City of St. Francis

PLANNING COMMISSION – SPECIAL MEETING

October 28, 2020 at 7:00 PM

Meeting will be held virtually on Zoom

AGENDA

1. Call to Order/Pledge of Allegiance
2. Roll Call
3. Adopt Agenda
4. Approve Minutes October 21, 2020
5. Public Comment
6. Regular Business Items
    a. Zoning Code Rewrite Update, continued
    b. Zoning Map
7. Discussion by Planning Commissioners
8. Adjournment

Website Link to Agenda and Packets: https://www.stfrancismn.org/meetings

There may be a quorum of St. Francis Council Members present at this meeting.

Zoom meeting instructions attached

Zoom meeting instructions and log in information:

Topic: Planning Commission

Time: Oct 28, 2020 07:00 PM Central Time (US and Canada)

https://us02web.zoom.us/j/81785510493?pwd=RU9aUnc0c1FrVk55NEdxclBRZldNUT09

Meeting ID: 817 8551 0493
Passcode: aCRc3h

One tap mobile
+13017158592,,81785510493#,,,,,,0#,,981014# US (Germantown)
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Dial by your location
+1 301 715 8592 US (Germantown)
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Meeting ID: 817 8551 0493
Passcode: 981014

CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
October 21, 2020

1. **Call to Order:** The Planning Commission meeting was called to order at 7:00 pm by Chairman Zutz. Via Zoom

2. **Roll Call:** Present were Todd Gardner, Greg Zutz, Liz Fairbanks and William Murray. Absent: Colleen Sievert, Tara Kelly and Joe Kollodge

   Others in attendance: Kate Thunstrom- Community Development Director, Kevin Robinson - City Council, Beth Richmond – City Planner

3. **Adopt Agenda:** Motion by Murray, second by Fairbanks to approve the agenda. \Motion carried 4-0.

4. **Approve Minutes:** Motion by Fairbanks with correction in section 6a, third paragraph, Hwy 37 should be Hwy 47, second by Murray to approve the September 16, 2020 minutes. Motion carried 4-0.

5. **Public Comment:** No members of public present

6. **Regular Business Items:**

   a. Concept Plan – Rita Meadows
   Richmond reviewed packet and slides to identify the proposed plan for development upon this location. Request of PC to review and provide feedback. Changes need to be addressed on street and ROW as it stands today. Utilities to be extended from Poppy St. If streets are made private need to address public utilities under private streets.

   Discussion included: applicant will keep improving design to meet requirements. The corrected ROW may reduce the project by four lots. One thing to consider may be creating those four immediate lots into two long lots. Stormwater questions remain and applicant needs to work with an engineer and survey professional to address outstanding questions.

   The idea of parking on Poppy street was discussed and would not be favored for overflow parking of this area. Park dedication would apply and may have ability to be offset slightly if a trail was put through the development.

   b. Zoning Code Rewrite Update
   Comment deadline on items discussed tonight: October 28, 2020
   Richmond reviewed the attachments and slides.

   Agricultural districts: discussion of 10-acre requirement and how it applies
   Residential districts: Reduce lot dimensions to work on density as outlined in the comp plan. PC requested any comparisons to other cities. Is there anything related to house sizes.

Business/Industrial – no comments
Auto – consider applying marine and ORV sales to the same parameters
ADU's – PC felt it may be beneficial to have a minimum lot size. Group was ok with all types, internal and external. Parking was questioned in regards to could it go by square footage or by bedroom count.

Ended conversation with ADU's

Group elected to hold a Special Meeting on Wednesday, October 28th at 7:00 pm to continue discussion of Zoning Codes.

7. **Planning Commission Discussion** – none

8. **Adjournment:** Motion by Gardner, second by Fairbanks to adjourn. Motion carried 4-0. Meeting adjourned at 9:08 pm.

Website Link to Packets and Minutes for the Planning Commission:
https://www.stfrancismn.org/meetings

Signed by: Kate Thunstrom
DATE APPROVED:

DRAFT

Code Rewrite Update

Planning Commission – October 21, 2020

Outline

- **Zoning Districts**
  - Purpose Statements
  - Uses
  - Lot and Site Dimensions
- **Use-Specific Standards**
- **Next Steps**

Zoning Districts:

- **Principal Uses**
  - Permitted
  - **Permitted with Standards**
  - Conditional
  - Interim
- **Accessory**

Existing Districts		Proposed Districts	
A-1	Permanent Agriculture	A-1	Permanent Agriculture
A-2	Rural Estate – Agriculture	A-2	Rural Estate – Agriculture
A-3	Interim Agriculture	**UR**	**Urban Reserve**
RR	Rural Residential	RR	Rural Residential
R-1	Urban Estate Single-Family Residential		
R-2	Urban Single-Family Residential	**R-1**	**Urban Low Density Detached Residential**
R-3	Medium Density Residential	R-2	Medium Density Detached and Attached Residential
R-4	High Density Residential	R-3	High Density Residential
B-1	Central Business	B-1	Central Business
B-2	General Business	B-2	General Business
B-3	Business Park	**BPK**	**Business Park**
I-1	Light Industrial		
I-2	General Industrial	I-1	General Industrial
I-3	Isolated Industrial	I-2	Isolated Industrial

AGRICULTURAL

District Purpose Statements: A-1, A-2

- **A-1 Permanent Agriculture District**
  - The A-1, Permanent Agriculture District is intended to accommodate those farms willing to make **long term commitments** to agricultural operations. This district is intended to contain those areas of St. Francis in the rural service area where, because of the land capability, and capital investment in farming operations, it is necessary to preserve, promote, maintain, and enhance the use of land for long term agricultural purposes. This district will be used solely at the request of area farmers.
- **A-2 Rural Estate-Agriculture District**
  - The purpose of the A-2 District is to provide suitable areas of the City to be retained and utilized for **agricultural uses, un-sewered residential** in a rural pattern, and **open space**, and to prevent rapid urbanization and provide economy in public expenditures.

District Purpose Statements: UR, RR

- **UR Urban Reserve District**
  - The purpose of the UR District is to **reserve land for future urban development.** Areas within this district face imminent urbanization. Uses which do not hinder the future possibility of urban development in the area, such as interim agriculture or large lot, un-sewered residential are appropriate in this district. At such time as the land is developed, the land shall be rezoned out of this district.
- **RR Rural Residential District**
  - The purpose of the RR District is to accommodate and preserve **existing un-sewered single unit** residential homes developed at low densities (no greater than one (1) unit per five (5) acres). This district is **not** meant to be expanded further.

Uses – Agricultural

A-1	A-2	UR
Permanent Agriculture	**Rural Estate – Agriculture**	**Urban Reserve**
• Single-family detached dwellings, farmsteads	• A-1 uses PLUS:	• Single-family detached dwellings, farmsteads
• Forestry, nurseries, greenhouses, tree farms excluding retail sales	• Bed and breakfast	• Animal boarding, shelter, daycare
• General agriculture	• Animal boarding, shelter, daycare	• Forestry, nurseries, greenhouses, and tree farms
• Hobby farm	• Rural event center	• General agriculture
• Nature preservation/conservation	• Commercial animal feedlots	• Commercial horse stables
	• Commercial horse stables	
	• Wildlife areas, sanctuaries, game refuges	

Lot Dimensions: A-1, A-2, UR

District	Lot Area Minimum (sq. ft.)	Lot Area Minimum (sq. ft.)	Lot Width Minimum (ft.)	Lot Width Minimum (ft.)
	Existing	**Proposed**	**Existing**	**Proposed**
A-1	40 acres	40 acres	150	150
A-2	10 acres	10 acres **(remove "buildable acres" requirement)**	300	300
UR	10 acres	10 acres	300	300

Site Dimensions – Agriculture

- No major changes proposed

District	Existing Setbacks (ft.)			
	Front	Side	Rear	Height
A-1	75/35	10	35	3 st./35'
A-2	75/35	10	35	3 st. /35'
UR	75/35	10	35	3 st./35'

RESIDENTIAL

District Purpose Statements: R-1, R-2, R-3

- **R-1 Urban Low Density Detached Residential District**
  - The purpose of the R-1, Urban Low Density Residential District is to provide for **detached single-unit** residential uses served by municipal sanitary sewer. Two-unit residential uses may also be located in this district.
- **R-2 Medium Density Detached and Attached Residential District**
  - The R-2 District is intended to support a **mixture of detached and attached** residential units served by **municipal sanitary sewer**. This district is appropriate for smaller lot detached units and limited attached units such as townhomes and rowhouses.
- **R-3 High Density Residential District**
  - The R-3 District is intended to provide for higher density **attached residential** housing types in a **vertical or horizontal orientation** within the Urban Service Area. This district is intended to support areas of greater concentrations of commercial, employment, and public activity.

Residential Uses

R-1	R-2	R-3
Low Density Residential	**Medium Density Residential**	**High Density Residential**
• Single-family detached dwellings, including manufactured homes	• Single-family detached dwellings, including manufactured homes	• Attached townhouses or rowhouses
• Twinhome; two-family dwelling	• Twinhome	• Apartment
• State-licensed residential facility serving up to 6 persons	• Two- to four-household	• Senior living facilities
	• Attached townhouses or rowhouses	• State-licensed residential facility serving 7-16 persons
	• State-licensed residential facility	
	• Bed and breakfast	

Lot Dimensions: R-1

Use Type	Lot Area Minimum (sq. ft.)	Lot Area Minimum (sq. ft.)	Lot Width Minimum (ft.)	Lot Width Minimum (ft.)
	Existing	Proposed	Existing	Proposed
Dwelling, single-household detached	10,800	10,800	80	80
Dwelling, twinhome	14,000	6,000/unit	100	50
Dwelling, two-unit	14,000	6,000/unit	100	80

Lot Dimensions: R-2

Use Type	Lot Area Minimum (sq. ft.)	Lot Area Minimum (sq. ft.)	Lot Width Minimum (ft.)	Lot Width Minimum (ft.)
	Existing	Proposed	Existing	Proposed
Dwelling, single-household detached		7,200		70
Dwelling, twinhome	7,000 per unit/14,000 total	5,000 each unit	100	50
Dwelling, two- to four-unit	7,000 per unit/14,000 total	5,000 each unit	100	80
Dwelling, attached townhouses or rowhouses	5,000 per unit/15,000 min. total	3,500 each unit	100	24

**Consider lot averaging within a development*

Lot Dimensions: R-3

Use Type	Lot Area Minimum (sq. ft.)	Lot Area Minimum (sq. ft.)	Lot Width Minimum (ft.)	Lot Width Minimum (ft.)
	Existing	Proposed	Existing	Proposed
Dwelling, attached townhouses or rowhouses		3,500 each unit		24
Dwelling, apartment (5 or more units)	2,000 per unit/15,000 min. total	2,000 each unit	100	100

Site Dimensions – Residential

District	Existing Setbacks				Proposed Setbacks			
	Front	Side	C. Side	Rear	Front	Side	C. Side	Rear
RR	50/35	25		35	50/35	**10**	20	35
R-1	30	10/5	20	30	25	10/5	20	30
R-2	25			25	25	**10/5/15**	20	25
R-3	60 (bldg), 30 (pkg)	25		25	**30***	**10/15**	20*	25*

***50' building setback from adjacent R-1 or R-2**

Site Dimensions – Residential

	Maximum Height	Maximum Impervious Surface
R-1	3 st./35'	35%
R-2	3 st./35'	50%
R-3	3 st./35'	50%

BUSINESS

District Purpose Statements: B-1, B-2

- **B-1 Central Business District**
  - The purpose of the B-1, Central Business District, is to provide for the establishment of a **mix** of cultural, civic, entertainment, retail, service, office, and multi-unit housing uses in the area along the **Bridge Street** corridor. Consideration for **pedestrian** and bicycle access shall be integrated.
- **B-2 General Business District**
  - The purpose of the B-2, General Business District is to provide for higher intensity retail, office, and service-oriented business along **arterial roadways**. The uses in this District shall be oriented toward **motorists** and rely on higher volumes of traffic.

Business Uses

B-1 Central Business	B-2 General Business
• Apartment mixed use	• Hotel
• Dwelling, live/work	• Child care center
• Bed and breakfast	• Animal clinic
• Retail or service store	• Auto fueling; Auto service, minor
• Retail with residential above	• Commercial center
• Municipal buildings	• Retail or service store
• Office	• Office
• Theater, dance, or music performance facility	• Commercial recreation

District Purpose Statements: BPK, I-1, I-2

- **BPK Business Park District**
  - The BPK district is intended to provide for a mix of compatible **office and light industrial uses** situated in transitional areas near the City's main transportation corridors. Uses in this district are limited to those that are compatible with lower intensity residential and business uses and which have limited amounts of truck traffic in comparison to higher intensity industrial uses.
- **I-1 General Industrial District**
  - The purpose of the I-1, General Industrial District is to provide areas suitable for the location of **higher-intensity industrial** activities which have adequate and convenient access to major streets and provide effective controls for "nuisance" and pollution characteristics. This district is intended to be located fully within the City's urban service area.
- **I-2 Isolated Industrial District**
  - The general intent of this district is to accommodate industrial users that, due to the nature of their operations, must be **isolated** from urban areas.

Industrial Uses

BPK	I-1	I-2
Business Park	**General Industrial**	**Isolated Industrial**
• Auto fueling; Auto service, minor	• Auto repair, major	• Manufacturing, storage, and testing of explosives and component parts
• Auto sales, leasing, and rental (online and in-person)	• Auto sales, leasing, and rental (online and in-person)	
• Chemical dependency treatment center	• Construction contractor yard	
• Indoor commercial recreation	• Laboratory	
• Laboratory	• Manufacturing	
• Light manufacturing	• Open and outdoor storage	
• Makerspace/studio	• Self-storage facility	
• Offices	• Warehouse or wholesale establishment	

Lot Dimensions: Business & Industrial

Use Type	Lot Area Minimum (sq. ft.)	Lot Width Minimum (ft.)
	Existing	Existing
B-1	N/A	N/A
B-2	20,000	100
BPK	25,000	150
I-1	25,000	150
I-2	10 acres	330

Site Dimensions – Business & Industrial

- 25' setback from residential districts (B-2, BPK)
- 50' setback from residential districts (I-1, I-2)

District	Existing Setbacks				Existing Height/Impervious		Proposed Setbacks		
	Front	Side	C. Side	Rear	Height	Impervious	Front	Side	Rear
B-1	10/0	0	0	0	Min: 20' Max: 3 st./45'		10/0	0	0
B-2	50/25	10		25	40	80%	50/25	10	25
BPK	50/35	20 (25 if rez)	35	25	40/35	80%	50/25	10	25
I-1	50/35	25	35	25	35	80%	50/25	10	25
I-2	75/35	20		35	35		75/35	20	35

USE-SPECIFIC STANDARDS

- Automobile Sales
- Accessory Dwelling Units (ADUs)
- Mobile Food Units (MFUs)
- Outdoor Dining
- Rural Event Centers
- Short-Term Vacation Rentals

Automobile Sales

a) Automobile sales uses shall have **frontage on Highway 47.**

b) Any auto sales use adjacent to a residential district shall be **screened from view** following screening requirements in City Code Section 10-20 Fencing/Screening/Landscaping.

c) All automobile sales uses and dealers shall obtain the appropriate **license** from the State of MN.

d) No fewer than 5 parking spaces per tenant shall be provided. The number of tenant and customer parking spaces provided shall meet or exceed the City's parking requirements for auto sales as established in Code Section 10-19 General Parking, Access, and Loading Requirements.

e) Parking areas on-site shall be designed in accordance with City Code Sections 10-19-4 and 10-19-8.

f) All cars parked on the property shall be licensed and registered or current dealer-owned inventory.

g) Wrecked cars shall not be allowed on-site.

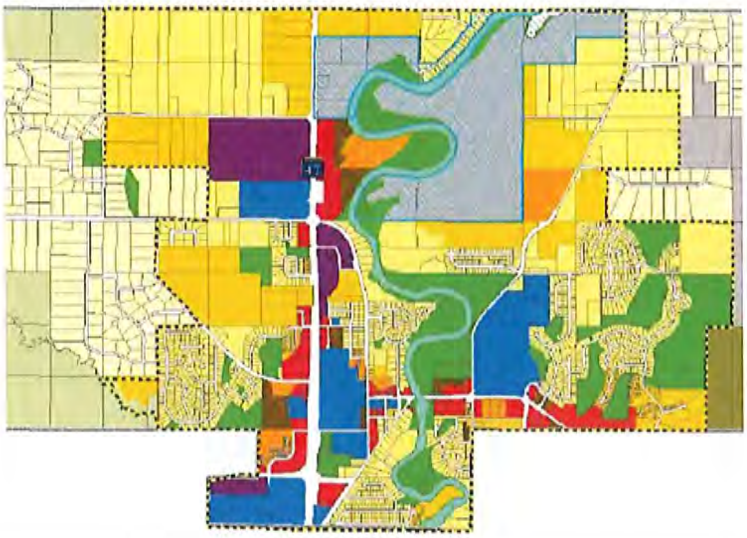
h) No automobile repair or service is permitted on-site.

i) Hours of operation shall be limited to 7am to 10pm.

j) All exterior lighting on the site shall meet the regulations established in City Code Section 10-16-8 Exterior Lighting.

Auto Sales

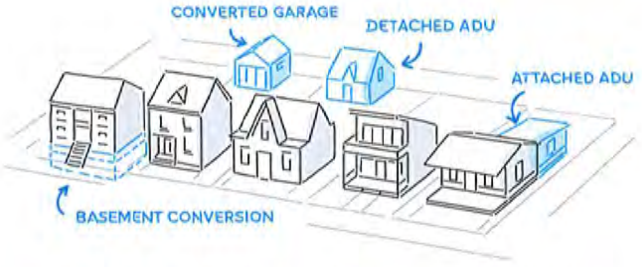
- BPK, I-1



Accessory Dwelling Units (ADUs)

The basics

- Accessory Dwelling Uses (ADUs) are dwellings located on the same lot as a primary home and have their own entrance, kitchen, living area, and bathroom.
- They are also sometimes called in-law suite, granny flat, or carriage house.
- ADUs are a common zoning topic today because of the national challenge of housing affordability and availability.



Accessory Dwelling Units (ADUs)

Why ADUs are being considered

- ADUs provide housing for family members, students, the elderly, in-home health care providers, the disabled, and others
- Homeowners who create ADUs benefit from added income and the presence of others on their property
- Offer a lower cost housing to meet the needs of existing and future residents within existing neighborhoods, while respecting architectural character
- They provide additional options for renters, who are able to be a part of neighborhoods rather than larger complexes
- They provide options for smaller one or two person households, many of whom may want to stay within their neighborhood

Accessory Dwelling Units (ADUs)

- **Potential Definition**
  - A self-contained dwelling unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is located within or attached to an existing residential dwelling.
- **Potential Zoning Districts**
  - Typically allowed in estate or single-family districts
  - UR, RR, R-1

ADUs – Regulations

Topic	Sample language and/or thresholds
Type	• Internal – within the principal structure, such as a converted basement or attic. • Attached – share one or more walls with the principal structure. These are generally constructed as additions or conversions of attached garages • Detached – these may be the conversion of an existing, detached garage, additions to a detached garage, or freestanding structures
Lot Size	• Not all codes require a minimum lot size • Standards for lot size also seem to vary relative to what type of ADU is allowed. • In general, the codes reviewed had ADUs being allowed for lots 6,000 sq. ft. to 1 acre.
Lot Coverage	Few examples ranged from 20% to 35%. This may be an approach instead of lot size.
Minimum ADU Size	Generally, vary from 200 to 500 square feet. Recommend that at least meet minimum building code standards for efficiency unit.
Maximum ADU Size	• Sometimes these vary depending on type of ADU • Many different standards used, including maximum square footage, percent of finished floor area, and percent of footprint. Some codes do the lesser of size and percent. Example thresholds include: o 650 to 1,000 square feet o Percentage of finished floor area (30%, 50%) o Percentage of footprint (33%, 40%)
Owner Occupied	• Example standard – The owner(s) of the residence in which the accessory dwelling unit is created must continue to occupy at least one of the dwelling units as their primary residence, except for a bona fide temporary absence.

ADUs – Regulations

Topic	Sample language and/or thresholds
Parking Spaces	• Example standard - Off-street parking spaces must be available for use by the owner-occupant(s) and tenant(s) • Potential thresholds o None required o 1 required for ADU, 2 required for main home o 2 required for ADU, 1 required for main home o 2 required for ADU, 2 required for main home o Primary home must have 4 off-street spaces
Entrance location	Example standard – any new, separate outside entrance serving an accessory dwelling unit shall be located on the side or in the rear of the building.
Water/Sewer Connection	Some communities require the water/sewer connection to be connected to the existing home while others require it to come from the street. City engineering input would be helpful. One reason for the standard to come from the house may be to prevent the units from being separated.
Number of Occupants	2 to 4 for the accessory dwelling unit
Max Number of ADUs	Example standard – Only one accessory dwelling unit may be created with a single-family dwelling
Independent Sale of ADU	Deed restriction limiting independent sale and restrictions to the size limitations and other requirements
Short-term rental	In some communities this is prohibited.
Home occupation	Can either the owner-occupant or tenant have a home occupation?

Mobile Food Units (MFUs)

- **Licensed by the State**
- **Potential definition:**
  - *A Mobile Food Unit (MFU) is a food and beverage service establishment that is a vehicle mounted unit, either:*
    - *Motorized or trailered, operating no more than 21 days annually at any one place, or operating more than 21 days annually at any one place with the approval of the regulatory authority; or*
    - *Operated in conjunction with a permanent business licensed under Minnesota Statutes, chapters 157 or 28A at the site of the permanent business by the same individual or company, and readily movable, without disassembling, for transport to another location.*

MFUs – Regulations

Topic	Sample standards and/or thresholds
Location	• On public property – need City permit (regulated by business codes) o On public/private street if street is closed to nonemergency vehicles o In park or other city property with prior written approval o May not travel in or operate on public sidewalks or trails • On private property: permitted with standards accessory use o Need City permit (administrative) o Need written approval from property owner (B-1, B-2, BPK) o May operate on private residential property for "one-time" catering purposes – not open to the general public o May not obstruct ingress or egress from commercial buildings during building hours of operation • Each MFU needs proper licenses/permits from City and State of MN which must be posted at all times on MFU.
Length of Stay	• Limit number of days per 12-month period (21) – annual permit • Allow MFUs year-round or limit to warm-weather months? • Annual vs. Temporary permit • Prohibit overnight parking? Could also permit for a certain number of nights. • Limit number of days in a row?
Hours of Operation	• Options include: o Limiting hours to regular business hours (7am to 10pm) o Could allow extended evening hours where appropriate while maintaining 10pm near residences o Could only allow during the lunch period o CC could exempt hours on per-event basis

MFUs – Regulations

Sign Code	• Could require MFUs to meet sign code • Could allow 1 sign per mobile food unit
Operation	• No tables/chairs permitted • Independent power supply screened from public view, complying with noise regulations • Waste/recycling receptacles required for each MFU • Waste to be removed from site daily • Dispose of gray water daily (not into city stormwater drains) • Need to keep area around MFU clean (daily) and MFUs in good repair with neat appearance • Operators may not call attention to that permittee's business by crying out, blowing a horn, ringing a bell, loud music, or by any loud or unusual noise, or by use of any amplifying device • MFUs may not be left unattended nor remain at an authorized location outside allowed hours of operation
Restaurant/Event Protections	• MFUs may not locate within 300 feet from the perimeter of any pre-approved festival, sporting event, or civic event unless a license is issued to be part of the festival or event; • MFUs may not operate within 100 feet from the public entrance to any restaurant and/or any portion of a restaurant's outdoor dining area during that restaurant's hours of operation unless the licensee obtains permission from restaurant owner/manager
Miscellaneous	• Out-of-service MFUs must comply with all applicable zoning ordinance requirements • MFU operators may not claim endorsements by the city based on permit

Outdoor Dining

- An outdoor dining use shall not be located in interior side or rear yard if it is adjacent to a residential district. An outdoor dining use may be located in an interior side or rear yard adjacent to a mixed-use district, provided that any adjacent residential uses are not located on the first floor.
- Outdoor dining areas where liquor will be served shall be clearly designated and contained within the site by use of a fence or other means.
- Tables or chairs associated with the outdoor dining use shall not obstruct the area used to provide for an adequate pedestrian flow.
- Any dining area within the public right-of-way shall apply for and obtain the necessary permits from the regulating authority.
- No speakers or other electronic devices are permitted outside of the principal structure.
- Hours of operation shall be limited to 7am to 10pm.
- Additional parking will not be required if the outdoor seating area does not exceed 500 sq. ft. or 10 percent of the gross floor area of the principal use, whichever is less. Parking will be required at the same rate as the principal use for that portion of outdoor seating area in excess of 500 sq. ft. or 10 percent of gross building area, whichever is less.

Rural Event Centers

- **Potential Definition**
  - *A structure or designated area used for celebration, weddings, ceremonies, receptions, corporate functions or similar activities for the benefit for someone other than the property owner that takes place on an occasional basis. This does not include uses accessory to single-family uses, such as private parties, gatherings and similar activities.*
- **Regulations**
  - If the owner of the rural event venue use is not the owner of the property on which it is operated, then the owner of the property shall be a consenter to the interim use permit application and have a letter on file with the City stating her/his permission for the use to occur and her/his acknowledgement of the standards required for the use.
  - Rural event venues shall have direct access to an arterial or collector street.
  - The responsible road authority shall grant written permission for such use at the proposed location.
  - All structures and portions of the parcel used for the rural event venue, including temporary structures, shall be located at least 200 feet from property lines and 300 feet from neighboring residential dwellings.

Rural Event Centers

- **Regulations, cont.**
  - Adequate parking for employees and customers shall be provided on site and shall meet parking standards of Section 10-19 General Parking, Loading, and Access Requirements.
  - Adequate restroom facilities shall be provided.
  - If there is a commercial kitchen on-site or if the facility has its own liquor license, an individual sewage treatment system shall be provided that complies with Section 3-4 and regulations from the Minnesota Pollution Control Agency (MPCA). If food and/or alcohol are provided by a caterer, the site, at the discretion of the Planning Commission, may permit the use of a holding tank or provide restroom facilities via portable toilets.
  - All buildings used in conjunction with the use shall meet the requirements of the state building code, including state mandated accessibility requirements.
  - Local and state health and liquor regulations shall be met if food or beverages are served.
  - Hours of operation shall be limited to 7 a.m. to 10 p.m. The Planning Commission may grant approval for modified hours of operation.

Rural Event Centers

- **Regulations, cont.**
  - Any outdoor lighting shall be arranged so as to reflect the light away from adjoining property and right-of-way and shall comply with the regulations listed in Section 10-16-8 Exterior Lighting.
  - All signs for the rural event venue shall meet the regulations listed in Section 10-23 Signs.
  - All garbage shall be kept in rubbish containers that are stored out of view of a public street.
  - **Overnight accommodations** may be provided for guests attending the event at the venue.
    - The length of stay for guests shall be limited to 3 consecutive nights.
    - Meals shall not be provided beyond the food and beverages served during the actual event.
    - These accommodations shall be considered a hotel room for tax purposes.
  - Local law enforcement shall be notified prior to event.

Short-Term Vacation Rentals (STVRs)

- **Various approaches to regulating STVRs**
- **Proposed Definition**

  A dwelling, or portion thereof, that is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 30 consecutive days.

STVRs – Regulations

Potential Standards

- **Number of guests**
  The maximum number of overnight guests will be limited to two times the number of bedrooms rented plus one.
- **Events**
  Events are not allowed to be hosted by transient guests on the premises. An event means a gathering on the premises of more than three un-registered transient guests. Events hosted by the property owner are allowed, but must abide by all applicable city ordinances and polices.

STVRs – Regulations

Potential Standards

- **Dwelling requirements**
  - The dwelling must be connected to city sewer and water.
  - Rooms used for sleeping shall have an egress windows and smoke detectors.
  - The guest(s) must have access during their entire stay to a full bathroom, including sink, toilet, and tub or shower.
  - Accommodation of guests is not allowed in recreational vehicles, tents, accessory structures, fish houses, or similar structures.

STVRs – Regulations

Potential Standards

- **Parking**
  - All guest parking must be accommodated on improved surfaces on the premises. No on-street parking is allowed for guests.
  - At a minimum, parking shall be provided at the following rate:
    - 1 space for each 1-2 bedroom rental
    - 2 spaces for each 3 bedroom rental
    - Spaces equal to the number of bedrooms minus one for each 4 and 4+ bedroom rental
  - In short term vacation rentals where the property owner resides on the premise, additional off-street parking for personal use must be provided at a rate of one parking space per two bedrooms not dedicated to the guest use.

STVRs – Regulations

Potential Standards

- **Proximity of assistance**
  If not residing on the property, the property owner or a manager/representative must be located within 30 miles of the property. The property owner shall maintain with the City the name, address, phone number, and email for the local contact or managing agent for the property.

- **Guest records**
  A guest record must be maintained, including the name, address, phone number, and vehicle license plate information for all guests. This record must be provided to the City within 48 hours of a request for the guest record.

STVRs – Regulations

Potential Standards

- **Guest disclosures**
  The property owner must disclose in writing to their transient guests the following rules and regulations. This disclosure shall be conspicuously displayed in the home:
  - The name, phone number and address of the owner, operating lessee or managing agent/representative.
  - The maximum number of guests allowed at the property.
  - The maximum number of vehicles allowed at the property and where they are to be parked.
  - City nuisance ordinances requirement that noise levels be reduced between 10 p.m. and 7 a.m. and that this will be enforced by the St. Francis Police Department.
  - Property rules related to use of outdoor features, such as decks, patios, grills, recreational fires, saunas and other recreational facilities.
  - No events are allowed to be hosted on the premises.

STVRs – Regulations

Potential Standards

- **Garbage**
  All garbage must be kept in rubbish containers that are stored out of view of a public street.
- **Signage**
  No signage pertaining to the short-term vacation rental is allowed on the property.

Next Steps

- **November**
  - Executive Summary
  - Performance Standards
  - Full draft for review
  - Zoning map (draft)

Hoisington Koegler Group Inc.

Creating Places that Enrich People's Lives

PLANNING REPORT

TO:	City of St. Francis Planning Commission
FROM:	Beth Richmond, Consulting Planner
DATE:	October 22, 2020
SUBJECT:	Zoning Code Rewrite Update – Overview
MEETING DATE:	October 28, 2020

Staff is focusing the discussion of the Development Code Rewrite Update project for this meeting on select use-specific standards. Uses to be discussed include Mobile Food Units, Outdoor Dining, Rural Event Centers, and Short-Term Vacation Rentals. A memo has been prepared for each of these topics and is attached.

Staff is also planning to begin discussing the zoning map and the areas within the City that may be rezoned as a result of this code update. The 2020 Future Land Use map and land use category descriptions have been attached to this memo. The existing zoning map and list of proposed zoning district purpose statements is also attached for your reference.

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PLANNING REPORT

TO: City of St. Francis Planning Commission
FROM: Beth Richmond, Consulting Planner
SUBJECT: Zoning Code Rewrite – Mobile Food Unit

Mobile Food Units (MFUs) include a variety of mobile food and beverage service establishments, including food trucks and food carts. MFUs have risen in popularity over the last few years. This popularity has increased with the occurrence of the COVID-19 pandemic. The City does not currently have a codified process to allow these types of uses, either on public or private property.

The sample regulations below have been provided for discussion. The State of Minnesota licenses MFUs, using different processes for different types of MFUs. In order to operate in St. Francis, a MFU would be required to obtain all necessary permits from the State as well as a permit from the City to operate. City permitting regulations would be included in the Business Chapter of the Code. The standards we are discussing tonight would be included in the zoning chapter and would mainly be intended to regulate those MFUs which are used as accessory uses on private land.

The main categories to discuss tonight include:

- Location
- Length of Stay
- Hours of Operation
- Signs
- Operational Requirements
- Restaurant/Event Protections

Proposed Definition:

A Mobile Food Unit (MFU) is a food and beverage service establishment that is a vehicle mounted unit, either:

- Motorized or trailered, operating no more than 21 days annually at any one place, or operating more than 21 days annually at any one place with the approval of the regulatory authority; or
- Operated in conjunction with a permanent business licensed under Minnesota Statutes, chapters 157 or 28A at the site of the permanent business by the same individual or company, and readily movable, without disassembling, for transport to another location.

Potential Use Standards:

Topic	Sample standards and/or thresholds
Location	• On public property – need City permit (regulated by business codes) o On public/private street if street is closed to nonemergency vehicles o In park or other city property with prior written approval

	○ May not travel in or operate on public sidewalks or trails • On private property: permitted with standards accessory use ○ Need City permit (administrative) ○ Need written approval from property owner (B-1, B-2, BPK) ○ May operate on private residential property for "one-time" catering purposes – not open to the general public ○ May not obstruct ingress or egress from commercial buildings during building hours of operation • Each MFU needs proper licenses/permits from City and State of MN which must be posted at all times on MFU.
Length of Stay	• Limit number of days per 12-month period (21) – annual permit • Allow MFUs year-round or limit to warm-weather months? • Annual vs. Temporary permit • Prohibit overnight parking? Could also permit for a certain number of nights. • Limit number of days in a row?
Hours of Operation	• Options include: ○ Limiting hours to regular business hours (7am to 10pm) ○ Could allow extended evening hours where appropriate while maintaining 10pm near residences ○ Could only allow during the lunch period ○ CC could exempt hours on per-event basis
Sign Code	• Could require MFUs to meet sign code • Could allow 1 sign per mobile food unit
Operation	• No tables/chairs permitted • Independent power supply screened from public view, complying with noise regulations • Waste/recycling receptacles required for each MFU • Waste to be removed from site daily • Dispose of gray water daily (not into city stormwater drains) • Need to keep area around MFU clean (daily) and MFUs in good repair with neat appearance • Operators may not call attention to that permittee's business by crying out, blowing a horn, ringing a bell, loud music, or by any loud or unusual noise, or by use of any amplifying device • MFUs may not be left unattended nor remain at an authorized location outside allowed hours of operation
Restaurant/Event Protections	• MFUs may not locate within 300 feet from the perimeter of any pre-approved festival, sporting event, or civic event unless a license is issued to be part of the festival or event; • MFUs may not operate within 100 feet from the public entrance to any restaurant and/or any portion of a restaurant's

	outdoor dining area during that restaurant's hours of operation unless the licensee obtains permission from restaurant owner/manager
Miscellaneous	• Out-of-service MFUs must comply with all applicable zoning ordinance requirements • MFU operators may not claim endorsements by the city based on permit

PLANNING REPORT

TO: City of St. Francis Planning Commission
FROM: Beth Richmond, Consulting Planner
SUBJECT: Zoning Code Rewrite – Outdoor Dining

Outdoor dining is a use that has grown in popularity, particularly with the 2020 COVID-19 pandemic because of its ability to provide adequate outdoor eating space for diners. Outdoor dining is not a use which is included in the existing zoning code. This use is proposed to be most appropriate as an accessory use which is permitted with standards within the B-1 and B-2 zoning districts.

Potential Definition:
A specified outdoor area for dining which is accessory to a principal restaurant or food service establishment use.

Proposed Use Standards:
Outdoor Dining, where allowed in this Ordinance, shall be subject to the following standards:

a) An outdoor dining use shall not be located in interior side or rear yard if it is adjacent to a residential district. An outdoor dining use may be located in an interior side or rear yard adjacent to a mixed-use district, provided that any adjacent residential uses are not located on the first floor.
b) Outdoor dining areas where liquor will be served shall be clearly designated and contained within the site by use of a fence or other means.
c) Tables or chairs associated with the outdoor dining use shall not obstruct the area used to provide for an adequate pedestrian flow.
d) Any dining area within the public right-of-way shall apply for and obtain the necessary permits from the regulating authority.
e) No speakers or other electronic devices are permitted outside of the principal structure.
f) Hours of operation shall be limited to 7am to 10pm.
g) Additional parking will not be required if the outdoor seating area does not exceed 500 sq. ft. or 10 percent of the gross floor area of the principal use, whichever is less. Parking will be required at the same rate as the principal use for that portion of outdoor seating area in excess of 500 sq. ft. or 10 percent of gross building area, whichever is less.

PLANNING REPORT

TO: City of St. Francis Planning Commission
FROM: Beth Richmond, Consulting Planner
SUBJECT: Zoning Code Rewrite – Rural Event Venue

Rural Event Venues, also known as wedding barns or rural retreat centers, are venues found on rural lands which are used to host a variety of different events, from weddings to corporate retreats. The trend for rural venues for retreats, weddings, and other gatherings has grown in popularity over the last few years, providing space and a more rural atmosphere which is not as easily found in more urban settings. While this use is not currently allowed within the City, it would be beneficial to create regulations as it continues to be a trend in the marketplace. This use would be most appropriate as a "permitted with standards" use in the A-2 Rural Estate-Agriculture zoning district.

Potential Definition:
A structure or designated area used for celebration, weddings, ceremonies, receptions, corporate functions or similar activities for the benefit for someone other than the property owner that takes place on an occasional basis. This does not include uses accessory to single-family uses, such as private parties, gatherings and similar activities.

Proposed Use Standards:
Rural Event Venues, where allowed in this Ordinance, shall be subject to the following standards:

a) If the owner of the rural event venue use is not the owner of the property on which it is operated, then the owner of the property shall be a consenter to the interim use permit application and have a letter on file with the City stating her/his permission for the use to occur and her/his acknowledgement of the standards required for the use.
b) Rural event venues shall have direct access to an arterial or collector street.
c) The responsible road authority shall grant written permission for such use at the proposed location.
d) All structures and portions of the parcel used for the rural event venue, including temporary structures, shall be located at least 200 feet from property lines and 300 feet from neighboring residential dwellings.
e) Adequate parking for employees and customers shall be provided on site and shall meet parking standards of Section 10-19 General Parking, Loading, and Access Requirements.
f) Adequate restroom facilities shall be provided.
g) If there is a commercial kitchen on-site or if the facility has its own liquor license, an individual sewage treatment system shall be provided that complies with Section 3-4 and regulations from the Minnesota Pollution Control Agency (MPCA). If food and/or alcohol are provided by a caterer, the site, at the discretion of the Planning Commission, may permit the use of a holding tank or provide restroom facilities via portable toilets.
h) All buildings used in conjunction with the use shall meet the requirements of the state building code, including state mandated accessibility requirements.
i) Local and state health and liquor regulations shall be met if food or beverages are served.

j) Hours of operation shall be limited to 7 a.m. to 10 p.m. The Planning Commission may grant approval for modified hours of operation.
k) Any outdoor lighting shall be arranged so as to reflect the light away from adjoining property and right-of-way and shall comply with the regulations listed in Section 10-16-8 Exterior Lighting.
l) All signs for the rural event venue shall meet the regulations listed in Section 10-23 Signs.
m) All garbage shall be kept in rubbish containers that are stored out of view of a public street.
n) Overnight accommodations may be provided for guests attending the event at the venue.
    a. The length of stay for guests shall be limited to 3 consecutive nights.
    b. Meals shall not be provided beyond the food and beverages served during the actual event.
    c. These accommodations shall be considered a hotel room for tax purposes.
o) Local law enforcement shall be notified prior to event.

PLANNING REPORT

TO: City of St. Francis Planning Commission
FROM: Beth Richmond, Consulting Planner
SUBJECT: Zoning Code Rewrite – Short-Term Vacation Rentals

Staff has developed regulations for discussion pertaining to short-term vacation rentals. While the City does not have a lot of rentals at this time, it would be beneficial to have regulations as it is a continuing trend in the marketplace due to platforms like Airbnb and Vacation Rental by Owner (VRBO). Users of short term home rentals often enjoy the "neighborhood" or "residential" feel of their accommodations, which is typically less costly than a traditional hotel or other lodging. The ability to rent out property for the short term also brings the benefit of supplemental income to the homeowner. Some of the cost savings are due to the lack of regulations, in the form of permits, zoning constraints, licenses, or taxes, which often apply to lodging uses but not residential uses. City approaches to short-term vacation rentals vary across the region, including not regulating them; prohibiting them; only allowing them in owner-occupied units; permitting them with standards; requiring a conditional use permit; and licensing them.

Proposed Regulations

Definition
The following is a draft definition that would be included in the definitions section of the code.

> **Short term vacation rental.** A dwelling, or portion thereof, that is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 30 consecutive days.

Regulations
It is recommended that the City consider creating a license or permit for short term vacation rentals as zoning may not be able to adequately address the operational aspects that also have the potential for impacting the surrounding properties. Staff recognizes though that there are additional administrative burdens of a license or permit process. Thus, to best protect the City until a permit or license process is possible, the following are proposed regulations so as to allow short term vacation rentals as a permitted with standards accessory use.

A) **Number of guests.** The maximum number of overnight guests will be limited to two times the number of bedrooms rented plus one.
B) **Events.** Events are not allowed to be hosted by transient guests on the premises. An event means a gathering on the premises of more than three un-registered transient guests. Events hosted by the property owner are allowed, but must abide by all applicable City ordinances and polices.
C) **Dwelling requirements.**
    1) The dwelling must be connected to city sewer and water.

2) Rooms used for sleeping shall have an egress windows and smoke detectors.
3) The guest(s) must have access during their entire stay to a full bathroom, including sink, toilet, and tub or shower.
4) Accommodation of guests is not allowed in recreational vehicles, tents, accessory structures, fish houses, or similar structures.

D) **Parking.**
1) All guest parking must be accommodated on improved surfaces on the premises. No on-street parking is allowed for guests.
2) At a minimum, parking shall be provided at the following rate:
(a) 1 space for each 1-2 bedroom rental
(b) 2 spaces for each 3 bedroom rental
(c) Spaces equal to the number of bedrooms minus one for each 4 and 4+ bedroom rental
3) In short term vacation rentals where the property owner resides on the premise, additional off-street parking for personal use must be provided at a rate of one parking space per two bedrooms not dedicated to the guest use.

E) **Proximity of assistance.** If not residing on the property, the property owner or a manager/representative must be located within 30 miles of the property. The property owner shall maintain with the City the name, address, phone number, and email for the local contact or managing agent for the property.

F) **Guest records.** A guest record must be maintained, including the name, address, phone number, and vehicle license plate information for all guests. This record must be provided to the City within 48 hours of a request for the guest record.

G) **Guest disclosures.** The property owner must disclose in writing to their transient guests the following rules and regulations. This disclosure shall be conspicuously displayed in the home:
1) The name, phone number and address of the owner, operating lessee or managing agent/representative.
2) The maximum number of guests allowed at the property.
3) The maximum number of vehicles allowed at the property and where they are to be parked.
4) City nuisance ordinances requirement that noise levels be reduced between 10 p.m. and 7 a.m. and that this will be enforced by the St. Francis Police Department.
5) Property rules related to use of outdoor features, such as decks, patios, grills, recreational fires, saunas and other recreational facilities.
6) No events are allowed to be hosted on the premises.

H) **Garbage.** All garbage must be kept in rubbish containers that are stored out of view of a public street.

I) **Signage.** No signage pertaining to the short-term vacation rental is allowed on the property.

St. Francis 2040 Comprehensive Plan Land Use Categories

Agricultural Preserve (maximum density of 1 unit per 40 acres)
Lands in the Agricultural Preserve classification are enrolled in the Agricultural Preserves Program (Minnesota Statute 473H). This enrollment offers tax benefits and specific planning protections in the Comprehensive Plan and land use ordinances. Other programs such as Green Acres are also important options for protecting farmland, but do not have the same land use plans and ordinance restrictions and are not included in the Agricultural Preserve classification.

Agriculture (maximum density of 1 unit per 10 acres)
The City intends the Agriculture classification to offer a rural setting and to help protect the City's working lands and natural resources. Future land uses and development shall maintain and embrace the existing rural character as an essential element if subdivided. Rural, not urban, planning and servicing principles apply to these areas. The City may allow the use of density bonuses if the applicant or property owners show how their proposal meets additional conservation design principles. Developments will need to utilize on-site sewage systems meeting the Individual Sewage Treatment System (ISTS) standards and will have to provide for adequate acreage.

Urban Reserve (maximum density of 1 unit per 10 acres)
Similar to the Agriculture land use classification, Urban Reserve is intended to preserve the rural character of St. Francis until such a time as those areas are ready for development. This classification is found outside of the 2040 MUSA in areas that would be difficult to service today, but that may be serviced and developed at higher densities after 2040. The City may allow further subdivision in these areas, given adherence to flexible residential development as discussed in this plan and anticipated in the new zoning and subdivision ordinance.

> *Urban Reserve - Wild & Scenic (maximum density of 1 unit per 2.5 acres non-riparian and 1 unit per 4 acres riparian)*
> This sub-classification encompasses the Rural Wild & Scenic district of the City. While land within this district is not currently able to be developed at urban densities, the City is hoping to change this restriction and has therefore guided this area as urban reserve to preserve the future development potential of the area. The City may allow further subdivision in these areas, given adherence to flexible residential development as discussed in this plan and anticipated in the new zoning and subdivision ordinance. Municipal sewer and water may be extended to serve clustered development in this district.

Rural Residential (maximum density of 1 unit per 5 acres*)
Previous developments have occurred in St. Francis outside of the sewered areas of the city. These are large lot residential subdivisions that are on septic systems. Most land shown as Rural Residential has already been developed at lower densities. Any undeveloped land guided Rural Residential is guided to develop consistent with the development pattern that already exists. The City may encourage adherence to flexible residential development as discussed in this plan and anticipated in the new zoning and subdivision ordinance.
*Some existing parcels classified as rural residential have been developed at greater densities. New parcels must meet existing requirements or utilize methods shown in the Flexible Residential Development Guide.

Low Density Residential (2.0 – 3.0 units per net acre)
Low Density Residential is by far the largest residential classification in St. Francis. The City intends for residential densities of 2.0 to 3.0 units per net acre in this land use category. The predominant land use in this category is detached single family homes. Projects may utilize Planned Unit Development (PUD) design and support a more flexible design approach. However, the use of PUD will be allowed at the discretion of the City, and the City will rigorously apply the intent and procedural requirements of the City's PUD ordinances.

Within the Low Density Residential category, the City may allow a moderate mix of housing types, provided that net residential densities do not exceed 3.0 units per acre. For PUD design, the City will require substantial architectural enhancements as a minimum component of the amenity package. The City will also expect enhancements to the quality and quantity of open space. A project may also warrant consideration for a PUD if it provides significant attention to natural environmental design details. The City must see these various design elements in order to consider allowing the flexibility of PUD design.

Medium Density Residential (3.0 – 7.0 units per net acre)
The City intends the Medium Density Residential land use for moderately higher densities ranging from 3.0 to 7.0 units per net acre. Housing types in this land use category would typically include lower density attached housing, manufactured housing and higher density single family detached housing units. The Future Land Use Plan sets aside various locations for medium density residential development, scattered within the current Urban service area.

Medium / High Density Residential (7.0 – 12.0 units per net acre)
The Plan sets aside locations for medium to high density residential development, including a variety of attached units such as townhomes, rowhomes, duplexes, and similar housing types. Medium to high density residential logically should locate near major transportation routes, including Highway 47, Bridge Street, and Rum River Boulevard as indicated in the Future Land Use Plan.

High Density Residential (12.0 - 60.0 units per net acre)
St. Francis intends the High Density Residential land use for higher housing densities ranging from 12.0 to 60.0 units per net acre. Housing types in this category would include higher density townhome, condominium and apartment developments in stacked or attached configuration. These housing areas are often located along major road corridors and near shopping and employment areas. Also of importance to the location of High Density Residential is proximity to the parks and open space system, employment, goods and services, and transit.

Commercial
The commercial classification includes a wide variety of commercial land use activities that focus on retail goods, services, offices, restaurants, and entertainment. This classification may also include but is not limited to areas for offices and related uses, car dealerships, and auto repair services. Low-intensity commercial uses, such as clinics, child care facilities, and smaller retail uses that cater to convenience shopping are included as well. This land use classification will work to provide for a transition between high-intensity employment and residential districts. The City may allow high-intensity uses in this area, subject to performance guidelines.

Most of the existing commercial lands in St. Francis are located along the Highway 47 and Bridge Street corridors, and the Future Land Use Plan retains these designations. In line with the recommendations of the St. Francis Forward Plan, the Comprehensive Plan calls for the infill development of vacant commercial lands along these corridors. In addition, because utilities would be easily available to serve new development to the north, the Future Land Use Plan calls for commercial uses just to the north of the Highway 47 and Ambassador Blvd intersection.

Business Park / Light Industrial
Land use activities within the Business Park / Light Industrial designation place a special emphasis on job retention and creation. This classification includes both lower- and higher-intensity manufacturing and industrial areas and employment centers. Higher-intensity office, clinical, and business uses are supported to provide an integrated and attractive employment center. Industrial uses may include but are not limited to; warehouses, laboratories, wholesale businesses, and other manufacturing and industrial uses.

The land use plan designates an area to the west of Highway 47 and north of Ambassador Blvd for future industrial or business park development. This location would provide access to the Highway 47 corridor without providing disruption to nearby residential areas.

Low Intensity Industrial
This category is intended for low intensity industrial uses that must be separated from urban areas due to the nature of their operations. This land is concentrated on the western side of St. Francis and is currently used for ammunitions and explosives testing and storing. This land use is not intended to expand.

Park/Open Space
St. Francis intends the parks classification to represent active or passive recreation areas. Some uses are informal recreation areas while others are more formal with groomed fields.

The City intends the open space classification to reflect lands that are either undevelopable or that city intends to not develop, especially along the Rum River. St. Francis wants these areas to be used for passive recreational needs, habitat restoration, or as a preserve.

Public/Institutional
The Public/Institutional classification includes uses such as public schools, fire stations, libraries, water-system facilities, religious institutions, cemeteries, private schools, and other City-used and owned properties.

A-1 Permanent Agriculture District

The A-1, Permanent Agriculture District is intended to accommodate those farms willing to make long term commitments to agricultural operations. This district is intended to contain those areas of St. Francis in the rural service area where, because of the land capability, and capital investment in farming operations, it is necessary to preserve, promote, maintain, and enhance the use of land for long term agricultural purposes. This district will be used solely at the request of area farmers.

A-2 Rural Estate-Agriculture District

The purpose of the A-2 District is to provide suitable areas of the City to be retained and utilized for agricultural uses, un-sewered residential in a rural pattern, and open space, and to prevent rapid urbanization and provide economy in public expenditures.

UR Urban Reserve District

The purpose of the UR District is to reserve land for future urban development. Areas within this district face imminent urbanization. Uses which do not hinder the future possibility of urban development in the area, such as interim agriculture or large lot, un-sewered residential are appropriate in this district. At such time as the land is developed, the land shall be rezoned out of this district.

RR Rural Residential District

The purpose of the RR District is to accommodate and preserve existing un-sewered single unit residential homes developed at low densities (no greater than one (1) unit per five (5) acres). This district is not meant to be expanded further.

R-1 Urban Low Density Detached Residential District

The purpose of the R-1, Urban Low Density Residential District is to provide for detached single-unit residential uses served by municipal sanitary sewer. Two-unit residential uses may also be located in this district.

R-2 Medium Density Detached and Attached Residential District

The R-2 District is intended to support a mixture of detached and attached residential units served by municipal sanitary sewer. This district is appropriate for smaller lot detached units and limited attached units such as townhomes and rowhouses.

R-3 High Density Residential District

The R-3 District is intended to provide for higher density attached residential housing types in a vertical or horizontal orientation within the Urban Service Area. This district is intended to support areas of greater concentrations of commercial, employment, and public activity.

B-1 Central Business District

The purpose of the B-1, Central Business District, is to provide for the establishment of a mix of cultural, civic, entertainment, retail, service, office, and multi-unit housing uses in the area along the Bridge Street corridor. Consideration for pedestrian and bicycle access shall be integrated.

B-2 General Business District

The purpose of the B-2, General Business District is to provide for higher intensity retail, office, and service-oriented business along arterial roadways. The uses in this District shall be oriented toward motorists and rely on higher volumes of traffic.

BPK Business Park District

The BPK district is intended to provide for a mix of compatible office and light industrial uses situated in transitional areas near the City's main transportation corridors. Uses in this district are limited to those that are compatible with lower intensity residential and business uses and which have limited amounts of truck traffic in comparison to higher intensity industrial uses.

I-1 General Industrial District

The purpose of the I-1, General Industrial District is to provide areas suitable for the location of higher-intensity industrial activities which have adequate and convenient access to major streets and provide effective controls for "nuisance" and pollution characteristics. This district is intended to be located fully within the City's urban service area.

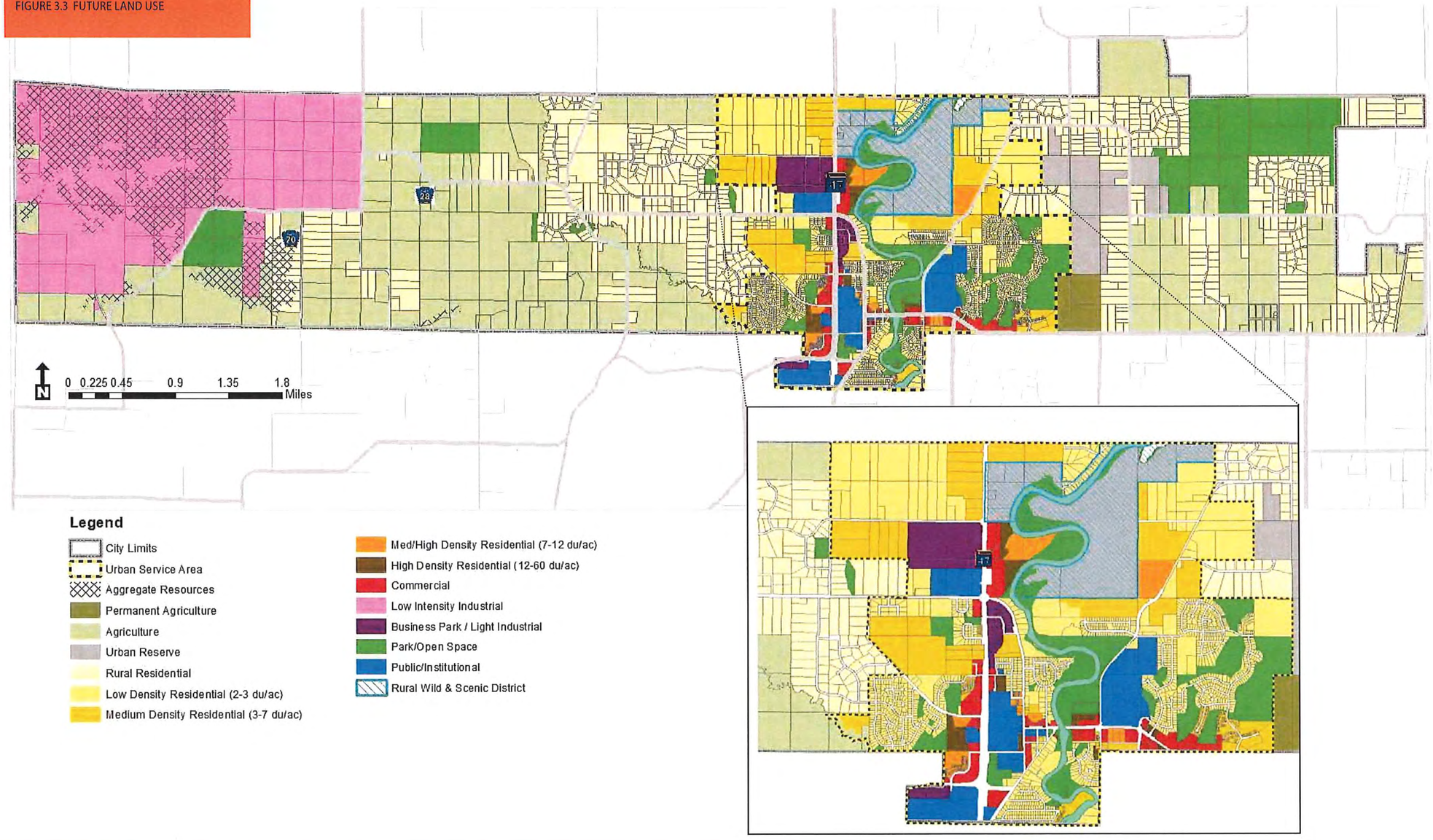
I-2 Isolated Industrial District

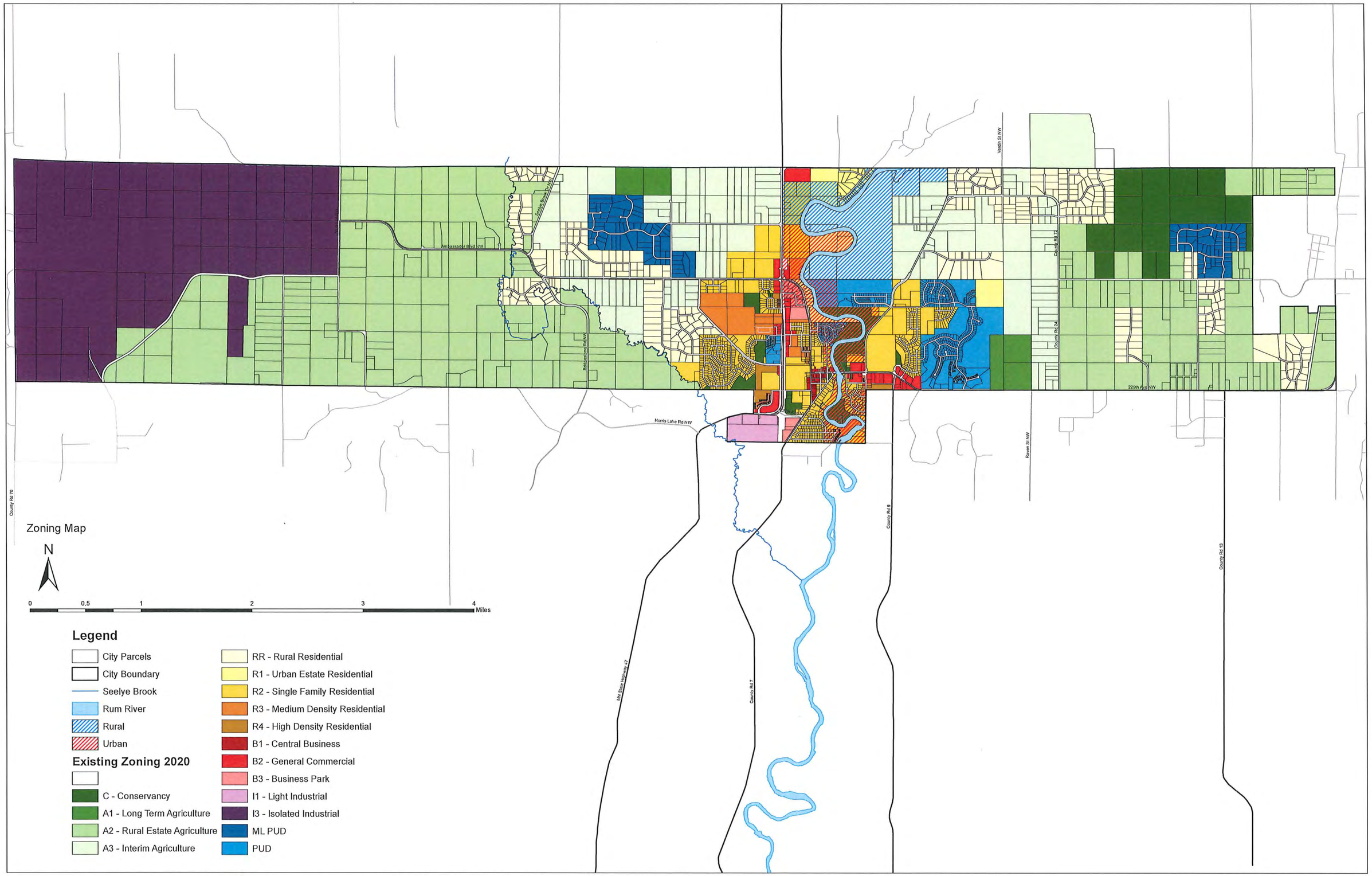
The general intent of this district is to accommodate industrial users that, due to the nature of their operations, must be isolated from urban areas.

PUD Planned Unit Development District

The purpose of the PUD, Planned Unit Development District is to provide for the integration and coordination of land parcels as well as the combination of varying types of residential, commercial and industrial uses to create a flexible development which provides a public benefit.

FIGURE 3.3 FUTURE LAND USE




Ambassador Blvd NW
Seelye Brook Dr NW
Bridgewater Rd NW
Vernin St NW
County Rd 24
229th Ave NW
Norris Lake Rd NW
Raven St NW
County Rd 9
County Rd 13
County Rd 70
MN State Highway 47
County Rd 7
Zoning Map
N
0
0.5
1
2
3
4
Miles
Legend
City Parcels
City Boundary
Seelye Brook
Rum River
Rural
Urban
Existing Zoning 2020
C - Conservancy
A1 - Long Term Agriculture
A2 - Rural Estate Agriculture
A3 - Interim Agriculture
RR - Rural Residential
R1 - Urban Estate Residential
R2 - Single Family Residential
R3 - Medium Density Residential
R4 - High Density Residential
B1 - Central Business
B2 - General Commercial
B3 - Business Park
I1 - Light Industrial
I3 - Isolated Industrial
ML PUD
PUD