
Meeting Announcement and Agenda of the Cambridge Planning Commission
City Hall Council Chambers
Regular Meeting, Tuesday, July 3, 2018, **7:00 pm**

Members of the audience are encouraged to follow the agenda. When addressing the Commission, please state your name and address for the official record.

AGENDA

1. Call to Order and Pledge of Allegiance
2. Approval of Agenda (p. 1)
3. Approval of Minutes
 - A. June 5, 2018 Regular Meeting (p. 3)
4. Public Comment: For items not on the agenda; speakers may not exceed 5 minutes each.
5. New Business
 - A. **PUBLIC HEARING** - Concept Plan Review for Cambridge Cove (PaxMar) (p. 11)
 - B. Exterior Materials Discussion (p. 21)
6. Other Business/Miscellaneous
 - A. City Council Update
 - B. Parks, Trails, and Recreation Commission (PTRC) Update
7. Adjourn

Notice to the hearing impaired: Upon request to City staff, assisted hearing devices are available for public use.

Accommodations for wheelchair access, Braille, large print, etc. can be made by calling City Hall at 763-689-3211 at least three days prior to the meeting.

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**Cambridge Planning Commission Meeting Minutes
Tuesday, June 5, 2018**

Pursuant to due call and notice thereof, a regular meeting of the Cambridge Planning Commission was held at Cambridge City Hall, 300 – 3rd Avenue NE, Cambridge, Minnesota.

Members Present: Chair Mike Stylski, Vice Chair Chad Struss, Julie Immel, Marisa Harder-Chapman, Monte Dybvig, and Jim Godfrey (City Council Representative).

Members Absent: Arianna Weiler (Excused).

Staff Present: Community Development Director Marcia Westover.

Call To Order and Pledge of Allegiance

Stylski called the meeting to order at 7:00 pm and led the public in the Pledge of Allegiance.

Approval of Agenda

Struss moved, seconded by Dybvig to approve the agenda as presented. Motion carried unanimously.

Approval of Minutes

May 1, 2018 Regular Meeting Minutes

Immel moved, seconded by Godfrey, to approve the May 1, 2018 meeting minutes as presented. Motion carried unanimously.

Public Comment

Stylski opened the public comment period at 7:01 pm and without any comments, closed the public comment period at 7:02 pm.

New Business

Public Hearing: Preliminary and Final Plats – Graphic Homes

Westover stated Graphic Homes is the owner of Outlot A, Parkwood on the Lakes 3rd Addition. Outlots are typically not platted as legal lots and blocks until such time as the developer is ready with plans to construct. The Overall Master Planned Unit Development (PUD) plan identified this area as seven single family homes. The request of Graphic Homes is to plat the seven lots.

Westover stated the overall area consists of 1.71 acres. The property is currently zoned R-1 One Family Residence district. Sewer and water utilities have already been stubbed into these lots preparing them for development.

Westover stated during review of the preliminary plat, staff noted items that need to be corrected on the plat. The following will be added as conditions of approval. 1. The storm water catch basin structure exists and the flow direction should be the opposite of the way the plan has it identified. 2. Revise the setbacks on the preliminary plat.

Stylski opened the public hearing at 7:03 pm. Without any further public comment, Stylski closed the public hearing at 7:04 pm.

Godfrey moved, seconded by Harder-Chapman, to recommend the City Council approve the preliminary and final plats for Graphic Homes as presented with the conditions stated. Motion carried unanimously.

Public Hearing: Variance Request for a 5' Front Yard Fence at 130 3rd Ave SW

Westover explained the owner of the property at 130 3rd Ave SW has requested a variance to construct a five-foot high fence in the front yard. City Code only allows a four-foot high fence in the front yard. The property is on the corner of 3rd Ave SW and Ashland St. S. The front of the house faces 3rd Ave SW. No fence can be any higher than four feet from the front line of the house to the property line. Side and rear yards can have fences up to seven feet high.

Westover stated the five-foot high fence is not proposed along the entire front property line. The owner has adjusted the fence around an existing deck, the existing fire hydrant, and along the front property line for 28 feet. The proposed fence location would maximize the yard space for their large breed dog.

Westover explained the proposed fence is chain link therefore wouldn't cause any site line issues since it will be see through. The fence will not be located within any site triangle measurements and the corner of the street will be visible for vehicles.

Westover stated the existing house on this property was built along the wide portion of the lot to face 3rd Ave SW rather than Ashland St. S. Typically, homes are placed facing the street at the narrow end of the lot. Because of the existing house placement, the side yard is larger than the rear yard.

Westover explained the purpose of the variance process is to review applications on a case by case basis to determine whether relief may be granted from unforeseen particular applications of the zoning code that create practical difficulties. In considering an application for a variance, the Planning Commission shall recommend the approval of the variance only upon the finding that an application complies with the standards. Westover reviewed the standards with the Commissioners.

Stylski opened the public hearing at 7:10 pm. Without any further public comment, Stylski closed the public hearing at 7:11 pm.

Russell Calbery, 130 3rd Ave SW, Cambridge, MN, stated his intention of the variance to construct the fence is to keep his large breed dog safe and keep the public safe by keeping his dog out of vehicle traffic.

Godfrey asked if the reason for the 5 feet height is so the fence will be level with the deck or if this height will keep the dog from bolting. He also asked if this fence height will line up with the height of the deck. Calbery stated the height was chosen to keep the dog from getting out of the fence and stated the deck is 6 inches higher than the proposed fence height.

Godfrey asked if a condition could be added to this variance to not allow privacy slats in the chain link fence so as to keep the sight lines clear. Westover and the Commissioners agreed this was a reasonable condition and would help keep the sight pattern clear for vehicle traffic.

Stylski moved, seconded by Struss, to recommend the City Council approve the variance request for a 5' fence at 130 3rd Ave SW, with the additional condition that no privacy slats may be added to the fence. Motion carried unanimously.

Exterior Materials Discussion With Downtown Task Force

Westover stated the Planning Commission discussed exterior materials at its May 1, 2018 meeting and asked that staff invite the Downtown Task Force to the June 2018 meeting for discussion.

Westover stated there were no members present from the Downtown Task Force other than Planning Commissioner Dybvig. However, Westover stated this was probably due to the fact the owner of 131 Main St. N is no longer requesting the steel/metal siding and because the Downtown Task Force is working with City staff on a historic overlay for downtown.

Westover briefly reviewed the discussion from last month's meeting, stating staff would like the Planning Commission to review section 156.088 Exterior Building Wall and Roof Finishes in the City code. Staff are looking for clarification on some of the wording in the code and also for an updated review of the allowed and prohibited materials.

Westover stated staff has received several requests recently for other materials on commercial buildings than what is allowed in the code. Specifically, LP Smart Siding and many requests for metal. While metal siding is prohibited, staff would like the Planning Commission to discuss this material again to assure that going forward staff understands how to manage requests for this type of material.

Westover stated, for instance, a property owner has an existing building constructed of plain painted concrete block. Plain painted concrete block is a prohibited material. This existing building is considered a non-conforming building because it doesn't conform to the current City code. The owner would like to make the building better and insulate and update the look of the exterior. Does the City allow them to insulate and cover the existing block? Can the

building maintain its non-conforming status and be allowed to have another non-conforming exterior material? Or, does the City require them to conform to the approved materials if they are making the changes?

Westover stated in another instance, an existing building is covered by metal. The property owner has requested to make improvements. The building is existing non-conforming with the metal. The property owner is going to replace the exterior with metal again. Does the City allow this or does the City require the property owner to conform to an approved material?

Westover stated in Chapter 156.088 (G) Additions and Alterations, the code generalizes that "exterior alterations after the erection of the original building shall be of the same materials as those used in the original building and shall conform to the original architectural concept." That being so stated, the plain painted block and the metal buildings "shall" remain. This leaves no room for improvement.

Westover stated the last sentence of that section (G) specifies that the provisions of the code shall not prevent the City to require upgrading of the quality of materials used in remodeling. Staff would like to clarify what upgrading means. This sentence is open ended and up for interpretation. Does it mean that an upgraded material is only an approved material?

Westover suggested three items for the Commission to consider. Would the Commission like to: 1. Require all non-conforming buildings to upgrade to "approved" materials once they start exterior remodeling or allow them to stay with the same materials (i.e., old steel to new steel). 2. Allow LP Smart Siding for commercial buildings? Or as an accent material? 3. Allow steel siding for commercial buildings? Or as an accent material?

Dybvig stated the Downtown Task Force has had difficulty in trying to define what the City wants the City to look like. Personal preferences play a large role in what one person might prefer versus what another person might prefer to see the City allow or not allow.

Stylski asked whether the proposed ordinance defining these allowable materials is specific to just the downtown district or cover the entire City.

Westover stated the ordinance specifies all commercial and industrial at this time. However, the ordinance can be broken down by defining just the B-1 Downtown District or B-1A District and break out into the other zoning districts and perhaps allow steel as an accent in other districts.

Westover stated many new exterior materials are available and the language needs to be reviewed and clarify the use of these allowable items, perhaps stating using a specific percentage of a certain type of material, such as architectural metal, etc. rather than leaving it open ended.

Godfrey asked if staff has looked at materials allowed in surrounding cities and also asked if staff has looked into allowing exposed fasteners versus standing seam fasteners.

Westover stated staff has not researched materials allowed by surrounding cities.

Dybvig asked how does the City write an ordinance to define what exterior materials are allowed or not allowed because it is so subjective and consists of personal preference.

Stylski stated the list of approved materials would need to be broken down, having different standards for each different zoning district.

Dybvig asked how does the City decide when and if it is time to upgrade versus keeping existing structures with the same materials.

Stylski stated he would be interested in seeing how other cities in our area the size of Cambridge, how do they deal with these ideas in the ordinances.

The Commission requested Westover to do some more research on what other cities do and bring back some B-1 downtown standards vs. industrial standards vs. commercial standards for the Commission to review and discuss. Westover agreed to do so.

Public Hearing: Variance Request for Exterior Materials at 602 Main St. N

Westover explained the owner of the property at 602 Main St. N has requested a variance to remodel the building with an LP Smart Side material. The property is zoned B-2 Highway Business District and is commercial in nature. City Code does not list this LP Smart Side type of material for commercial buildings. This is a wood product generally not used in Cambridge to date. However, cementitious siding is allowed in the code and is comparable in looks. Hardy Board siding is a cementitious siding and would currently be allowed.

Westover stated the applicant has noted many other communities are allowing this type of material and it is a new trend in commercial businesses. Staff did some research on the internet and found several examples of this LP Smart Side material in commercial applications. Westover state it is staff's opinion the size and scale of 602 Main St. N is such that this material would enhance the look of this building. The overall proposed remodeling project will increase the value and aesthetics of this building.

Westover stated the Planning Commission is currently reviewing Chapter 156.088 Exterior Materials as a whole and is considering this wood smart side material. However, the owner and applicant would like to start remodeling 602 Main St. N immediately and have requested a variance so they can begin the work.

Westover explained the purpose of the variance process is to review applications on a case by case basis to determine whether relief may be granted from unforeseen particular applications

of the zoning code that create practical difficulties. In considering an application for a variance, the Planning Commission shall recommend the approval of the variance only upon the finding that an application complies with the standards. Westover reviewed the standards with the Commissioners.

Stylski opened the public hearing at 7:27 pm.

Brian Nelson, 33062 Palm Street NW, Cambridge, MN, stated he was at this meeting on behalf of Joan Wallace, who bought 602 Main St. N. This building is a block building with a flat roof. Nelson stated the owner plans to add rigid foam insulation, stone on the front of the building, new eyebrow all around, new windows and pour some sidewalks. The owner would like to dress the building up with prefinished LP Smart Side. Nelson stated many buildings are going away from steel and stucco and are using LP Smart Side materials. Nelson stated this is very durable, is a 30-year material and has a very sharp, finished look.

Marlys Olson, 600 Main St. N., Cambridge, MN, inquired if this LP Smart Side material is fire retardant and safe as her building is next door to the building being remodeled.

Nelson stated the LP Smart Side material really has no fire rating but the building is a safe distance from Ms. Olson's building.

Olson stated she asked because she read in the paper that this material was not approved by the City.

Godfrey explained this material is not on the approved materials list because of fire concerns but because of visual aesthetics and the City has not had a lot of experience with it.

Westover further explained that when the City building inspectors review the plans, they will look at distance to property lines and review building code standards.

Without further discussion, Stylski closed the public hearing at 7:33 pm.

Harder-Chapman thought the Commission recommended a variance at the May meeting in terms of a case study. Westover stated there was a question that needed to be reviewed by our City Attorney. The City Attorney's response was the legal process was to go through the variance process rather than have a case study.

Struss clarified the request is for a variance because the City does not allow the LP Smart Siding at this point. He also stated the key to any of the external materials is maintain the property and keeping it up to date.

Godfrey stated as new materials are requested, the City will have to issue variances until the ordinance is changed making it clear these materials are allowed.

Immel moved, seconded by Dybvig, to recommend the City Council approve the variance request for exterior materials at 602 Main St. N. Motion carried unanimously.

Public Hearing: Ordinance Amendment to Section 156.083 Fences

Westover explained the Planning Commission had discussions on fence and dog kennel requirements at their meetings on April 3 and May 1, 2018. Staff researched other communities and provided feedback to the Commission. Examples/pictures of fence and dog kennel scenarios in Cambridge were presented at those meetings as well.

Westover stated the Commission ultimately advised staff to bring back the proposed ordinance amendments for recommendation to City Council. The fence regulations are in the Zoning Code Chapter 156 and require a public hearing in order to be amended. The residential dog kennel regulations are in Chapter 95 under General Regulations and do not require a public hearing in order to be amended.

Westover reviewed the proposed changes made to the Fences ordinance and the Animals ordinance.

The Commission discussed defining the phrase "finished wood" as this could mean different things to different people. Westover stated "painted or stained" could be considered finished wood. Harder-Chapman stated cedar fencing would not be "finished". Using the words "treated wood" was discussed as well. The consensus was to use the words "durable wood" in place of "finished wood" under Item (B), (2), (a) of 156.083 Fences.

Stylski opened public hearing at 7:53 pm. With no comment, Stylski closed the hearing at 7:54 pm.

Harder-Chapman moved, seconded by Dybvig, to recommend the City Council approve the Ordinance Amendment to Section 156.083 Fences with the amendments to change the word "finished" to "durable". Motion carried unanimously.

Ordinance Amendment to Chapter 95 Animals

Westover stated staff is requesting to further define what a dog kennel should look like, how a dog kennel should be maintained, and define dog kennel in the ordinance because it is silent at the present time. Westover pointed out a residential kennel definition has been added to the ordinance.

The Commission discussed the definition of tarps and slats and added the words "tarps and slats must be earth tone colors (tan, brown, green or white)".

Dyvbig moved, seconded by Immel, to recommend the City Council approve Ordinance No. 674 with an amendment stating that "tarps and slats much be earth toned in color (tan, brown, green or white)." Motion passed unanimously.

Other Business/Miscellaneous

City Council Update

Westover and Godfrey updated the Commission on the previous City Council meeting.

Parks, Trails, and Recreation Commission Update

Westover and Godfrey updated the Commission on the Parks, Trails, and Recreation Commission.

Commissioner Concerns

Harder-Chapman stated hearing a question regarding why the utility boxes are not placed underground at least in new construction areas or when the utilities are updated. Westover stated she will look into it and report back to the Commission.

Adjournment

Being no further business before the Commission, Struss moved, seconded by Harder Chapman, to adjourn the meeting at 8:11 pm. Motion carried unanimously.

Mike Stylski
Cambridge Planning Commissioner

ATTEST:

Marcia Westover
Community Development Director/City Planner

PUBLIC HEARING...CONCEPT REVIEW . . . PAXMAR, LLC . . .

Request

The request by Paxmar, LLC (Alan Roessler), 3495 Northdale Blvd. NW; Suite 210, Coon Rapids, 55448, to present a Concept Plan for a proposed Planned Unit Development. The general location of this request is 76.30 acres north of State Highway 95 along the west side of County Road 14 and south of 339th Avenue NE (12th Avenue NW).

At this time the developer is looking for feedback from the Commission and Council on the concept/sketch plan. If approval is given, the intention is to proceed with a complete Planned Unit Development review of the project. The full review will consist of scheduling of the development, open space provisions, covenants, grading and drainage plans, utility plans, environmental reviews, preliminary and final plats, rezoning, street plans, review by County Highway department, park dedication, development agreement and any other information required by ordinance, staff, Commissions, or Council.

Planned Unit Development (PUD)

A Planned Unit Development (PUD) may be allowed through a request to rezone a property. A PUD is a zoning district that can offer a variety of mixed land uses, housing types, and densities. A PUD can maximize the development potential of land while remaining sensitive to its unique and valuable natural characteristics. This is traditionally done by departing from the strict application of required setbacks, yard areas, lot sizes, minimum house sizes, and other performance standards. A PUD can allow a combination of mixed uses where both single family and multi-family dwellings can be built.

Current Use, Zoning and Future Land Use

The vacant property is currently classified as Low Density Residential on the City's Future Land Use Map. The current zoning classification is R-1 One Family Residence District. The properties to the north, east, west and south of this proposed development are all predominantly designated on the City's Future Land Use Map as single family. The surrounding land uses include lower density County subdivisions to the south and west, to the north property is predominantly undeveloped with some single-family homes located adjacent to CR 14 and to the west property is predominantly undeveloped with some single family homes located adjacent to CR 14. The majority of surrounding properties are located within Isanti County.

Woodland Development started working with the City in 2005-2006 to complete a single-family development. The Final Plat was approved in June 2006. The developer seemed ready to begin and started grading a portion of the lots. However, development stopped and was never fully initiated. Woodland Development was approved for 170 single family residential lots at that time. The plan met the city's single-family lot area regulations and had an overall density (number of units per acre) of approximately 2%.

Project Summary

On September 19, 2005, City Council approved annexation of the subject parcel(s) into the City of Cambridge. This decision was based on the ability to serve the property with City sewer and water, its location within the Community College growth district and the Low Density Residential designation on the Future Land Use Map as identified in the City's Comprehensive Plan.

The proposed Concept Plan known as *Cambridge Cove* consists of 236 residential units. A summary of the project areas is as follows:

Total Project Area	76.30 acres
Total Number of Units	236 units
Total Density Per Acre	3.09 units
Park Area	.65 acres
Open Space	15%

The proposal is for a mixed-use development consisting of single family lots, patio homes (villa homes), and townhomes. The developer is proposing smaller lot sizes and lesser side-yard setbacks than a traditional R-1 One Family residential lot. A typical R-1 lot size is 80' wide. The proposed lots vary from 40-60' wide for the patio style homes and 65-80' for the single-family homes.

The townhomes appear to be on a common lot that would require an Association. The developer has also suggested that an Association is provided for the patio homes. The developer explained that the market suggests there is a desire for owners to live in a low maintenance style home. The intent of this mixed-use PUD is to allow the buyer affordability, "move-up" product, and single level accessibility.

All dwelling setbacks will be met with the exception of side yards. The developer is proposing 8' side yard setbacks. This is typical of other PUD's in the city and allows smaller lot sizes for this mixed-use proposal. Traditional R-1 One Family lots require a 10' side yard setback.

The density ratio for standard R-1 One Family lots is 3.96 units per acre. The proposed density ratio for this development is 3.06 units per acre. The development proposed has fewer units per acre than the standard and meets the intent of the ordinance.

Access to the development shall be provided from County Road 14 (CR 14) on the east and 12th Avenue NW on the north. An internal collector street (Street A) is shown that will serve the project delivering traffic from the proposed minor streets to CR 14 and 12 Avenue NW. Sidewalks will be provided on both sides of the street for Street A and one side of the street for the other local streets. This meets the city's ordinance requirements.

Traffic Concerns

Staff has heard from several neighbors regarding the concern of additional traffic on County Road 14 and Highway 95. This also stems from the recent redevelopment of GracePointe Crossing and its additional traffic.

When Woodland Development proposed their 170 units, a traffic study was done in 2006 at the request of the Isanti County Highway Department. That study was again reviewed in 2018 with the Traffic Operations Engineer (City's engineer consultant). Because Cambridge Cove is proposing more units, there will be more traffic, but slightly less trips per unit based on their calculations. When the 2006 study was done, Highway 95 only had stop signs. Since then, traffic signal lights have been installed alleviating some of the initial concerns.

The Minnesota Department of Transportation (MNDOT) has met with city representatives and GracePointe Crossing representatives. MNDOT is also aware of the proposed future housing development and they will be doing traffic counts and observing the operation of the traffic signal system. The original thought by MndOT was that the review would end up with some adjustments to the traffic signal system operation.

Sewer and Water

The lift station and piping system has been oversized to accommodate the entire northwest area of the City. I have attached the City's Future Trunk Sanitary Sewer System map along with an explanation from the City's Comprehensive Plan. This northwest area of the city is called the Community College District. The area that can be served extends beyond the Cambridge Cove project. The sewer and water infrastructure has been installed up to GracePointe Crossing and will need to be extended and brought across County Road 14 for the Cambridge Cove project.

Planning Commission Acton

Discuss and make a recommendation to Council on the *Cambridge Cove* Planned Unit Development concept plan.

Attachments

1. Applicant Submittal
2. Concept Plan
3. Future Land Use Map
4. Figure 5-2: Future Trunk Sanitary Sewer System map and information from the City's Comprehensive Plan
5. Figure 5-4: Revised urban Service Area from the City's Comprehensive Plan
6. Proposed Trail network from the City's Comprehensive Plan

Cambridge Cove Overview

PIDs: 150300500, 150300400, 15300300 & 150300200

Gross Acreage: 76.30 acres

Status: Vacant land, graded based on Preliminary Plat submitted by Woodland Development

Current Zoning: R-1 (maximum density of 3.96 units/acre)

Proposed

Zoning: PUD (proposed density of 3.09 units/acre)

Lot Types: Single Family 65' - 80' wide
Patio Home/Multi-level Flex 50' - 60' wide
Patio Home/Multi-level Flex 40' - 50' wide
Townhomes

Open Space: Over the 15% minimum

Park: .65 acres

Setbacks:

Front: 30' *equally R-1 requirements

Side: 8' (16' between buildings)

Rear: 30' *equal to R-1 requirements

Corner Side: 15' *equal to R-1 requirements

Streets: All Public

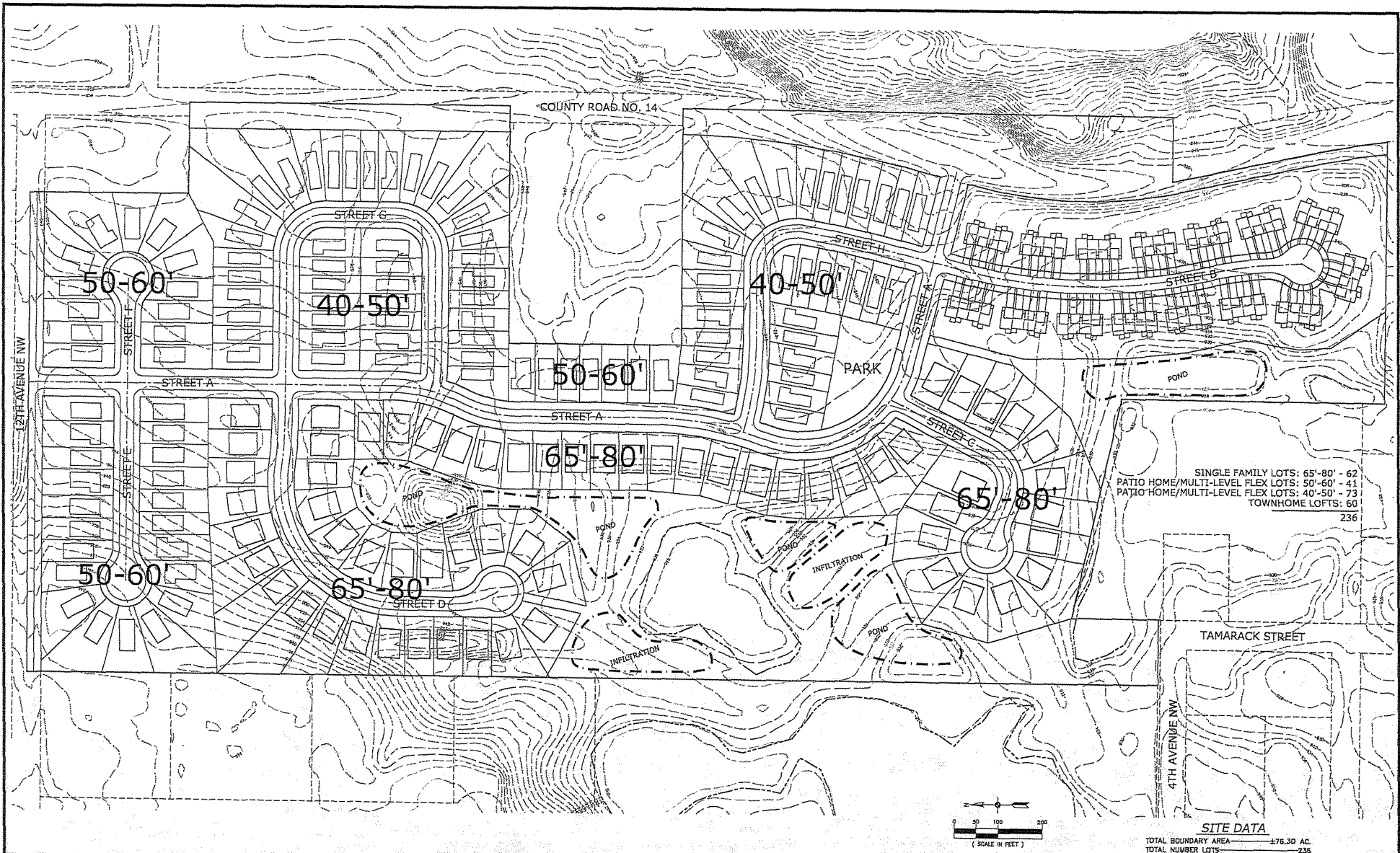
Sidewalks: one side on local, both sides on collector (Street A)

Grading start: Fall 2018

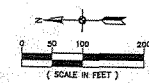
Infrastructure: Installed in multiple phases

We are presenting this proposal with multiple house types, price points and buyers in mind. It will allow for a mix of uses and densities addressing buyers looking for affordability, move-up product and single-level/accessibility. Our proposal is under the maximum density threshold for the R-1 base zoning and meets many of its requirements. The potential tax value base of the built-out development should add over \$60. Our proposal is based on current market demands proven in the Anoka/Isanti county markets and are confident of its success and added benefit in your Community.

15



SINGLE FAMILY LOTS: 65'-80' - 62'
 PATIO HOME/MULTI-LEVEL FLEX LOTS: 50'-60' - 41'
 PATIO HOME/MULTI-LEVEL FLEX LOTS: 40'-50' - 73'
 TOWNHOME LOFTS: 60'
 236



SITE DATA
 TOTAL BOUNDARY AREA ±76.30 AC.
 TOTAL NUMBER LOTS 236

Carlson McCain
 environmental
 engineering
 surveying

3350 Phasaris Ridge Drive NW
 Suite 100
 Blaine, MN 55449
 Phone: (763) 496-7900
 Fax: (763) 496-7959
 www.carlsonmccain.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
 Date: 06/15/18 License #: _____

Print Name: _____
 Signature: _____

DRAWN BY: CE
 ISSUE DATE: 06/15/18
 FILE NO.: 7064

PAXMAR
 3495 Northdale, Suite 210
 Coon Rapids, Minnesota 55448

CAMBRIDGE COVE
 Cambridge, Minnesota

SKETCH PLAN

1 of 2

subject property

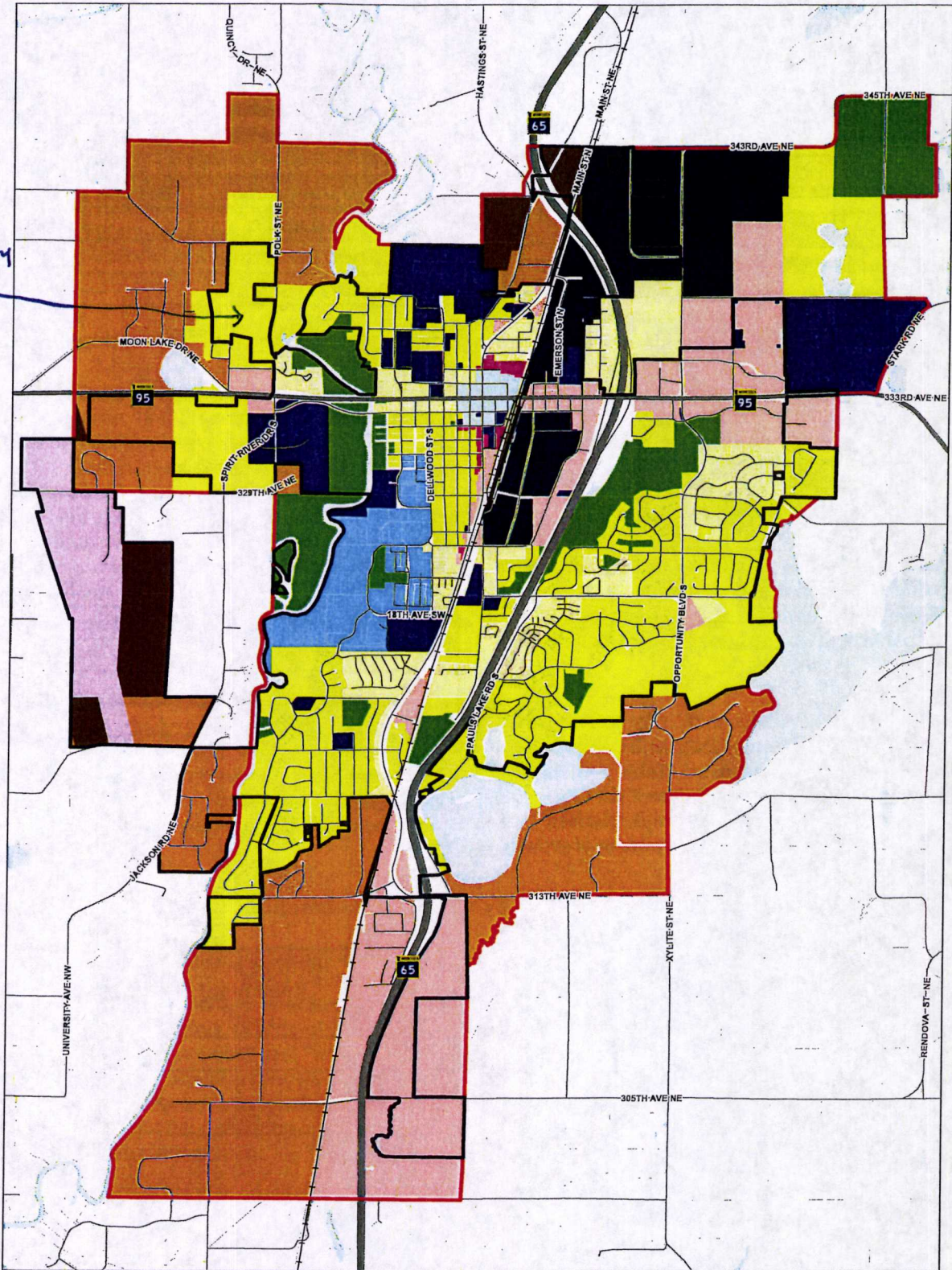
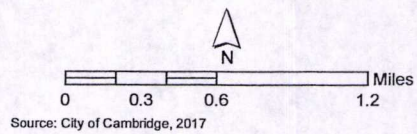


Figure 7-3
Future Land Use
 Cambridge, Minnesota



Source: City of Cambridge, 2017

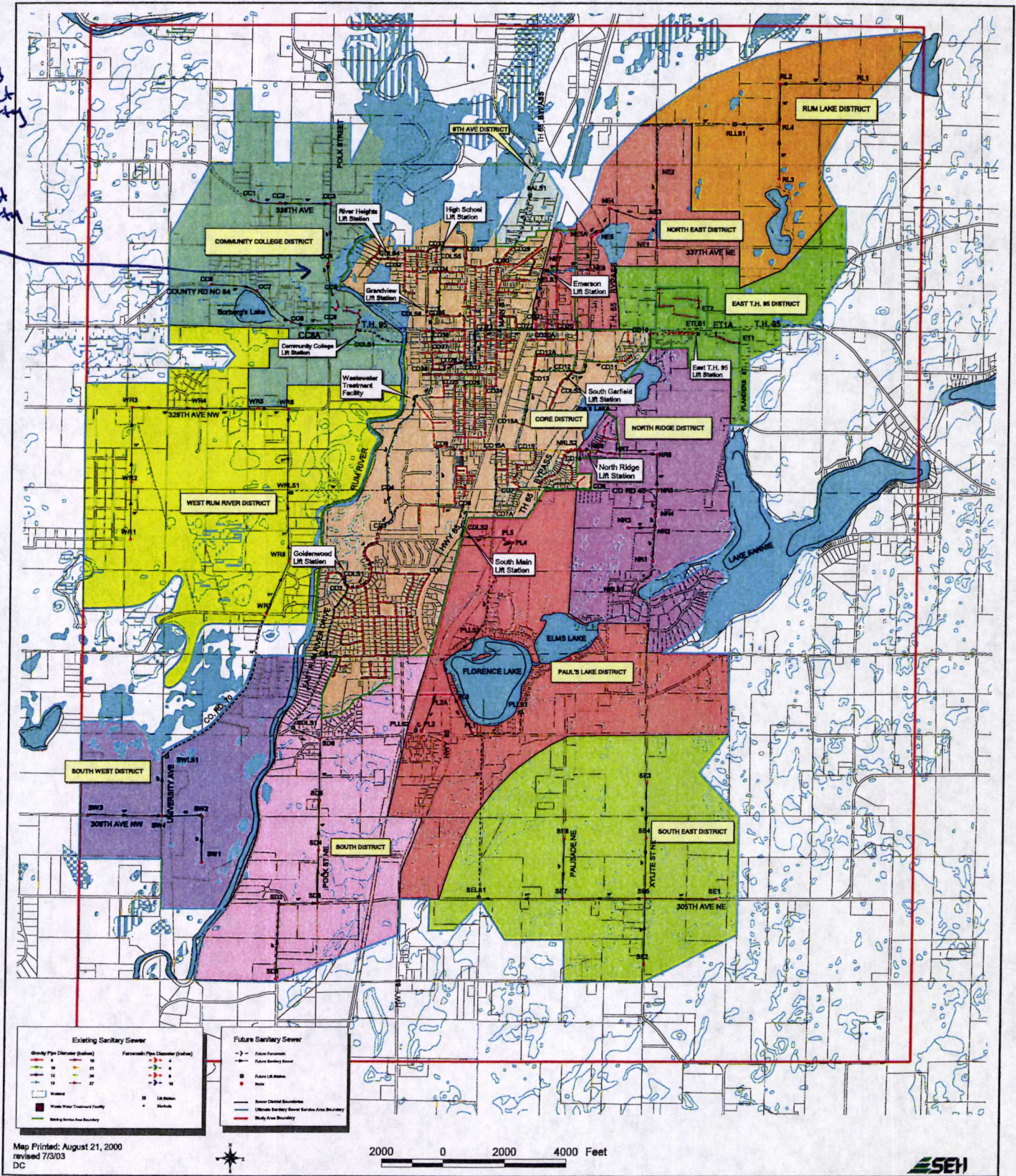
City Boundary	Industrial (556 ac)
USA I Boundary	Public/Quasi-Public (489 ac)
Future Land Use (Acres)	Professional/Medical (224 ac)
Agricultural (221 ac)	Airport (259 ac)
Rural Residential (2,369 ac)	General Commercial (1,010 ac)
High Density Residential (476 ac)	Downtown Commercial (28 ac)
Low Density Residential (1,820 ac)	Fringe/Transition Commercial (16 ac)
Park/Recreational (545 ac)	

Produced by: Alysa Zimmerle
 January, 2017

Figure 5-2: Future Trunk Sanitary Sewer System

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Urban Service Area (USA) District

The 2000 Comprehensive Plan outlined a series of growth areas outside the City: areas where future municipal services and higher density neighborhoods would be built. These growth areas were designated:

- Northeast of the City: This area is north of Highway 95 and east of County Road 34 beyond the City's existing boundaries.
- Southeast of the City: This includes land south and east of the of Cambridge's current boundary to the western side of Lake Fannie.
- West of the City near the Community College: This area includes land to both the north and south of Highway 95 on the western side of the Rum River.

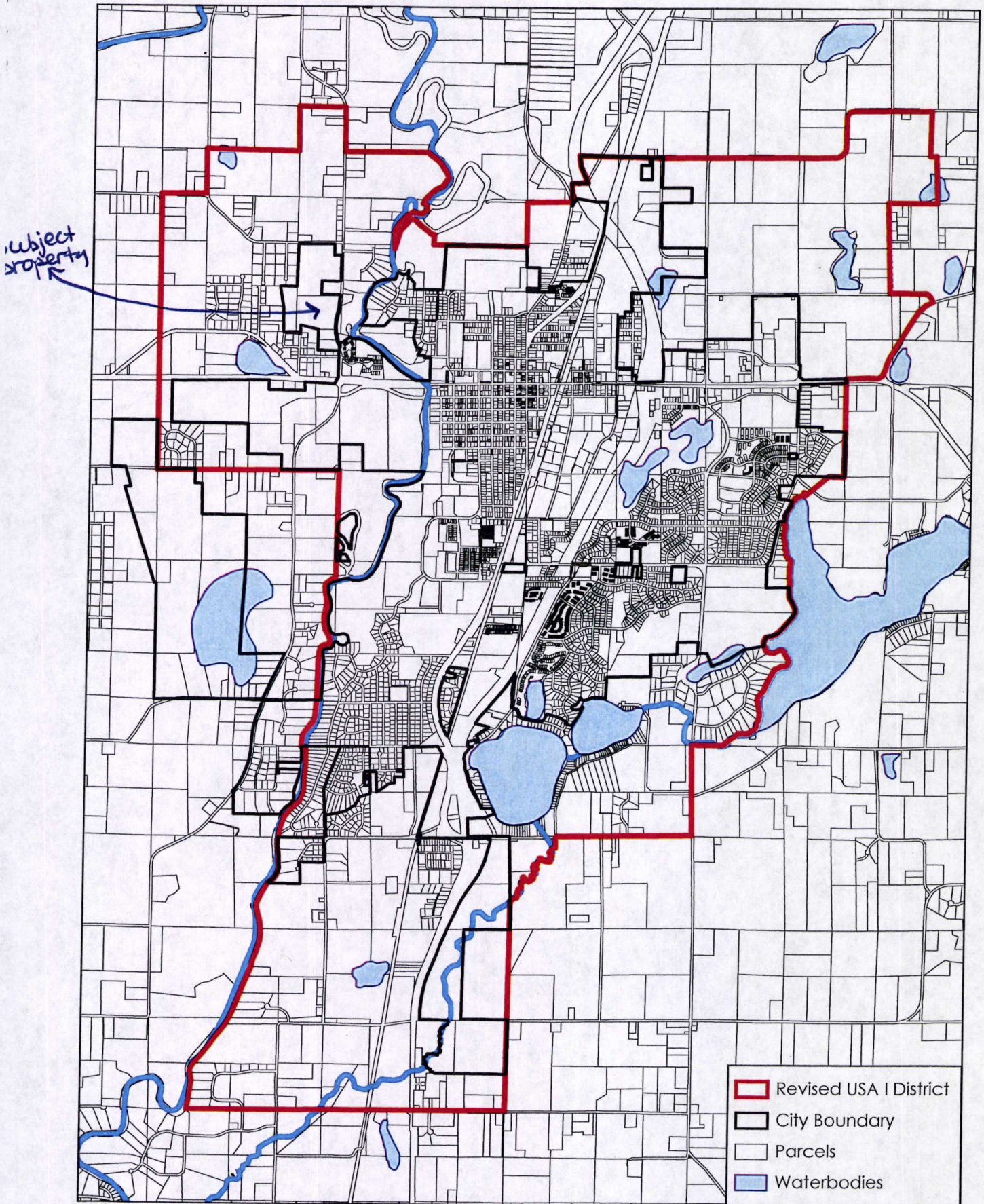
In order to ensure orderly growth within the City limits and these growth areas, the City completed an analysis of future Urban Service Areas (USA). In 1995 Isanti County adopted a Comprehensive Plan designating specific areas for residential development surrounding the cities of Cambridge, Isanti, and Braham. The Urban Service Area was designated to encourage new development in areas that have potential for providing the full range of public services including schools utilities transportation and recreation at the most economical cost to the County cities townships and school districts. Zoning for the USA district allowed a higher density of residential development adjacent to and within one mile of incorporated cities than was allowed in the remainder of the County.

The County established two USA categories USA I and USA II. Land within the USA II was intended to be managed by the County at a residential density of four units per 40 acres. Land within the USA I was also intended to be controlled by the County at this density, but cities had the option of assuming responsibility for the management of these areas. If this option was chosen residential development could occur in the USA I at a higher density. An important part of the 2000 comprehensive planning process was to determine the appropriate land uses within the USA I surrounding Cambridge. The 2000 USA I and USA II districts are illustrated in Figure 5-3.

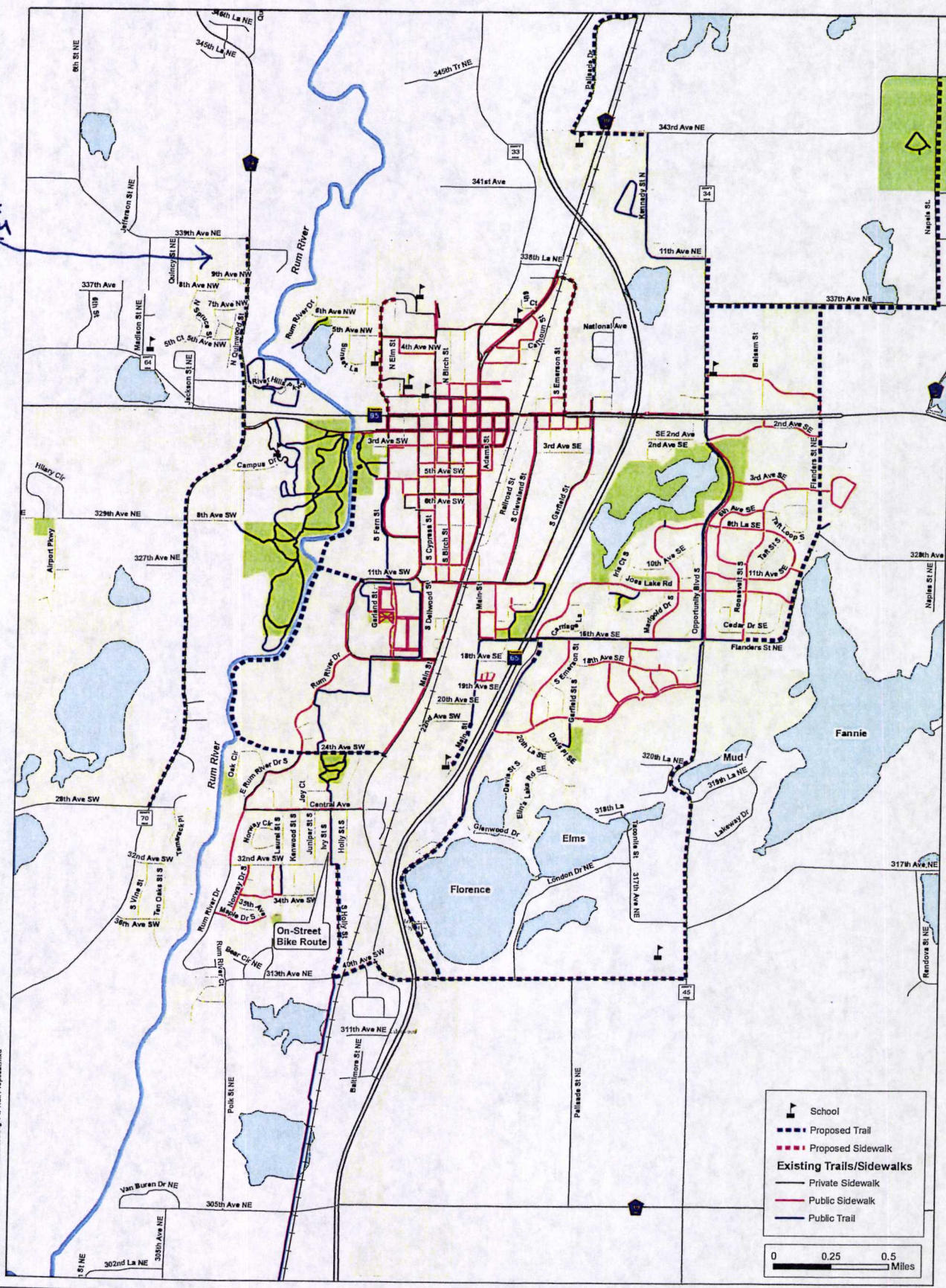
Despite having two distinct USA districts, the City and the County have struggled to maintain consistency within the districts. Additionally, the boundaries of the districts were large and, at times arbitrary. As part of the 2017 planning process, planners and city staff worked to revise the USA district boundaries. Planning staff and consultants worked closely with the public works department and city engineer to determine which areas were most and least feasible to serve with sewer. Staff also took wetlands and waterbodies into account, given the difficulty of spanning these features with pipe. Then, new boundaries were drawn. These boundaries provide ample room for future development, while being relatively easy to serve in the future. The USA II district was eliminated to streamline the regulatory process. In order to promote compact, serviceable development, the City of Cambridge will have subdivision control within this district. More information about land use in the City and in the USA I district can be found in Chapter 7: Land Use and in Chapter 9: Implementation.

The revised USA I district is illustrated in Figure 5-4.

Figure 5-4: Revised Urban Service Area I



Subject Property



Document Path: S:\MDC\Cambridge\10482\GIS\Fig 14_Trail_Proposal.mxd



Project Number: MNT07 137843
 Print Date: 3/2/2017
 Map by: mtkuemapal
 Projection: NAD_1983_HARN_Adj_MN_Isanti_Feet
 Source: MNDOT, EGR, SEH

Proposed Trail Network Cambridge, MN

FIGURE 5-10

This map is neither a legally recorded map nor a survey map and is not intended to be used as such. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not warrant that the GIS Data can be used for navigation, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The use of this map acknowledging that SEH and/or its data for any purposes which arise out of the user's access or use of data provided.

Review

The Planning Commission discussed exterior materials at its May 1, 2018 meeting and asked that staff invite the Downtown Task Force to the June 2018 meeting for discussion. No members from the Downtown Task Force came to attend the general meeting for discussion.

The Commission asked that staff research other neighboring communities to see what they allow for exterior materials. I researched North Branch, Isanti, and Princeton. What I found is that steel is not a permitted material in any commercial districts. Isanti allows steel as an accent only.

However, steel is allowed in certain instances for industrial buildings. Princeton reviews on a case by case and might allow steel if it is not visible (back or side) and shielded by plantings or other remedies. Isanti has a specific formula where a 50% wainscot of the linear perimeter must be covered by face brick, natural stone, or decorative concrete block where most visible from the streets and approved by Council. North Branch is currently discussing allowing steel in their inner industrial districts where the buildings are not visible from major highways. They will keep higher standards (no steel) in more visible areas; they want nicer looking buildings.

The communities I talked to haven't had an influx of requests for the LP smart side wood material. However, the overall thought was that if properly designed, it would be an acceptable material. Property designed meaning there would be some other material (a wainscot or other design feature) like brick or stone across the bottom to break up the monotonous look of the material. In addition, all three communities offer a review of alternative materials by the Planning Commission and Council for approval.

Planning Commission Action

The Commission is advised to further discuss exterior materials and provide further guidance for staff.

- Do you want to allow Steel in any of the zoning districts?
- If so, do you want a "wainscot" concept? Require 50% (more or less?) of all surfaces, front and sides, or front only?
- Add provisions allowing only standing seam steel (no fasteners shown, like in pole barn siding)
- Do you want to allow the smart side wood material (i.e. LP Smartside)?
- Wainscot concept for smart side materials?

I have attached the existing section 156.088 of the city code with the previously suggested edits. Once the Planning Commission has discussed and given further direction to staff, staff will come back with additional revisions for approval.

Attachments

1. Chapter 156.088 Exterior Materials with suggested edits
2. Code sections from Isanti, North Branch, and Princeton
3. Various examples of pictures of steel siding and LP siding.

§ 156.088 EXTERIOR BUILDING WALL AND ROOF FINISHES.

(A) *Purpose and intent.* All commercial and industrial buildings shall be designed to accomplish the goals and policies of the Comprehensive Plan. Building materials shall be attractive in appearance, durable with a permanent finish, and of a quality that is both compatible with adjacent structures and consistent with the City's standards for the zoning district in which the building is located. All buildings shall be of good aesthetic and architectural quality, as demonstrated by the inclusion of elements such as accent materials, entrance and window treatments, contrasting colors, irregular building shapes, or other architectural features in the overall architectural concept.

(B) *Major exterior wall surface materials.*

(1) *Commercial buildings.*

(a) Major exterior surfaces on all walls shall be face brick, rock face block, cementitious siding, stone, finished precast panels, glass, ~~architectural metal siding~~, stucco, or synthetic stucco, or their aesthetic equivalent.

(b) Finished log wood siding is acceptable if it is incorporated into the overall design of the building or as an accent material.

(b) Under no circumstances shall sheet plywood, sheet metal, corrugated metal, metal/steel or aluminum, asbestos, iron, or plain concrete block (whether painted or color-integrated or not) be deemed acceptable as exterior wall materials on buildings.

(2) *Industrial buildings.*

(a) Major exterior surfaces on all walls shall be face brick, rock face block, cementitious siding, stone, finished precast panels, glass, ~~architectural metal siding~~, stucco, synthetic stucco or cast in place and/or precast panels.

(b) Under no circumstances shall sheet plywood, sheet metal, corrugated metal, metal/steel or aluminum, asbestos, iron, or plain concrete block (whether painted or color-integrated or not) be deemed acceptable as exterior wall materials on buildings.

(C) *Minimum percentage of major exterior surface materials.*

(1) *Commercial buildings.*

(a) In commercial areas, at least 75% of the exterior surface must be covered with the major exterior surface materials required in subpart (B)(1) above.

(b) The remainder of the exterior surfaces may be LP type siding, architectural concrete, cast in place or precast panels or decorative block when they are incorporated into an overall design of the building that is determined by the City to be

appropriate with the use of the building, and is compatible with adjacent structures. All decorative concrete block shall be colored only by means of a pigment impregnated throughout the entire block.

(2) *Industrial buildings.*

(a) In industrial areas, the exterior surface must be covered with the major exterior surface materials required in subpart (B)(2) above as follows:

- | | | |
|----|--|--------------|
| 1. | I-1, Low Impact Business - Industrial District | 65% coverage |
| 2. | I-2, Light Industrial District | 50% coverage |
| 3. | I-3, General Industrial District | 25% coverage |

(b) The remainder of the exterior surfaces may be architectural concrete, or decorative block when they are incorporated into an overall design of the building that is determined by the City to be appropriate with the use of the building, and is compatible with adjacent structures. All decorative concrete block shall be colored only by means of a pigment impregnated throughout the entire block.

(D) *Accent materials.* Wood and metal may be used as accent materials, provided that they are appropriately integrated into the overall building design and not situated in areas that will be subject to physical or environmental damage. Accent materials shall not comprise more than 25% of a building exterior.

(E) *Exceptions.* The following exceptions are permitted:

(1) Exterior walls that are built within six inches of and parallel to an existing wall of an adjacent building shall be exempt from the requirements of subparts (B) and (C) above.

(2) The Zoning Administrator may approve other new materials that are equal to or better than the materials listed in this section. Materials not specifically identified herein, whether or not they are better than or equal to the materials listed in this section may be required to receive Planning Commission and City Council final approval.

(F) *Roofs.* Roofs that are exposed or an integral part of the building aesthetics shall be constructed only of commercial grade asphalt shingles, wood shingles, standing seam metal, slate, tile, or copper. Flat roofs which are generally parallel with the first floor elevations are not subject to these material limitations.

(G) *Additions and alterations.* All subsequent additions and exterior alterations constructed after the erection of an original building or buildings shall be of the same materials as those used in the original building and shall be designed in a manner conforming to the original architectural concept and general appearance. The intent of this paragraph is for those buildings that have a historical significance in the downtown area and were originally built with brick or

other historical features. Buildings that do not have significant historical features (i.e. plain or painted concrete block or metal) shall upgrade to the approved materials listed herein if undergoing an alteration or improvement. These provisions shall not prevent the City to require upgrading of the quality of materials used in a remodeling or expansion program.

Existing non-conforming buildings may remain as-is and any subsequent addition may continue the non-conforming material (i.e. an existing metal building may continue the metal siding with a new addition). However, if the project entails an entire reface of the existing building, then only approved materials shall be allowed.

City of Isanti

Section 8: Industrial Districts

Subdivision 12: Performance Standards

All buildings, structures, and uses shall meet the performance requirements as established within Section 14 of this Ordinance.

Subdivision 13: Building Design and Construction

- A. The design and location of the buildings constructed on a lot shall be attractive and shall compliment existing structures and the surrounding natural features and topography with respect to height, design finish, color, size and location.
- B. Load bearing structural components shall be steel or structural concrete. Other materials of greater strength may be used if expressly allowed by the City Council.
- C. Architecturally and aesthetically suitable building materials shall be applied to, or used on, all sides of all buildings that are adjacent to other existing or future structures or roads. Exterior walls of iron, aluminum, or wood will be permitted only with the specific written approval of the City Council. Exterior walls of masonry, concrete and glass are encouraged. Colors shall be harmonious and compatible with colors of the natural surroundings and other adjacent buildings.
- D. All exterior wall finishes on any building shall be comprised of any one or a combination of the following materials:
 1. Face brick
 2. Natural stone
 3. Glass
 4. Specially designed pre-cast concrete units, if the surfaces have been integrally treated with an applied decorative material or texture.
 5. Factory fabricated, finished 26 Ga. Metal panel
 6. Decorative concrete block approved by the City Council.
 7. Architectural metal accent panels, generally with a value greater than pre-cast concrete units, and as specifically approved by the City Council.
 8. When material noted in (5) above is used, there shall be a wainscot of material noted in (1), (2.) or (6) above, Wainscot shall be located across a minimum of 50% of the linear perimeter of the building and shall be located where most visible from streets and as specifically approved by the City Council. Minimum wainscot height shall be one-third of the sidewalk height and/or specifically approved by the City Council.
 9. Other materials as approved by the City Council and in conformance with existing design and character of the Property.

Subdivision 14: Fencing and Screening

Fencing and Screening for industrial uses shall be accomplished through the use of either a screening fencing or planning screen, which meets the requirements as stipulated within Section 15 of this Ordinance. The Planning Commission shall review and make a recommendation with final approval granted by the City Council.

Subdivision 15: Site Plan Approval Required

All applications for a building permit or an occupancy permit shall be accompanied by a site plan that meets the criteria listed in Section 18 of this Ordinance.

- B. Interior landscaped areas for parking lots shall equal or exceed ten (10) percent of the area for vehicular parking and parking aisles. This regulation does not apply to parking areas with less than twenty-five (25) parking spaces.
- C. Existing trees shall be maintained and preserved to the extent possible.
- D. Landscaping shall emphasize massing of plant materials over isolated or scattered placement of individual specimens.
- E. Trees, shrubs, groundcover, and perennial plantings shall be required at the base of a parking structure. Perimeter planters may be required around the upper level decks of the parking structure, particularly when facing a public right-of-way or residential uses.
- F. Landscaping shall provide for an appropriate mix of plantings around the exterior footprint of all buildings and shall improve the appearance of the structure and break up large unadorned building elevations. In addition to deciduous and coniferous trees; shrubs, ornamental trees, perennials and annual flowers and bulbs as well as ornamental grasses and ground cover shall be used to complement any landscape plan.
- G. Trees shall be of varying species and be in accordance with the City Tree Lists as presented within Section 15 of this Ordinance.

Subdivision 8: Building Design Standards

- A. Architectural style shall be similar to other existing downtown buildings. The evaluation of a project shall be based upon the quality of the design and on its relationship to the surrounding structures and uses. Extremes of style or attempts to recreate a style indigenous to the downtown area are discouraged.
- B. The architectural appearance, to include but is not limited to, building character, permanence, massing, composition, and scale of all principal buildings shall comply with the guidelines as presented within this Ordinance.
- C. The main entrance to the principal structures shall face the primary street with secondary entrances provided to the side or rear of the structure.
- D. Building Frontage. Buildings should be oriented to the street with traditional storefronts lining the public sidewalk.
- E. Windows and Doors. Doors and windows should be similar in size, proportion and alignment based on the architectural style of the building and to those on adjacent building facades. At least forty (40) percent of the street side of the first story shall consist of clear windows and doors.
- F. Roofs. The type of roof used for an infill or new building should be similar to those found on adjacent buildings. Roof top equipment shall be concealed behind parapets or screened from the view of pedestrians.
- G. Acceptable Materials. Exterior building materials shall not be dissimilar to existing structures within the immediate area or the downtown area as a whole. Exterior building finishes shall consist of material comparable in grade and quality to the following:
 1. Brick
 2. Natural stone
 3. Wood provided the surfaces are finished for exterior use and only woods of proven durability shall be used.
 4. Glass, to include glass curtain wall panels.
 5. Tilt up concrete panels that have a grid or block like appearance.
 6. EIFS (Exterior Insulating and Finishing System) may be used but not as a primary material.
 7. Metal may be used as an accent but not as a primary material.

City of Isanti

Article Two: B-2 General Business District

- G. Signs, in accordance with Section 16 of this Ordinance.
- H. Supporting retail and service uses associated and located within a hospital or health care clinic, to include: cafeteria, employee exercise facilities, shops for medical equipment, pharmaceutical supplies, gift shops, bookstores, florists, banking facilities, laundry/dry cleaning, community rooms, and chapels.
- I. Trash receptacle enclosures, in accordance with the provisions within Section 14, Subdivision 3 of this Ordinance.

Subdivision 7: Lot Requirements and Setbacks

The following minimum requirements shall be observed in the General Business District; subject to additional requirements, exceptions, and modifications as set forth within this Ordinance:

A. Setbacks and Height Restrictions – Principal Building.

Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	15 feet
Minimum Street Side Yard Setback	20 feet
Minimum Rear Yard Setback	15 feet
Maximum Building Height	Three (3) stories or forty-five (45) feet, whichever is less.

B. Impervious Surface Coverage.

Twenty-five (25) percent of the total lot area shall consist of green space. Five (5) percent of the total lot area shall be green space within the parking perimeter. (*Ord. No. 618*)

Subdivision 8: Site Plan Approval Required

Prior to the construction of any building within the General Business District; Site Plan Approval and Building Appearance Review shall be required in accordance with Section 18 of this Ordinance.

Subdivision 9: Exterior Building Materials

- A. The exterior wall finishes on any building shall be comprised of one or more of the following materials:
 1. Face brick.
 2. Natural stone.
 3. Glass.
 4. Decorative concrete block as approved by the City Council.
 5. Specifically designed pre-cast concrete units; if the surfaces have been integrally treated with an applied decorative material or texture.
 6. Masonry stucco.
 7. Other comparable or superior material as recommended by the Planning Commission and approved by the City Council.
- B. All subsequent additions and accessory buildings constructed after the erection of the original building or buildings, shall be constructed with exterior finishes comprised of the same materials as the original structure(s).

Subdivision 10: Parking and Driveways

Parking, driveways, and driving areas shall meet the requirements of Section 17 of this Ordinance, subject to the following additional requirements, exceptions, and modifications as set forth:

- A. Parking lots and drive aisles shall be setback a minimum of ten (10) feet from front, rear, and side yards.
- B. When abutting a residentially zoned district, parking and drive aisles shall be setback a minimum of twenty (20) feet.

Subdivision 11: Lighting

Any lighting used to illuminate off-street parking areas, signage, or buildings shall be directed away from residential properties and shall meet the standards as stipulated within Section 14 of this Ordinance.

Subdivision 12: Screening and Landscaping

Screening and Landscaping within the Neighborhood Business District shall be provided in accordance with the requirements as stipulated within Section 15 of this Ordinance. On lots adjacent to a residential district, a minimum twenty (20) foot landscaped buffer strip shall be planted.

City of Isanti
Article Three: B-3 Neighborhood District

H. Adult Day Center. (Ord. No. 594)

Subdivision 4: Interim Uses

A. Animal sales and services of 3,000 square feet or less in gross floor area (does not include animal boarding facility).

Subdivision 5: Uses by Administrative Permit

A. Outdoor Sales, Temporary (General Retail Establishments and Civic Organizations), providing that such uses meet the requirements as provided within Section 13 of this Ordinance.

Subdivision 6: Permitted Accessory Uses

A. Accessory buildings and uses customarily incidental to any of the permitted uses. Accessory buildings are subject to the regulations provided within Section 13 of this Ordinance.

B. Off-street parking and loading, in accordance with Section 17 of this Ordinance.

C. Signs, in accordance with Section 16 of this Ordinance.

D. Trash receptacle enclosures, in accordance with the standards as provided within Section 14, Subdivision 3 of this Ordinance.

Subdivision 7: Lot Requirements and Setbacks

The following minimum requirements shall be observed in the Neighborhood Business District; subject to additional requirements, exceptions, and modifications as set forth within this Ordinance:

A. Lot Requirements.

Minimum Lot Size	20,000 square feet
Minimum Lot Width	100 feet
Minimum Lot Depth	200 feet

B. Setbacks and Height Restrictions – Principal Building.

Minimum Front Yard Setback	30 feet
Minimum Side Yard Setback	10 feet
Minimum Street Side Yard Setback	20 feet
Minimum Rear Yard Setback	15 feet
Maximum Lot Coverage	60% (Ord. No. 618)
Maximum Building Height	Two and one-half (2 ½) stories or thirty-five (35) feet, whichever is less.

Subdivision 8: Site Plan Approval

Prior to the construction of any building within the Neighborhood Business District; Site Plan Approval and Building Appearance Review shall be required in accordance with Section 18 of this Ordinance.

Subdivision 9: Exterior Building Materials

A. Buildings within the Neighborhood Business District shall be designed so as to be compatible with the surrounding residential uses. High quality, exterior building materials shall be limited to one or a combination of the following:

1. Face or modular brick
2. Natural stone
3. Stucco
4. Fiber-cement siding
5. Glass
6. Integrated, concrete masonry units, if the surfaces have been treated with an applied decorative material or texture.
7. Accent materials may include tile, stone, metal and/or wood.

B. The City Council may waive these exterior material requirements; provided that both conditions are met:

1. The exterior materials are maintenance free and contain ornamental patterns.

2. The development contains other architectural features, such as ornamental columns, unique roof lines, or special exterior spaces.

Subdivision 10: Building Design and Layout

- A. Roof Design. Buildings shall have a variety of roof shapes, to include: pitched, gable or hip roofs or detailed parapets and cornices for flat roofs.
- B. Facades. Building facades shall be articulated using such techniques as staggering, arcades, awnings, window treatments, or other unique details.
- C. Building Orientation. Primary Entries shall be oriented towards public streets and loading/unloading areas shall be oriented away from public streets.

Subdivision 11: Parking and Driveways

Parking, driveways, and driving areas shall meet the requirements of Section 17 of this Ordinance, subject to the following additional requirements, exceptions, and modifications as set forth:

- A. Parking lots and drive aisles shall be setback a minimum of ten (10) feet from front, rear, and side yards.
- B. When abutting a residentially zoned district, parking and drive aisles shall be setback a minimum of twenty (20) feet.

Subdivision 12: Lighting

Any lighting used to illuminate off-street parking areas, signage, or buildings shall be directed away from residential properties and shall meet the standards as stipulated within Section 14 of this Ordinance.

Section 13: Screening and Landscaping

Screening and Landscaping within the Neighborhood Business District shall be provided in accordance with the requirements as stipulated within Section 15 of this Ordinance. On lots adjacent to a residential district, a minimum twenty (20) foot landscaped buffer zone shall be provided with landscaping and screening in accordance with the provisions as provided within Section 15 of this Ordinance.

Marcia Westover

From: Nathan Sondrol <nathans@ci.north-branch.mn.us>
Sent: Wednesday, June 13, 2018 3:42 PM
To: Marcia Westover
Subject: Re: Exterior Material Requirements question
Attachments: design standards.pdf

Hi Marcia,

Attached are the City's Commercial Design Standards. The City also has some additional requirements for the I4 and I3 industrial districts. See below.. The design committee essentially consists of the Development Review Committee (City Staff). Any design variations would require planning commission advisory and City Council actions..

Sec 66-675 Design Standards

Industrial

All structures in the I-4 district must meet city design guidelines and must be approved by the city design committee.

The city encourages the use of masonry construction for the exterior of all buildings in the I-4 zoning district. Masonry construction is defined as follows: face brick, natural or cut stone, stucco, dri-vit, split-face rock or other types of artificial stone. With city council approval, the city may approve an alternative exterior surface if it meets the following standards:

1. The alternative exterior surface is part of a trademarked look or theme.
2. All outside trash receptacles and recycling containers shall be screened with an enclosure that is constructed with materials that match the building.

Any accessory structure must be constructed of similar materials and appearance to those of the principal structure.

https://northbranch.municipalcodeonline.com/book?type=code#name=DIVISION_16_I-3_PLANNED_INDUSTRIAL_DISTRICT

The City is in the process of updating its Comprehensive Plan and there will several zoning amendments to follow..

Let me know if you have any questions...

Nate

higher design standard!
 - along interstate / high visibility
 want nicer looking bldgs.
 - inside zoning districts
 might allow steel

Nate Sondrol
GIS Planning Specialist
City of North Branch | PO Box 910 - 6408 Elm Street | North Branch, MN 55056
Office: 651-277-5226 | Cell: 651-497-0155 | nathans@ci.north-branch.mn.us
www.ci.north-branch.mn.us

On Wed, Jun 13, 2018 at 2:48 PM, Marcia Westover <MWestover@ci.cambridge.mn.us> wrote:

Hi Nate,

North Branch Commercial Design Standards

Exterior Surface: Exterior must be of masonry construction. Masonry construction is defined as follows: face brick, natural or cut stone, stucco, dri-vit, split-face rock. Wood can be used as an accent above the main floor as long as it does not cover more than 25% of the surface area. Under City Council approval, an alternative exterior surface may be approved if it meets the following standards:

- 1) The alternative exterior surface is part of a trademarked look or theme.
- 2) The alternative exterior is not being proposed in order to reduce the financial burden of the applicant.

Parking Lot: The number of parking space required is as defined under Chapter 17.38 of City Ordinances. All parking lots must be of bituminous, asphaltic, or concrete surface. All parking lots and drive area must have poured-in-place concrete curb. All parking areas must be setback at least five feet from the property line.

Lighting Plan: All lighting both on and off the proposed building must be shown on the site plan.

Landscaping Plan: All landscaping must be shown on the site plan. If property abuts a residential lot, a screening fence must be constructed.

Signage Plan: The location of all signs must be shown on the site plan. A sign permit is required for the signs.

Chapter V – Zoning Districts

F. Rear yard minimum	20 feet ¹
G. Maximum height	30 feet ²

¹ Rear Yard Setback – 50 feet when abutting a residential district.

² Maximum building height greater than (30) thirty feet, as measured to the eaves.

³ Business that is abutting a highway and a street shall have two front yards.

G. Other Applicable Regulations (Rev. 07-14-16; Ord. 738)

1. For aesthetic purpose, all buildings and structures shall be faced with the following:

- a. Face brick;
- b. Pre-finished metal panels;
- c. Pre-cast concrete panels;
- d. Glass and/or curtain wall construction;
- e. Concrete block may be used alone or in conjunction with other permitted materials or surfaced with stucco, wood, or properly applied masonry paints;
- f. Plastic panels when combined with modular exposed structural curtain wall systems;
- g. Other approved materials provided they maintain the integrity of the surrounding structures while meeting the requirements for building materials in the MN-1 Industrial District. Pole type construction must have a site plan review including an architectural design review with the Planning Department Staff and/or Zoning Administrator;
- h. Windows are required in the front of the building pending planning review and demonstration of need, e.g. security etc;

2. Parking Requirements

- a. For every building erected or structurally altered, off-street parking shall be provided according to the schedule provided in this ordinance.

3. Screening Fence Requirement

- a. Commercial uses which are adjacent to residential area shall be screened to minimize visual impact. Loading docks and refuse containers shall also be screened. Fencing/screening shall be provided according to this ordinance. This provision shall not be construed as requiring a screening fence in any required front or adjacent to a public alley.

Chapter V – Zoning Districts

* Salvage yards when completely enclosed with screening, e.g. solid fence or approved plantings.

F. Yard Requirements for MN-2 District

	All Uses
A. Lot area minimum	1 acre
B. Lot width minimum feet	---
C. Front yard minimum	50 feet ³
D. Side yard minimum	20 feet
E. Street side yard	40 feet
F. Rear yard minimum	20 feet ¹
G. Maximum height	30 feet ²

¹ Rear Yard Setback – 50 feet when abutting a residential district.
² Maximum building height greater than (30) thirty feet, as measured to the eaves.
³ Business that is abutting a highway and a street shall have two front yards.

G. Other Applicable Regulations (Rev. 07-14-16; Ord. 738)

1. For aesthetic purpose all buildings and structures shall be faced with the following:
 - a. Face brick;
 - b. Pre-finished metal panels;
 - c. Pre-cast concrete panels;
 - d. Glass and/or curtain wall construction;
 - e. Concrete block may be used alone or in conjunction with other permitted materials or surfaced with stucco, wood, or properly applied masonry paints;
 - f. Plastic panels when combined with modular exposed structural curtain wall systems;
 - g. Other approved materials provided they maintain the integrity of the surrounding structures while meeting the requirements for building materials in MN-2 Industrial District. Pole type construction must have a site plan review including an architectural design review with the Planning Department Staff and/or the Zoning Administrator;
 - h. Windows are required in the front of the building pending planning review and demonstration of need, e.g. security etc;

no plain concrete block allowed

2. Parking Requirements

Industrial buildings should look nice

They might allow some steel on back or sides if cannot see. Should be screened by plantings.

Chapter V – Zoning Districts

- (b) A maximum number of animals allowed at the facility, as determined by the Planning Commission at interim use permit issuance.
- (c) Noise shall be mitigated so as to not create a public nuisance for adjoining properties.
- (d) Indoor and outdoor facilities are to be kept in a clean, dry, and sanitary condition. Waste shall be picked up immediately and disposed of in a sealed container.
- (e) Adequate storage and refrigeration shall be provided to protect food supplies against contamination and deterioration.
- (f) Indoor facilities shall be adequately ventilated and have ample light and heat.
- (g) Adequate screening shall be provided, as determined by the Planning Commission.
- (h) Hours of operation shall be reviewed and approved by the Planning Commission.

- * Dog Daycare, Training, and Grooming Facility with no overnight boarding.
- * Pet Store selling cats or dogs under eight months of age with overnight boarding.

E. Prohibited Uses

- * Any outdoor storage areas

F. Yard Requirements For B –1 District

	All Uses
A. Lot area minimum	5,000 sq. ft.
B. Lot width minimum feet	25 feet
C. Maximum lot coverage	NA
D. Front yard minimum	0 feet
E. Side yard minimum	0 feet
F. Rear yard minimum/alley	0 feet
G. Maximum height	30 feet ¹

¹ Three stories in height or as measured 30 feet to the eaves. This requirement may be waived upon demonstration of adequate fire protection.

G. Other Applicable Regulations

1. For aesthetic purposes all buildings and structures shall be faced with the following:

Chapter V – Zoning Districts

existing plain block
(non-conforming)
allowed

no plain concrete
block allowed
split face allowed

- a. Face brick;
- b. Prefinished metal panels;
- c. Glass and/or curtain wall construction;
- d. Concrete block may be used alone or in conjunction with other permitted materials or surfaced with stucco, stone, wood or properly applied masonry paints;
- e. Precast concrete panels;
- f. Plastic panels when combined with modular exposed structural curtain wall systems;
- g. Or other approved material;
- h. Windows are required in the front of the building pending planning review and demonstration of need, e.g. security etc.;

2. Parking Requirements:

Businesses require no off-street parking. Conditional uses and mixed occupancy uses must provide off-street parking according to the schedule provided in this ordinance or by determination of the Planning Commission.

3. Screening Fence Requirement:

Where any business or industrial use (i.e. structured parking or storage) is adjacent to property zoned for residential use, that business or industry shall provide 6 foot privacy screening along the side facing the residential property.

4. Plans and Specifications

All plans and specifications pertaining to site use design shall be approved by the Planning Commission before any building permit is issued. If the applicant feels the request was unjustly denied, the applicant may appeal to the Board of Appeal for relief.

All business condominiums shall follow the Uniform Condominium Act of the State of Minnesota.

A business condominium coverage of a lot shall follow the parking requirements and all other requirements in the business zone in which the condominium will be located.

5. Pole-type construction shall not be permitted.

Chapter V – Zoning Districts

properties.

- (d) Indoor and outdoor facilities are to be kept in a clean, dry, and sanitary condition. Waste shall be picked up immediately and disposed of in a sealed container.
- (e) Adequate storage and refrigeration shall be provided to protect food supplies against contamination and deterioration.
- (f) Indoor facilities shall be adequately ventilated and have ample light and heat.
- (g) Adequate screening shall be provided, as determined by the Planning Commission.
- (h) Hours of operation shall be reviewed and approved by the Planning Commission.

F. Yard Requirements For B –2 District

	All Uses
A. Lot area minimum	20,000 sq. ft.
B. Lot width minimum feet	75 feet
C. Maximum lot coverage	50%
D. Front yard minimum	20 feet
E. Side yard minimum	10 feet
F. Rear yard minimum	30 feet
G. Maximum height	30 feet

G. Exterior Building Materials

Buildings within the Neighborhood Business District shall be designed so as to be compatible with the surrounding residential uses. High quality, exterior building materials shall be limited to one or combination of the following:

- a. Face brick;
- b. Natural or synthetic stone;
- c. Stucco or EFIS;
- d. Glass and or curtain wall construction;

Chapter V – Zoning Districts

- e. Decorative concrete block;
- f. Fiber-cement siding;
- g. Windows are required in the front of the building pending planning review and demonstration of need; e.g. security, etc;
- h. Or other materials approved by the Planning Commission if determined to have a similar or better longevity and durability as material listed above.

H. General Design Criteria

Buildings fronts shall include three of the following elements:

- a. Articulation of facades into house-size segments;
- b. Residential scale building modules similar to adjacent buildings
- c. Similar façade proportions to those on neighboring buildings
- d. Residential scale building components such as porches, patios, decks, columns and balconies
- e. A roof configuration which reflects traditional residential structures and is pitched such as gable, hip, or shed.
- f. Display windows a minimum of six feet in height shall exist along at least fifty percent of the linear length of the building front.

I. Parking Requirements

- a. For every building erected or structurally altered, off-street parking shall be provided according to the schedule provided in this ordinance.
- b. All off-street parking areas shall include unpaved landscaped islands that are distributed throughout the parking area. These islands shall be located to break up expanses of paved areas and facilitate traffic control.
- c. Landscaped islands shall be equal or greater than the size of a parking stall (180 s.f.). Such parking areas shall devote not less than three hundred sixty (360) square feet of land to internal landscape islands (in addition to required traffic safety islands) for each one thousand five hundred (1,500) square feet of parking space after the first one thousand five hundred (1,500) square feet. Such islands shall be bounded by concrete curbing. Trees may be installed in approved traffic safety islands to delineate parking spaces from drive aisles and other areas. The land area devoted

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E. Yard Requirements For B-3 District

	All Uses
A. Lot area minimum	10,000 sq. ft. (or existing lots of record as of date of passage of this ordinance)
B. Lot width minimum feet	75 feet
C. Maximum lot coverage	60%
D. Front yard minimum	20 feet ¹
E. Side yard minimum	5 feet ²
F. Rear yard minimum	20 feet ³
G. Maximum height	30 feet ⁴

¹ Business that is abutting a highway shall have two front yards.
² Side yard setback - 5 feet, except when abutting a residential district then the side yard shall be 15 feet. On a corner lot, the side yard on any street side shall conform to the predominant setback on the side street, but in no case shall the side yard be less than 15 feet.
³ Rear yard setback - 30 feet when abutting a residential district
⁴ Maximum building height - three stories in height or as measured 30 feet to the eaves. This requirement may be waived upon demonstration of adequate fire protection.

F. Exterior/Interior Building Materials (Rev. 07-14-16; Ord. 738)

Buildings with in the General Business District shall be faced with the following:

- a. Face brick;
- b. Natural or synthetic stone;
- c. Stucco or EFIS;
- d. Prefinished metal panels;
- d. Glass and or curtain wall construction;
- e. Integrally colored split face (rock face) burnished or glazed concrete masonry units (excluding smooth, plain or painted).
- f. Precast concrete panels;
- g. Fiber-cement siding;
- h. Windows are required in the front of the building pending planning review and demonstration of need; e.g. security, etc;
- i. Or other materials approved by the Planning Commission, such as insulated concrete form, structures and pole type structures if determined to have a similar or better longevity and durability as material listed above, and maintains the integrity of the surrounding structures while meeting the

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requirements for building materials in the General Business District. Pole type construction must have a site plan review including an architectural design review with the Planning Department Staff and/or the Zoning Administrator.

G. Parking Requirements

- a. For every building erected or structurally altered, off-street parking shall be provided according to the schedule provided in this ordinance.
- b. All off-street parking areas shall include unpaved landscaped islands that are distributed throughout the parking area. These islands shall be located to break up expanses of paved areas and facilitate traffic control.
- c. Landscaped islands shall be equal or greater than the size of a parking stall (180 s.f.). Such parking areas shall devote not less than three hundred sixty (360) square feet of land to internal landscape islands (in addition to required traffic safety islands) for each one thousand five hundred (1,500) square feet of parking space after the first one thousand five hundred (1,500) square feet. Such islands shall be bounded by concrete curbing. Trees may be installed in approved traffic safety islands to delineate parking spaces from drive aisles and other areas. The land area devoted to internal landscape islands may be decreased in cases where the land area devoted to traffic islands meets or exceeds the above requirement.
- d. No landscaping or screening shall interfere with driver or pedestrian visibility for vehicles entering or exiting the premises.

H. Screening Fence Requirement

- a. Commercial uses which are adjacent to residential area shall be screened to minimize visual impact. Loading docks and refuse containers shall also be screened. Fencing/screening shall be provided according to this ordinance. This provision shall not be construed as requiring a screening fence in any required front or adjacent to a public alley.

I. Landscaping

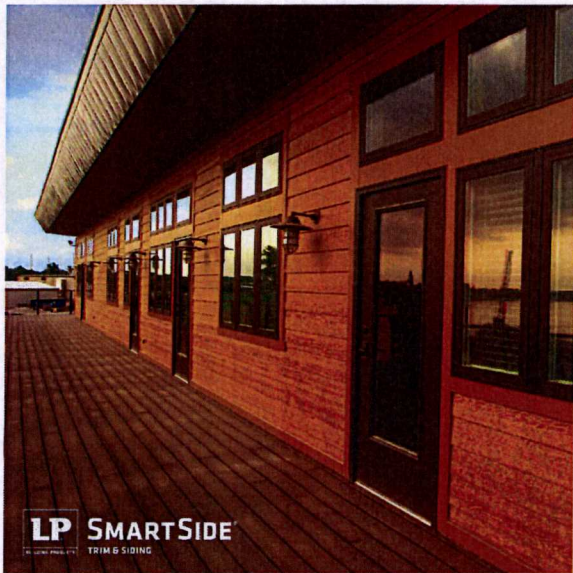
- a. All landscaping requirements shall meet the provisions outlined within this Ordinance. In addition, fifty percent (50%) of the building perimeter shall be landscape in an area not less than 5 feet in width.



(Residential)

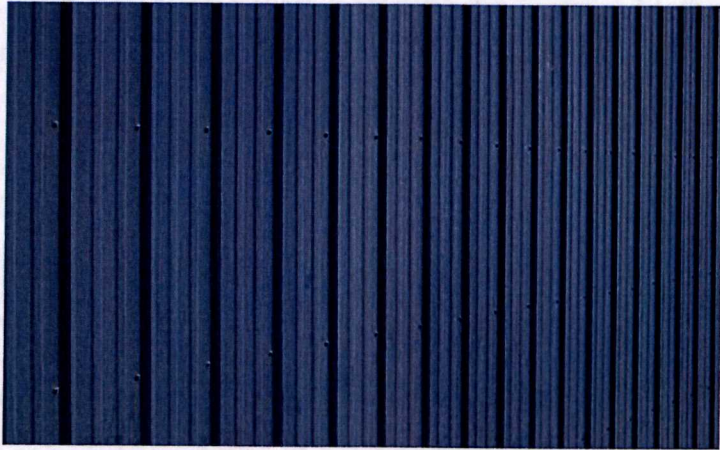


LP siding
commercial use



LP siding commercial use





metal siding with
Exposed fasteners





metal building

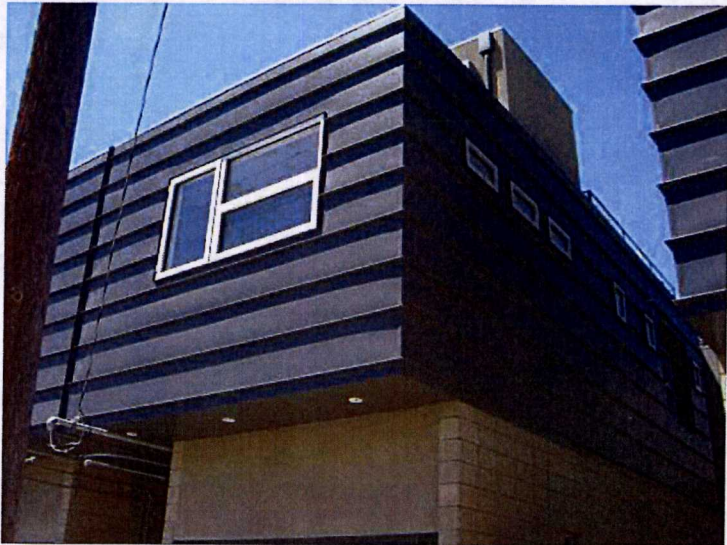


metal as accent
material





metal as accent material



metal siding with
concealed fasteners
"standing seam"
metal siding



metal accent material



Log wood example

Cementitious Siding



(James
"Hardy Siding")



(Fiber Cement)

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