



ZONING REGULATIONS UPDATE

Public Review DRAFT

April 2022



PROCESS



GENERAL OBJECTIVES

1. **Align regulations with plans and policies**

- Comprehensive plan
- Mixed-use neighborhoods, centers, districts
- Transit-oriented development

2. **Balance preservation with adaptation and modernization**

- Reinforce desired physical character
- Accommodate infill, redevelopment and housing opportunities

3. **Simplify and modernize**

- Modern use categories/regulations
- Clear, well-illustrated regulations
- Streamlined procedures





Zoning Regulations Update Project

What we've heard so far...

As one of the first steps of the zoning update project, city staff and the consultant team held a series of meetings to solicit early input about the types of issues that should be addressed in the updated regulations. So far, we've met with the project working group, which consists of city council members, planning and zoning commissioners, and citizens. We've also conducted small-group listening sessions with citizens representing neighborhood, business, civic, social and development interests.

Many issues and questions have been posed in early project meetings, with the following representing some of the most common themes:



Protect & Grow Mainstreet

Folks are understandably proud of Main St. and want to protect this special place. Many support extension of the vibrant, walkable elements west to Shady Oak Road.



Respect Context

New infill and redevelopment should fit the context of the area in which it is located.



Protect Established Neighborhoods

Need to provide appropriate transitions between new higher intensity development and existing neighborhoods.



Economic Development

The city's economic development goals should help inform the zoning update, including growing the tax base, but growth needs to be thoughtful and in context.



Increase Housing Choice and Ownership Opportunities

Ensure that zoning allows for a broad range of housing types for all ages, incomes, and lifestyles.



Promote Walkability

Zoning regulations should promote pedestrian safety and comfort through activation of the street-level experience.



Support Cycling

Maintain Hopkins' reputation as a very bike friendly community, and promote as an economic/competitive advantage.



Focus on Built Environment

Focus on building form and urban design should be expanded beyond Mainstreet and LRT station areas.



Enhance Clarity, Usability and Predictability

Regulations should be clear, richly illustrated and produce predictable results. The code should be easy to navigate for all users.



Make Procedures Clear

Processes should be streamlined, and procedures should be written so citizens understand how and when they can participate in decision-making.



Modernize & Right-Size Parking

Excessive parking requirements can be a powerful barrier to private investment and redevelopment.



Promote Sustainability

Make greater use of green infrastructure, reduce parking lots and other hard surface areas, and encourage energy efficiency.



Strive for Balance

Seek to balance need for growth with importance of preserving what is special about Hopkins.



Manage Auto-oriented Uses

Drive-through and other auto-oriented uses that detract from the character of Mainstreet and other walkable areas should be addressed through zoning.



Reduce Need for Variances

Nonconforming (undersized) lots should be reclaimed for productive use and other standards that are a frequent subject of variance requests should be examined for possible adjustment.

EQUITY SUBCOMMITTEE

FORM-BASED CODE

ZONES, BUILDING TYPES, PROCEDURES

- Ensure opportunities for public involvement in approval process

SUSTAINABLE DEVELOPMENT PRACTICES

THROUGHOUT DRAFT

- Building materials, stormwater, alternative energy, carbon-reduction
- Sustainability criteria for projects receiving city financial assistance (future)

PUBLIC INVOLVEMENT/TRANSPARENCY

PROCEDURES

- Increased public notice (owners and renters, increased radius, posted signs)

RESILIENCY

LANDSCAPE & SITE DESIGN, FLOOD, STORMWATER

- Landscape, stormwater, plant materials

HOUSING OPTIONS

ZONES, BUILDING TYPES

- 2-unit dwellings in more zones, ADUs, cottage courts, elimination of residential density standards

BIKE AND PEDESTRIAN INFRASTRUCTURE

PARKING & MOBILITY

- Short-term and long-term bike parking
- Incentives for bike commuter amenities

PARKING

PARKING & MOBILITY

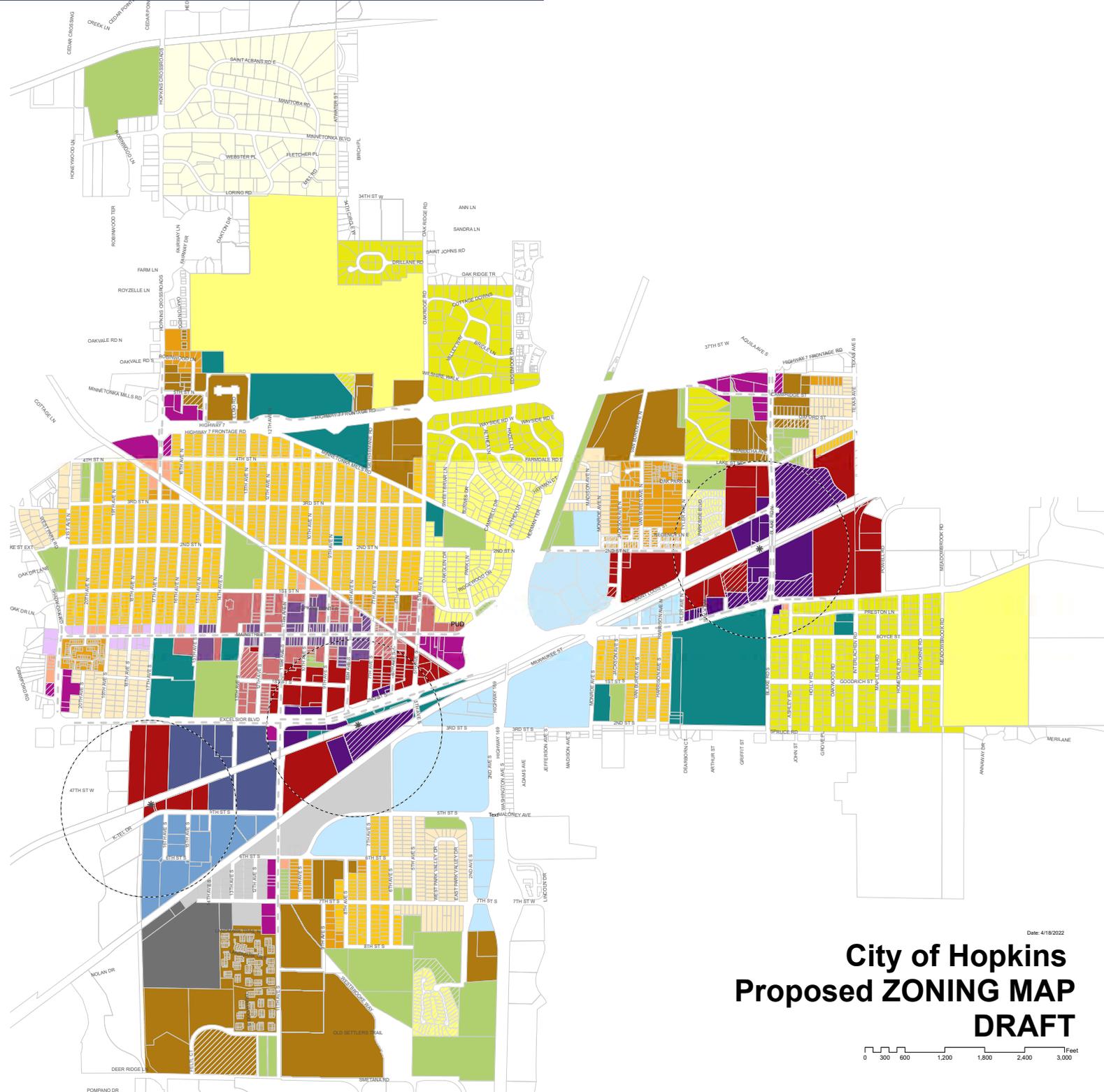
Context-sensitive, balanced approach

ORGANIZATION

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PROPOSED ZONING MAP



LEGEND

- Front Street
- ▨ PUD, Planned Unit Development Overlay
- 1/4 mile station circles

Neighborhood Zones

- N1: Estates
- N2-A: Suburban Neighborhood, Large Lot
- N2-B: Suburban Neighborhood, Mid Lot
- N3-A: Traditional Neighborhood, Mid Lot
- N3-B: Traditional Neighborhood, Small Lot
- NX1: N'hood Res Mix
- NX2: Gen Urban Res Mix

Mixed-Use Zones

- RX-TOD: Res-Ofc Mix, TOD Ctr
- RX-D: Res-Ofc Mix, Downtown Ctr
- RX-N: Res-Ofc Mix, N'hood Ctr
- MX-TOD: Mixed-Use, TOD Ctr
- MX-D: Mixed-Use, Downtown Ctr
- MX-N: Mixed-Use, N'hood Ctr
- MX-S: Mixed-Use, Suburban Ctr
- IX-TOD: Employment Mix, TOD Ctr
- I-TOD (UI): Industrial Mix, TOD Ctr
- IX-S (CE): Employment Mix, Suburban Ctr

Special Zones

- I1 (BP): Light Industrial
- CLR: Closed Landfill Restricted
- P1: Parks and Open Space
- P2: Public-Institutional

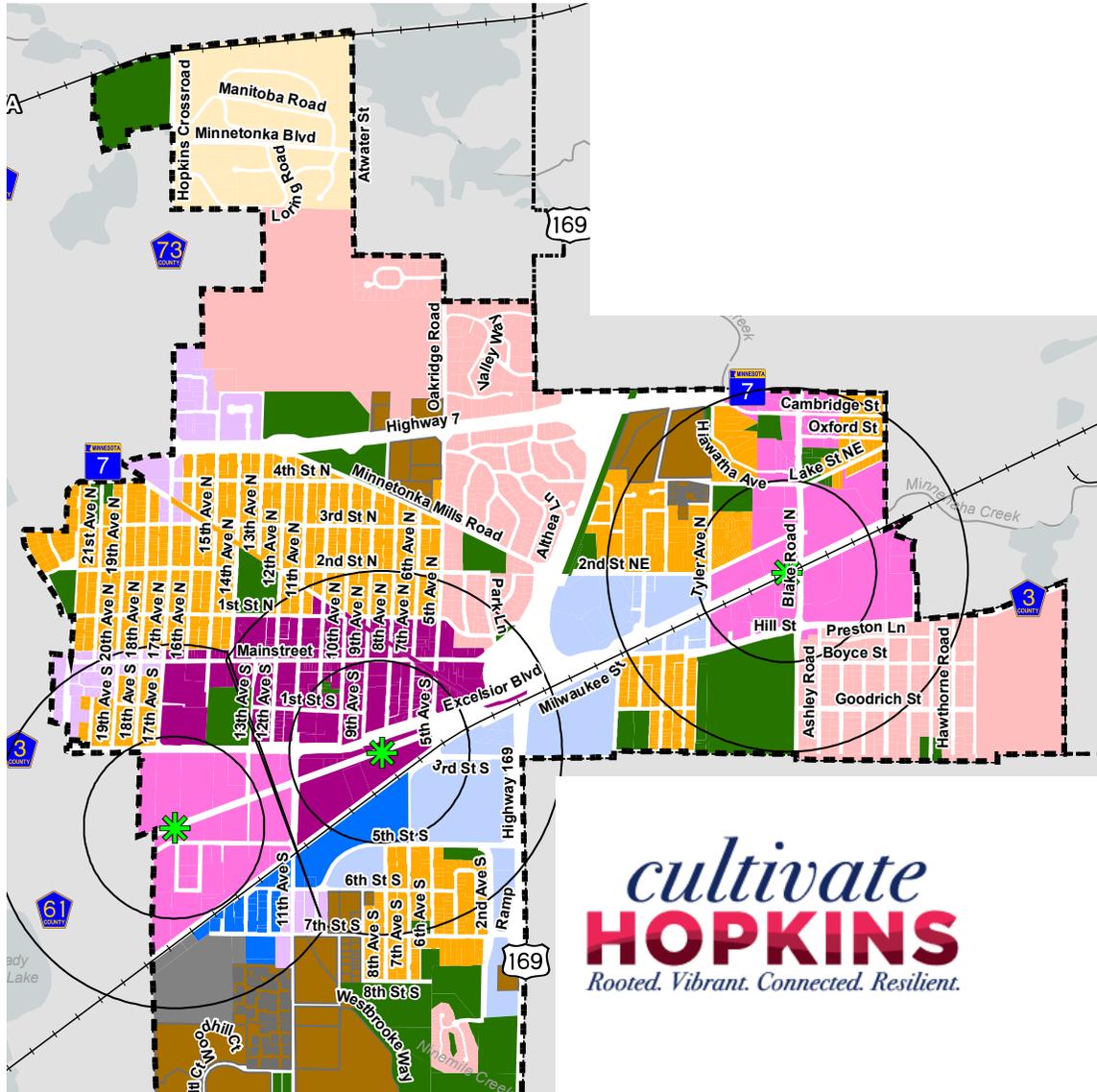
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City of Hopkins Proposed ZONING MAP DRAFT



COMPREHENSIVE PLAN

FUTURE LAND USE PLAN



Land Use Classes

Neighborhoods	Centers*	Districts
Estate (1-2 du/ac)	Neighborhood Center (20-50 du/ac)	Open and Social Space
Suburban (2-4 du/ac)	Activity Center (20-60 du/ac)	Commerce and Employment
Traditional Urban (5-12 du/ac)	Downtown Center (20-100 du/ac)	Business and Production
General Urban (5-40 du/ac)		Waste and Energy

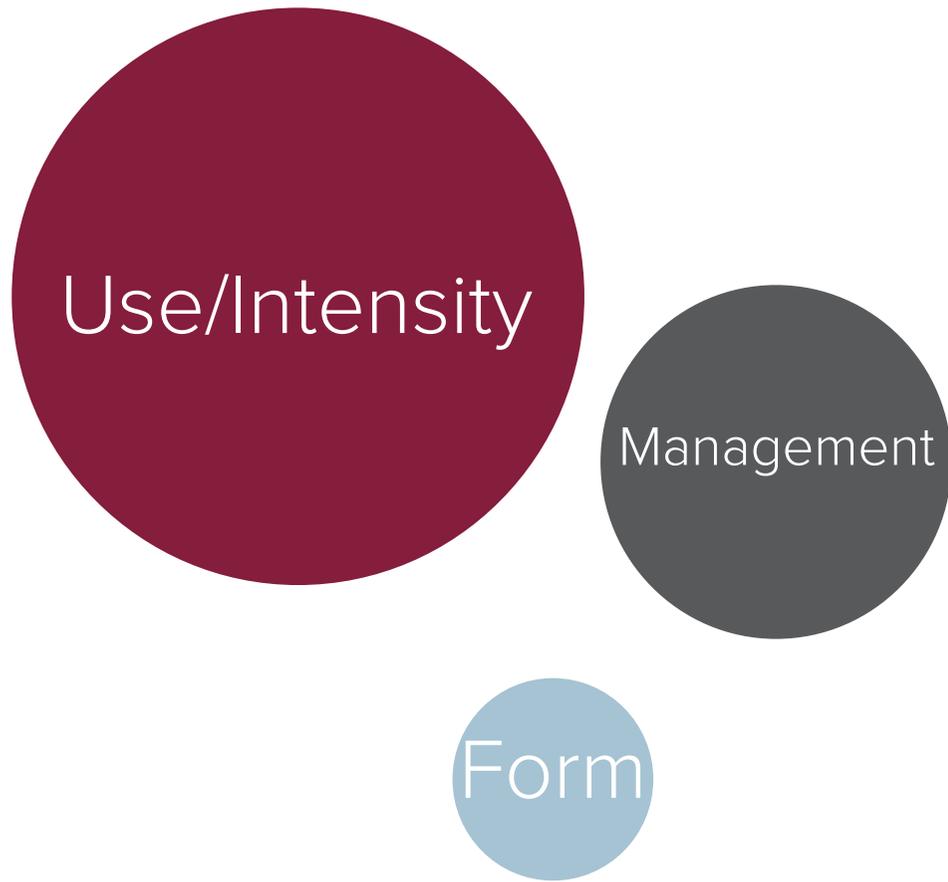


ARTICLE 2: NEIGHBORHOOD ZONES

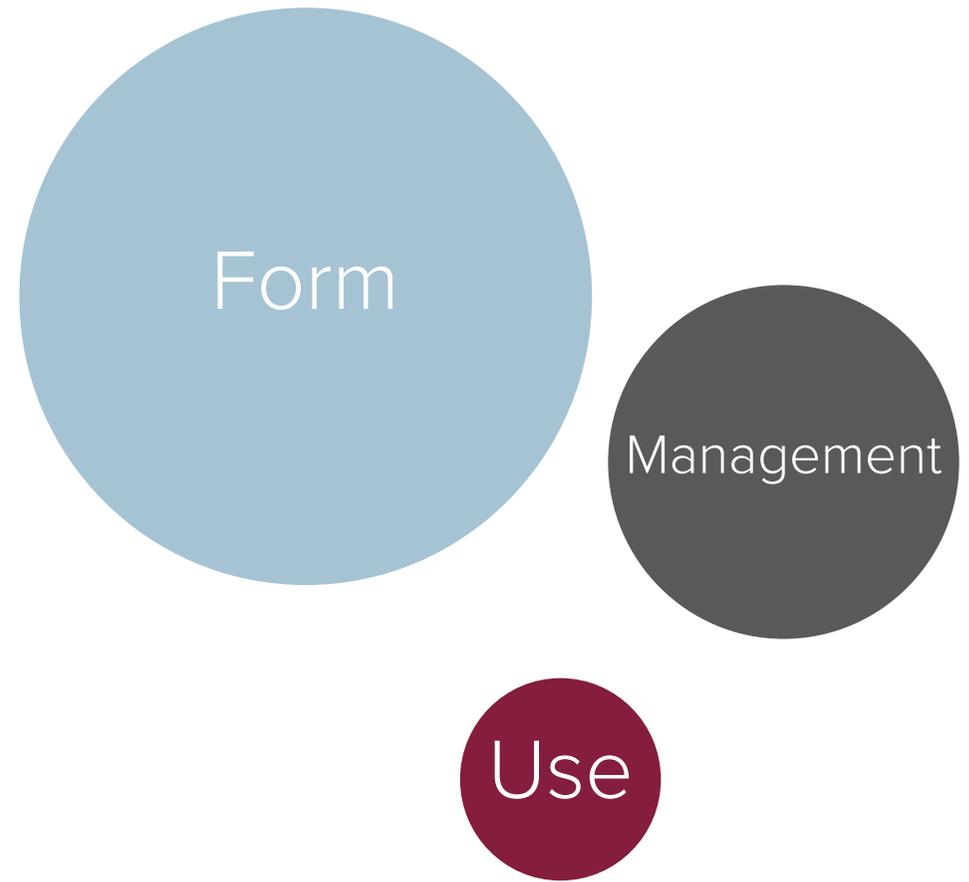
ARTICLE 3: MIXED-USE ZONES

ARTICLE 4: SPECIAL ZONES

Conventional



Form-Based



ARTICLE 4: SPECIAL ZONES

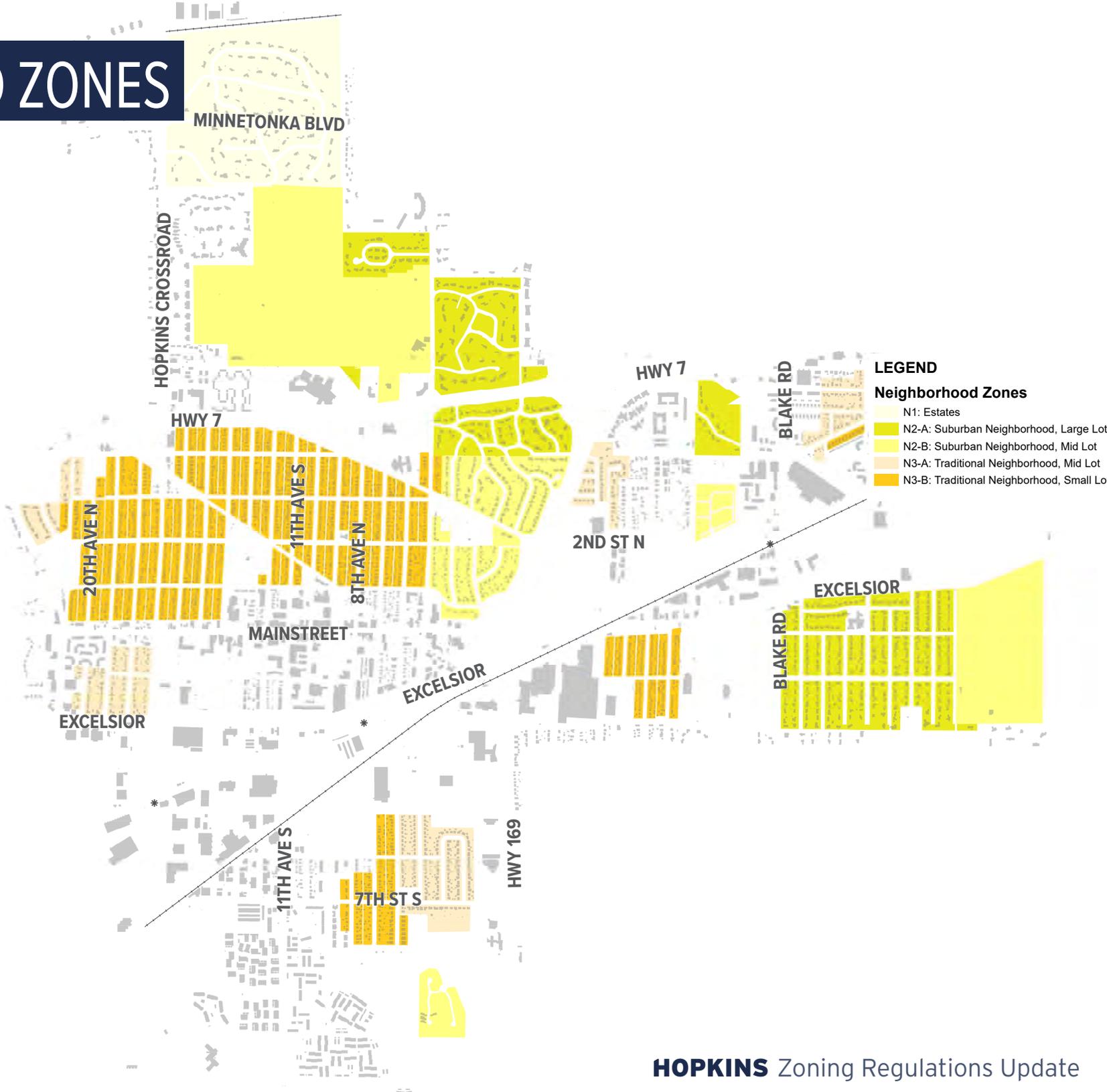
ARTICLE 3: MIXED-USE ZONES

ARTICLE 2: NEIGHBORHOOD ZONES

NEIGHBORHOOD ZONES

ARTICLE 2:

NEIGHBORHOOD ZONES



ARTICLE 2:

NEIGHBORHOOD ZONES

Table 2-1. Neighborhood Zones

SYMBOL	ZONE NAME
N1	Estate Neighborhood
N2-A	Suburban Neighborhood, Large Lot
N2-B	Suburban Neighborhood, Mid Lot
N3-A	Traditional Neighborhood, Mid Lot
N3-B	Traditional Neighborhood, Small Lot

CURRENT DISTRICTS
(R-1-E)
(R-1-D)
(R-1-C)
(R-1-B)
(R-1-A)

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Table 2-2. Building Types Allowed in N Zones

Building Types	ZONES				Reference
	N1	N2-A N2-B	N3-A	N3-B	
HOUSE BUILDINGS					
Suburban House	●	●	–	–	102-250
Traditional House	–	–	●	●	102-260

KEY: ● = Allowed

PAGE 2-2



ARTICLE 2:

NEIGHBORHOOD ZONES TRADITIONAL HOUSE TYPE

Article 2 Neighborhood Zones
102-260 Traditional House

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102-260 Traditional House

102-260 (a) DESCRIPTION

A traditional house is a residential building, other than a manufactured housing unit or mobile home, that is located on a single lot not occupied by other principal buildings and includes characteristics of traditional house design.

102-260 (b) REGULATIONS

Traditional houses are subject to the regulations set forth in 120-260 (c) through 120-260 (f). See Article 16 for rules governing how compliance with building location and height regulation is determined.

Figure 2.60-A. Traditional House Building Siting

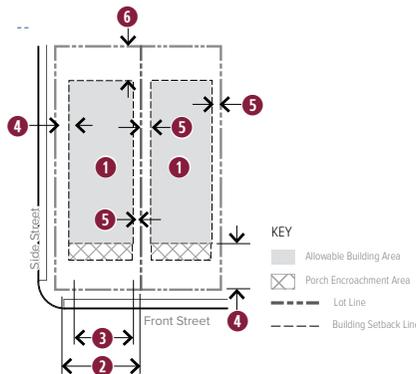


Figure 2.60-B. Traditional House Parking

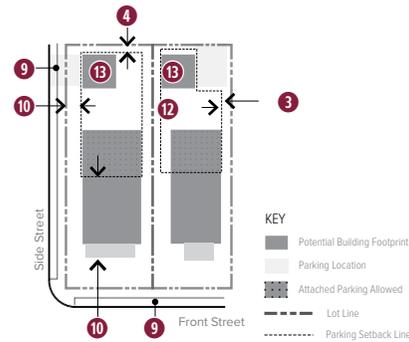


Figure 2.60-C. Traditional House Building Height

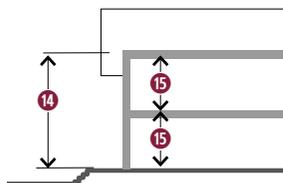
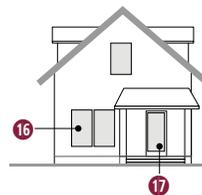


Figure 2.60-D. Traditional House Street Facade



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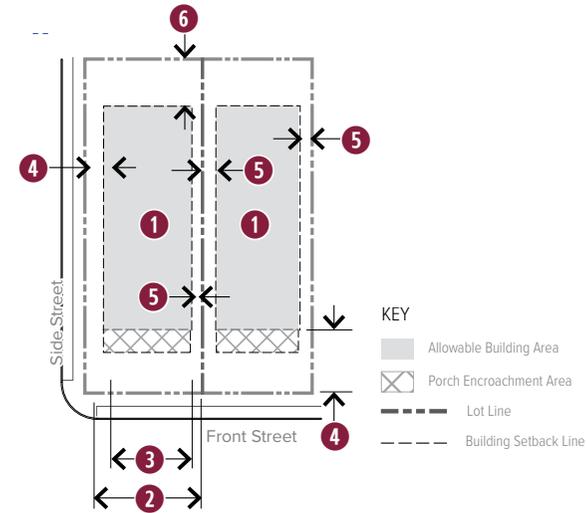
Article 2 Neighborhood Zones
102-260 Traditional House

	ZONES		Additional/References
	N3-A (R-1-B)	N3-B (R-1-A)	
120-260 (c) BUILDING SITING. See Figure 2.60-A			
1 Lot Area	6,400 [8,000] s.f. min.	5,000 [6,000] s.f. min.	
2 Lot Width	50 [60] ft. min.	40 [50] ft. min.	
3 Building Width	20 ft. min. --	20 ft. min. 55 ft. max.	
4 Front Street Setback	25 ft. min.	25 ft. min.	Contextual front and side setback regulations apply.
5 Side Street Setback	8 [5] ft. min.	8 [5] ft. min.	See 102-1620 (f) for allowed encroachments into setbacks.
6 Side Setback	5 ft. min. [8 ft. min. for 1 and 2 story; 10 feet for 3 story]		
7 Rear Setback	25 ft. min.	25 ft. min.	
8 Building Coverage	35% max.	45 [35%] max.	
Overall Impervious Coverage	55% max.	55% max.	
Additional Semi-Pervious Area	+10% additional	+10% additional	
120-260 (d) PARKING & ACCESSORY STRUCTURES. See Figure 2.60-B			
9 Driveway Access	Off alley; if no alley, one off side street; if no side street, front street		
10 Attached Garage: Additional Setback	10 ft. min. from main principal building's front facade	30 ft. min. from main principal building's front facade	
11 Allowed Garage Door Location	Any facade; 30% max of front facade width	Rear, side, side street facade	
12 Surface Parking Location	Rear or side yard	Rear or side yard	
MAJOR ACCESSORY STRUCTURES			
Backyard Cottage	●	●	KEY: ● = Allowed ○ = Requires a Special Permit
Outbuildings	●	●	
13 Accessory Structure Location	Rear or side yard	Rear yard	
Front Street Setback	10-foot min. setback from main principal building street facade		See Article 6 for additional governance of accessory uses and structures
Side Street Setback	No closer to street than principal building street facade		
Side & Rear Setback	3 ft. min.; 20 ft. min. off any facade with garage door		
Total Number & Size Allowed	Maximum of 2 buildings; maximum total footprint of 1000 s.f.		
120-260 (e) HEIGHT. See Figure 2.60-C			
14 Principal Building Height	2 stories, 35 feet max	2.5 stories, 35 feet max	See 102-1620 (f) and 102-1620 (k) for measuring heights and 102-1620 (l) for height exceptions. Stories measured floor to floor.
15 All Stories Height	8.5 ft. min. 11 ft. max.	8.5 ft. min. 11 ft. max.	
120-260 (f) STREET FACADE. See Figure 2.60-D			
16 Transparency: Front Facades	15% per story	15% per story	
17 Primary Entrance	--	One required on front facade; for 2 unit houses, max. one allowed on front facade	

ARTICLE 2:

NEIGHBORHOOD ZONES

Figure 2.60-A. Traditional House Building Siting

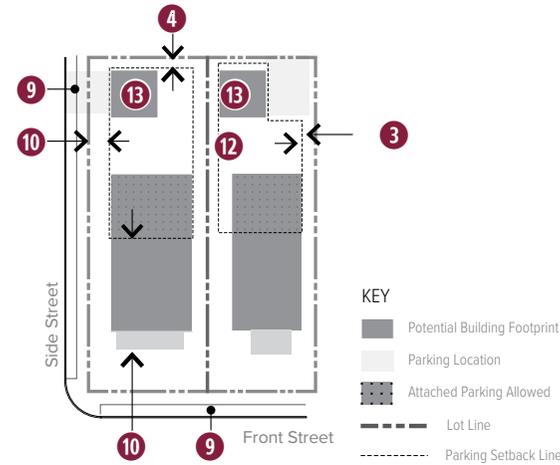


		ZONES		
		N3-A (R-1-B)	N3-B (R-1-A)	Additional/References
120-260 (c) BUILDING SITING. See Figure 2.60-A				
1	Lot Area	6,400 [8,000] s.f. min.	5,000 [6,000] s.f. min.	
2	Lot Width	50 [60] ft. min	40 [50] ft. min	
3	Building Width	20 ft. min. --	20 ft. min. 55 ft. max.	
4	Front Street Setback	25 ft. min.	25 ft. min.	Contextual front and side setback regulations apply. See 102-1620 (f) for allowed encroachments into setbacks.
5	Side Street Setback	8 [5] ft. min.	8 [5] ft. min.	
6	Side Setback	5 ft. min. [8 ft. min. for 1 and 2 story; 10 feet for 3 story]		
7	Rear Setback	25 ft. min.	25 ft. min.	
8	Building Coverage	35% max.	45 [35]% max.	
	Overall Impervious Coverage	55% max.	55% max.	
	Additional Semi-Pervious Area	+10% additional	+10% additional	

ARTICLE 2:

NEIGHBORHOOD ZONES

Figure 2.60-B. Traditional House Parking



		ZONES		
		N3-A (R-1-B)	N3-B (R-1-A)	Additional/References
120-260 (d) PARKING & ACCESSORY STRUCTURES. See Figure 2.60-B .				
9	Driveway Access	Off alley; if no alley, one off side street; if no side street, front street		
10	Attached Garage: Additional Setback	10 ft. min. from main principal building's front facade	30 ft. min. from main principal building's front facade	
11	Allowed Garage Door Location	Any facade; 30% max of front facade width	Rear, side, side street facade	
12	Surface Parking Location	Rear or side yard	Rear or side yard	
MAJOR ACCESSORY STRUCTURES				
	Backyard Cottage	●	●	KEY: ● = Allowed ○ = Requires a Special Permit See Article 6 for additional governance of accessory uses and structures
	Outbuildings	●	●	
13	Accessory Structure Location	Rear or side yard	Rear yard	
	Front Street Setback	10-foot min. setback from main principal building street facade		
	Side Street Setback	No closer to street than principal building street facade		
	Side & Rear Setback	3 ft. min.; 20 ft. min. off any facade with garage door		
	Total Number & Size Allowed	Maximum of 2 buildings; maximum total footprint of 1000 s.f.		

ARTICLE 2:

NEIGHBORHOOD ZONES

Figure 2.60-C. Traditional House Building Height

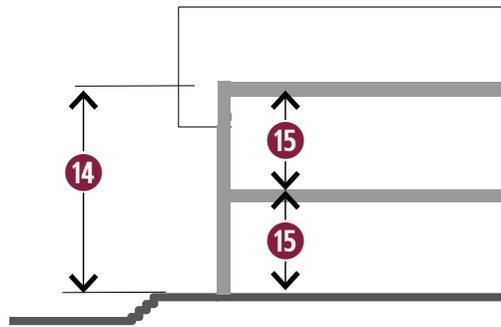
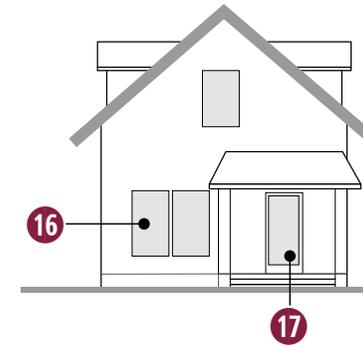


Figure 2.60-D. Traditional House Street Facade

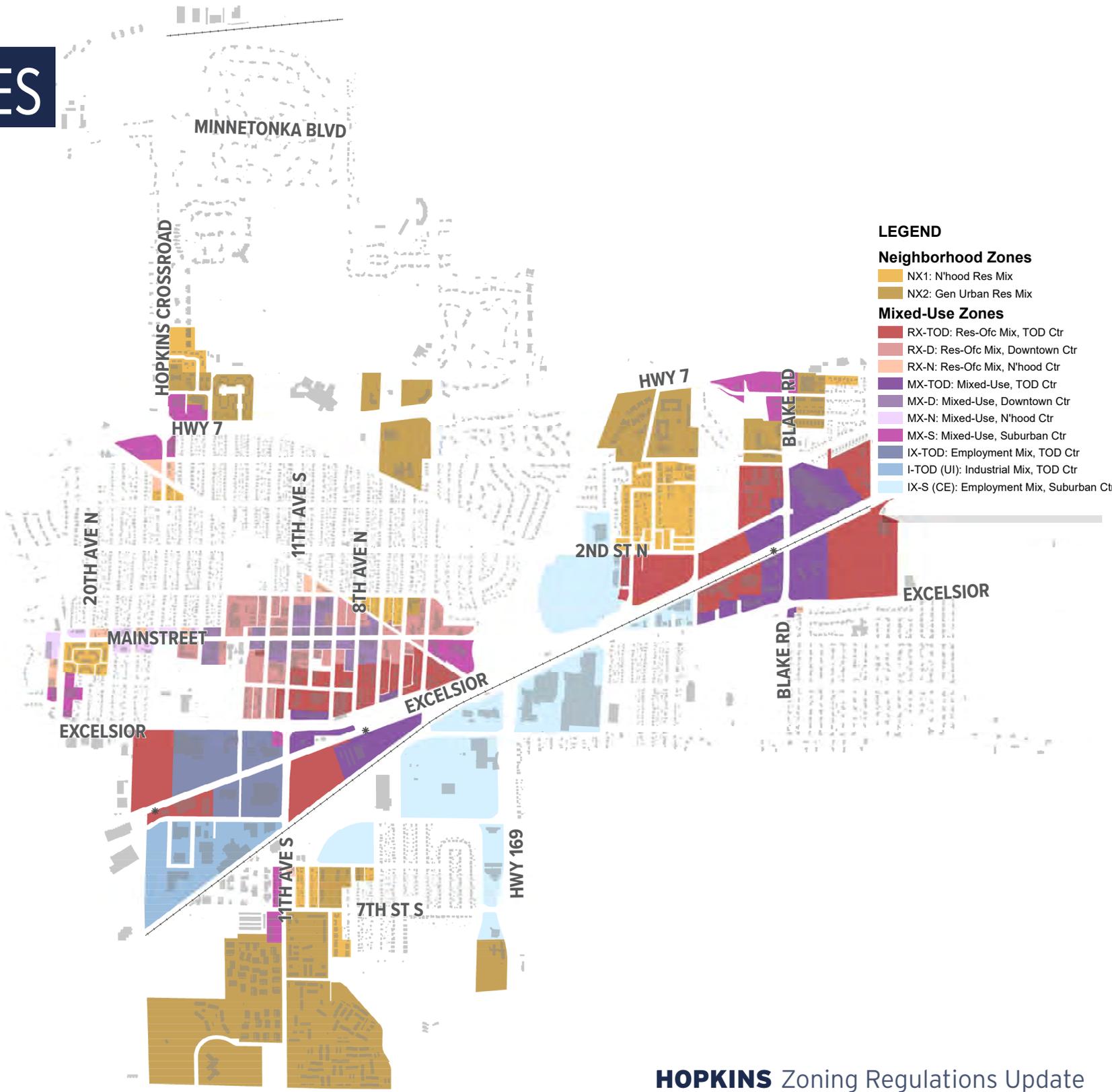


		ZONES		
		N3-A (R-1-B)	N3-B (R-1-A)	Additional/References
120-260 (e) HEIGHT. See Figure 2.60-C				
14	Principal Building Height	2 stories, 35 feet max	2.5 stories, 35 feet max	See 102-1620 (f) and 102-1620 (k) for measuring heights and 102-1620 (l) for height exceptions. Stories measured floor to floor.
15	All Stories Height	8.5 ft. min. 11 ft. max.	8.5 ft. min. 11 ft. max.	
120-260 (f) STREET FACADE. See Figure 2.60-D				
16	Transparency: Front Facades	15% per story	15% per story	
17	Primary Entrance	--	One required on front facade; for 2 unit houses, max. one allowed on front facade	

MIXED-USE ZONES

ARTICLE 3:

MIXED-USE ZONES



ARTICLE 3:

MIXED-USE ZONES

PAGE 3-2

Table 3-1. Mixed-Use Zones

SYMBOL	ZONE NAME
Mixed-Use Zones	
MX-TOD	Mixed-Use TOD Center
MX-D	Mixed-Use Downtown Center
MX-N	Mixed-Use Neighborhood Center
MX-S	Mixed-Use Suburban Center
Residential-Office Mix Zones	
RX-TOD	Residential-Office Mix TOD Center
RX-D	Residential-Office Mix Downtown Center
RX-N	Residential-Office Mix Neighborhood Center
Residential Mix Zones	
NX1	Neighborhood Residential Mix
NX2	General Residential Mix
Employment Mix & Industrial Zones	
IX-TOD	Employment Mix TOD Center
I-TOD	Industrial TOD Center
IX-S	Employment Mix Suburban Center

KEY

“X”

Mix

-TOD

Transit-Oriented Development

-D

Downtown

-N

Neighborhood (-scale)

-S

Suburban (more auto-focused)

ARTICLE 3:

MIXED-USE ZONES

PAGE 3-2

STOREFRONTS

RESIDENTIAL-OFFICE

HOUSING MIX

EMPLOYMENT & INDUSTRIAL

Table 3-1. Mixed-Use Zones

SYMBOL	ZONE NAME
Mixed-Use Zones	
MX-TOD	Mixed-Use TOD Center
MX-D	Mixed-Use Downtown Center
MX-N	Mixed-Use Neighborhood Center
MX-S	Mixed-Use Suburban Center
Residential-Office Mix Zones	
RX-TOD	Residential-Office Mix TOD Center
RX-D	Residential-Office Mix Downtown Center
RX-N	Residential-Office Mix Neighborhood Center
Residential Mix Zones	
NX1	Neighborhood Residential Mix
NX2	General Residential Mix
Employment Mix & Industrial Zones	
IX-TOD	Employment Mix TOD Center
I-TOD	Industrial TOD Center
IX-S	Employment Mix Suburban Center

ARTICLE 3:

MX: MIXED-USE ZONES

STOREFRONTS

Table 3-1. Mixed-Use Zones

SYMBOL	ZONE NAME
Mixed-Use Zones	
MX-TOD	Mixed-Use TOD Center
MX-D	Mixed-Use Downtown Center
MX-N	Mixed-Use Neighborhood Center
MX-S	Mixed-Use Suburban Center

MX-TOD



MX-D



MX-N



MX-S



ARTICLE 3:

RX: RESIDENTIAL-OFFICE MIX

Table 3-1. Mixed-Use Zones

SYMBOL	ZONE NAME
Residential-Office Mix Zones	
RX-TOD	Residential-Office Mix TOD Center
RX-D	Residential-Office Mix Downtown Center
RX-N	Residential-Office Mix Neighborhood Center

RX-TOD



RX-D



RX-N



ARTICLE 3:

NX: NEIGHBORHOOD MIX

Table 3-1. Mixed-Use Zones

SYMBOL	ZONE NAME
Residential Mix Zones	
NX1	Neighborhood Residential Mix
NX2	General Residential Mix

NX1



NX2



ARTICLE 3:

IX, I: EMPLOYMENT, INDUSTRIAL MIX

Table 3-1. Mixed-Use Zones

SYMBOL	ZONE NAME
Employment Mix & Industrial Zones	
IX-TOD	Employment Mix TOD Center
I-TOD	Industrial TOD Center
IX-S	Employment Mix Suburban Center



SHADY OAK STATION AREA
DEVELOPMENT STRATEGY
Cities of Hopkins & Minnetonka
SEPTEMBER 30, 2015

IX-TOD



I-TOD



IX-S



ARTICLE 3:

MIXED-USE ZONES BUILDING TYPES

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Table 3-1. Mixed-Use Zones

SYMBOL	ZONE NAME
Mixed-Use Zones	
MX-TOD	Mixed-Use TOD Center
MX-D	Mixed-Use Downtown Center
MX-N	Mixed-Use Neighborhood Center
MX-S	Mixed-Use Suburban Center
Residential-Office Mix Zones	
RX-TOD	Residential-Office Mix TOD Center
RX-D	Residential-Office Mix Downtown Center
RX-N	Residential-Office Mix Neighborhood Center
Residential Mix Zones	
NX1	Neighborhood Residential Mix
NX2	General Residential Mix
Employment Mix & Industrial Zones	
IX-TOD	Employment Mix TOD Center
I-TOD	Industrial TOD Center
IX-S	Employment Mix Suburban Center

Table 3-2. Allowed Building Types by Zone

Building Types	MIXED-USE ZONES												Reference
	MX-TOD	MX-D	MX-N	MX-S	RX-TOD	RX-D	RX-N	NX1	NX2	IX-TOD	I-TOD	IX-S	
Storefront Building	●	●	●	●	–	–	–	–	–	–	–	–	102-360
Commercial House	–	–	●	–	–	–	●	–	–	–	–	–	102-370
General Building	–	–	–	–	●	●	●	●	●	●	–	●	102-380
Row Building	–	–	–	–	●	●	●	●	●	●	–	–	102-390
Traditional House	–	–	–	–	–	–	–	●	○	–	–	–	102-3100
Workshop-Warehouse	–	–	–	–	–	–	–	–	–	●	●	●	102-3110
Civic Building	–	○	○	○	○	○	○	–	–	○	–	○	102-3120

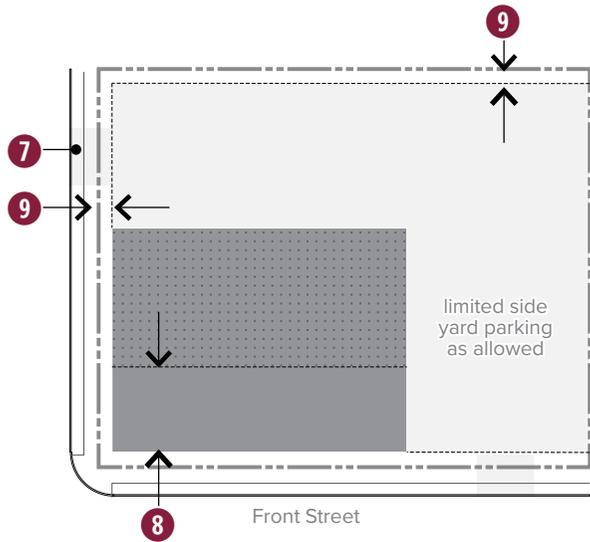
KEY: ● = Allowed ○ = Allowed with Conditional Use Permit

ARTICLE 3:

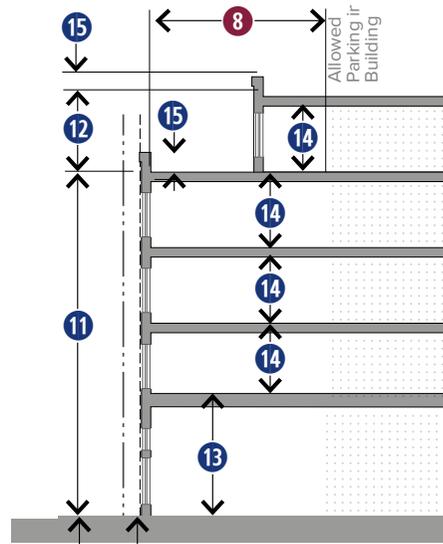
MIXED-USE ZONES

BUILDING TYPES

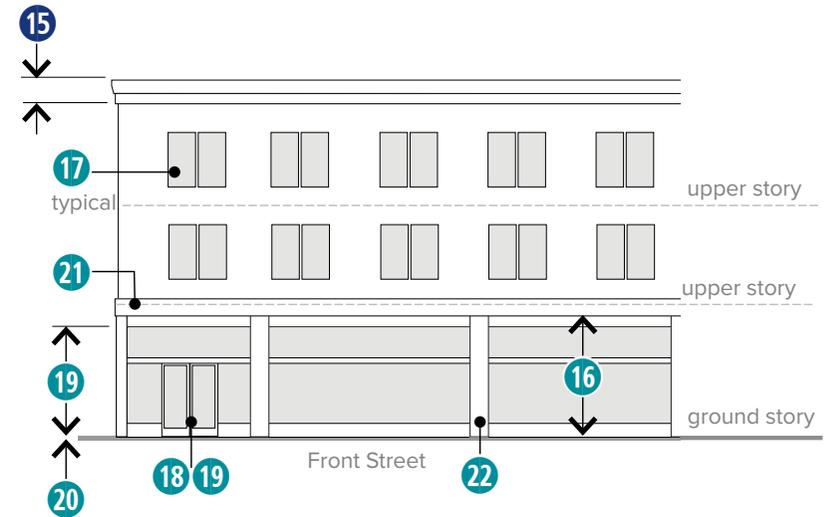
Storefront Building
Commercial House
General Building
Row Building
Traditional House
Workshop-Warehouse
Civic Building



Building & Parking Siting



Building Height Siting



Facade Windows & Doors

MIXED-USE BUILDING TYPES

2 Building Siting

Parking Siting

1 Description & Intent

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Article 3 Mixed-Use Zones
102-360 Storefront Building Type

102-360 Storefront Building Type
102-360 (a) DESCRIPTION AND INTENT
The Storefront building type is intended for use in the downtown, along corridors, and at neighborhood nodes, accommodating shopping, services, and eating establishments in a mixed-use building. Oriented to the street with narrow or no side setbacks, this building type is highly accessible to the pedestrian. Ground story storefront glass, entrances along the sidewalk, and windows in upper stories facing the street make these buildings interesting and inviting to pedestrians. Parking, where provided, is located mainly in the rear yard.

102-360 (b) ILLUSTRATIVE IMAGES
The images shown in [Figure 3.1](#) are intended to illustrate the general character of the building type. Many of the buildings and sites in each image predate these regulations and may not meet all building type regulations.

102-360 (c) BUILDING REGULATIONS
The following tables and illustrations regulate this specific building type. See [Article 36](#) for general regulations for all building types. See [Article 36](#) for definitions and measuring table regulations.



Figure 3-1. Examples of Storefront Building Type

April 13, 2022

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Article 3 Mixed-Use Zones
102-360 Storefront Building Type

Figure 3-2. Storefront Building Siting

KEY
 - Shaded Building Footprint
 - Parking Location
 - Setback Zone
 - Lot Line
 - Existing Setback Line

	ZONES				Additional References
	MX-TOD	MX-O (B-2)	MX-N (B-3)	MX-S (B-3-B-4)	
102-360 (a) BUILDING SITING. See Figure 3.2					
1 Front Streetwidth	50% min.	75% min.	50% min.	75% min.	See courtyard, outdoor dining allowances per 102-360 (d) . Minimum pedestrian area required per 102-360 (f) .
2 Front Street Setback	0 ft. min. 15 ft. max.	0 ft. 5 ft. max.	0 ft. min. 15 ft. max.	0 ft. min. 15 ft. max.	7.5 ft. min. 25 ft. max.
3 Non-Front Street Setbacks	0 ft. min. 15 ft. max.	0 ft. min. 15 ft. max.	0 ft. min. 15 ft. max.	0 ft. min. 15 ft. max.	20 ft. max.
4 Side Setback	0 ft. min.	0 ft. min.	0 ft. min. 5 ft. min. (if abutting different existing building type)	5 ft. min. (if 10 ft. min.)	See 102-360 (c) for measuring and allowed encroachments into setbacks. Buffer required adjacent to N zones per 102-360 (d) .
5 Rear Setback	0 ft. min. at 20 ft. wide alley 10 ft. min.	10 ft. min. at alley 20 ft. min. (10 ft. min.)	10 ft. min. at alley 20 ft. min. (15 ft. min.)	20 ft. min. (15 ft. min.)	
6 Impervious Site Coverage Additional Semi-Permeous Coverage	85% max. +15%	85% max. +15%	85% max. +15%	75% max. +20%	See 102-360 (d) for measuring site coverage.

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Article 3 Mixed-Use Zones
102-360 Storefront Building Type

Figure 3-3. Storefront Parking Siting

KEY
 - Potential Building Footprint
 - Parking Location
 - Attached Parking Allowed
 - Lot Line
 - Parking Setback Line

	ZONES				Additional References
	MX-TOD	MX-O (B-2)	MX-N (B-3)	MX-S (B-3-B-4)	
102-360 (d) PARKING & ACCESSORY STRUCTURES. See Figure 3.3					
1 Parking & Driveway Access Location	Off alley or non-front street. If no alley or non-front street exists or is planned, off front street is allowed.				
2 Attached Garage Setback	20 ft. min. behind front facade in floors above any basement.				See 102-360 (d) for garage door design.
3 Attached Garage Door Location	Rear yard, rear side, non-front street facade.				
4 Surface Parking Location	Rear yard	Rear yard	Rear yard, limited side yard	Rear, side yard	See 102-360 (d) for definition of rear, side, and limited side yard. See Article 36 for required setbacks and buffers. Limited side yard per 102-360 (f) .
5 Accessory Structure Location	Rear yard; see accessory structure regulations.				See Article 36 for setbacks and accessory uses and structures.
6 Major Accessory Structures & Uses	MX-TOD	MX-O (B-2)	MX-N (B-3)	MX-S (B-3-B-4)	
Backyard Cottage	—	—	—	—	
Outbuildings	—	—	—	—	KEY: ● Allowed ○ Requires a Special Permit
Drive-Through Facilities	—	—	—	—	
Fuel Storage	—	—	—	—	
Parking Structures	—	—	—	—	
Outdoor Storage	—	—	—	—	

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Article 3 Mixed-Use Zones
102-360 Storefront Building Type

Figure 3-4. Storefront Building Height

	ZONES				Additional References
	MX-TOD	MX-O (B-2)	MX-N (B-3)	MX-S (B-3-B-4)	
102-360 (h) HEIGHT. See Figure 3.4					
1 Height	3 stories min. 10 stories max.	2 story min. 4 stories max.	1 story min. 2.5 stories max.	1 story min. 4 stories max.	See 102-360 (a) for regulations adjacent to N zones.
2 Ground Story Height	14 ft. min. 18 ft. max.	12 ft. min. 15 ft. max.	12 ft. min. 15 ft. max.	14 ft. min. 18 ft. max.	Measured floor-to-floor. See 102-360 (c) and 102-360 (d) for measuring heights and 102-360 (f) for height exceptions.
3 Upper Story Height	9 ft. min. 14 ft. max.	9 ft. min. 12 ft. max.	9 ft. min. 12 ft. max.	9 ft. min. 14 ft. max.	See 102-360 (d) for allowed additional heights for large format stores.
102-360 (g) ROOFS. See Figure 3.4					
1 Roof Types	Flat, Parapet	Parapet	Parapet, Pitched	Flat, Parapet, Pitched	See 102-360 (d) for roof types and tower regulations.

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Article 3 Mixed-Use Zones
102-360 Storefront Building Type

Figure 3-5. Storefront Street Facade

	ZONES				Additional References
	MX-TOD	MX-O (B-2)	MX-N (B-3)	MX-S (B-3-B-4)	
102-360 (h) STREET FACADES. See Figure 3.5					
1 Ground Story Transparency on Front Facades	75% min. 65% min. 65% min. 65% min.				See 102-360 (d) for measuring transparency. Measured between 2 ft. and 10 ft. from sidewalk grade. No bays or 15 ft. wide sections of any story on a front facade may be without transparency. Ground story transparency must extend min. 20 ft. around the corner down any street-side facades.
2 Transparency: Front Upper Stories Non-Front Stories	20% min. 18% min. 18% min. 18% min. 12% min. 15% min. 15% min. 15% min.				Measured per story includes any roof decks, visible basement, or tall floor height towers. See 102-360 (d) for measuring.
3 Building Entrance Location	One per every 50 feet of front facade.				See 102-360 (d) for measuring.
4 Entrance Transition Type	Storefront	Storefront	Storefront	Storefront	See 102-360 (d) for entrance transition types.
5 Ground Story Elevation	Within 30 inches of sidewalk elevation.				
6 Horizontal Divisions with Shadow Lines	Within 3 ft. of the top of any story between the basement and 3rd story, and at any 5th or higher story.				Horizontal shadow lines to be a min. 50% of length of facade. See 102-360 (d) for definition and measuring shadow lines.
7 Vertical Divisions with Shadow Lines	One per every 60 ft. of ground story street facade.				One per every 60 ft. of ground story street facade.

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Article 3 Mixed-Use Zones
102-360 Storefront Building Type

102-360 (i) SUPPLEMENTAL STOREFRONT BUILDING REGULATIONS

(1) **Front Streetwidth Exceptions.** One of the following exceptions may be applied to any street facade:

- Courtyards.** On buildings wider than 100 feet, one courtyard, maximum 30% of the building width, may court towards Front Streetwidth when abutting the setback zone. Courtyard facades must be treated as front facade for facade regulations for the building type and any design regulations in [Article 36](#). See definition of courtyard in [102-360 \(f\)](#).
- Seating and Dining.** The maximum setback may be expanded up to 20 feet for a maximum of 20% of the facade to allow for permanent outdoor seating or outdoor dining area.
- Through-Lots.** Lots extending between two front streets shall treat each as a front facade. See [Figure 3.6](#).

(2) **Through-Lots.** Lots extending between two front streets shall treat each as a front facade. See [Figure 3.6](#).

(3) **Storefront Exceptions.** One of the following exceptions may be applied to any street facade:

- Large-Format Spaces.** Large-format spaces have taller floor-to-floor heights, large building footprints, and few or no windows. Examples include such stores as grocery stores, department stores, warehouse retail stores, movie theaters. A large-format space **requires a conditional permit** and must meet the following conditions:
 - Up to 30 feet in ground story height.
- Visible Basements.** Where the grade at the base of a street facade slopes resulting in any portion of a basement wall being located more than 3 ft. above grade, that portion of the basement wall must meet the transparency regulations.
- Treatment Turning Corners.** At all intersections of front and non-front streets, front facade regulations must be met along the first 30 feet of facade on the non-front street from the corner.
- Through-Lots.** Lots extending between two front streets shall treat each as a front facade. See [Figure 3.6](#).
- Large-Format Spaces.** Large-format spaces have taller floor-to-floor heights, large building footprints, and few or no windows. Examples include such stores as grocery stores, department stores, warehouse retail stores, movie theaters. A large-format space **requires a conditional permit** and must meet the following conditions:
 - Up to 30 feet in ground story height.

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4 Height

5 Facades

Supplemental Regulations 6

BUILDING DESIGN CURRENT REGULATIONS

BUSINESS PARK

Sec. 102-276. - Architectural standards.

It is not the intent of the city to restrict design freedom unduly when reviewing project architecture in connection with a site and building plan. However, it is in the best interest of the city to promote high standards of architecture design and compatibility with surrounding structures and neighborhoods.

- (1) Architectural plans shall be prepared by an architect or other qualified person acceptable to the planning department and shall show the following:
 - a. Elevations of all sides of the building;
 - b. Type and color of exterior building materials;
 - c. Typical floor plan;
 - d. Dimensions of all structures; and
 - e. The location of trash containers and of heating, ventilation and air conditioning equipment.
- (2) All buildings shall be finished on all sides with permanent finished materials of consistent quality. Major exterior surfaces of all primary structures shall be face brick, architectural concrete, glass, stucco, synthetic stucco, decorative block, or stone. Precast panels and concrete block may be acceptable if incorporated in a building design that is compatible with other development throughout the district. The determination if precast panels and concrete block are acceptable is in the sole discretion of the planning and zoning commission and city council. A wall surface may use wood, vinyl, or metal, as accent material, provided they are appropriately integrated into the overall building design.
- (3) All rooftop or ground-mounted mechanical equipment, satellite dish antennas, and exterior trash storage areas shall be screened with materials compatible with the principal structure.
- (4) Underground utilities shall be provided for all new and substantially renovated structures.
- (5) Accessory structures, either attached or detached from the primary structure, shall be constructed of identical materials, style, quality, and appearance as the principal structure.
- (6) Screen walls, and exposed areas of retaining walls shall be of a similar type, quality, and appearance as the principal structure.

Sec. 102-277. - Other information.

The staff may require other information to complete the review of a business park. Other requirements may include a traffic study, lighting analysis, and a shadow analysis. All studies and analysis will be paid for by the applicant.

MIXED-USE

Sec. 102-370. - Exterior.

The primary exterior treatment of walls facing a public right-of-way or parking lot on a structure shall be brick, cast concrete, stone, marble or other material similar in appearance and durability. Regular or decorative concrete block, float finish stucco, EIFS-type stucco, cementitious fiber board, or wood clap board may be used on the front facade as a secondary treatment or trim but shall not be a primary exterior treatment of a wall facing a public right-of-way.

DOWNTOWN OVERLAY WEST MAINSTREET OVERLAY

Sec. 102-556. - Materials and detailing.

New buildings and structures, additions and renovations will be constructed to be long lasting and use materials and detailing that maintain the distinct character and harmony of the downtown.

- (1) *Materials.* The following materials are not allowed on the facades or sides of buildings adjacent to public rights-of-way:
 - a. Painted concrete block.
 - b. Aluminum, vinyl or fiberglass siding or roofing materials.
 - c. Precast concrete panels.
- (2) *Approval.* Any exterior material used in new construction or change in exterior materials on more than 50 percent of the front, rear, or side of a building facing a public right-of-way, shall require prior approval of the planning and zoning commission and city council for compliance with the requirements of this subsection and the other provisions of this chapter.

ARTICLE 7

BUILDING DESIGN

Article 7 Building Design 102-740 Facade Materials

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Table 7-1. Allowed Major Facade Materials

MAJOR FACADE MATERIAL (alphabetical)	BUILDING TYPES & ZONES						
	STOREFRONT, GENERAL BUILDINGS			COMMERCIAL HOUSE, ROW BUILDING, TRADITIONAL HOUSE	WORKSHOP-WAREHOUSE	CIVIC BUILDING	
	MX-D, MX-N, RX-D, RX-N, NX2	MX-TOD, RX-TOD, MX-S	IX-TOD, IX-S	MX-N, RX-N, NX1, NX2	IX-TOD, IX-S, I-TOD	ALL	
A Brick full dimensional, economy, unit, face brick	●	●	●	●	●	●	
B Concrete Masonry Units architectural, minimum 3" depth, "artisan stone" look, varied sizes, (Eschelon Masonry or approved equal), "stone" face, "hewn stone", rock cut	–	●	●	–	●	●	
C Fiber Cement Board panels, finished lap siding or shingles	–	–	–	●	–	●	
D Glass curtain wall	–	–	●	–	●	●	
E Metal, Architectural architectural panel, cladding system (steel, titanium, zinc)	–	–	●	–	●	●	
F Stone natural, units	●	●	●	●	●	●	
Stucco cement-based, 2-3 layer hard coat	–	●	●	–	●	●	
G Vinyl & PVC Siding minimum .040 in. thick	–	–	–	●	–	–	
H Wood or Composite Wood painted, stained, charred, or treated lap siding, shingles, board & batten, rainscreen	–	–	–	●	–	–	



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Article 7 Building Design 102-740 Facade Materials

Table 7-2. Allowed Street Facade Minor Materials

All major facade materials allowed on the building type in the zone per [Table 7-1](#) may be used for minor facade materials, unless otherwise listed as prohibited.

MINOR FACADE MATERIAL (alphabetical)	ALLOWED ON BUILDING TYPES	OTHER LIMITATIONS	MAXIMUM AMOUNT ON STREET & OTHER FRONT FACADES
Concrete Surfaces finished, stained, painted, treated	All	Below ground floor only	15%
B Concrete Masonry Units architectural, minimum 3" depth, "artisan stone" look, varied sizes, (Eschelon Masonry or approved equal), "stone" face, "hewn stone", rock cut	All	–	35%
J Concrete Masonry Units minimum 3" depth, split-faced, burnished/ground face, glazed, or honed	Workshop-Warehouse	–	35%
C Fiber Cement Board finished panels	All	Major material is required at grade up to 2 feet and adjacent to entrances	35%
D Glass curtain wall	All except Traditional and Commercial House	–	35%
E Metal Architectural architectural panel, cladding system (steel, titanium, zinc)	All, except buildings in MX-D, RX-D and all Commercial House, Traditional House	Major material is required at grade up to 2 feet and adjacent to entrances	35%
L Stucco synthetic or with elastomeric finishes	All	Only 3rd or higher stories	35%
Stucco cement-based, 2-3 layer hard coat	All	–	35%
Terra Cotta or Ceramic tiles or panels	All	–	35%
H Wood painted, stained, treated, natural, or aged lap siding, shingles, board & batten	All	–	35%
I Wood, Composite lap siding, shingles, board & batten, rainscreen system	All	–	35%



ARTICLE 7

BUILDING DESIGN

PRINCIPAL ENTRIES



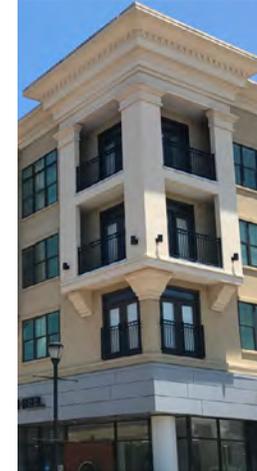
WINDOWS & AWNINGS



Metal Awning



BALCONIES



LANDSCAPE & SITE DESIGN

CURRENT REGULATIONS

DOWNTOWN OVERLAY WEST MAINSTREET OVERLAY

BUSINESS PARK MIXED-USE

Sec. 102-558. - Streetscape.

The streetscape will be uniform so that it acts to provide continuity throughout the downtown. When a redevelopment project disturbs existing streetscape elements, those items must be replaced with approved city streetscape elements compatible with the character of downtown Hopkins.

Sec. 102-375. - Landscaping.

All open areas of a lot that are not used or improved for required parking areas and drives shall be landscaped with a combination of over-story trees, under-story trees, shrubs, flowers and ground cover materials. The plan for landscaping shall include ground cover, bushes, shrubbery, trees, sculptures, fountains, decorative walks or other similar site design features or materials. The following table is a minimum value for the landscaping:

<i>Project Value</i>	<i>Minimum</i>
Below \$1,000,000.00	2 percent
\$1,000,000.00—\$2,000,000.00 of project value in excess of \$1,000,000.00	\$20,000.00 + 1 percent
\$2,000,000.00—\$3,000,000.00 of project value in excess of \$2,000,000.00	\$30,000.00 + 0.75 percent
\$3,000,000.00—\$4,000,000.00 of project value in excess of \$3,000,000.00	\$37,500.00 + 0.25 percent
Over \$4,000,000.00 value in excess of \$4,000,000.00	1 percent + .10 percent of project

Documentation showing an estimated dollar amount of landscaping shall be provided to the city prior to any approval.

- (b) *Existing materials.* In instances where healthy plant materials of acceptable species as determined by the city forester exist on a site prior to its development, the application of the standards in this subdivision may be adjusted by the city to allow credit for such material, provided that such adjustment is consistent with the intent of this chapter. The city may permit the seeding of areas reserved for future expansion of the development if consistent with the intent of this chapter.
- (c) *Preservation.* A reasonable attempt shall be made to preserve as many existing trees as is practicable and to incorporate them into the site plan. A plan shall be submitted to the city showing the step to be undertaken to preserve the existing trees.
- (d) *Size.* All new over-story trees shall be balled and burlapped or moved from the growing site by tree spade. Deciduous trees shall have a minimum caliper of 2½ inches. Coniferous trees shall be a minimum of six feet in height. Ornamental trees shall have a minimum caliper of 1½ inches.
- (e) *Ground cover.* All site areas not covered by buildings, sidewalks, parking lots, driveways, patios or similar hard surface materials shall be covered with sod or an equivalent ground cover approved by the city. This requirement shall not apply to site areas retained in a natural state.
- (f) *Irrigation.* In order to provide for adequate maintenance of landscaped areas, an underground sprinkler system shall be provided as part of each new development. A sprinkler system shall be provided for all landscaped areas except areas to be preserved in a natural state. The sprinkler system is required to have a sensor for an automatic shut-off to prevent the system from operating when it is raining.
- (g) *Parking areas.* Parking areas shall be landscaped and planted throughout the lot to the extent of at least five percent (excluding landscaping abutting the parking area and any public right-of-way) of the actual surfaced area.
- (h) *Internal plans.* The landscape plan shall also show the pathway system both interior and exterior, width and materials, screening fences with details, lighting system, recreation features, if any.

LANDSCAPE & SITE DESIGN

- Existing Tree Preservation
- Streetscape
- Site Trees
- Ground Vegetation (grasses & shrub beds)
- Parking Lot Plantings

STREET TREES & FRONTAGE BUFFERS

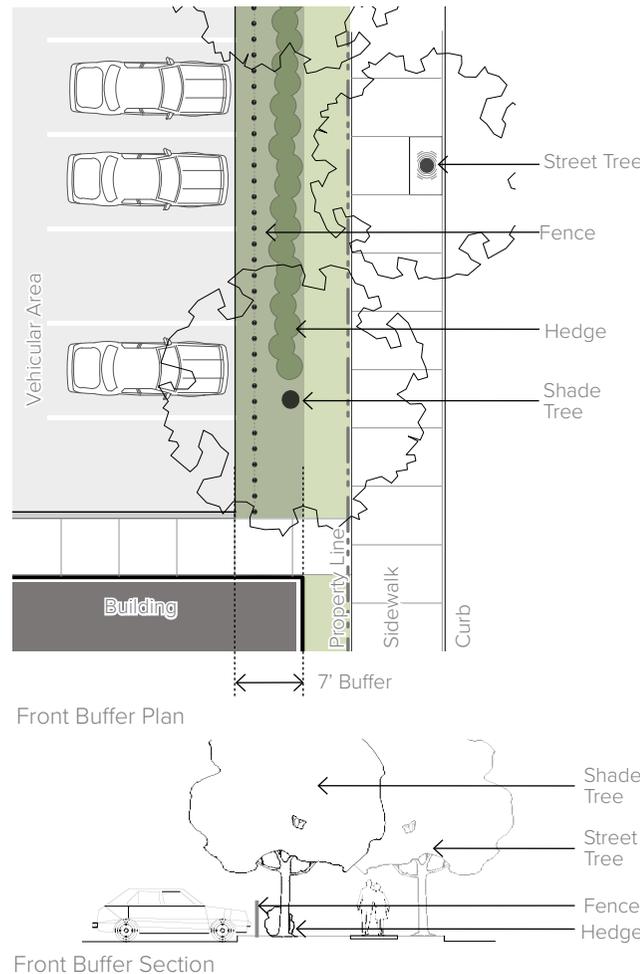


Figure 8-A. Frontage Buffer Plan & Section

SIDE & REAR BUFFERS

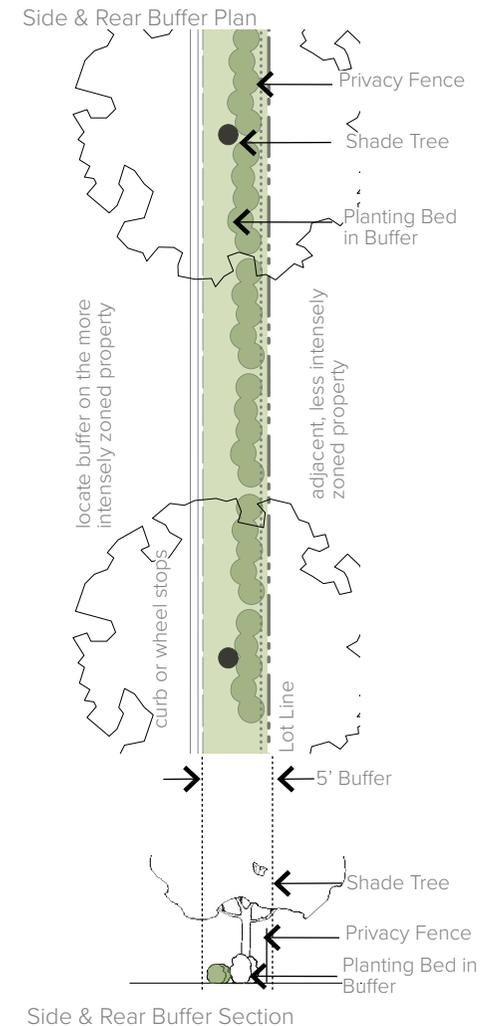


Figure 8-C. Light Buffer

USES

ARTICLE 5: USES

ARTICLE 5 PRINCIPAL USES

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Article 5 Principal Uses 102-520 Use Classifications Generally

Table 5-1. Principal Use Table

	ZONES														Reference					
	MX-TOD	MX-D	MX-N	MX-S	RX-TOD	RX-D	RX-N	IK-TOD	F-TOD	IK-S	I1	N1, N2	N3-A	N3-B		NX1	NX2	P1	P2	
RESIDENTIAL																				102-530
Household Living, 1 unit	●	●	●	●	●	●	●	-	-	-	-	●	●	●	●	●	-	-	-	
Household Living, 2 units	●	●	●	●	●	●	●	-	-	-	-	-	-	●	●	●	-	-	-	
Household Living, 3-4 units	●	●	●	●	●	●	●	-	-	-	-	-	-	-	●	●	-	-	-	
Household Living, 5+ units	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	●	-	-	-	
Manufactured Home Park	-	-	-	-	-	-	-	-	-	-	-	-	○	○	○	○	-	-	-	
Group Living (except as below)	●	●	●	●	●	●	●	-	-	-	-	-	-	-	○	○	-	-	-	
Residential Facility	●	●	●	●	●	●	●	-	-	-	-	●	●	●	●	●	-	-	-	
COMMERCIAL																				102-540
Adult-Oriented Business	-	-	-	●	-	-	-	-	-	●	●	-	-	-	-	-	-	-	-	
Animal Boarding	-	-	-	-	-	-	-	●	●	●	●	-	-	-	-	-	-	-	-	
Consumer Service	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	●	
Day Care, Small	●	●	●	●	●	●	●	●	●	-	-	●	●	●	●	●	-	-	-	
Day Care, Large	●	●	●	●	●	●	●	●	-	-	-	-	-	-	○	○	-	-	-	
Entertainment Venue, Large	-	-	-	●	-	●	-	-	-	-	-	-	-	-	-	-	○	●	-	
Funeral & Mortuary Service	-	-	-	-	-	●	●	●	●	●	●	-	-	-	-	-	-	-	-	
Lodging (except as below)	●	●	●	●	●	●	●	-	-	●	-	-	-	-	-	-	-	-	-	
B&B or Short-Term Rental	●	●	●	●	●	●	●	-	-	-	-	○	○	○	○	○	-	-	-	
Office	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	
Personal Credit Establishment	○	○	○	○	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Retail & Entertainment	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	
Self-Service Storage	-	-	-	-	-	-	-	●	●	●	●	-	-	-	-	-	-	-	-	
Vehicle Sales & Service (except as below)	-	-	-	●	-	-	-	-	●	●	●	-	-	-	-	-	-	-	-	
Major Vehicle Repair & Maintenance	-	-	-	-	-	-	-	-	●	●	●	-	-	-	-	-	-	-	-	
MANUFACTURING & INDUSTRY																				102-550
Manufacturing, Artisan	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	
Manufacturing, Limited	-	-	-	-	-	-	-	●	●	●	●	-	-	-	-	-	-	-	-	
High-Impact Industry	-	-	-	-	-	-	-	-	-	-	●	-	-	-	-	-	-	-	-	
Warehousing & Distribution	-	-	-	-	-	-	-	-	●	●	●	-	-	-	-	-	-	-	-	
CIVIC & INSTITUTIONAL																				102-560
College	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	●	
Community Assembly	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	-	-	○	
Cultural Facility	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	●	
Detention or Correctional Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	○	
Hospital	-	-	-	-	○	○	-	-	-	-	-	-	-	-	-	-	-	-	●	
Parks and Open Space	-	-	●	●	●	●	●	●	●	●	●	○	-	-	-	-	-	-	●	
School	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	○	
Utilities & Services, Minor	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Utilities & Services, Major	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	

KEY: ● = Permitted ○ = Permitted in Upper Stories Only ● = Limited to No More than 25% of Footprint ○ = Requires Conditional Use Approval - = Prohibited

ARTICLE 5: USES

Article 5 Principal Uses 102-530 Residential Use Group

DRAFT

Table 5-1. Principal Use Table

	ZONES														Reference					
	MX-TOD	MX-D	MX-N	MX-S	RX-TOD	RX-D	RX-N	IX-TOD	IX-D	IX-S	I1	M1, N2	N3-A	N3-B		NX1	NX2	P1	P2	
OTHER																				102-570
Wireless Communication Facility																				
Tower	-	-	-	-	-	-	-	-	-	-	○	-	-	-	-	-	-	-	-	102-580 (j)
Antenna	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	102-580 (j)

KEY: ● = Permitted ○ = Permitted in Upper Stories Only ◐ = Limited to No More than 25% of Footprint ○ = Requires Conditional Use Approval - = Prohibited

102-530 Residential Use Group

The residential use group includes uses that provide for long-term residential occupancy by individual households or by groups of people living together in a non-household setting.

102-530 (a) HOUSEHOLD LIVING

(1) **Description.** The household living use category is characterized by a single household occupying a dwelling unit that is self-contained, with facilities for cooking, eating, sleeping, and hygiene. Tenancy is typically 30 days or longer. Examples of household living uses include living in houses, residential buildings containing multiple dwelling units, mixed-use buildings, and other buildings containing self-contained dwelling units. Housing that includes shared facilities (e.g., assisted living facilities, co-housing, and intentional communities) is considered household living if residents occupy self-contained dwelling units.

102-530 (b) MANUFACTURED HOME PARK

(1) **Description.** The manufactured home park use category includes any lot or multiple lots upon which manufactured homes or are available for lease or upon which spaces for placement of manufactured homes are available for lease.

102-530 (c) GROUP LIVING

(1) **Description.** The group living use category is characterized by residential occupancy of all or a portion of a building by a group other than a household. Individuals typically occupy rooms or areas that do not include separate cooking, eating, or bathroom facilities necessary to provide for self-contained living. Group living uses typically have a common eating area for residents. Tenancy is typically 30 days or longer. Examples of group living uses include convents, dormitories, monasteries, fraternity and sorority houses, nursing homes, rooming houses, and similar living arrangements, including the following subcategories:

a. **Residential Facility.** A state-licensed residential facility or a housing with services establishment registered under Minnesota Statutes chapter 144D, except that residential facilities whose primary purpose is to treat juveniles who have violated criminal statutes relating to sex offenses or have been adjudicated delinquent on the basis of conduct in violation of criminal statutes relating to sex offenses are classified in the detention or correctional facility use category (see 102-560 (d)).

102-540 Commercial Use Group

The commercial use group includes uses that provide a business service or involve the selling, leasing or renting of merchandise to the general public.

102-540 (a) ADULT-ORIENTED BUSINESS

The adult entertainment use category includes all business types defined in Sec. 10-495(b) of the Hopkins city code. Such uses are subject to all applicable regulations of Part II, Article XIV, Chapter 10 of the Hopkins city code.

102-540 (b) ANIMAL BOARDING

(1) **Description.** Establishments that keep and care for companion animals for remuneration or profit. Typical uses include boarding kennels, pet resorts/hotels, doggy or pet day care facilities, pet foster care homes, dog training centers and animal rescue shelters.

102-540 (c) CONSUMER SERVICE

(1) **Description.** The consumer service use category includes establishments that provide personal or small business-oriented services to individuals or small businesses.

a. **Personal Improvement Service.** Establishments that provide personal grooming, cosmetic or health and well-being-related services. Typical uses include barbers, hair and nail salons, tanning salons, day spas, health clubs, body art services and fortune telling services.

DRAFT

Article 5 Principal Uses 102-540 Commercial Use Group

b. Studio, Artist or Instructional Service.

Establishments that focus on providing individual or small group instruction or training in fine arts, music, dance, drama, fitness, language or similar activities. Also includes dance studios, ballet academies, yoga studios, martial arts instruction, tutoring, artist studios and photography studios.

c. **Business Support Service.** Establishments that provide personnel services, printing, copying, package (delivery) drop-off, photographic services or communication services to businesses or consumers. Examples include employment agencies, copy and print shops, delivery/courier service drop-off location for consumers, and photo developing labs.

d. **Business Training.** Establishments and facilities, including classrooms, providing vocational, trade, business or professional training services in a completely enclosed building.

e. **Consumer Maintenance & Repair Service.** Establishments that provide maintenance, cleaning and repair services for consumer goods on a site other than that of the customer (i.e., customers bring goods to the site of the repair/maintenance business). Examples include laundry and dry cleaning pick-up shops, tailors, taxidermists, dressmakers, shoe repair, picture framing shops, gunsmiths, locksmiths, vacuum repair shops, electronics repair shops and similar establishments.

102-540 (d) DAY CARE

(1) **Description.** The day care use category includes establishments licensed by the state that provide non-medical care to children or aged, infirm, or disabled adults for only part of a day, typically during normal working hours. Examples include adult day care centers, group family day care facilities, child care centers, and similar use types.

a. **Day Care, Small.** A state-licensed day care facility serving 12 or fewer persons or a group family day care facility licensed under Minnesota Rules, parts 9502.0315 to 9502.0445 to serve 14 or fewer children.

b. **Day Care, Large.** All day care uses that do not meet the definition of a small day care.

102-540 (e) ENTERTAINMENT VENUE, LARGE

(1) **Description.** Large entertainment venue uses are characterized by activities and structures that draw large numbers of people to specific events or shows

and in which the size of the venue is 10,000 square feet or more. Activities are generally of a spectator nature. Typical uses include stadiums, sports arenas, auditoriums, and meeting and exhibition areas.

(2) **Exceptions.** Exhibition and meeting areas with no more than 10,000 square feet of total gross floor area are classified as "general entertainment" uses (see 102-540 (j)).

102-540 (f) FUNERAL & MORTUARY SERVICE

(1) **Description.** The funeral and mortuary service use category includes establishments that provide services related to the death of a human or domestic, household pet, including funeral homes and mortuaries.

102-540 (g) LODGING

(1) **Description.** Establishments that provide temporary lodging for less than 30 days to transient guests who maintain a permanent place of residence elsewhere. Examples include hotels and motels, bed and breakfast inns, and short-term rentals.

a. **Bed and Breakfast Inn (B&B).** A suburban house or traditional house in which a full-time resident and owner/operator offers up to 3 sleeping rooms and meal service to overnight guests for compensation. Larger establishments are considered a form of lodging under the consumer service use category. Bed and breakfast inns are subject to compliance with all applicable supplemental use regulations of 102-580 (a).

b. **Short-Term Rental.** All or a portion of a residential dwelling unit offered for rent to overnight guests for fewer than 30 consecutive days. Short-term rentals are subject to compliance with all applicable supplemental use regulations of 102-580 (f).

102-540 (h) OFFICE

(1) **Description.** The office use category includes workplaces of private companies, organizations (for-profit and non-profit), and public agencies providing professional, executive, management, medical, administrative, or design services, including the following subcategories:

a. **Business & Professional Office.** Workplaces of firms, organizations, or agencies providing professional, executive, management, administrative, financial, accounting, or legal services, but excluding walk-in offices. Examples of business and professional offices include accounting, architecture, computer software design,

ARTICLE 6:

ACCESSORY USES & STRUCTURES

ARTICLE 6 ACCESSORY USES AND STRUCTURES

102-610	General	6-2
102-620	Backyard Cottages	6-2
102-630	Outbuildings	6-4
102-640	Secondary Suites	6-4
102-650	Home Occupations	6-5
102-660	Fences	6-7
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102-680	Vehicles and Equipment	6-8
102-690	Parking Structures	6-8
102-6100	Drive-Through Facility	6-9
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102-6120	Electric Vehicle Charging	6-10
102-6130	Small Wind Energy Systems	6-10
102-6140	Solar Energy Systems	6-11
102-6150	Chicken Keeping	6-14
102-6160	Swimming Pools	6-14
102-6170	Outdoor Display Areas	6-15
102-6180	Outdoor Storage Areas	6-15
102-6190	Temporary Family Health Care	6-15
102-6200	Portable Storage Units	6-15

ARTICLE 6:

ACCESSORY DWELLING UNITS

Secondary Suites

inside the main house

Allowed: In houses occupied by single dwelling unit

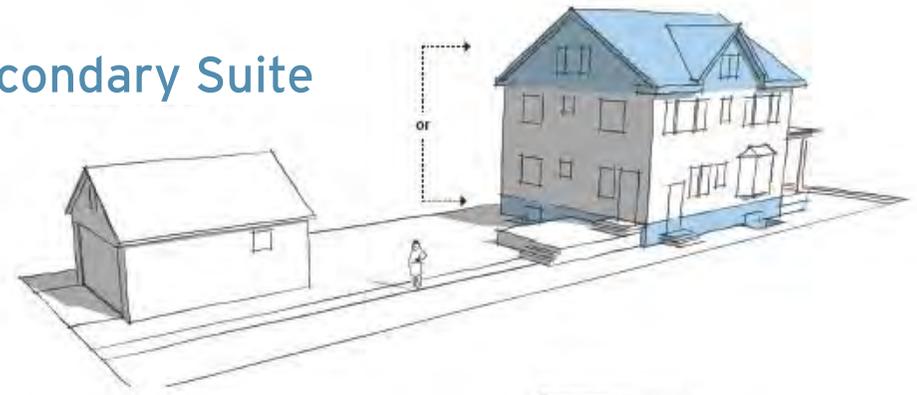
Number: No more than 1

Floor Area: Maximum 800 sq. ft.

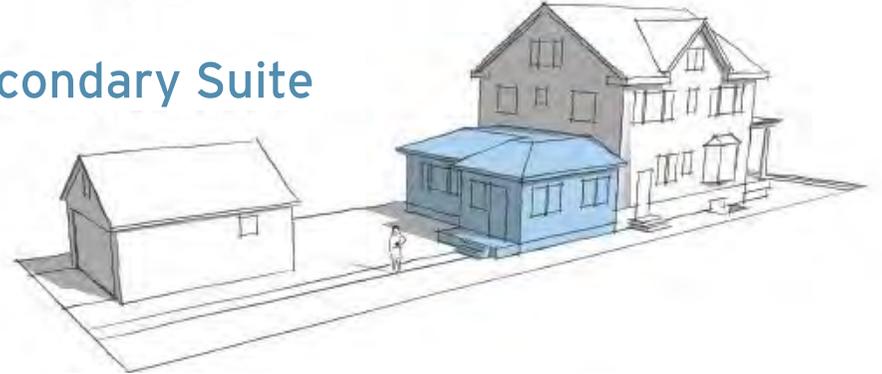
Design: No new street-facing entrance

Other: Owner-occupancy required

Secondary Suite



Secondary Suite



Backyard Cottages

small accessory building

Allowed: On lots with a single detached house

Number: No more than 1

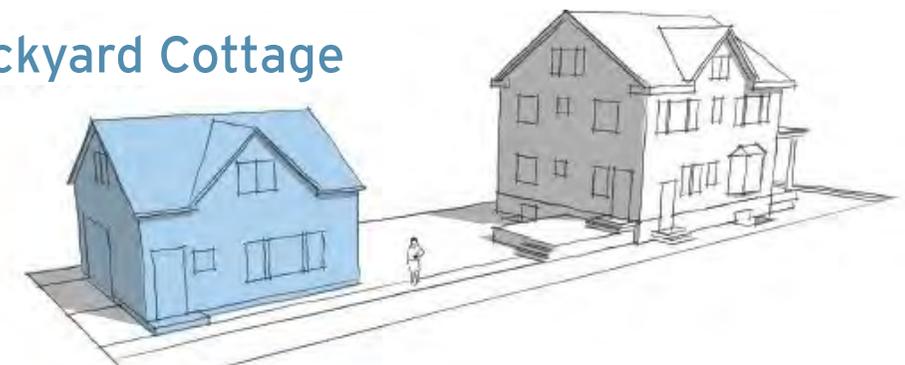
Floor Area: Maximum 800 sq. ft.

Height: Maximum 2 stories

Design: Match main house

Other: Owner-occupancy required

Backyard Cottage



ARTICLE 6:

HOME OCCUPATIONS

Two types:

- **Home offices:** Work from home (no employees or visitors)
- **Home-based businesses:** Work with home with either employees or customer visits (e.g., tutors, teachers, photographers, counselors and real estate agents)

Home Offices

No employees or customers

No changes to outside appearance

Home-Based Businesses

Maximum of 2 nonresident employees allowed if business does not serve customers on site

Home-based businesses that serve customers or clients on site may not have nonresident employees.

Face-to-face or walk-in retail sales activities are prohibited

No changes to outside appearance

Some business types prohibited

GENERAL DEVELOPMENT STANDARDS

ARTICLE 9:

PARKING & MOBILITY



- **Motor Vehicle Parking Ratios:** context-sensitive, tiered approach
- **Bicycle Parking Ratios:** All new, all zones, short-term and long-term



Table 9-1. Parking Ratios

	MINIMUM MOTOR VEHICLE PARKING SPACES [1]		MINIMUM BIKE PARKING	
	MX-TOD AND RX-TOD	ALL OTHER ZONES	ALL ZONES	NOTES
RESIDENTIAL				
Household Living, 1–4 units	1 (enclosed) per dwelling unit	2 per dwelling unit	None	
Household Living, 5+ units	1.2 (enclosed) per dwelling unit	1 per studio/1 BR dwelling unit 2 per 2B or larger dwelling unit	1.1 per unit	Min. 90% long-term
Manufactured Home Park	NA	1 per dwelling unit	None	
Group Living	1 per 10 beds	1 per 6 beds	1 per 6 beds	Min. 90% long-term
COMMERCIAL				
Adult-Oriented Business	No minimum requirement; parking study and TDM plan required if use exceeds 25,000 sq. ft. or seating capacity exceeds 125 persons (see 102-940 (j))	1 per 400 sf or 1 per 5 seats, whichever is less	1 per 5,000 sf	Min. 50% short-term
Animal Boarding		1 per 400 sf	1 per 20,000 sf	Min. 75% long-term
Consumer Service		1 per 400 sf	1 per 5,000 sf	Min. 50% short-term
Day Care		1 per 6 enrollees	1 per 6 enrollees	Min. 75% long-term
Entertainment Venue, Large		1 per 5 seats	1 per 25 seats	Min. 50% short-term
Funeral & Mortuary Service		1 per 5 seats	1 per 25 seats	Min. 50% short-term
Lodging		1 per guest room if more than 4 rooms	1 per 25 guest rooms in hotels	Min. 75% long-term
Office		1 per 400 sf	1 per 4,000 sf	Min. 75% long-term
Personal Credit Establishment		1 per 400 sf	1 per 5,000 sf	Min. 50% short-term
Retail & Entertainment		1 per 400 sf or 1 per 5 seats, whichever is less	1 per 5,000 sf	Min. 50% short-term
Self-Service Storage		1 per 10 storage units	1 per 20 units	Min. 50% short-term
Vehicle Sales & Service		4, plus 1 per service bay/stall	4 spaces	Min. 50% short-term
MANUFACTURING & INDUSTRY				

ARTICLE 9:

PARKING & MOBILITY

AS-OF-RIGHT MV PARKING REDUCTIONS

- Affordable housing
- Near public parking lots
- Available on-street parking spaces
- Accommodating car-share/bike-share
- Conflicts with landscape regulations
- Shared parking arrangements



BICYCLE PARKING

- Specifications for short-term and long-term
- Location, design, security
- Bicycle commuter amenities can be basis for MV reductions
- Showers, lockers, repair stations



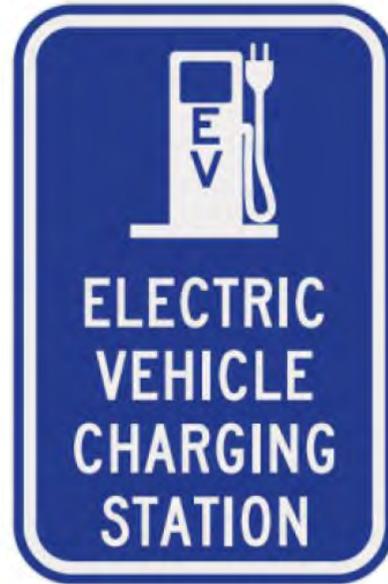
PARKING STUDIES/TDM PLANS

Individualized determination of parking/mobility needs

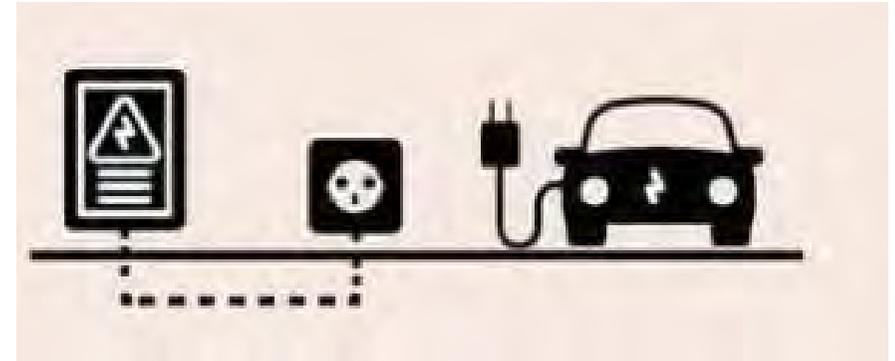


ARTICLE 9:

PARKING & MOBILITY



EV-READY SPACES



If 15 or more parking spaces:
10% of spaces must be EV-ready

REDUCTIONS allowed when
cost of compliance would
exceed 5% of total project

USE — NUMBER OF SPACES	MIN. NUMBER OF CHARGING STATIONS	
	LEVEL 1	LEVEL 2
Residential — 15 to 49	5% of spaces	—
Residential — 50+	10% of spaces	1
Nonresidential — 15 to 49	—	1
Nonresidential — 50+	—	1% (min.2)
Fueling Station	—	1

ARTICLE 10: SIGNS

- Primarily reorganization of existing regulations
- Limited substantive changes

REVISED Sign height Maximum area (industrial)

ZONE	MAXIMUM SIGN HEIGHT (FT) SIGN
N, NX, RX-N, MX-N	35 <u>6</u>
MX-TOD, RX-TOD	35 <u>10</u>
IX-TOD, I-TOD, IX-S	35 <u>10</u>
I-1, I-2	35 <u>10</u>
P	35 <u>6</u>

ZONE	MAXIMUM SIGN AREA (sq. ft)	
	SINGLE SIGN	ALL SIGNS
MX-TOD, MX-D, MX-N, RX-TOD, RX-D, RX-N	60	2 per ft of building frontage
MX-S	80	3 per ft of building frontage
IX-TOD, I-TOD, IX-S, I-1, I-2	250 <u>80</u>	4 <u>3</u> per foot of building frontage
P	60	1



DYNAMIC SIGNS*
Prohibited in MX-D, RX-D, MX-N, and I zones;
allowed in other zones

*2020 zoning ordinance amendment

ADMINISTERING THE CODE

ARTICLE 13:

PROCEDURES

Review and Decision-Making Summary

PROCEDURE	ZA	BOAA	PZC	CC
Dev't Code Text Amendments	○	—	○	●
Zoning Map Amendments	○	—	○	●
Major Subdivisions				
Preliminary Plat	○	—	○	●
Final Plat	○	—	○	●
Administrative Subdivisions	●	—	—	—
Conditional Use Permit	○	—	○	●
Interim Uses	○	—	○	●
Planned Unit Developments	○	—	○	●
Site Plans				
Administrative Site Plan	●	=	=	=
Major Site Plan	○	—	○	●
Variances	○	○	—	●
Certificates of Occupancy	○	—	—	—
Building Permits	○	—	—	—
Appeals of Staff Decisions	○	●	—	ⓘ

Proposed code expands staff-level authority for site plans

FLOWCHARTS



ARTICLE 13:

PROCEDURES

HEARING NOTICES

PROCEDURE	PUBLISHED	MAIL	POSTED
Dev't Code Text Amendments	●	—	—
Zoning Map Amendments	●	●	●
Major Subdivisions	●	—	●
Conditional Use Permit	●	●	●
Interim Uses	●	—	●
Development Plans	●	●	●
Site Plans 	—	●	●
Variances	●	—	●
Appeals of Staff Decisions	●	—	—

HEARING NOTICES

- Mailed notice radius expanded from 350 to 500 feet
- Mailed notices sent to property owners and tenants
- Posted notice (signs) required for rezonings, subdivisions, conditional use permits, interim uses, major site plans

NEXT STEPS



THANK YOU!

