All meetings of the St. Louis Park Board of Zoning Appeals and Planning Commission will be conducted by telephone or other electronic means until further notice. This is in accordance with a local emergency declaration issued by Mayor Jake Spano March 16, 2020 in response to the coronavirus (COVID-19) pandemic. Additionally, city facilities are closed to the public in keeping with the Executive Orders 20-20 and 20-33 issued by Gov. Tim Walz directing Minnesotans to Stay at Home March 28 through May 4, 2020.

All members of the St. Louis Park Board of Zoning Appeals and Planning Commission will participate in the October 21, 2020 meeting by electronic device or telephone rather than by being personally present at the planning commission’s regular meeting place at 5005 Minnetonka Blvd.

Members of the public can monitor this meeting by video and audio at https://bit.ly/watchslppc and on local cable (Comcast SD channel 17, or CenturyLink SD channel 8117 and HD channel 8617) or by calling +1-312-535-8110 meeting number (access code): 372 106 61 for audio only. Cisco Webex will be used to conduct videoconference meetings of the planning commission, with planning commissioners and staff participating from multiple locations.

Those who wish to provide comments during the public hearing for item 3a can do so by calling 952-562-2888; call 952-562-2887 to provide comments for item 3b. Calls will be taken and heard by the commission in the order received.

AGENDA

BOARD OF ZONING APPEALS (BOZA)

1. Call to order – Roll Call

2. Approval of minutes – October 7, 2020

3. Hearings

   3a. Variance for fence height in front yard
       Applicant: Jeb A. Myers
       Case No.: 20-22-VAR

4. Other Business – None.

5. Communications

6. Adjournment
PLANNING COMMISSION

1. Call to order – Roll Call

2. Approval of minutes – September 16, 2020

3. Hearings
   3a. Comprehensive plan and zoning amendments to allow for a new zoning district for Historic Walker Lake
       Applicant: City of St. Louis Park
       Case No.: 20-19-CP; 20-20-ZA
   3b. Nordic Ware amendment to special permit
       Applicant: Dalquist Properties LLP
       Case No.: 20-23-SP

4. Other Business: None.

5. Communications

6. Adjournment

Auxiliary aids for individuals with disabilities are available upon request. To make arrangements, please call the administration department at 952-924-2525 (TDD 952-924-2518) at least 96 hours in advance of meeting.
Members Present: Jim Beneke, Lynette Dumalag, Imran Dagane, Matt Eckholm, Courtney Erwin, Jessica Kraft, Tom Weber

Members Absent: None

Staff Present: Gary Morrison, Assistant Zoning Administrator

1. Call to Order – Roll Call

2. Approval of Minutes of Sept. 4, 2019

Commissioner Eckholm made a motion, seconded by Commissioner Dumalag, to approve the minutes of Sept. 4, 2019. The motion passed on a vote of 7-0.

3. Public Hearings

A. Fence variance application – 1454 Texas Circle

Location: 1454 Texas Circle
Applicant: Jeb A. Meyers
Case No.: 2-22-VAR

Gary Morrison, assistant zoning administrator, presented the staff report.

The applicant is requesting a fence variance at 1454 Texas Circle. This is a variance for a 6-foot fence and the allowed fence height is 4 feet maximum in the front yard. The house faces Texas Circle and the front yard faces Texas Avenue South.

Mr. Morrison noted the applicant would like the 6-foot fence in the front yard area. A privacy fence currently is in place in the side yard and the applicant is looking to replace it and extend it into the front yard. He pointed out details within the staff report.

Mr. Morrison stated that staff recommends adopting the resolution to deny the requested variance of a 6-foot fence.

Chair Kraft opened the public hearing.
There were no callers on the line.

The applicant, Mr. Myers, stated staff has been helpful. He stated he has lived in St. Louis Park since 2007 adding it’s diverse and a great location in the Twin Cities. He stated he believes this corner lot incentivizes him to close his lot off.

Mr. Myers stated he and his family want privacy, but they also want to be welcoming. He stated his house sits close to his adjoining neighbors with no privacy between homes. Mr. Myers stated this fence would also allow privacy from Texas Avenue, from cars driving fast on the very noisy street. This would allow his four children to play in the backyard with maximum safety.

Mr. Myers noted examples along W. Franklin Avenue in St. Louis Park where variances have been granted, adding these lots are also irregular, as his is. He appreciates the opportunity to discuss this and wants to be sure the 2040 comp plan is in full effect. He added he would like to use 30% more of his yard by having the fence requested.

Commissioner Weber clarified the fence location is okay, but the height is the issue. So, in the back of the back yard would be six feet, so why not do the fence at four feet in the area noted.

Mr. Myers stated he is trying to go as high as he can and added his house is two feet higher on a slope, so this would allow for more privacy.

Commissioner Weber asked if the goal is to have a bigger back yard or to have more privacy.

Mr. Myers stated it is both and wanting the interior side yard to be expanded. He noted they would not put a gate in, so as to allow folks to come into their yard.

Commissioner Weber asked Mr. Morrison if on Texas Avenue near the lot there is no sidewalk. Is there a plan to put sidewalks on that side of Texas and what effect would the sidewalk have on the lot with a four to six-foot fence?

Mr. Morrison stated there are no additional sidewalk plans for Texas Avenue at this time. He stated if a sidewalk were to be put there, there would be no effect to the fence or lot. Mr. Morrison added Mr. Myers would not need to take out the fence either, if a sidewalk were added there.

Commissioner Erwin asked if there are restrictions on vegetative plantings in the front yard. Mr. Morrison stated yes hedges are treated the same as fences, so hedges cannot exceed four feet in height.
The Chair closed the public hearing.

Commissioner Weber stated it seems like this is very close to a compromise and asked for Mr. Morrison’s and Mr. Myer’s thoughts here.

Commissioner Dumalag asked for Commissioner Weber’s intent. Commissioner Weber stated he understands Mr. Myer’s thought process and asked if the fence can be four feet in the front so it meets code, or if the fence could be a different material, or five feet instead.

Commissioner Dumalag stated she is generally in support of the application and is leaning toward approval of the variance.

Commissioner Beneke added he also supports the variance and it is not out of scale. He asked if it might set a precedent and if there is any reason to reject it.

Commissioner Eckholm stated he supports the staff recommendation to reject the variance because of concern for setting a precedent. He stated they need to be cautious of granting one-offs and he thinks it’s important to maintain the standards the city has set.

Commissioner Dumalag asked if this is based on precedent, from a practical standpoint, would there be that many applications for this type of variance. She added however she does understand the concept of precedent here.

Commissioner Eckholm stated there are many corner lots in the city, and this would set a precedent.

Commissioner Weber agreed with Commissioner Eckholm and stated he would feel comfortable to reject the variance if he felt Mr. Myers would put in the four-foot fence, which would be acceptable. He stated he is sympathetic however.

Commissioner Weber asked if the BOZA rejected the variance, could Mr. Myers still build the four-foot fence. Mr. Morrison stated the code would allow the four-foot fence in the front yard.

Commissioner Weber asked if the tree root area in the backyard would somehow allow for the variance in order to make the yard more useable.

Mr. Morrison stated usually a tree is not involved in considering the variance.
Commissioner Dumalag asked if the applicant withdrew this request and then worked with staff on an alternative, what the next steps are. Mr. Morrison stated staff can work with Mr. Myers and rework the application, but it depends on the action of the BOZA. He added the motion would need to be very clear.

Chair Kraft stated she would agree with Commissioner Dumalag and agree with the six-foot fence in this case.

Commissioner Eckholm added if this variance could be made very specific, he would be more supportive of it.

Commissioner Beneke stated he is sympathetic to the owner, but he is not happy about six-foot fences. He would hate to encourage too many of these within the city.

Commissioner Weber asked would the fence be more allowable if it were see-through.

Commissioner Erwin stated this could be a slippery slope that could be avoided by following the recommendations of staff.

Commissioner Eckholm noted there are some types of plexi-glass fences, and added he would not support a six-foot chain link fence. He also has concerns about setting precedent with other applications in the future.

Commissioner Erwin made a motion, seconded by Commissioner Eckholm, to deny the fence variance at 1454 Texas Circle as recommended by staff.

The motion failed on a vote of 3-4 (Commissioners Kraft, Dumalag, Dagane, Weber opposed).

Commissioner Weber made a motion, seconded by Commissioner Eckholm, to continue this BOZA meeting to October 21, 2020 and to give direction to staff to create a new resolution for BOZA to review on October 21st.

The motion passed 7-0.

5. Other Business -none

6. Communications -none

7. Adjournment

The meeting was adjourned at 7:04 p.m.
3a Variance for fence height in front yard

**Location:** 1454 Texas Circle

**Case Number:** 20-22-VAR

**Applicant/Owner:** Jeb A. Myers

**Review Deadline:**
- 60 days: November 7, 2020
- 120 days: January 6, 2021

**Recommended motions:**
- No action required.

**Summary of request:** The applicant, Jeb A. Myers, requested a variance to allow a fence located in the front yard to be six feet tall instead of the four feet maximum allowed in city code. The BOZA reviewed the application on October 7, 2020 and tabled consideration until October 21, 2020 with the request that staff work with the applicant to find a solution that will work for both the applicant and the city.

Staff met with the applicant both decided it is in the best interest to pursue a text amendment that would allow a six-foot tall fence to be constructed in a situation described by the applicant. This would allow all properties in similar situations throughout the city to be treated equally under the code as opposed to having to go through the expense and time of applying for a variance.

As a result, the applicant agreed to withdraw the application. Since the application was withdrawn, the BOZA no longer needs to act on this issue.

Staff will prepare a text amendment for the planning commission and council to review this fall/winter.

MEMBERS ABSENT: None

STAFF PRESENT: Jacquelyn Kramer, Gary Morrison, Sean Walther

1. Call to Order – Roll Call

2. Approval of Minutes of Aug. 5, 2020
Commissioner Dumalag noted there were no names included on a motion. Mr. Walther stated that was due to a technical issue with the recording. The change included the following: “Commissioner Dumalag moved and Commissioner Erwin seconded the motion…”

Approval of Minutes of Aug. 19, 2020 (study session)
Commissioner Weber was absent, and the minutes will be corrected to reflect this. Commissioner Eckholm noted his name was misspelled on page 5.

Approval of Minutes of Sept. 2, 2020 (study session)
Commissioner Dumalag noted as it relates to the “Covid and interiors” topic it should read, “Commissioner Dumalag asked if the commission should be spending time on this since another authority review does this already.” Commissioner Eckholm stated on page 4 it should read, “...the least appropriate place to put a large parking garage is next to public transit.”

Commissioner Eckholm made a motion to approve the above noted minutes with corrections. Commissioner Dumalag seconded the motion, and the motion passed on a vote of 7-0.

3. Public Hearings

A. Accessory dwelling units zoning code text amendment
   Applicant: City of St. Louis Park
   Case Nos: 19-15-ZA
Rita Trapp, consulting planner, presented the staff report and an overview of the ADU ordinance.

Ms. Trapp noted the ordinance classifies the ADU into two groups – attached or detached. She stated ADU’s implement some of the goals and strategies from the city’s comprehensive plan.

Ms. Trapp explained the ordinance components, including the ADUs are only allowed on single-family lots in the R1, R2 or R3 zoning districts. All ADU’s must be at least 300 square feet in size with attached or detached having different upper limits. She also noted side and rear yard and height requirements for ADUs. No additional parking requirement is recommended and keeping the same amount of parking allowed with no more than 3 vehicles allowed parked on a lot or 5 if there are 5 licensed drivers. However, more parking is allowed within a garage and on the street.

Ms. Trapp added the ordinance also prohibits short term vacation rentals of dwelling units and ADUs which is prohibited in the city regardless and prohibits sale of an ADU independent of the principle building and lot. She added that up to one family and 2 boarders are allowed on the lot.

Ms. Trapp noted three options to be reviewed by the commission as well as potential language that can be added or clarified by the commission.

Commissioner Erwin thanked Ms. Trapp and staff for providing options related to an owner occupancy requirement.

Commissioner Weber asked about the detached ADUs 15 feet provision as met. He asked for clarification on this, and if the 15 feet is for the primary house as well.

Mr. Walther stated the rear yard requirements are 25 feet for the principal building and the typical detached accessory building is 2 feet. He stated the commission suggested ADUs be 15 feet away to add separation and privacy for neighbors to the rear of the property.

Chair Kraft opened the public hearing.

There were no callers into the public hearing.

The Chair closed the public hearing.
Commissioner Beneke stated he is excited to see this proposal as it relates to naturally occurring affordable housing. He stated the only part he’s concerned about is the potential of ADUs being set up as rental properties managed by remote owners. He stated he felt there should be owner occupancy, but added it might be too costly to build, so then possibly fewer ADUs would be built ultimately. He stated he is happy about the third option which stated it has to be owner occupied when constructed. He added to start with they might want to add this requirement.

Commissioner Eckholm stated he agreed with Commissioner Beneke related to the third option, to introduce more housing to the community, and it is a good start. He added this will be just one of many options as part of the 2040 plan and he strongly supports option 3.

Commissioner Dumalag also supports option 3.

Commissioner Weber asked how option 3 works if someone built an ADU for a family member to rent vs. an absent landlord. Mr. Walther stated staff reviews all building permits and could easily determine if a property is homesteaded or not and identify the owners of property.

Commissioner Dumalag asked about the permit process timeline.

Mr. Walther stated there is no approval needed by the commission of city council outside of administrative approval. Added new construction or major addition applications are typically turned around within 3 weeks or less, depending on any changes that are needed. There may be notice to neighbors if it meets the present threshold to require a construction management plan.

Commissioner Dumalag asked if the certificate of occupancy then is issued. Mr. Walther stated, yes, upon completion of the construction. If the property was rented, it likely also requires a rental license.

Chair Kraft noted in the past she had supported option 1, but after hearing this discussion, option 3 is a good compromise and she supports adding that language to the ordinance.

Commission Erwin stated while she still has concerns about someone coming into a neighborhood and buying up properties, she noted AUDs can be expensive. She stated she will be curious how many will be built in the city in the next 10 years, but added she still supports option 3.
Commissioner Weber asked if the ordinance can be revisited at a later date for updates or changes, and if there is a numerical goal for ADUs to be produced.

Mr. Walther stated there is no goal for a number of ADUs to be built, however he added the city can compare progress to other nearby cities and housing production as a whole.

Commissioner Beneke made a motion, Commissioner Dumalag seconded, recommending approval of the accessory dwelling units (ADU) zoning code ordinance text amendment as presented by staff, with the language from option 3.

The motion passed on a vote of 7-0.

B. Painted signs zoning code text amendment
   Applicant: City of St. Louis Park
   Case Nos: 20-18-ZA

Gary Morrison, assistant zoning administrator, presented the staff report.

Mr. Morrison stated this zoning code will allow signs painted directly onto a building and requires surfaces to be refinished after a sign is removed.

Chair Kraft opened the public hearing.

There were not callers into the public hearing.

Chair Kraft closed the public hearing.

Commissioner Weber made a motion, Commissioner Eckholm seconded, recommending approval of the painted signs zoning code text amendment as presented by staff.

The motion passed on a vote of 7-0.

C. Architectural design zoning code text amendment
   Applicant: City of St. Louis Park
   Case Nos: 20-17-ZA

Gary Morrison, assistant zoning administrator, presented the staff report.
The changes include revising the list of approved exterior materials, minor clarifications, and restructuring the ordinance.

Chair Kraft opened the public hearing.

There were not callers into the public hearing.

Chair Kraft closed the public hearing.

Commissioner Eckholm made a motion, Commissioner Dumalag seconded, recommending approval of the architectural design zoning code text amendment as presented by staff.

The motion passed on a vote of 7-0.

4. Other Business - none

5. Communications

Mr. Walther noted planning commissioners will meet as the Board of Zoning Appeals on October 7 at 6 p.m. and hold a hearing for a fence height variance application.

6. Adjournment

The meeting was adjourned at 7:09 p.m.
3a  Comprehensive plan and zoning amendments to allow for a new zoning district for Historic Walker Lake

Location:  Historic Walker Lake
Case Number:  20-19-CP; 20-20-ZA
Applicant:  City of St. Louis Park

Recommended motions:
Chair to open public hearing, take testimony and close public hearing.

Motion to recommend approval of an:
- Amendment to the 2040 comprehensive future land use definition for mixed-use and an amendment to the Historic Walker Lake place-type description.
- Amendment to the 2040 comprehensive future land use map to reguide portions of Historic Walker Lake to mixed-use.
- Amendment to the zoning ordinance to create a new mixed-use division with two mixed-use zoning districts: MX-1 and MX-2, including all associated zoning code amendments and adopt the design guidelines as a supporting document to the MX-2 district.
- Amendment to the zoning map to rezone of all Historic Walker Lake to MX-2.

Summary of request: In October 2018, the city started work on a revitalization plan for the Historic Walker Lake commercial district to promote and guide reinvestment that preserves the character and scale of the district. One of the plan’s key recommendations is to create a new zoning district specific to the Historic Walker lake area with a supplemental design guideline document. Staff propose some changes to the zoning ordinance, including a new zoning district that addresses building form and uses, and a design guideline document to provide guidance on the desired character and appearance of future infill development and reinvestment within the district.

Staff recommends rearranging the existing Mixed-Use zoning district, which will now be called the MX-1 vertical mixed use district (MX-1) and incorporating a new Historic Walker Lake District, called MX-2 neighborhood mixed use district (MX-2) to create a Mixed-Use Division within the zoning ordinance. These changes would allow the Division to expand as additional mixed-use districts are created, including any Transit-Oriented Development (TOD) districts that are later established.

In order to rezone Historic Walker Lake to MX-2, the 2040 future land use in the 2040 comprehensive plan needs to be in agreeance with any zoning changes. Staff recommends reguiding the future land use for Historic Walker Lake to mixed use and recommends revisions to the mixed-use definition in the comprehensive plan to remove the requirement that all parcels have a vertical mixing of uses. Instead, the requirements for mixed-use buildings will be regulated through individual zoning districts. Vertical mixed-use buildings will still be required for all parcels zoned MX-1. Staff also recommends updating the comprehensive plan’s place
type description for Historic Walker Lake to provide more specific guidance on the types of uses that should be found within the district.

**Site information:** Historic Walker Lake District

![Map of Historic Walker Lake District](image)

**Site area (acres):** 83.65 acres

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<th>Current 2040 land use guidance</th>
<th>Current zoning</th>
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<td>COM - commercial</td>
<td>C-2 general commercial</td>
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<tr>
<td>IND - industrial</td>
<td>I-P industrial park</td>
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<td>R-4 multiple-family residence</td>
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<tr>
<th>Proposed 2040 land use guidance</th>
<th>Proposed zoning</th>
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<td>MX - mixed use</td>
<td>MX-2 mixed use 2</td>
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**Background:** The Historic Walker Lake commercial district in St. Louis Park is in the middle of a renaissance with both private and public reinvestment occurring. In October 2018, the city started work on a revitalization plan for the Historic Walker Lake commercial district to promote and guide reinvestment that preserves the character and scale of the district. The revitalization plan process involved robust public participation with the community, local businesses and commercial property owners. These efforts are documented and available to review on the city’s website. The [Historic Walker Lake: District Revitalization Plan](https://example.com) (HWL Plan) was completed in May 2019 and officially approved by the city in January 2020. The plan
encourages revitalization and placemaking within the district, while preserving the character and scale of the area. In addition, the city is investing in the area’s infrastructure by updating the street design, adding sidewalks, bike lanes, enhancing parking areas and rebuilding two alleys.

One of the plan’s key recommendations is to create a new zoning district specific to the Historic Walker Lake area with a supplemental design guideline document. In study sessions the planning commission has discussed changes to the zoning ordinance, including a new zoning district that addresses building form and uses, and a design guideline document to provide guidance on the desired character and appearance of future infill development and reinvestment within the district.

The ordinance and design guidelines were created directly from the recommendations of the revitalization plan. The draft ordinance and design guidelines are also supported by the newly formed Historic Walker Lake business association.

The city council approved an amendment to the zoning ordinance to update the parking requirements in Historic Walker Lake in late 2019 and has discussed the revitalization plan at numerous study sessions and regular meetings. The city council has previously voiced support for the establishment updated zoning regulations for the area, that implement the community’s vision and recommendations of the revitalization plans.

Linked below are agendas and minutes from previous city council discussions and actions regarding the Historic Walker Lake revitalization plan and associated zoning code amendments:

- May 28, 2019 agenda (page 18) and minutes (page 2)
- December 2, 2019 agenda (page 160) and minutes (page 7)
- February 3, 2020 agenda (page 114)

**Approach:** Since the acceptance by city council of the HWL Plan, city staff analyzed how best to implement the recommendations of the plan. One of the plan’s key recommendations is to create a new overlay district specific to the Historic Walker Lake area. However, implementing an overlay district that adequately addresses parking, uses, building form and public realm improvements while still relating to underlying zoning districts would be very complicated and difficult to implement. Instead, the unique features and needs of the Historic Walker Lake area make the establishment of a new zoning district and a supplemental design guideline document staff’s preferred alternative.

The HWL Plan recommends that the implementation of the zoning district focus on building form, public realm, uses and parking. Specific building design elements are not specifically required, but promoted through a guidance document covering entrance design, articulation, roof design, balconies, materials, colors, awnings and landscaping.

**Present considerations:** The planning commission is asked to give recommendations on four land use and zoning decisions:

1. Amendment to the 2040 comprehensive future land use definition for mixed-use and an amendment to the Historic Walker Lake place-type description.
2. Amendment to the 2040 comprehensive future land use map to reguide portions of Historic Walker Lake to mixed-use.
3. Amendment to the zoning ordinance to create a new mixed-use division with two mixed-use zoning districts: MX-1 and MX-2 and all associated zoning code amendments and adopt the design guidelines as a supporting document to the MX-2 district.
4. Amendment to the zoning map to rezone of all Historic Walker Lake to MX-2.

2040 comprehensive plan: In order to rezone Historic Walker Lake to MX-2, the 2040 future land use in the 2040 comprehensive plan needs to be consistent with any zoning changes. Staff recommends reguiding the future land use for Historic Walker Lake to mixed use and recommends minor revisions to the mixed-use definition in the comprehensive plan to remove the requirement that all parcels have a vertical mixing of uses. Instead, the requirements for mixed-use buildings will be regulated through individual zoning districts. Vertical mixed-use buildings will still be required for all parcels zoned MX-1.

Staff also recommends updating the comprehensive plan’s place type description for the Historic Walker Lake District to provide more specific guidance on the types of uses that should be found within the district.

Zoning district: The planning commission met with city staff and a planning consultant from HKGi on March 4, 2020 to review the recommended approach to the district (report; minutes). The commission was in favor of rearranging the existing mixed-use zoning district, which will now be called the MX-1 vertical mixed-use district (MX-1) district and incorporating a new Historic Walker Lake District, called MX-2 neighborhood mixed-use district (MX-2) to create a mixed-use division within the zoning ordinance. These changes would allow the division to expand as additional mixed-use districts are created, including any transit-oriented development (TOD) districts that are later established.

The mixed-use division is written similar to the other zoning divisions within the city’s zoning code with general division performance standards placed at the division level, and specific requirements for height, setbacks, and uses within the district level.

The new mixed-use division will replace in its entirety the existing mixed-use section of city code. The new mixed-use division is arranged so the performance standards for the districts, which are the same for MX-1 and MX-2 and which were established as part of the adoption of the original mixed-use district (now MX-1), are at the beginning of the ordinance. Uses, dimensional standards, and any special provisions are established within each individual district.

Staff made a few amendments since the commission reviewed it in August. The proposed amendments include changes to the division performance standards, MX-1 standards and MX-2 standards:

Performance standards:
- Refined definition of Building Height to Street Width Ratio for added clarity and an updated graphic.
- Text changes throughout the definitions to clarify yard and street frontages.
• Clarified requirements for parking lot location design, garage entrances, and trash/recycling loading areas.

MX-1 standards:
• Allow restaurants as a permitted use rather than a use with conditions. The conditions were unnecessary since liquor licenses are regulated under a separate section of city code, and stand-alone bars are not a permitted use in the MX-1 or MX-2 district.
• Separate microbreweries from distilleries into two categories in the use chart and apply the same conditions for these uses as other zoning districts throughout the city.
• Added exceptions within the form requirement table to the minimum lot line coverage to allow courtyards, driveways, awnings and signage to encroach into the built-to-zone.
• Remove anaerobic digesters as an accessory use.

MX-2 standards:
• Remove gas stations as an allowed use. The existing gas station would become a non-conforming use and could not expand. New gas stations would not be permitted.
• Add a size limit to retail and service uses to mirror the recently adopted C-1 neighborhood commercial requirements.
• Remove the language pertaining to painted signs, based on the recently recommended sign code amendments that allow signs to be painted on a portion of a building.

In addition to the mixed-use division, several sections of the zoning code need to be updated to include references to the new zoning district. These amendments are detailed in the attached draft ordinance amendment and include:
• Section 36-4 Definitions to update the definition of a shopping center to include vendor markets (i.e. farmers markets or a food hall).
• Section 36-82(b)(7) Authorized temporary uses
• Section 36-111 Use districts established
• Table 36-115D Open space requirements
• Section 36-361 Off-street parking areas, paved areas, and loading spaces
• Section 36-361(l) Design requirements for parking yards
• Section 36-362 Signs
• Section 36-366(b) building design shadow requirements

**Design guidelines:** The commission has also voiced support for creating a separate design guideline document for MX-2 (Historic Walker Lake). The document provides guidance for the desired “feel” of future infill development in the district, without being overly prescriptive. It is designed to be handed out to property owners and potential developers.

The planning commission received a report in July with a draft design guideline document and sent feedback to staff. The commission then met on August 19, 2020 (report) to review a draft of the MX-2 ordinance and the design guidelines. The commissioners voiced support for both documents but requested a few minor blurring changes be made to some images in the design guidelines. Those changes have been made.
**Community outreach:** The draft zoning ordinance and design guidelines were presented to the Historic Walker Lake Business Association on August 26, 2020, and they voiced support for the changes.

A virtual neighborhood meeting was held on October 6, 2020. Notices were sent to all properties within the district as well as all property owners within 350 feet of the district. Twelve people attended, and their questions focused on changing uses, parking requirements for 2 and 3 story buildings and the future of the city’s parking lot on Gorham Avenue. Community members voiced support for the ordinance and design guidelines and are excited about the changes happening within the district.

**Next steps:** The city council is scheduled to review the proposed land use and zoning changes on November 2, 2020.

**Recommendations:** Staff recommends approval to:

1. Amend the 2040 comprehensive future land use definition for mixed-use and amend the Historic Walker Lake place-type description.
2. Amend the 2040 comprehensive future land use map to reguide portions of Historic Walker Lake to mixed-use.
3. Amend the zoning ordinance to create a new mixed-use division with two mixed-use zoning districts: MX-1 and MX-2, including all associated zoning code amendments and adopt the design guidelines as a supporting document to the MX-2 district.
4. Amend the zoning map to rezone all Historic Walker Lake to MX-2.

**Supporting documents:** Proposed 2040 mixed use and place types description text amendments, proposed 2040 future land use map amendment, proposed zoning map amendment, draft zoning text amendments, draft Historic Walker Lake design guidelines

**Prepared by:** Jennifer Monson, senior planner  
Laura Chamberlain, planning consultant with HKGI

**Reviewed by:** Sean Walther, planning and zoning supervisor
Proposed 2040 comprehensive plan text amendments for the mixed-use land use

Page 5-127: Future Land Use Definitions
MX – Mixed-Use. In the Mixed-Use land use designation, a mixing of uses is required for every development parcel, including commercial. Expected and non-residential uses are required on the ground level of buildings along street frontages. The uses allowed include commercial, office, residential, light industrial, civic, and parks/open space. The uses allowed and the degree to which a mix of uses is required on a parcel varies by both the place type and the zoning district. The goal of this designation is to create pedestrian-scale mixed-use areas, typically with buildings having a portion of retail, service or other commercial uses on the ground floor and residential or office uses on upper floors. Mixed use buildings typically have approximately 75 to 85 percent of the building for residential use and 15 to 25 percent for commercial, office, and other similar uses. Taller buildings may be appropriate in some areas and net residential densities between 20 and 75 units per acre are allowed. The MX designation is intended to facilitate a unique mixed-use town center atmosphere in places in Park Commons, Historic Walker Lake, as well as other key community and neighborhood commercial centers, commercial corridors, and neighborhood commercial nodes.

Page 5-122: Place Types Framework
Historic Walker Lake

Historic Walker Lake Bounded by Louisiana Avenue to the west, Highway 7 to the south, Wooddale Avenue to the east, and Library Lane/ St. Louis Park High School on the north, the Historic Walker Lake District is the location of the original “Village Center” of historic St. Louis Park.

Although the remnants of St. Louis Park’s original commercial village center are visible in the recently defined and branded Historic Walker Lake District as a unique mixed use area surrounding the intersection of Lake and Walker Streets, St. Louis Park no longer has its original commercial center. In recent years the area has seen a renaissance with private and public investment occurring throughout the district.

Since many of the buildings are old and changes in the use of tenant spaces continues, a planning study of the area is underway was initiated in 2018 to identify potential improvements and revitalization opportunities, to promote and guide reinvestment that preserves the character and scale of the district. The resulting Historic Walker Lake Revitalization Plan, which was approved by the city council in January 2020, recommends a broad mix of compatible uses (businesses, schools, community center, library, recreation, and residential) be allowed throughout the district, specifically commercial, office and light industrial uses on the ground floor with residential uses allowed above. The plan also recommends significant parking reductions be made to encourage reuse and occupancy of existing buildings.

In the 2030 Comprehensive Plan, the Walker Street and Lake Street area was defined as a Commercial Corridor and a potential redevelopment area. In the past two years, the city has begun to view this area as a district that encompasses a broad mix of compatible uses.
Title: Comprehensive plan and zoning amendments to allow for a new zoning district for Historic Walker Lake (businesses, schools, community center, library, recreation, and residential). The area has recently been branded as Historic Walker Lake.
Proposed 2040 Future Land Use Map Amendment
Title: Comprehensive plan and zoning amendments to allow for a new zoning district for Historic Walker Lake

Proposed Zoning Map Amendment
DIVISION 9. MIXED USE DISTRICTS REGULATIONS

Sec. 36-261. Purpose of division.

The provisions of this division address the areas in the city where a mix of uses in the same building, on the same parcel, or in the same neighborhood are strongly encouraged or required.

Sec. 36-262. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

Building Height to Street Width Ratio means the percentage of the building height at the street frontage compared to the adjacent street width, measured from the centerline of the street. The “street width” measurement includes all sidewalks, easements and street yard. The “building height” measurement does not include any upper stories that utilize a stepback.

Illustration: Building height is 60 percent of the street width.

Build-to Zone means the minimum and maximum distance a structure may be placed from a lot line.

Build-to Zone, Primary means the build-to zone along a lot’s primary street frontage.

Illustration: Build-to Zones
Build-to Zone, Secondary means the build-to zone along a lot’s secondary street frontage.

Commuter Bicycle Facilities means bike lockers or bike storage room(s), on-site showers, and a bicycle repair station.

Courtyard means an outdoor area enclosed by a building facade on at least 3 sides and open to the sky.

Impervious Site Coverage means the percentage of a lot developed with principal structures, accessory structures and impervious surfaces, such as driveways, sidewalks, and patios.

Inclusionary Commercial Space means a specified reduction of commercial rent only for small local businesses, based on the fair market commercial rents for the building.

Lot Line Coverage means the minimum percentage of the lot line that must have a building façade located within the build-to zone.

Micro Store Front means a commercial or industrial space a maximum of 1,500 square feet in size only for a small local business.

Occupied Space means an interior building space regularly occupied by the building users. It does not include storage areas, utility space, or parking.

Pedestrianway means an open and available pathway designed for use by pedestrians; it can be located mid-block allowing pedestrian movement from one street to another without traveling along the block’s perimeter.

Small Local Business means a local, independently owned, non-franchised business. Local means located in the Twin Cities Metro Area.

Story, Ground (also referred to as ground floor) means the first story of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.

Story, Half means a story either in the base of the building, partially below grade and partially above grade, or a story fully within the roof structure with transparency facing the street.

Story, Upper (also referred to as upper floor) means the stories located above the ground story of a building.

Street Face means the facade of a building that faces a street right-of-way.

Street Frontage means the building and yard area facing and directly adjacent to a street right-of-way line.
Street Frontage, Primary means the street frontage that receives priority over other street frontages, defining a higher level of pedestrian orientation. The primary street frontage is classified in the Comprehensive Plan as a collector or arterial. If there are two primary streets, or no primary streets, the Zoning Administrator shall determine the most appropriate street frontage to serve as the primary street frontage. Orientation of other parcels along the street shall be considered.

Street Frontage, Secondary means a street frontage that is secondary to the primary street frontage, requiring lower lot line coverage and transparency levels, and permitting more interruptions by driveways. Secondary street frontages are all frontages not identified as a primary street frontage, and are categorized as a side yard abutting a street.

Visible Basement means a half story partially below grade and partially exposed above with required transparency on the street facade.

Yard. Yard is defined in Section 36-4 Definitions. For the purposes of this division, the following definitions shall supplement and, where inconsistent, supersede the definitions of Section 36-4:

Side and Rear Yards Abutting Other Lots, an Alley, or a Rail Right-of-Way means a property located in an area designated as a mixed use district, only yards abutting a lot, an alley, or a rail right-of-way at the lot line, and not a street, waterway or other primary or secondary street frontage, are considered side or rear yards.

Yard, Front. Refer to Yard, Street.

Yard, Side Abutting a Street. Refer to Yard, Street.

Yard, Parking Rear means the space on a lot between the rear façade(s) of the building and the minimum rear setback line, and extends to street yards and/or side parking yards. If the building extends to the minimum rear setback line, no rear parking yard will exist.

Yard, Parking Side means the space on a lot between the side façade(s) of the building and the minimum side setback line, and extends to street yards and/or side minimum side or rear setback lines. If the building extends to the minimum side setback line, no side parking yard will exist.

Yard, Street means the space on a lot between the principal structure and the primary and secondary street frontage lot lines and extending to any minimum side or rear yard line.

Zoning Administrator means the zoning administrator or designee.

Sec. 36-263. Mixed use division restrictions and performance standards.

(a) Buildings

(1) More than one principal building may be placed on one lot.

(2) Each individual business on the ground floor of a building shall have a direct and primary access facing the street frontage or an interior arcade and the access shall remain open during business hours.
(b) **Non-vehicular access**

1. A separate pedestrian access shall connect the principal building to the public street or a public trail, on all sides of the lot which front on a public right-of-way or public trail.

2. On-site pedestrian/bicycle facilities shall be provided as logical connections to off-site uses.

3. Pedestrian/bicycle accesses shall be separated from parking areas by curbed, landscaped islands which have a minimum width of 20 feet inclusive of sidewalk.

4. If an existing transit stop is located on any adjacent public street, pedestrian/bicycle access shall be located convenient to that transit stop.

5. Developments located on a public transit route shall work with the transit authority and accommodate a transit stop that conveniently serves the development, if needed for the transit route.

6. Sidewalks shall be provided along all sides of the lot that abut a public or private street.

(c) **Vehicular access**

1. All delivery service entrances to a building shall be from a public alley, service-alley, off-street parking lot; deliveries not able to be made from a public alley, service-alley or off-street parking lot shall be made from the curb in a manner that does not obstruct drive lanes or on-street parking spaces.

2. Vehicular driveway access is managed through alleys, primary and secondary street frontages. The order of access is as follows:
   a. An alley permits unlimited access.
   b. If no alley exists, one driveway per secondary street frontage is permitted.
   c. If no other option exists, one driveway is permitted off the primary street frontage and shared access with abutting properties is encouraged.

3. Driveways shall be no greater than 22 feet in width at the right-of-way line.

4. Shared driveways are encouraged.

5. When two or more parking lots have adjacent rear property lines and each lot contains the same street frontage type, the parking lots shall be connected with a drive perpendicularly crossing the minimum rear yards.

6. Designated pedestrian routes, including sidewalks and driveway crossings, shall be provided to connect each parking space to the front sidewalk (and front entrance) or
a rear public entrance. Driveways shall not be utilized as designated pedestrian routes.

(7) There shall be no vehicular access within 50 feet of the intersection of the projection of the nearest curb lines of any public streets to a parcel on which a commercial use is operated.

(d) **Exterior uses**

(1) Parking Location.

a. Street Yard. Parking is not permitted in any street yard.

b. Rear Parking Yard. Parking may be permitted in the rear of the lot, but shall not be closer than five (5) feet to property zoned R-1 or R-2 in the rear or side yard and shall be fully screened from the front by the building. Refer to the *Street and Parking Yards* illustration. Note that accessory parking structures within each district have separate side and rear yard standards.

c. Limited Side Parking Yard. Parking may be permitted with the following:

1. Location. The parking is permitted only in the side parking yard of the building (refer to the *Street and Parking Yards* illustration) but shall not be closer than five (5) feet to property zoned R-1 or R-2 in the rear or side yard.

2. Limited Width. Up to one double-loaded bay of surface parking is permitted with a maximum width of 65 feet.

3. Perpendicular to the Street. The parking lot shall be located perpendicular to the street with the centerline of the drive aisle perpendicular to the centerline of the street.

4. Accessory Parking Structure. An accessory parking structure is not permitted in the side yard of a primary street frontage.

d. Garage Entrances. Vehicular entrances to structured parking garages within the building generally shall be limited to locations on the rear façade that face the rear parking yard; except such entrances may be located on the side façade, facing the limited side parking yard, if the following is met:

1. The location may not be closer to the street than the maximum of the build-to zone.

(2) All rear and side yards that do not contain parking lots or ramps shall consist only of landscaped area, designed outdoor recreation area, and/or sidewalk space.
(3) Vehicle storage or display, mechanical equipment, refuse and recycling containers, and loading areas shall not be located within any street yard, build-to zone, or minimum side/rear yard.

(4) All refuse/recycling and loading areas shall be screened from view within a waste enclosure which shall be constructed of complementary materials to the principal building.

(5) Outdoor storage shall be prohibited except when specifically permitted elsewhere in this chapter.

(6) New structures and structures which expand their gross square footage by more than 50 percent shall be required to place all utility service lines underground. Any new utility services to an existing building shall be placed underground.
Sec. 36-264. MX-1 vertical mixed use district.

(a) Purpose and effect.

The purposes of the vertical mixed use district are to:

(1) Provide appropriate areas for and facilitate quality mixed use development in activity centers that are consistent with the Comprehensive Plan’s land use and transportation goals and strategies;

(2) Provide a variety of residential housing types and densities to assure activity and support a mix of uses, and enhance the housing choices of city residents;

(3) Integrate new mixed use development with its surroundings by encouraging connections for pedestrians, bicyclists, and vehicles and by assuring sensitive, compatible use, scale, and operational transitions to neighborhood uses;

(4) Encourage reductions in impervious surface by minimizing surface parking and retain open space by encouraging taller buildings for high density uses; and

(5) Promote high quality architectural design, materials, and innovative site design.

(b) MX-1 district restrictions and performance standards.

(1) All buildings shall have a vertical mix of land uses, such as residential and commercial, with a strong pedestrian orientation. A use on the ground floor must be different from a use on an upper floor. The second floor may be designed to have the same use as the ground floor so long as there is at least one more floor above the second floor that has a different use from the first two floors.

(2) Business uses, except for off-street vehicular parking and off-street loading, shall be conducted wholly within an enclosed structure except as specifically permitted elsewhere in this chapter.

(3) At least 75 percent of the building along the primary street frontage must be designed for non-residential uses on the ground floor. Lobbies and amenity areas serving a residential use or a hotel shall not count as a non-residential use.

(4) The first 30 feet behind the building façade on each street frontage shall contain permitted uses, excluding accessory parking, break rooms, storage areas, and utility closets/rooms. Beyond the first 30 feet behind the building facade, any permitted principal and accessory use is allowed on any floor.

(5) A development agreement is required as part of the development approval and shall address, at a minimum, approved site and building design criteria, approved sign locations and design criteria, construction phasing, density bonuses, specifications for inclusionary commercial space, cash escrow or letter of credit for construction of on-site and off-site improvements generated by the development, and maintenance.
(6) The development shall comply with all other applicable chapter provisions unless specifically modified by subsections (1) through (6) of this section.

(c) **Uses, generally.**

(1) **Permitted uses (P).** Uses listed in Table 36-263(b) with a “P” symbol are permitted by-right in the street frontage types in which they are listed.

(2) **Uses permitted in limited stories (PL).** Uses listed in Table 36-263(b) with a “PL” symbol are permitted by-right in the street frontage types in which they are listed, provided that the uses are located in the upper stories of a structure; the basement; or in the ground story, a minimum of 30 feet behind any primary street façade and behind a permitted use.

(3) **Uses permitted with conditions (PC).** Uses listed in Table 36-263(b) with a “PC” symbol are permitted provided compliance with the listed conditions and requirements.

(4) **Uses permitted by conditional use permit (CUP).** Uses listed in Table 36-263(b) with a “CUP” symbol require a Conditional Use Permit; refer to 36-33 Conditional Use Permits.

**Table 36-263(b) Mixed Use District Uses**

<table>
<thead>
<tr>
<th>RESIDENTIAL AND LODGING USES</th>
<th>Primary Street Frontage</th>
<th>Secondary Street Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multifamily residential</td>
<td>PC</td>
<td>PC</td>
</tr>
<tr>
<td>Live-work unit</td>
<td>PC</td>
<td>PC</td>
</tr>
<tr>
<td>Roominghouse</td>
<td>PL</td>
<td>PL</td>
</tr>
<tr>
<td>State-licensed residential facility</td>
<td>PL</td>
<td>PL</td>
</tr>
<tr>
<td>Group home/non-statutory</td>
<td>PL</td>
<td>PL</td>
</tr>
<tr>
<td>Nursing home</td>
<td>PL</td>
<td>PL</td>
</tr>
<tr>
<td>Hotel/motel</td>
<td>PC</td>
<td>PC</td>
</tr>
<tr>
<td>CIVIC AND INSTITUTIONAL USES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Education/academic</td>
<td>PL</td>
<td>P</td>
</tr>
<tr>
<td>Museum/library category</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Police/fire station</td>
<td>PC</td>
<td>PC</td>
</tr>
<tr>
<td>COMMERCIAL USES</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brewery</td>
<td>PC</td>
<td>PC</td>
</tr>
<tr>
<td>Business/trade school/college</td>
<td>PL</td>
<td>P</td>
</tr>
<tr>
<td>Dental office</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Food service</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Grocery store</td>
<td>PC</td>
<td>PC</td>
</tr>
<tr>
<td>Liquor store</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Medical office</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Use</td>
<td>Primary Street Frontage</td>
<td>Secondary Street Frontage</td>
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<tr>
<td>----------------------------------------------------------------------</td>
<td>-------------------------</td>
<td>----------------------------</td>
</tr>
<tr>
<td>Micro-distillery</td>
<td>PC</td>
<td>PC</td>
</tr>
<tr>
<td>Offices</td>
<td>PL</td>
<td>P</td>
</tr>
<tr>
<td>Private entertainment (indoor)</td>
<td>CUP</td>
<td>CUP</td>
</tr>
<tr>
<td>Research and development</td>
<td>PL</td>
<td>P</td>
</tr>
<tr>
<td>Retail, less than 8,000 square feet</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Retail, 8,000 square feet or larger</td>
<td>PC</td>
<td>PC</td>
</tr>
<tr>
<td>Retail, large item</td>
<td>PC</td>
<td>PC</td>
</tr>
<tr>
<td>Restaurants with or without intoxicating liquor license</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Service facilities, less than 8,000 square feet</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Service facilities, 8,000 square feet or larger</td>
<td>PC</td>
<td>PC</td>
</tr>
<tr>
<td>Studios</td>
<td>PC</td>
<td>PC</td>
</tr>
</tbody>
</table>

**INDUSTRIAL USES**

- Catering: PC, PC
- Printing process/supply: PC, PC
- Showrooms: PC, PC

**TRANSPORTATION AND INFRASTRUCTURE USES**

- Communication antennas: CUP, CUP
- Transit stations: P, P

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(d) **Uses permitted with conditions (PC).**

(1) **Multifamily residential category.**

   a. Shall be located in the upper stories of a structure; the basement; or in the ground story, a minimum of 30 feet behind any primary street façade and behind a permitted use, or on a secondary, rear, or side facade.

   b. Dwelling unit entrances are not required to be internal to the building, and individual exterior entrances are encourage for ground floor units.

   c. Balconies shall serve a single dwelling unit.

   d. Buildings are discouraged from being massive in scale or institutional in appearance.

   e. Use may include leasing and/or property management offices, gym or other fitness facilities for tenants, and meeting rooms as accessory uses.

(2) **Live-work unit.**

   a. The units shall only be located on a street frontage.

(3) **Hotel/motel.**
a. Shall be located in the upper stories of a structure; the basement; or in the ground story, a minimum of 30 feet behind any primary street façade and behind a permitted use.

b. Rooms shall be accessed from the interior of the building.

c. Secondary service uses may also be provided, such as food service, meeting rooms, pools, and fitness rooms as accessory uses.

d. A lobby and secondary service uses serving the hotel/motel may be provided along 25 percent of the primary frontage. The remaining 75 percent of the primary frontage shall be non-residential uses.

(4) Police/fire station.

a. Garage doors are permitted on the front facade.

b. Stations are exempt from maximum driveway widths.

(5) Brewery

a. The brewery shall not produce more than 20,000 barrels of malt liquor per year.

b. The maximum overall gross floor area is limited to 20,000 square feet.

c. A taproom and/or retail outlet is required and shall be located in the Primary Street storefront of the building.

d. The taproom and/or retail outlet shall occupy a minimum of 20 percent of the gross floor area with no maximum limit.

e. Alcohol produced off-site shall not be sold on-site, this includes both on-sale and off-sale transactions

f. This use may also include associated facilities such as offices and small-scale warehousing, but distribution is limited to vans and small trucks. Distribution access shall be from the rear.

(6) Grocery store.

a. When the grocery store is part of a mixed-use development with residential or office uses above the grocery, the following applies:

1. No activity results in any noxious or offensive odors, sounds, vibrations, emissions, or any external nuisances upon adjacent properties.

2. Hours of operation, including deliveries, shall be limited to 6 a.m. to 12 a.m.

(7) Micro-distillery.
a. The maximum overall gross floor area is limited to 20,000 square feet.

b. A cocktail room and/or retail outlet is required and shall be located in the primary street frontage of the building.

c. The cocktail room and/or retail outlet shall occupy a minimum of 20 percent of the gross floor area with no maximum limit.

d. Alcohol produced off-site shall not be sold on-site, this includes both on-sale and off-sale transactions.

e. This use may also include associated facilities such as offices and small-scale warehousing, but distribution is limited to vans and small trucks. Distribution access shall be from the rear.

(8) Retail, 8,000 square feet or larger.

a. The retail space shall be located at a corner of the building or near a primary building entrance.

b. The retail space shall not occupy more than 25 percent of the gross floor area of the ground floor.

(9) Retail, large item.

a. The establishment shall be less than 20,000 square feet in size.

(10) Service facilities, 8,000 square feet or larger.

a. The service space shall be located at a corner of the building or near a primary building entrance.

b. The service space shall not occupy more than 25 percent of the gross floor area of the ground floor.

(11) Catering; studio; printing process/supply; showrooms.

a. This use may also include associated facilities such as offices and small-scale warehousing, but distribution is limited to vans and small trucks. Distribution access shall be from the rear.

b. The maximum overall gross floor area is limited to 12,000 square feet.

c. A showroom or retail outlet is permitted.

d. If located on a secondary street frontage the following additional conditions apply:

1. The use is permitted only in specifically designated live/work spaces on the ground floor and with its own exterior entrance.
2. Distribution shall be from a designated loading area only.

e. If located on a primary street frontage, the following additional conditions apply:

1. A showroom and/or retail outlet is required and shall be located in the primary street frontage of the building.

2. The showroom and/or retail outlet shall occupy a minimum of 25 percent of the gross floor area.

(e) **Uses permitted by conditional use permit (CUP).**

Uses listed in Table 36-263(b) with a “CUP” symbol require a Conditional Use Permit; refer to 36-33 Conditional Use Permits.

(1) **Liquor store.**

a. The lot must be at least 1,000 feet from the property line of a site containing a pawnshop, currency exchange, payday loan agency, firearms sales or sexually-oriented business. The distance shall be measured from the portion of the center or building occupied by the liquor store.

(2) **Private entertainment (indoor).**

a. No activity results in any noxious or offensive odors, sounds, vibrations, emissions, or any external nuisances upon adjacent properties.

(3) **Communication antennas.**

a. Shall be developed in accordance with 36-368 Communication (Towers and antennas Antennas), except that communication antennas located in the MX-1 district shall be co-located atop a permitted building.

(f) **Accessory uses.**

The following uses shall be permitted accessory uses in any MX-1 district.

(1) **Off-street parking.** The following are types of accessory parking permitted:

a. **Parking lot.**

b. **Parking ramp.**

   1. Parking ramps shall be located only behind the rear of the building.

   2. Parking ramps located on the secondary street frontage shall have principal uses on the ground floor.

   3. Parking ramps shall meet the façade requirements for the principal building.
c. **Building interior parking.**
   1. Parking is permitted fully in any basement and in the rear portion of any building, beyond the first 30 feet behind the building facade.
   2. Interior parking shall meet the façade requirements of the building.
   3. Entrances to the interior parking are permitted from the rear or side building facades only, unless otherwise noted per the street frontage type.

(2) *Incidental repair or processing* which is necessary to conduct a permitted use and not to exceed 10 percent of the gross floor area of the associated permitted use.

(3) *Outdoor seating and service of food and beverage*, subject to the following conditions:
   a. Shall be directly adjacent to the structure containing the associated use;
   b. No speakers or other electronic devices which emit sound are permitted if the use is located within 500 feet of a residential use;
   c. The hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. if the use is located within 500 feet of a residential use; and
   d. Additional parking will not be required if the outdoor seating area does not exceed 500 square feet or ten 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 square feet or ten percent of the gross building area, whichever is less.

(4) **Bar**, if accessory to a restaurant, hotel or private entertainment (indoor).

(5) **Catering**, if accessory to a restaurant, food service, delicatessen, grocery store or retail bakery.

(6) **Break rooms**, if accessory to a non-residential use and are not located along the primary street frontage.

(7) **Visitor lodging** associated with residential care facilities.

(8) *Warehouse/storage* which is necessary for a permitted use and not to exceed 20 percent of the gross floor area of the associated permitted use.

(9) **Home occupations** complying with all of the conditions in the R-C district.

(10) **Outdoor sales** are permitted only as accessory uses with garden and nursery sales.

(11) **Public transit stops/shelters.**

(12) **Community gardens.**

(13) **Accessory utility structures** including:
a. Small wind energy conversion system, as defined in 36-4 Definitions.

b. Solar energy systems. A solar energy system with a supporting framework that is either placed on, or anchored in, the ground and that is independent of any building or other structure; or that is affixed to or an integral part of a principal or accessory building, including but not limited to photovoltaic or hot water solar energy systems which are contained within roofing materials, windows, skylights, and awnings.

c. Cisterns and rainwater collection systems. A container or series of containers for the collection and reuse of rainwater. A cistern may be exempted from inclusion in the Site Impervious Area calculation.

d. Where accessory utility structures are permitted with conditions, the following apply:

1. Accessory use. The equipment shall be located on a lot with a building and is a secondary use for the lot.

2. Roof mounted location. Roof mounted equipment shall be located per one of the following:
   a. Pitched roof. Locate the equipment on a rear facing surface of the roof, if feasible for communication purposes.
   b. Flat roof. Locate the equipment towards the rear portion of the roof, where visibility is limited from the street to the maximum extent possible.

3. Ground mounted location. Ground mounted equipment is limited to the rear yard. Equipment may be located in the side yard if the equipment is screened from the street with an opaque wall, of the same or similar material of the street facade of the building.

4. Height. The height of the equipment is either a maximum of 12 feet or the maximum that is not visible from any street sidewalk, whichever is greater.

5. Performance standards. When noxious or offensive odors, sounds, vibrations, emissions, or any external nuisances upon adjacent properties, including truck traffic, will be generated by this accessory use above any generated by the principal use, a Conditional Use Permit is required. Refer to 36-33 Conditional Use Permits.

6. Freestanding wind energy conversion systems (WECS). Refer to Sec. 36-369, with the exception of the following requirements which shall replace the provisions of Table 36-369 A for all projects within the MX-1 District:
a. Height Limit: 110 feet
b. Maximum Number of WECS per lot: 2
c. Minimum Lot Size: 1.5 acres

(g) **Dimensional standards/densities.**

Notwithstanding the provisions of Section 36-32, the following standards and requirements cannot be modified or waived except as specifically stated:

1. The maximum nonresidential density is 1.5 FAR and the maximum residential density is 50 units per acre. In determining density, the total nonresidential floor area or number of residential units shall be divided by the land associated with each use, including building coverage and parking areas associated with the use and a proportion of the on-site usable open space. Stormwater ponds and public/private streets and alleys shall be excluded from land calculations. Maximum residential densities may be increased by up to 50 percent based on Table 36-263(f)(1).

**Table 36-263(f)(1)**

<table>
<thead>
<tr>
<th>Points</th>
<th>Percentage Increase in Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>10% increase in density</td>
</tr>
<tr>
<td>6</td>
<td>20% increase in density</td>
</tr>
<tr>
<td>9</td>
<td>30% increase in density</td>
</tr>
<tr>
<td>12</td>
<td>40% increase in density</td>
</tr>
<tr>
<td>15</td>
<td>50% increase in density</td>
</tr>
</tbody>
</table>

a. Inclusionary housing (maximum 6 points may be earned)

1. Provide affordable housing at the levels required in the city’s Inclusionary Housing Policy, as amended from time to time, whether or not the development includes city financial assistance (6 points);

b. Environmental, energy, and water resources (maximum 8 points may be earned)

1. Meet the requirements of the city’s Green Building Policy as amended from time to time, whether or not the development includes city financial assistance (5 points);

2. Provide 0.5 W of on-site renewable energy per gross square foot of building area (3 points)

c. Inclusionary commercial (maximum 4 points may be earned)
1. Inclusionary commercial space for retail and service less than 8,000 square feet, food service, and restaurant uses (4 points):
   a. 10 percent of total commercial space provided at 80 percent fair market rent for 10 years; or
   b. 20 percent of total commercial space provided 90 percent fair market rent for 10 years.

2. Provide 20 percent or up to 5,000 square feet, whichever is less, of the total commercial space as micro storefronts (4 points)

   d. Travel demand management (maximum 2 points may be earned)
      1. Complete a travel demand management plan and implement all recommended strategies (1 points).
      2. Commuter bicycle facilities provided onsite (1 points)
         a. In addition to the bicycle parking requirements in Section 36-361, an additional 10 percent of the required bicycle parking facilities shall be provided as bike lockers, on-site showers shall be available for building occupants, and a bicycle repair station shall be provided.

   e. Gathering spaces (maximum 2 points may be earned)
      1. Provide and maintain a publically accessible space which may include a plaza, courtyard, or community room (1 points)
      2. Provide and maintain a publically accessible community garden (1 points)

(2) The development site shall include a minimum of 12 percent designed outdoor recreation area based on private developable land area.

(3) Building shall be constructed to the form requirements specific to the street frontage type in Table 36-263(f)(3).
Table 36-263(f)(3)

<table>
<thead>
<tr>
<th>BUILDING SITING</th>
<th>Primary Street Frontage</th>
<th>Secondary Street Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Line Coverage</td>
<td>80%&lt;sup&gt;a&lt;/sup&gt;</td>
<td>50%&lt;sup&gt;a&lt;/sup&gt;</td>
</tr>
<tr>
<td>Build-to Zone</td>
<td>10’ to 15’&lt;sup&gt;b&lt;/sup&gt;</td>
<td>10’ to 20’&lt;sup&gt;b&lt;/sup&gt;</td>
</tr>
<tr>
<td>Maximum Building Length</td>
<td>200 feet&lt;sup&gt;c&lt;/sup&gt;</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HEIGHT</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Building to Street Width Minimum</td>
<td>60%</td>
<td>60%</td>
</tr>
<tr>
<td>Building to Street Width Maximum</td>
<td>100%</td>
<td>200%</td>
</tr>
<tr>
<td>Minimum Height</td>
<td>2 stories</td>
<td>2 stories</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>6 stories&lt;sup&gt;d&lt;/sup&gt; or 75’, whichever is less</td>
<td></td>
</tr>
<tr>
<td>Primary Ground Story Height</td>
<td>12’ to 20’&lt;sup&gt;e&lt;/sup&gt;</td>
<td></td>
</tr>
<tr>
<td>All Other Stories Height</td>
<td>10’ to 15’</td>
<td></td>
</tr>
</tbody>
</table>

| FAÇADE | |
|--------| |
| Entrance Elevation | Each street entrance shall be within 30” of adjacent street sidewalk average grade |

<sup>a</sup> Minimum Lot Line Coverage, the following exceptions may apply:
- Courtyards. A courtyard up to 35% of the width of the front facade is permitted and may contribute to the minimum lot line coverage.
- Driveways. When a driveway is located at a primary street frontage and side yard parking is not utilized, a driveway width of 22’ may be deducted from the width of the build-to zone and is not included in the calculation of the minimum lot line coverage.

<sup>b</sup> Build-to Zone:
- Encroachments. Awnings and signage are permitted to encroach beyond the build-to zone toward the lot line.
- Intersection of two build-to zones.
  - All buildings located on corner lots shall be built to the corner of the build-to zone unless otherwise stated.
  - The corner is defined as the intersection of the two build-to zones. Courtyards, per definition, cannot be located in this area.

<sup>c</sup> Maximum Building Length:
- May be increased up to 50% if a pedestrianway is provided.
- These pedestrianways can be pedestrian easements and pathways or exterior through-building linkages at least every 200’.

<sup>d</sup> Step-backed stories: all stories that exceed the maximum building to street width shall be stepped back from the front facade a minimum of 10 feet and a maximum of 30 feet.

<sup>e</sup> Tall stories: 18’ or more in floor-to-floor ground story height counts as two stories toward maximum building height.

(4) Side and rear yards:

a. Buildings with side or rear property lines adjacent to R-1 or R-2 zoned and used districts shall have a maximum building height of 40 feet, and minimum side and rear yards of 15 feet.
b. Buildings may exceed 40 feet in height if the portion of the building above 40 feet is stepped back from the side and rear property lines a distance equal to the additional height.

(h) **Special provisions.**

(1) Signage shall be allowed with the following conditions:

a. Pylon signs are prohibited;

b. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility.

c. Maximum allowable number, sizes, heights and yards for signs shall be regulated by Section 36-362, MX division requirements.

d. Wall signs of non-residential uses shall only be placed on the ground floor and exterior walls of the occupied tenant lease space, and/or a monument sign.

e. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:

   1. Non-residential wall signs permitted by this section that do not exceed seven percent of the exterior wall area of the ground floor tenant lease space.

   2. The sign is located on the exterior wall of the ground floor tenant lease space from which the seven percent sign area was derived.

   3. No individual wall sign shall exceed 100 square feet in area.

f. Pedestrian scale signs visible from public sidewalks shall be encouraged. Such signs shall be no more than three feet in vertical dimension unless flush with the building wall.

(2) Architectural Design. The standards established in Sec. 36-366 shall apply, with the following additional standards:

a. Façade Transparency

   1. Each upper story façade shall have a minimum transparency of 20% for primary and secondary street frontages.

b. Building Entrances

   1. The principal entrance to the building shall be required on the primary street frontage of the building.

   2. Each street entrance shall be within 30" of adjacent street sidewalk average grade.
Sec. 36-265. MX-2 neighborhood mixed use district.

(a) **Purpose and effect.**

The purposes of the neighborhood mixed use district are to:

1. Promote investment and infill development within the district by allowing flexibility of uses and a mix of uses;
2. Integrate new development with its surroundings by encouraging connections for pedestrians, bicyclists, and vehicles and by considering sensitive, compatible use, scale, and operational transitions to neighborhood uses;
3. Promote shared parking and optimization of existing parking areas; and
4. Promote high quality architectural design and materials, and innovative site design

(b) **MX-2 district restrictions and performance standards.**

1. **Fences.**
   a. All fences shall comply with the standards established in Sec. 36-74.
   b. Fences in the street yards are prohibited, unless they meet the following standards:
      1. Maximum height: three feet.
      2. Maximum opacity: 50%.

(c) **Uses, generally.**

1. **Permitted uses (P).** Uses listed in Table 36-264(b) with a “P” symbol are permitted by-right.

2. **Uses permitted with conditions (PC).** Uses listed in Table 36-264(b) with a “PC” symbol are permitted provided compliance with the listed conditions and requirements.

3. **Uses permitted by conditional use permit (CUP).** Uses listed in Table 36-264(b) with a “CUP” symbol require a Conditional Use Permit; refer to 36-33 Conditional Use Permits.
Table 36-264(b) Neighborhood Mixed Use District Uses

<table>
<thead>
<tr>
<th>Principal Use</th>
<th>Primary and Secondary Street Frontages</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL AND LODGING USES</strong></td>
<td></td>
</tr>
<tr>
<td>Residential dwellings (including multifamily housing, - and roominghouses)</td>
<td>PC (up to 8 units) / CUP (up to 30 u/a)</td>
</tr>
<tr>
<td>Live-work unit</td>
<td>P</td>
</tr>
<tr>
<td><strong>CIVIC AND INSTITUTIONAL USES</strong></td>
<td></td>
</tr>
<tr>
<td>Library</td>
<td>P</td>
</tr>
<tr>
<td>Museum</td>
<td>P</td>
</tr>
<tr>
<td>Parks/open space</td>
<td>P</td>
</tr>
<tr>
<td>Parks/recreation</td>
<td>PC</td>
</tr>
<tr>
<td>Police/fire station</td>
<td>P</td>
</tr>
<tr>
<td>Places of Assembly</td>
<td>CUP</td>
</tr>
<tr>
<td><strong>COMMERCIAL USES</strong></td>
<td></td>
</tr>
<tr>
<td>Adult day care</td>
<td>PC</td>
</tr>
<tr>
<td>Animal handling</td>
<td>PC</td>
</tr>
<tr>
<td>Appliance, small engine and bicycle repair</td>
<td>PC</td>
</tr>
<tr>
<td>Bank</td>
<td>PC</td>
</tr>
<tr>
<td>Brewery</td>
<td>PC</td>
</tr>
<tr>
<td>Food service</td>
<td>PC</td>
</tr>
<tr>
<td>Group day care/nursery school</td>
<td>PC</td>
</tr>
<tr>
<td>Liquor store</td>
<td>PC</td>
</tr>
<tr>
<td>Medical/dental office</td>
<td>P</td>
</tr>
<tr>
<td>Micro-distillery</td>
<td>PC</td>
</tr>
<tr>
<td>Motor fuel station</td>
<td>CUP</td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
</tr>
<tr>
<td>Post office customer service</td>
<td>PC</td>
</tr>
<tr>
<td>Private entertainment (indoor)</td>
<td>PC</td>
</tr>
<tr>
<td>Restaurant</td>
<td>PC</td>
</tr>
<tr>
<td>Retail</td>
<td>P</td>
</tr>
<tr>
<td>Retail, large item</td>
<td>P</td>
</tr>
<tr>
<td>Service</td>
<td>PC</td>
</tr>
<tr>
<td>Shopping center</td>
<td>P</td>
</tr>
<tr>
<td>Vendor market</td>
<td>PC</td>
</tr>
<tr>
<td><strong>INDUSTRIAL USES</strong></td>
<td></td>
</tr>
<tr>
<td>Light assembly or low impact manufacturing and processing</td>
<td>PC</td>
</tr>
<tr>
<td>Medical, optical and dental laboratories</td>
<td>PC</td>
</tr>
<tr>
<td>Printing process/supply</td>
<td>P</td>
</tr>
<tr>
<td>Research and development</td>
<td>PC</td>
</tr>
<tr>
<td>Showrooms</td>
<td>P</td>
</tr>
</tbody>
</table>
(d) **Uses permitted with conditions (PC).**

A structure or land in the MX-2 district may be used for one or more of the following uses with conditions established below:

1. **Adult day care.**
   - a. The condition for adult day care is at least 12% of the lot area shall be developed as designed outdoor recreation area.

2. **Animal handling.**
   - a. No animals or pens shall be kept outside the building or cause offensive odor or noise discernible at the property line of the lot on which the activity is conducted.
   - b. Where animals are boarded, the facility shall be located a minimum of 100 feet from any parcel that is zoned residential and used for residential.

3. **Appliance, small engine and bicycle repair.**
   - a. Engines shall not be operated or tested outside of a structure if the use is located within 300 feet of any parcel that is zoned residential and used or subdivided for residential, or has an occupied institutional building, including but not limited to schools, religious institutions, and community centers.

4. **Banks.**
   - a. In-vehicle sales or services are prohibited.
   - b. Self-service machines shall be located inside the building

5. **Brewery.**
   - a. The brewery shall not produce more than 20,000 barrels of malt liquor per year.
   - b. A taproom and/or retail outlet is required and shall be located in the Primary Street storefront of the building.
   - c. The taproom and/or retail outlet shall occupy a minimum of 20 percent of the gross floor area with no maximum limit.

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**Table: Principal Use and Primary and Secondary Street Frontages**

<table>
<thead>
<tr>
<th>Principal Use</th>
<th>Primary and Secondary Street Frontages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio</td>
<td>PC</td>
</tr>
<tr>
<td>TRANSPORTATION AND INFRASTRUCTURE USES</td>
<td></td>
</tr>
<tr>
<td>Antenna and communication tower</td>
<td>PC (less than 45’) / CUP (between 45’ and 75’)</td>
</tr>
<tr>
<td>Parking lot as principal use</td>
<td>PC</td>
</tr>
<tr>
<td>Parking ramp as principal use</td>
<td>PC</td>
</tr>
<tr>
<td>Public service structure</td>
<td>PC</td>
</tr>
<tr>
<td>Utility substation</td>
<td>PC</td>
</tr>
</tbody>
</table>
d. Alcohol produced off-site shall not be sold on-site, this includes both on-sale and off-sale transactions

(6) *Communication towers* that are 45 feet or less in height, subject to the provisions of Section 368 (Communication Towers and Antennas).

(7) *Food service.*

a. In-vehicle sales or services are prohibited.

(8) *Group care nursery school.*

a. An off-street passenger loading area shall be provided in order to maintain vehicular and pedestrian safety.

b. Ground level outdoor play areas:
   1. Shall be at least 1,500 square feet in total area and provide at least 75 square feet of area per child in the area at any given time.
      a. An off-site park meeting these standards may meet this requirement, if the park is within 2,000 feet of the school
   2. Shall be located a minimum of 200 feet from any roadway defined on the Comprehensive Plan as a principal arterial.

(9) *Light assembly or low impact manufacturing and processing.*

a. A showroom and/or retail outlet is required and shall be located in the primary street frontage of the building.

b. The showroom and/or retail outlet shall occupy a minimum of 20 percent of the gross floor area with no maximum limit.

c. All outdoor activities such as loading and unloading shall be located a minimum of 100 feet from any parcel that is zoned residential and used residential.

(10) *Liquor stores.*

a. The lot must be at least 1,000 feet from the property line of a site containing a pawnshop, currency exchange, payday loan agency, firearms sales or sexually-oriented business. In the case of a shopping center of multi-use building, the distance shall be measured from the portion of the center or building occupied by the liquor store.

(11) *Medical, optical and dental laboratories.*

a. The use shall not generate any fumes or odors which are detectable at the property lines of the parcel on which the use is located.

(12) *Micro-distillery.*

a. A cocktail room and/or retail outlet is required and shall be located in the primary street frontage of the building.
b. The cocktail room and/or retail outlet shall occupy a minimum of 20 percent of the gross floor area with no maximum limit.

c. Alcohol produced off-site shall not be sold on-site, this includes both on-sale and off-sale transactions.

(13) Parking lots as principal use.

a. Shall be owned by the municipal government.

(14) Parking ramps as principal use.

a. Shall be owned by the municipal government.

b. The height of any parking ramp located within 200 feet of any parcel that is zoned residential and used for residential may not penetrate the height of a line commencing at and perpendicular to said parcel line and extending upward away from said parcel at a slope of five horizontal feet for each vertical foot.

c. The minimum yard requirement for any parking ramp located within 200 feet of a parcel that is zoned residential and used for residential shall be 50 feet.

d. Access shall be from a roadway identified in the Comprehensive Plan as a collector or arterial or otherwise located so that access can be provided without conducting significant traffic on local residential streets.

e. The parking ramp shall be screened from view from any abutting property located within an R district. The screening shall include a six foot berm if the parking ramp is above ground.

f. If the parking ramp is located within 400 feet of any parcel that is zoned residential and used for residential, all light sources on the top deck of a parking ramp shall be below the sight lines drawn from a point one foot above the light source to any point within said parcel ten feet lower than the maximum structure height of that use district at a distance of 400 feet from the wall of the parking ramp nearest to said parcel.

g. A minimum of 40% of the street level frontage of a parking ramp located adjacent to a street designated as a collector or arterial in the Comprehensive Plan shall be dedicated to non-parking uses.

h. Parking ramp shall be designed so that vehicles are not visible from the sidewalk and the only openings at street level are those to accommodate vehicle ingress and egress.

i. Snow storage areas shall not be located in the front yard or side yard abutting a street.

(15) Parks/recreation.

a. The principal structure shall be located a minimum of 50 feet from a lot in an R district.
(16) **Post office customer service.**

a. The use shall only be permitted when it can be demonstrated that the operation will not have a significant adverse effect on the existing level of service and safety of adjacent streets and intersections.

b. Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.

c. In-vehicle sales or services prohibited.

d. Storage of vehicles is prohibited.

e. Outdoor mailboxes intended for in vehicle service shall be located to allow in vehicle mail drop off by the vehicle’s driver.

f. Screening shall be provided along the lot line between the drive through facilities and stacking areas and adjacent streets and properties, but shall not interfere with visibility at the intersection of the exit drive and adjacent street as required by section 36-76.

(17) **Private entertainment (indoor) with or without intoxicating liquor license.**

a. In-vehicle sales or services prohibited.

b. Not permitted in a building with residential uses.

(18) **Public service structures.**

a. All exterior faces of all buildings shall meet the provisions of Article V of this chapter.

b. All structures shall be located a minimum of 15 feet from any parcel that is zoned residential and used or subdivided for residential, or has an occupied institutional building, including but not limited to schools, religious institutions and community centers.

c. All service drives shall be paved.

(19) **Restaurants with or without intoxicating liquor license.**
a. In-vehicle sales or services prohibited.

(20) *Residential dwellings.*

a. The residential use is part of a mixed use building with non-residential uses on the ground floor; the non-residential uses on the ground floor may include structured parking, however, structured parking may not occupy the first 30 feet in depth of the ground floor of the primary street frontage.

b. The building design and placement provide a desirable residential environment.

c. Access to open space, plazas, and pedestrian ways is provided.

d. The housing is located above the ground floor.

e. The total number of units provided on an individual parcel does not exceed eight units.

(21) *Service.*

a. In-vehicle sales and services are prohibited.

(22) *Studio.*

a. Not permitted in a building with residential uses.

(23) *Utility substation.*

a. No structure shall be located within 25 feet of any property line.

b. No structures shall be located within 200 feet of any parcel that is zoned residential and used or subdivided for residential, or has an occupied institutional building, including but not limited to schools, religious institutions, and community centers.

c. No impact noise shall be audible from any property located in an R district.

(24) *Vendor market.*

a. In-vehicle sales or services prohibited.

b. Not permitted in a building with residential uses.

c. In multi-tenant buildings, noise shall be contained within that space dedicated to the place of vendor/food hall. No noise shall be audible within common areas or in adjacent units.

d. In multi-tenant buildings, the vendor market shall have a separate entrance or shall have an interior entrance that is within 50 feet of a common building entrance.

(e) **Uses permitted by conditional use permit (CUP).**

No structure or land in the MX-2 district shall be used for the following uses except by conditional use permit:
(1) **Communication towers** more than 45 feet in height but not to exceed 70 feet in height, subject to the provisions of Section 368 (Communication Towers and Antennas).

(2) **Educational (academic).**
   a. Pickup/dropoff areas shall not conflict with other on-site or abutting land uses and shall not create congestion on public streets. Buses shall not be permitted to use an alley for pickup and dropoff of students.
   b. The size of the school shall be limited to 20 students.
   c. In multitenant buildings, the school shall have at least one separate building entrance or shall have an interior entrance that is within 50 feet of a common building entrance.

(3) **Motor fuel station.**
   a. Hours of operation shall be between 6:00 a.m. and 11:30 p.m.
   b. The gasoline pump islands, dispenser type and location shall be designed so that no more than eight vehicles can be refueled at any given time.
   c. All pump islands, air dispensers and other service devices shall be located on the side or rear of the building and installed at least 12 feet off and toward the interior of the lot from the required yard line, and no display, parking or dispensing of gasoline shall take place within the required yard.
   d. No outside sale or display shall be permitted except gasoline and other goods consumed in the normal operation of a car limited to the following kinds of products: oil, gasoline and oil additives, windshield cleaner, and windshield wipers. No products shall be sold or displayed in any required yard nor shall the total display area occupy more than 150 square feet in area or be more than five feet in height. No other vehicular parts and non-automobile oriented goods shall be displayed or sold outside.
   e. Car washes shall be prohibited
   f. No public address system shall be audible from any property located within an R district.
   h. Canopy and canopy support systems shall be constructed using architectural design and materials which are compatible with the principal structure.
   i. The use is in conformance with the comprehensive plan including any provisions of the redevelopment chapter and the plan by neighborhood policies for the neighborhood in which it is located and conditions of approval may be added as a means of satisfying this requirement.

(4) **Places of assembly with or without intoxicating liquor.**
a. Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.

b. Not permitted in a building with residential uses.

c. Seating capacity shall be limited to 150 persons.

d. Parking shall meet zoning code requirements, unless it is a religious or other institution that requires walking because of a religious tenet or other rule, then one space per every eight seats shall be required.

e. In multi-tenant buildings, noise shall be contained within that space dedicated to the place of assembly use. No noise shall be audible within common areas or in adjacent units.

f. In multi-tenant buildings, the place of assembly shall have a separate entrance or shall have an interior entrance that is within 50 feet of a common building entrance.

(5) **Residential dwellings.**

a. The residential use is part of a mixed-use building with non-residential uses on the ground floor; the non-residential uses on the ground floor may include structured parking, however, structured parking may not occupy the first 30 feet in depth of the ground floor of the primary street frontage.

b. The building design and placement provide a desirable residential environment.

c. Access to off-site parks, open space, plazas and pedestrianways is provided.

d. The housing is located above the ground floor.

e. The total number of units provided on an individual parcel does not exceed a density of 30 units per acre.

f. The use is in conformance with the comprehensive plan including any provisions of the redevelopment chapter and the plan by neighborhood policies for the neighborhood in which it is located and conditions of approval may be added as a means of satisfying this requirement.

g. Ground floor multi-family in existence on date of ordinance adoption shall be considered a conforming use.

(f) **Accessory uses.**

The following uses shall be permitted accessory uses in the MX-2 district when meeting the standards below:

(1) **Catering** if accessory to a restaurant, food service, delicatessen, grocery store or retail bakery.

(2) **Food service** where food service is an accessory use to other uses).

(3) **Home occupations.**
a. All material or equipment shall be stored within an enclosed structure.

b. Operation of the home occupation is not apparent from the public right-of-way.

c. The activity does not involve warehousing, distribution, or retail sales of merchandise produced off the site.

d. No light or vibration originating from the business operation is discernible at the property line, or adjacent dwelling unit.

e. Only equipment, machinery, and materials which are normally found in the home are used in the conduct of the home occupation.

f. Space within the dwelling devoted to the home occupation does not exceed one room or ten percent of the floor area, whichever is greater.

g. No portion of the home occupation is permitted within any attached or detached accessory building.

h. The structure housing the home occupation conforms to the building code. If there are any customers or students coming to the site, then the home occupation has received a certificate of occupancy for the business.

(4) Incidental repair or processing which is necessary to conduct a permitted principal use shall not exceed 40 percent of the gross floor area or 40 percent of the labor hours required to conduct the principal permitted use.

(5) Outdoor seating and service of food and beverages.

a. The use shall not be located in the interior side or back yard if the use is adjacent to a parcel that is occupied by a residential dwelling. This provision will not apply if the first floor of the building located on the adjacent parcel is not occupied by a residential dwelling or if a residential dwelling is located above the principal use.

b. No speakers or other electronic devices which emit sound are permitted outside of the principal structure if the use is located within 500 feet of a parcel that is zoned residential and used for residential.

c. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. if located within 500 feet of a parcel that is zoned residential and used for residential.

d. Additional parking will not be required if the outdoor seating area does not exceed 500 square feet or ten 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 square feet or ten percent of the gross building area, whichever is less.

(6) Parking lots.

(7) Parking ramps.

a. Parking ramps shall be located only behind the rear of the building.
b. Parking ramps located on the secondary street frontage shall have principal uses on the ground floor.

c. Parking ramps shall meet the façade requirements for the principal building.

d. The height of any parking ramp located within 200 feet of any parcel that is zoned residential and used for residential may not penetrate the height of a line commencing at and perpendicular to said parcel line and extending upward away from said parcel at a slope of five horizontal feet for each vertical foot.

e. The minimum yard requirement for any parking ramp located within 200 feet of a parcel that is zoned residential and used for residential shall be 50 feet.

f. Access shall be from a roadway identified in the Comprehensive Plan as a collector or arterial or otherwise located so that access can be provided without conducting significant traffic on local residential streets.

g. If the parking ramp is located within 400 feet of any parcel that is zoned residential and used for residential, all light sources on the top deck of a parking ramp shall be below the sight lines drawn from a point one foot above the light source to any point within said parcel ten feet lower than the maximum structure height of that use district at a distance of 400 feet from the wall of the parking ramp nearest to said parcel.

h. The parking ramp shall be screened from view from any abutting property located within an R district. The screening shall include a six foot berm if the parking ramp is above ground.

i. A minimum of 40% of the street level frontage of a parking ramp located adjacent to a street designated as a collector or arterial in the Comprehensive Plan shall be dedicated to non-parking uses.

j. Parking ramp shall be designed so that vehicles are not visible from the sidewalk and the only openings at street level are those to accommodate vehicle ingress and egress.

k. Snow storage areas shall not be located in the front yard or side yard abutting a street.

(8) **Building interior parking.** Parking is permitted fully in any basement and within the building, except on the primary street frontage. Interior parking shall meet the façade requirements of the building. Entrances to the interior parking are permitted from the rear or side building facades only, unless otherwise noted per the street frontage type.

(9) **Warehouse/storage** provided that the storage does not occupy more than 40 percent of the gross floor area of the site. No warehouse/storage area shall exceed 20,000 square feet.

(g) **Dimensional standards.**
(1) Buildings shall be constructed to meet the form requirements of each applicable street frontage type in Table 36-264(f)(1).

Table 36-264(f)(1)

<table>
<thead>
<tr>
<th>BUILDING SITING</th>
<th>Primary Street Frontage</th>
<th>Secondary Street Frontage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Line Coverage</td>
<td>80%&lt;sup&gt;a&lt;/sup&gt;</td>
<td>50%&lt;sup&gt;a&lt;/sup&gt;</td>
</tr>
<tr>
<td>Build-to Zone</td>
<td>10’ to 15’&lt;sup&gt;b&lt;/sup&gt;</td>
<td>10’ to 20’&lt;sup&gt;b&lt;/sup&gt;</td>
</tr>
<tr>
<td>Maximum Building Length</td>
<td>130’</td>
<td></td>
</tr>
<tr>
<td>HEIGHT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minimum Height</td>
<td>2 stories</td>
<td>2 stories</td>
</tr>
<tr>
<td>Maximum Height</td>
<td>3 stories</td>
<td></td>
</tr>
<tr>
<td>Ground Story Height</td>
<td>14’ to 18’&lt;sup&gt;c&lt;/sup&gt;</td>
<td></td>
</tr>
<tr>
<td>All Other Stories Height</td>
<td>10’ to 15’</td>
<td></td>
</tr>
</tbody>
</table>

<sup>a</sup> Minimum Lot Line Coverage, the following exceptions may apply:
- Courtyards. A courtyard up to 35% of the width of the front facade is permitted and may contribute to the minimum lot line coverage.
- Driveways. When a driveway is located on a primary street frontage and side yard parking is not utilized, a driveway width of 22’ may be deducted from the width of the build-to zone and is not included in the calculation of the minimum lot line coverage.

<sup>b</sup> Build-to Zone:
- Minimum is 10’ or the smallest setback of the existing buildings on the block front, whichever is greater.
- Encroachments. Awnings and signage are permitted to encroach beyond the build-to zone, towards the lot line.
- Intersection of two build-to-zones.
  - All buildings located on corner lots shall be built to the corner of the build-to zone unless otherwise stated.
  - The corner is defined as the intersection of the two build-to-zones. Courtyards, per definition, cannot be located in this area.

<sup>c</sup> Tall stories: 18’ or more in floor-to-floor ground story height counts as two stories toward maximum building height.

(2) Side and Rear Yards:

a. Buildings with side or rear property lines adjacent to R-1 or R-2 zoned and used districts shall have a minimum side yard of 10 feet and rear yard of 15 feet.

b. Accessory parking structures shall have minimum side yard and rear yard setbacks of 15 feet.

(h) Special provisions.

(1) Generally. The design of lots and uses in the MX-2 district that fall within the Historic Walker Lake area should substantially conform with the guidelines established in the
Historic Walker Lake Area Design Guidelines, adopted by the City Council on [DATE].

(2) Off-Street Parking Areas. Specific standards for the neighborhood mixed use district established in Sec. 36-362 shall apply.

(3) Sign Regulations. The standards established in Sec. 36-363 shall apply, with the following additional standards:
   a. Signage shall be allowed with the following conditions:
      1. Pylon signs are prohibited.
      2. Freestanding monument signs are prohibited.
      3. Signs painted directly on the building side shall be limited to non-brick surfaces
      4. Pedestrian scale signs visible from public sidewalks shall be encouraged. Such signs shall be no more than three feet in vertical dimension unless flush with the building wall.

(4) Outdoor Lighting. The standards established in Sec. 36-364 shall apply.

(5) Landscaping. The standards established in Sec. 36-365 shall apply.

(6) Architectural Design. The standards established in Sec. 36-366 shall apply, with the following additional standards:
   a. Façade Transparency
      1. Each upper story façade shall have a minimum transparency of 20% for primary and secondary street frontages.
   b. Building Entrances
      1. The principal entrance to the building shall be required on the primary street frontage of the building.
      2. Each street entrance shall be within 30” of adjacent street sidewalk average grade.
Sec. 36-4. Definitions.

***

Shopping Center means a group of commercial uses planned, owned and managed as a unit that has common parking facilities. Shopping centers may include more than one building and more than one contiguous property and owner if approved under a single conditional use permit or planned unit development. This use includes vendor markets.

***

Sec. 36-82(b)(7) Authorized temporary uses

***

(7) Same--Up to six months. The sale of agricultural commodities, including seasonal farmers' markets, greenhouses, and gardening supplies, which are offered for sale directly from the grower/producer, shall be allowed as a temporary use provided the following standards are satisfied:

a. A site plan must be submitted to the city.
b. The temporary use shall be located in the C-1 district, C-2 district, M-X district, PUD C, MX, and PUD districts district, in a public park or closed right-of-way as approved by the city.

***

Sec. 36-111 Use districts established

***

(4) Office district. O office district, see section 36-223.

(5) Business Park district. BP business park district, see section 36-231.

(5)(6) Industrial districts.

a. I-P industrial park district, see section 36-243.
b. I-G general industrial district, see section 36-244.

(6)(7) Mixed use districts. M-X mixed use district, see sections 36-261 through 36-266.

a. MX-1 vertical mixed use district, see section 36-264.
b. MX-2 neighborhood mixed use district, see section 36-265

(7)(8) Planned Unit Development (PUD) District, See Section 36-32.
TABLE 36-115D Open Space Requirements

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Single Family</th>
<th>Cluster Housing</th>
<th>Multi-Family</th>
<th>Elderly Housing</th>
<th>Nursing Home</th>
<th>Group Home</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1-Single Family</td>
<td>600/OLA</td>
<td>400/OLA or 12%DORA</td>
<td>NA</td>
<td>NA</td>
<td>12% DORA</td>
<td>12% DORA</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R2-Single Family</td>
<td>400/OLA</td>
<td>400/OLA or 12%DORA</td>
<td>NA</td>
<td>NA</td>
<td>12% DORA</td>
<td>12% DORA</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R3-Two-Family</td>
<td>400/OLA</td>
<td>400/OLA or 12%DORA</td>
<td>NA</td>
<td>NA</td>
<td>12% DORA</td>
<td>12% DORA</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R4-Multi-Family</td>
<td>400/OLA</td>
<td>400/OLA or 12%DORA</td>
<td>12% DORA</td>
<td>12% DORA</td>
<td>12% DORA</td>
<td>12% DORA</td>
</tr>
<tr>
<td>Residential</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RC-Multi-Family</td>
<td>NA</td>
<td>400/OLA or 12%DORA</td>
<td>12% DORA</td>
<td>12% DORA</td>
<td>12% DORA</td>
<td>12% DORA</td>
</tr>
<tr>
<td>Residential</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C1-Neighborhood</td>
<td>NA</td>
<td>NA</td>
<td>12% DORA</td>
<td>12% DORA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Commercial</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C2-General Commercial</td>
<td>NA</td>
<td>NA</td>
<td>12% DORA</td>
<td>12% DORA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>O-Office</td>
<td>NA</td>
<td>NA</td>
<td>12% DORA</td>
<td>12% DORA</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>MX-1 Vertical Mixed</td>
<td>NA</td>
<td>NA</td>
<td>12% DORA</td>
<td>12% DORA</td>
<td>NA 12% DORA</td>
<td>NA 12% DORA</td>
</tr>
<tr>
<td>Use</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Reductions may be allowed via the PUD process, if the development meets certain criteria.

OLA = Open Lot Area  DORA = Designed Outdoor Recreation Area
Sec. 36-361. Off-street parking areas, paved areas, and loading spaces.

***

(c) Required quantity.

Parking space requirements are established in Table 36-361(a) and (b). For uses not listed, the off-street parking requirements shall be established by the Zoning Administrator based upon the characteristics and functional similarities between uses including, but not limited to: the size of building, type of use, number of employees, expected volume and turnover of customer traffic, and expected frequency and number of delivery or service vehicles. For structures containing multiple uses, each shall be calculated separately. The requirements may be revised upward or downward by the City Council as part of an application for a Conditional Use Permit or Planned Unit Development based on verifiable information pertaining to parking.

(1) Required parking spaces must be located on the same lot as the principal use, unless shared parking or off-site parking is approved for the use.

(2) The number provided for required parking spaces shall be the minimum requirement listed in Table 36-361(a), except where otherwise noted. Parking space requirements are as follows:

(3) Historic Walker Lake District. The boundary of the Historic Walker Lake district is illustrated in Figure A. The parking minimum and maximum requirements in Table 36-361(b) are applicable to the Historic Walker Lake District MX-2 district instead of those listed in Table 36-361(a) in the following manner:

a. All new structures or the expansion of an existing structure located in the Historic Walker Lake District MX-2 district shall be subject to the minimum and maximum parking requirements specified in Table 36-361(b).

b. Structures on January 10, 2020 are not subject to the minimum and maximum parking requirements specified in Table 36-361(a) or Table 36-361(b). However, the number of parking spaces that exist on the property cannot be reduced unless the parking spaces are relocated to another property in accordance with the shared parking requirements located within this section.
Sec. 36-361(l) Design Requirements

***

(10) Yards. Required parking areas shall be subject to the following requirements:

a. In the R-4 and R-C districts, parking areas shall be subject to the requirements for front yards and side yards abutting a street.

b. In the C-2, O, I-P and I-G districts, parking areas shall be permitted in the front yard and side yards abutting a street, provided that the yard shall not be reduced to less than five feet. (Ord. No. 2466-15, 5-18-2015)

c. In the C-1 district and MX districts:
i. Parking spaces and drive aisles shall not be located between a building and a street, except that a through lot may have parking between the building and less prominent street, as determined by the Zoning Administrator.

ii. The minimum yard requirement for parking spaces and drive aisles shall be zero (0.0) when located adjacent to a non-residential district.

iii. The minimum yard requirement for parking spaces and drive aisles shall be eight feet when abutting a residentially zoned property.

iv. The minimum yard requirement for parking spaces shall be five feet when adjacent to a street.

Sec. 36-362(f) General provisions

***

(2) Required yards. Sign shall maintain a 10 foot minimum yard to property line unless exempted below:

a. In the C-1, C-2, BP, and MX-MX-1 and MX-2 districts the required yard for any sign less than 200 square feet in sign area shall be 5 feet.

b. In the C-1, C-2 and MX districts MX-1 and MX-2 districts, a blade sign may project into the required front yard if the sign meets the following requirements:

***
Table 36-362A Sign Area and Height

### TABLE 36-362A

**SIGN AREA AND HEIGHT**

<table>
<thead>
<tr>
<th>Use District &amp; Lot Size (sq ft)</th>
<th>Maximum Sign Height (feet)</th>
<th>PERMANENT SIGNAGE</th>
<th>TEMPORARY SIGNAGE</th>
<th>REAL ESTATE SIGNAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Maximum Total Area (sq ft)</td>
<td>Maximum Size of Sign Face (sq ft)</td>
<td>Maximum Total Area (sq ft)</td>
</tr>
<tr>
<td>R-1</td>
<td>6</td>
<td>2</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>R-2</td>
<td>6</td>
<td>2</td>
<td>2</td>
<td>6</td>
</tr>
<tr>
<td>R-3</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>0-15,000</td>
<td>6</td>
<td>2</td>
<td>2</td>
<td>6</td>
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<tr>
<td>Over 15,000</td>
<td>6</td>
<td>25</td>
<td>25</td>
<td>25</td>
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<td>R-4</td>
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<td>0-30,000</td>
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<td>40</td>
<td>40</td>
<td>25</td>
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<td>10</td>
<td>60</td>
<td>60</td>
<td>25</td>
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<tr>
<td>R-C</td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>0 - 30,000</td>
<td>15</td>
<td>60</td>
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<td>Over 30,000</td>
<td>15</td>
<td>100</td>
<td>60</td>
<td>25</td>
</tr>
<tr>
<td>C-1</td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>0 -10,000</td>
<td>25</td>
<td>100</td>
<td>75</td>
<td>80</td>
</tr>
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<tr>
<td>Over 20,000</td>
<td>25</td>
<td>200</td>
<td>150</td>
<td>80</td>
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<tr>
<td>C-2/M-X MX-1/MX-2</td>
<td></td>
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<td></td>
<td></td>
</tr>
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<td>0 -10,000</td>
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<td>75</td>
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<td>20,000 - 50,000</td>
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<td>250</td>
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<td>Over 200,000</td>
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<td>300</td>
<td>80</td>
</tr>
<tr>
<td>O</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0 - 20,000</td>
<td>25</td>
<td>100</td>
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<td>80</td>
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</tr>
<tr>
<td>Over 100,000</td>
<td>25</td>
<td>500</td>
<td>300</td>
<td>80</td>
</tr>
<tr>
<td>I-P / I-G/ BP</td>
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</tr>
<tr>
<td>0 - 20,000</td>
<td>25</td>
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<tr>
<td>20,000 - 50,000</td>
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<td>200</td>
<td>100</td>
<td>80</td>
</tr>
<tr>
<td>50,000 - 100,000</td>
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<td>250</td>
<td>150</td>
<td>80</td>
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<td>100,000 – 200,000</td>
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<td>300</td>
<td>80</td>
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<tr>
<td>Over 200,000</td>
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<td>400</td>
<td>300</td>
<td>80</td>
</tr>
<tr>
<td>POS</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>0-30 acres</td>
<td>15</td>
<td>80</td>
<td>60</td>
<td>80</td>
</tr>
<tr>
<td>Over 30 acres</td>
<td>25</td>
<td>450</td>
<td>150</td>
<td>80</td>
</tr>
</tbody>
</table>
Sec. 36-362(g) Adjustments to table

***

(4) In the C-1, C-2, O, BP, M-X, MX-1, MX-2, PUD, I-G and I-P districts, the total area of all wall signs on a building which meets the following outlined conditions shall not be included in calculating the aggregate sign area on a lot:

a. The building shall be a shopping center, a building containing multiple tenants, or a single-tenant building located on a single lot with other principal buildings and is part of an approved CUP or planned unit development.

b. The tenants are located on the ground floor of the building and have a direct and primary access to the outside of the building.

c. The sign area of all wall, blade, canopy, or awning signs permitted by this section shall not exceed seven percent of the exterior wall area of the space occupied by the tenant.

d. The sign is located on the exterior wall of the space occupied by the tenant from which the seven percent sign area was derived.

e. No individual wall sign shall exceed 150 square feet in area, except in the C-1, MX-1 and MX-2 and M-X districts where the maximum area of any individual sign shall not exceed 100 square feet.

***

Sec. 36-362(h) Special provisions

***

(4) Decorative banners. Decorative banners are allowed in the R-C, C-2, and O and M-X districts and are regulated as follows:

***

Sec. 36-366 (b) Standards

***

(6) All developments shall consider the effect of sun angles and shade patterns on other principal buildings. All new multiple-family and nonresidential buildings and additions thereto shall be located so that the structure does not cast a shadow that covers more than 50 percent of another principal building wall for a period greater than two hours between 9:00 a.m. and 3:00 p.m. for more than 60 days of the year. This section will not prohibit shading of buildings in an industrial use district, mixed-use district two or more buildings on the same lot in the a MXixed Use zoning district, or as approved for buildings covered by the same PUD, CUP, or Special Permit. Shading of existing public spaces and outdoor employee break areas shall be minimized to the extent reasonable and possible.
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Purpose

The purpose of the Historic Walker Lake Area Design Guidelines is to provide property owners and developers additional guidance regarding redevelopment, infill, and new development within the Historic Walker Lake Area in central St. Louis Park, covered by the MX-2 zoning district.

- These guidelines are meant to be used alongside the standards established in Sec. 36-365 MX-2 Mixed Use district of the city code.
- They also further implement the guidance established within the Historic Walker Lake District Revitalization Plan (2019).
- Finally, these guidelines are established to ensure infill, redevelopment, and enhancements complement the area’s existing unique character while promoting a stronger sense of place and increased investment.
Architecture and Design

1. Historic buildings should be replicated in form, but not necessarily in design. This means building form, such as height and setbacks, should be similar, but design, such as materials or window shapes, can be different and modern; the architectural style is open.
   » Infill buildings should replicate the form and size of adjacent buildings, but can use updated building design.
   » Facades should replicate form features such as spacing of entrances and transparency, but design can be different.
   » New buildings should not have “historic” detailing just to match adjacent buildings.
2. Lighting and design should highlight the historic features of older buildings while introducing updated materials and uses.
3. Architecture and design should be used to create street frontages that are visually interesting, especially at a pedestrian scale.
1. The primary entrance should be visually distinct from the rest of the façade. This could be accomplished through:
   - Utilizing different materials or cap/canopy.
   - Installing sidelight and transom windows around entrances.
   - Extending the articulation of the entrance to the second floor.
   - Recessing entrances to achieve articulation and visual interest.

2. In order to design to a pedestrian scale, entrances along primary frontages should be repeated at least every 65 feet.

3. A majority of entrances on the primary frontage should be close to the same elevation of the sidewalk to provide ease of access to pedestrians.
Street Façade Articulation

1. Horizontal articulation of new buildings is encouraged. This can be accomplished through the use of:
   - Cornice
   - Molding
   - Belt course
   - Other continuous horizontal ornamentation

2. Vertical divisions are encouraged, especially on the ground floor, to create visual interest. This can be accomplished through the use of:
   - Column
   - Other continuous vertical ornamentation
   - Pilaster

3. Façade variety along primary and secondary frontages is encouraged. Variety can be accomplished through:
   - Change in façade materials or colors
   - Inclusion of courtyards along the façade
   - Vertical recess or projection of walls

4. Design Elements to add further interest:
   - Awnings on the façade of the ground floor.
     - These elements provide shelter and shade for pedestrians.
     - Should have a clearance of at least ten feet over any walkway.
   - Balconies on upper floor façade.
     - These elements provide outdoor space and upper story activation.
     - Should be at least four feet in depth.
   - Shutters, when used, should complement the windows they surround in scale, materials, and placement.
Awnings/Canopy

1. If awnings are used or installed, they should project over individual window and door openings but should not extend between window and door openings.

2. Awnings should be mounted on the frame of a window or door opening rather than the wall surrounding the opening.

3. Retractable, open-ended shed awnings, with no side panels, are the preferred style. Shed awnings are more traditional in appearance than closed/box awnings and domed awnings, which are usually not appropriate. Shed awnings are more transparent, allow increased views into storefront windows, don’t obscure building architectural features, and are visually lighter and simpler in appearance.

4. Awnings with a front valance or skirt, which hangs down from the awning’s front edge, are the preferred style. Awning signs should usually be located on the front valance, so that the signage is visible whether the awning is extended out or retracted against the building’s façade.

5. Canvas, canvas blend, and acrylics that resemble canvas are appropriate materials for awnings and canopies; vinyl, metal, glass and shiny materials are generally not appropriate.

6. Awnings/canopies should have a minimum clearance height of eight (8) feet above the ground.
Materials

1. Architectural innovation is encouraged through the use of both contemporary and traditional materials.
2. Dominant façade should consist of high quality, durable, finish materials. The following are encouraged dominant facade materials:
   » Stone
   » Cement-based stucco
   » Brick
   » Architectural metal
   » Glass panels
3. The color of materials should generally fit within historic palettes from any major paint manufacturer. Other colors may be utilized for details and accents.
4. In addition to the dominant façade materials, the following can be used as facade accents:
   » Fiber cement trim pieces.
   » Metal for beams, lintels, trim, and ornamentation.
   » Burnished, glazed, or honed concrete masonry units (CMU) or block for trim and details, but not surfaces.
   » Split-face, honed, or glazed concrete masonry units with minimal height for surfaces less than 10 percent of the facade.
   » Cast stone concrete elements.
1. A projecting sign is the preferred style; wall signs are also appropriate but should be oriented to pedestrians in scale and design.

2. Projecting and wall signs should be placed and sized so that they do not obscure building architectural features and fit the scale of the building facade.

3. The style, colors, and materials of projecting and wall signs should be complementary with the character of the building and other signage.

4. Where feasible, projecting and wall signs should be placed to align with other signs on that building and other buildings on the same block face.

5. Projecting signs should usually be mounted near the storefront entrance, just above the door, or just to the side of it.

6. Projecting signs should generally be oriented to visibility by pedestrians and placed so that they do not obscure other signs, both projecting and wall signs.

7. Projecting signs intended for visibility by automobile traffic should be mounted higher on the building façade or positioned at the building corner.

8. If a storefront has awnings, the projecting sign should be placed above the awnings.

9. Projecting signs should have a minimum clearance height of eight (8) feet above the ground.
1. Accent lighting should be limited to indirect lighting of specific signage, architectural and landscape features only; lighting should not exhibit or advertise the building itself.
2. Signs, including wall, projecting, awning and window, should not be internally illuminated.
3. Signage lighting should be provided by an external light source that is directed at the sign.
4. Signage lighting fixtures should be relatively simple and unobtrusive in appearance and size and should not obscure visibility of the sign.
5. External lighting sources should be shielded so that the light source is not visible by pedestrians.
1. Yards and open spaces should provide an opportunity for outdoor “active” areas.
2. Seating, shade, art, and events are encouraged within open spaces, especially along the street frontage.
3. Cafe seating and open transitions from indoor uses are also encouraged.
4. Site design should prioritize pedestrians, transit users, and bicyclists and creating pleasant open spaces for those users to gather and move through.
5. Non-conventional gathering spots, such as former loading areas and unused alleyways are encouraged to be activated as open spaces.
6. These areas are also encouraged for temporary activation, such as food-truck festivals or other local events
Landscaping

Because of limitations of existing sites, it may be difficult to meet city’s traditional landscaping standards. Alternative elements to improve the landscaping/public realm may include:
1. Rain gardens, creative stormwater retention, and landscaping islands
2. Raised Planters
3. Sidewalk activities
   » Temporary Seating (café seating)
   » Temporary Signs
4. Street furniture (perhaps through a sponsorship)
   » Benches
   » Bike racks
   » Waste and recycle bins
5. Public art
6. Creative lighting integrated into landscaping/public art

For more information, contact the City of St. Louis Park Community Development Department
Phone: 952.924.2575
https://www.stlouispark.org/government/departments-divisions/community-development
3b Nordic Ware amendment to special permit

Location: 5005 Highway 7
Case Number: 20-23-SP
Applicant/Owner: Dalquist Properties LLP
Review Deadline: 60 days: November 20, 2020  120 days: January 19, 2021

Recommended motions:
• Chair to open the public hearing, take testimony, and close the public hearing.
• Motion to recommend approval of the amendment to a special permit subject to the conditions recommended by staff.

Summary of request: Dalquist Properties requests an amendment to an existing special permit to allow a 21,850 square foot expansion, additional loading dock and additional surface parking lot to the Nordic Ware campus at 5005 Highway 7.

Site information:

Site area (acres): 13.4
Current and proposed uses: manufacturing and warehouse, with some office

Surrounding land uses:
North: Highway 7/County Road 25
East: vacant
South: railroad right-of-way
West: self-storage facility

Current and proposed 2040 land use guidance
IND - industrial

Current and proposed zoning:
I-G general industrial

Background: The applicant proposes a 21,850 square foot, two-story expansion of the manufacturing and warehouse operations at Nordic Ware. A new 51-space surface parking lot and second loading dock are also proposed as part of this project. Part of the existing building and a nine-space surface parking lot would be demolished.

Water main relocation: An existing watermain runs north-south through the project area and loops through the site to the west. City staff determined that the water main serves an ongoing public interest; the water main is necessary for fire suppression purposes and circulation and water use for more than one property in the looped system. In order to maintain maintenance access, staff require a fifteen-foot distance between the watermain and the proposed building wall. To meet this requirement, the applicant proposes relocating the watermain to the east and reconnecting with the rest of the loop.

Utility easement: The plat for the Nordic Ware campus includes a thirty-foot wide drainage and utility easement over the watermain. As part of this project, the applicant proposes vacating a portion of the north-south easement, and dedicating additional easement to the east, to provide a 20-foot wide easement over the relocated watermain. Easement vacations are enacted through ordinance and require a public hearing by city council. Planning commission does need to take action on the easement vacation request. Relocation of the water main and modifications to the easement should be conditions of approval.

Access road: The segment of Quentin Avenue that dead ends into the site is currently operated and maintained by the city. This was a holdover from when the site that is now the Nordic Ware factory store was a separate lot and vet clinic use. That parcel has since been acquired by Nordic Ware and combined with the larger parcel. Because of this change, this pavement no longer provides access to more than one property owner and serves as a private driveway on public right of way. The addition of the new parking lot reinforces this single private use. The city does not support vacating the right of way at this time; however, the city also should not be performing maintenance on the pavement located in the Quentin right of way south of the South CSAH 25 Frontage road curb line. This includes patching, snow removal, sweeping or repaving. It will be considered a private driveway on public right of way. Staff recommend a condition of approval stating Nordic Ware will maintain this access.

Encroachment agreement: The proposed surface parking lot encroaches onto city right of way. The applicant has agreed to enter into an encroachment agreement with the city to allow the approximately 1,196 square feet of private use of public land.
Pedestrian connection to/from the site: Staff recommend the applicant identify and provide a pedestrian connection between the building and the nearest transit stop. At the time of this report, the property owner is evaluating existing pedestrian infrastructure on the site.

Present considerations: City council approved a special permit on the site on August 6, 1990 (Resolution No. 90-105) to allow construction of the manufacturing and warehouse facility. Since then the campus has undergone numerous building expansions and site improvements. Council most recently approved an amendment to the special permit on December 15, 2008 (Resolution No. 08-160) in order to construct a building addition.

The proposed building expansion requires an additional amendment to the special permit. The proposed manufacturing and warehouse uses are permitted by right in the I-G zoning district.

Zoning analysis: The following table provides zoning information for the project. Further project details are provided below.

<table>
<thead>
<tr>
<th>Factor</th>
<th>Required (building expansion)</th>
<th>Proposed</th>
<th>Met?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use</td>
<td>Manufacturing, warehouse/storage</td>
<td>No change</td>
<td>Yes</td>
</tr>
<tr>
<td>Height</td>
<td>75 feet</td>
<td>39 feet</td>
<td>Yes</td>
</tr>
<tr>
<td>Building Materials</td>
<td>At least 60% Class I</td>
<td>Over 60% class 1 materials: brick, glass</td>
<td>Yes</td>
</tr>
<tr>
<td>Off-Street parking</td>
<td>35 spaces</td>
<td>51 spaces</td>
<td>Yes</td>
</tr>
<tr>
<td>Electric Vehicle Charging Station (EVSE)</td>
<td><strong>Level 2</strong>: 2 stations and 10% of stalls with conduit for future Level 2 ESVE (4 spaces)</td>
<td><strong>Level 2</strong>: 2 stations and 10% of stalls with conduit for future Level 2 ESVE (4 spaces)</td>
<td>Yes</td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>4 spaces</td>
<td>40 spaces</td>
<td>Yes</td>
</tr>
<tr>
<td>Landscaping - # of Trees and Shrubs</td>
<td><strong>Trees</strong>: 8</td>
<td><strong>Shrubs</strong>: 48</td>
<td><strong>Trees</strong>: 10 trees; 9 over story trees and 2 ornamentals (counted as 1 tree)</td>
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<tr>
<td>Tree Replacement Calculation</td>
<td>18 caliper inches</td>
<td>27 caliper inches</td>
<td>Yes</td>
</tr>
<tr>
<td>Refuse handling</td>
<td>Full screening and compliance with city’s solid waste ordinance</td>
<td>Plan will comply with all solid waste handling and screening requirements</td>
<td>Yes</td>
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<tr>
<td>Stormwater management</td>
<td>Meet city, watershed and state requirements</td>
<td>Site will meet requirements; see below</td>
<td>Yes</td>
</tr>
</tbody>
</table>
Stormwater management: Per the Minnehaha Creek Watershed District requirements, the project will be required to treat the new impervious surface area for rate, volume, and phosphorous. The applicant proposes an underground filtration system to meet both the watershed and city requirements. A permit from the watershed district will be required before the city issues building permits.

Landscaping and sustainability: Sustainable landscaping features contribute to meeting one of the city council’s strategic priorities: St. Louis Park shall be a leader in environmental stewardship. Staff recommend the applicant provide more details on sustainability features of the landscaping and stormwater plans, that demonstrate how this project supports the city’s goal of environmental stewardship.

Solar energy: Nordic Ware is currently evaluating a proposal to install solar panels on the south wall of the existing building, facing the rail corridor. Staff will share more details on this proposal with planning commission and city council when they are available.

Construction and staging: If council approves the applications, the project would start construction in winter 2020/2021. Construction would take 5-7 months. Staff recommend that construction and staging information be submitted to staff for review and approval before building permits are issued.

Next steps: City council is scheduled to hold a public hearing on the easement vacation application and take action on the application for an amendment to the special permit on November 2, 2020.

Recommendations: Staff recommends approval of the Nordic Ware amendment to special permit subject to the following conditions:

1. The site shall be developed, used and maintained in accordance with the conditions of this ordinance, approved Official Exhibits, and City Code.
2. Subject to city council approval of the easement, relocating the water main, and providing additional public drainage and utility easement over the relocated watermain.
3. Construction and staging information will be provided to staff for review and approval before building permits are issued.
4. All utility service structures shall be buried. If any utility service structure cannot be buried (i.e. electric transformer), it shall be integrated into the building design and 100% screened from off-site with materials consistent with the primary façade materials.
5. The property owner will be responsible for performing maintenance on the access located in the Quentin right of way south of the South CSAH 25 Frontage road curb line. This includes patching, snow removal, sweeping, repaving, general repair and replacement. It will be considered a private driveway on public right of way.
6. Prior to starting any land disturbing activities, the following conditions shall be met:
   a. The developer shall sign the city's assent form and the official exhibits.
   b. A preconstruction meeting shall be held with the appropriate development, construction, private utility, and city representatives.
   c. All necessary permits shall be obtained.

7. Prior to issuance of building permits, the following conditions shall be met:
   a. The developer shall sign the city's assent form and the official exhibits.
   b. Final construction plans for all public improvements and private stormwater system shall be signed by a registered engineer and approved by the city Engineer.
   c. A performance guarantee in the form of cash escrow or irrevocable letter of credit shall be provided to the City of St. Louis Park in the amount of 125% of the cost for all public improvements (street, sidewalks, utility, etc.) and landscaping.
   d. The applicant signs an encroachment agreement with the city to allow the parking lot to encroach onto city right-of-way.
   e. Agreement to provide additional easement over the relocated water main, resulting in 20-wide easement centered on the location of the new water main.
   f. Building material samples, including physical samples and product specifications, will be reviewed and approved by city staff.

8. The developer shall comply with the following conditions during construction:
   a. All city noise ordinances shall be complied with, including that there be no construction activity between the hours of 10 p.m. and 7 a.m. Monday through Friday, and between 10 p.m. and 9 a.m. on weekends and holidays.
   b. The site shall be kept free of dust and debris that could blow onto neighboring properties.
   c. Public streets shall be maintained free of dirt and shall be cleaned as necessary.
   d. The City shall be contacted a minimum of 72 hours prior to any work in a public street.
   e. Work in a public street shall take place only upon the determination by the city engineer (or designee) that appropriate safety measures have been taken to ensure motorist and pedestrian safety.
   f. The developer shall install and maintain chain link security fencing that is at least six feet tall along the perimeter of the site. All gates and access points shall be locked during non-working hours.
   g. Temporary electric power connections shall not adversely impact surrounding neighborhood service.

9. Prior to the issuance of any permanent certificate of occupancy permit the public improvements, private utilities, site landscaping and irrigation, and storm water management system shall be installed in accordance with the official exhibits and the required 20-wide public drainage and utility easement is provided over the new water main.

10. In addition to any other remedies, the developer or owner shall pay an administrative fee of $750 per violation of any condition of this approval.

11. The special permit shall be revoked and cancelled if the building or structure for which the special permit is granted is removed.
Supporting documents: development plans

Prepared by: Jacquelyn Kramer, associate planner
Reviewed by: Sean Walther, planning and zoning supervisor
NORDIC WARE EXPANSION

VIEW FROM NORTH EAST

VIEW AT STAIR

VIEW FROM NORTH WEST

VIEW FROM SOUTH WEST
EXISTING CONDITIONS

General Notes:
1. The data contained on the existing conditions plan has been prepared using data in the possession of the City of Minnetonka and the construction contractor Loucks, Inc., based on information in possession of the City and contractor. The data has been provided to the City and contractor using best practices however there may be errors, omissions, or revisions. The City and contractor do not warrant the accuracy of this data.

2. The data contained herein is the result of an existing conditions survey by a licensed surveyor.

3. The data contained herein is the result of an existing conditions survey by a licensed surveyor.

4. The gross land area is 392,168 +/- square feet or 9.00 +/- acres.

5. Benchmark: Top nut of fire hydrant located at the northeast corner of Highway 7 & Highway 100.

6. Elevation = 897.63 (NAVD88)

100, in the southeast corner of Minnetonka Boulevard bridge number 703, at Highway 100.

Site Benchmark: Top nut of fire hydrant located located south of vacated Quentin Ave, north of the warehouse building. Elevation = 887.86 (NGVD 29)

PROJECT BENCHMARK

Benchmark: 09-21-20 CUP submission located at 7200 Hemlock Lane, Suite 300 Maple Grove, MN 55369

Loucks Project No: 04120F

CADD FILES OWNERSHIP:

CADD files prepared by the Consultant for this project are protected by the laws of the State of Minnesota. These CADD files shall not be used without specific permission from the Consultant. These CADD files shall not be used for completion or other projects, for additions to this project, or for completion of this project by others without written approval by the Consultant. With the Consultant’s approval, others may be permitted to obtain copies of the CADD drawing files for LANDSCAPE ARCHITECTURE. With the Consultant’s approval, others may be permitted to obtain copies of the CADD drawing files for LANDSCAPE ARCHITECTURE.

WARNING:

No part of this drawing is intended for legal requirements; nor is it intended to replace any other drawings or engineering plans. It is for the use of the general contractor and the sub-contractors to verify the approximation of the work to be done. No specific tolerances are depicted or implied. The Contractor is expected to verify their location requirements. The Contractor is responsible for ensuring that all necessary permits have been obtained prior to starting work.

Call Before You Dig!
GRADING & DRAINAGE NOTES

1. **SITE DRAINAGE PLAN**: The stormwater management plan shall be developed and submitted to the city for approval. It shall be designed to ensure proper drainage and prevent erosion.

2. **CURB AND GUTTER**: Runoff and drainage from paved areas shall be directed to streets or storm sewers. Where possible, storm sewers shall be designed to carry runoff from paved areas.

3. **SOIL CONSIDERATIONS**: The soil shall be compacted to a minimum of 95% standard proctor density before placement of subgrade.

4. **BENCHMARK**: The project benchmark shall be clearly marked and protected throughout the project.

5. **EROSION CONTROL**: Erosion control measures shall be established around the entire site perimeter and in accordance with utility company requirements. Best management practices (BMPs) shall be used to maintain a clean and safe work area.

6. **SILT FENCE**: Silt fences shall be used to control soil erosion during construction.

7. **READING AND INTERPRETATION**: This plan shall be interpreted and read in accordance with the rules and regulations established by the city.

8. **RIGHT-OF-WAY**: A city right-of-way permit is required prior to working within city limits.

9. **WATER CONTROL**: Waterways shall be designed to carry water from the site and prevent flooding.

10. **DRAINAGE Ditches**: Drainage ditches shall be designed to carry water from the site and prevent flooding.

11. **SPOT ELEVATIONS**: Spot elevations represent finished surface grades, gutter line, face of building, or edge of pavement.

12. **WATER MAINS**: Water mains shall be placed at least 10 feet below the top of the lowest anticipated future road profile.

13. **CURB AND GUTTER**: Curb and gutter shall be constructed to carry water from the site and prevent flooding.

14. **TURF REINFORCEMENT**: Turf reinforcement shall be installed to prevent soil erosion.

15. **SITE CLEANUP**: The site shall be cleaned and ready for use within 30 days after project completion.

16. **PERMITS**: Necessary permits shall be obtained prior to construction.

17. **ELECTRICAL AND PLUMBING**: All electrical and plumbing lines shall be located and marked before construction begins.

18. **DRYWALL**: Drywall shall be installed to protect the building from water damage.

19. **HEALTH AND SAFETY**: All workers shall follow health and safety guidelines.

20. **ACCESS TO PUBLIC ROADS**: Access to public roads shall be maintained throughout the project.

21. **MATERIALS**: All materials shall be approved by the city before use.

22. **COMPLIANCE**: All work shall comply with the codes and ordinances of the city.

---

**NORDIC WARE**

**7200 Hemlock Lane, Suite 300**

**Maple Grove, MN 55369**

**www.nordicware.com**
GENERAL NOTES

SWPPP LEGEND

CALIFORNIA CODE:
Gopher State One Call

WARNING:
THE CONTRACTOR SHALL NOTIFY THE CALL BEFORE YOU DIG! FOR THE LOCATION OF AN UNDERGROUND UTILITIES PRIOR TO THE PERIODS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE CALL BEFORE YOU DIG! FOR THE LOCATION OF AN UNDERGROUND UTILITIES PRIOR TO THE PERIODS OF CONSTRUCTION.

PERVIOUS PAVEMENT
STABILIZED
AND UNDERGROUND
NO PARKING

CHECK
20000

SITE BENCHMARK: Top of fire hydrant located south of vacated Quentin Ave, north of the warehouse building.

Bioroll As Needed
Typ-See Detail 2/C3-2

Bioroll As Needed
Typ-See Detail 2/C3-2

Bioroll As Needed
Typ-See Detail 2/C3-2

Bioroll As Needed
Typ-See Detail 2/C3-2

PLANT PROTECTION
EXISTING FENCE PATTERN
PERMITTED FENCE PATTERN
BIOROLL CONTROL BLANKET
SO SOIL

EMERGENCY EXIT
EXISTING DRAINAGE PATTERN
EXISTING DRAINAGE PATTERN
EXISTING DRAINAGE PATTERN

Blankets shall have good soil contact.

1. Blanket length shall not exceed 30' unless in conjunction with other erosion control measures.
2. Lay blankets in trench anchor trench not more than 1' to 3' apart.
5. Straw, wood chip, compost or rock logs per Mn/DOT Spec 3890, 3897.

PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL

NORDIC WARE
HIGHWAY 7 & HIGHWAY 10
ST. LOUIS PARK, MINNESOTA
7600 Hemlock Lane, Suite 200
Maple Grove, MN 55369
www.loucksinc.com
**TREE PRESERVATION PLAN - PROJECT LIMITS**

**LEGEND**
- **X** (POOR CONDITION)
- **X** (POOR CONDITION)
- **X** SIGNIFICANT TREE TO BE REMOVED
- **X** SIGNIFICANT TREE TO BE SAVED
- **X** SIGNIFICANT TREE TO BE PROTECTED

**SCALE**

**SIGNIFICANT TREE TABLE**

<table>
<thead>
<tr>
<th>TREE #</th>
<th>SPECIES</th>
<th>DIAM.</th>
<th>EXIST.</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>TOTAL REPLACEMENT TREES PROPOSED (SEE SHEET L2-1)</th>
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</thead>
<tbody>
<tr>
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<td>HACKBERRY</td>
<td>12&quot;</td>
<td>POOR</td>
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<td>SPRUCE</td>
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</tr>
</tbody>
</table>

**TREE REPLACEMENT REQUIREMENTS**

- **TOTAL CUMULATIVE DIAM. OF SIGNIFICANT TREES REMOVED**
- **TOTAL CUMULATIVE DIAM. OF SIGNIFICANT TREES IN PROJECT AREA**
- **TOTAL REPLACEMENT TREES REQUIRED**

**TREE PROTECTION NOTE:**

- *Installing fence around each tree to be protected prior to grading. Fences shall be placed at the drip edge of the tree, and 5’ from the center of the root zone. Fencing shall be no less than 4’ tall and made of wood or polyethylene and shall be placed around the tree at least 2’ from the soil grade.*
- *Signs shall be placed at all tree protection areas that instruct workers to stay out. Contractor shall avoid all areas within or touching tree protection fences.*
- *All damage to trees to be protected shall be brought to the attention of the owner and landscape architect.*

**SIGNIFICANT TREE MASK**

- *2” x 8” nominal size untreated wood stakes to be positioned as noted.*
- *Green Laminar safety netting between trees.*
- *Orange polyethylene sheeting to be placed between trees.*
- *5’ on center and 2’ down from the soil grade.*
- *Drainage ditches to be kept clear of debris.*

**SIGNIFICANT TREE PROTECTION**

- *Signs shall be placed at all tree protection areas that instruct workers to stay out. Contractor shall avoid all areas within or touching tree protection fences.*
- *All damage to trees to be protected shall be brought to the attention of the owner and landscape architect.*
REFER TO G005 AND G006 FOR ADDITIONAL EXTERIOR MATERIAL KEYNOTE INFORMATION

2. REFER TO SPECIFICATION FOR DETAILED EXTERIOR MATERIAL INFORMATION

GENERAL EXTERIOR NOTES:

1. KEYNOTES:

LEVEL 1
885' - 7 1/8"

LEVEL 2
898' - 7 1/8"

ROOF
917' - 7 1/8"

INSULATED PRECAST WALL PANEL WITH ARCHITECTURAL FINISH - COLOR TO MATCH 2009 BUILDING CURTAINWALL GLAZING WITH SPANDREL PANELS AT FLOOR AND ROOF - MULLIONS TO MATCH EXISTING BUILDING

EXISTING ROOF
909' - 7 1/8"

INSULATED PRECAST WALL PANEL WITH INTEGRAL THIN BRICK - COLOR TO MATCH EXISTING BUILDING

CURTAINWALL GLAZING WITH SPANDREL PANELS AT BASE PANEL, FLOOR AND ROOF - MULLIONS TO MATCH EXISTING BUILDING

EXISTING BUILDING

INSULATED PRECAST WALL PANEL - COLOR TO MATCH EXISTING NEW BUILDING

PRECAST WALL  280 SF 14.6%
BRICK WALL 1,440 SF 74.8%
GLAZING 204 SF 10.6%
TOTAL 1,924 SF

INSULATED PRECAST WALL PANEL WITH INTEGRAL THIN BRICK - COLOR TO MATCH EXISTING BUILDING

CURTAINWALL GLAZING WITH SPANDREL PANELS AT BASE PANEL, FLOOR AND ROOF - MULLIONS TO MATCH EXISTING BUILDING

EXISTING BUILDING

INSULATED PRECAST WALL PANEL - COLOR TO MATCH EXISTING NEW BUILDING

PRECAST WALL  1,290 SF 19.5%
BRICK WALL 3,864 SF 58.3%
GLAZING 936 SF 14.1%
CONCRETE 542 SF 8.1%
TOTAL 6,632 SF

EXISTING ROOF
909' - 7 1/8"

INSULATED PRECAST WALL PANEL WITH INTEGRAL THIN BRICK - COLOR TO MATCH EXISTING BUILDING

CURTAINWALL GLAZING WITH SPANDREL PANELS AT BASE PANEL, FLOOR AND ROOF - MULLIONS TO MATCH EXISTING BUILDING

EXISTING BUILDING

INSULATED PRECAST WALL PANEL - COLOR TO MATCH EXISTING NEW BUILDING

PRECAST WALL  280 SF 14.6%
BRICK WALL 1,440 SF 74.8%
GLAZING 204 SF 10.6%
TOTAL 1,924 SF

NEW WAREHOUSE EXPANSION

EXISTING LOADING DOCK

NEW LOADING DOCK

EXISTING ROOF