on streets or residentially designated areas shall be designed to incorporate architectural elements which provide breaks in the planes of the exterior walls and/or roof lines. Such breaks can include openings, canopies, windows, changes in materials, changes in height and/or depth of walls/roof, cornice/ molding detail and the like.