

# GOALS & CODE CONTENTS

## Comprehensive Plan Implementation

The proposed development code regulations are rooted in the goals and objectives set forth in the City’s most recent comprehensive plan, Cultivate Hopkins. The vision statement for Cultivate Hopkins is provided below.



*Hopkins will cultivate the best elements of the Built, Natural, Social, and Economic Environments into a complete and sustainable community that is rooted in tradition, characterized by vibrant and unique places, physically and socially connected, and resilient to changing conditions.*

### EQUITY INITIATIVE

Community feedback during the zoning update process asked the City to conduct an equity audit of the draft zoning regulations. The purpose of the audit was to determine how well the draft zoning regulations met the equity goals and policies of the comprehensive plan. The audit involved an equity subcommittee made up of members from the larger Zoning Regulations Update Working Group. The equity subcommittee reviewed the draft zoning regulations and found them generally consistent with the following equity goals and policies in the comprehensive plan.

- Conversion to a form-based code
- Sustainability
- Resiliency
- Public involvement/transparency
- Housing
- Parking
- Bike & pedestrian infrastructure

Use your phone camera on this QR code to link directly to the **EQUITY INITIATIVE** page on the City’s website:

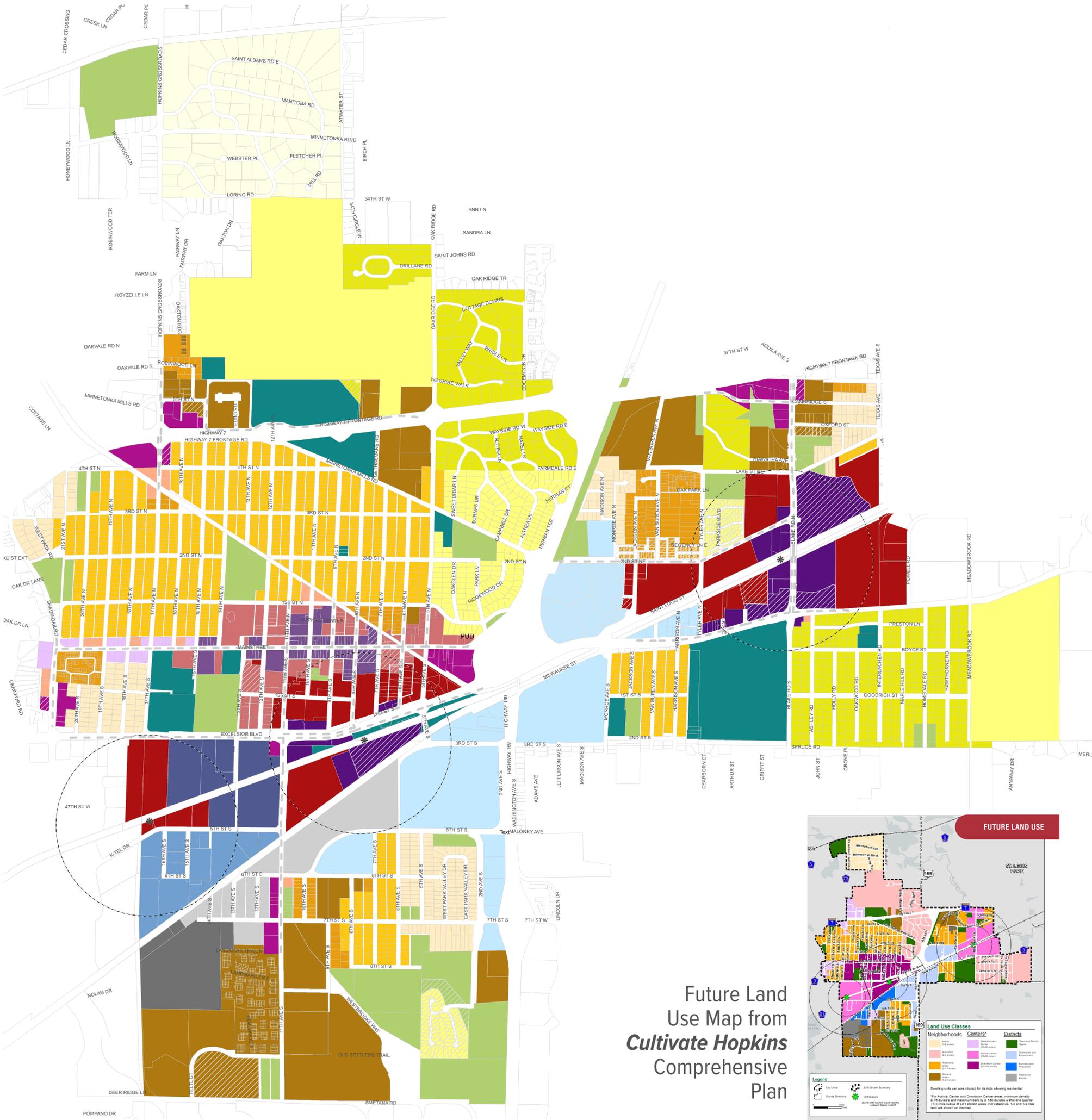


## Table of Contents

The proposed development code is organized around 16 articles, combining subdivision and zoning regulations into Chapter 102 of the municipal code. The table of contents and number of the code is intended to provide a framework that is adaptable for the future, allowing the addition of new regulations within the numbering system. The organization of the code articles is outlined below:

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# ZONING MAP



## LEGEND

### 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

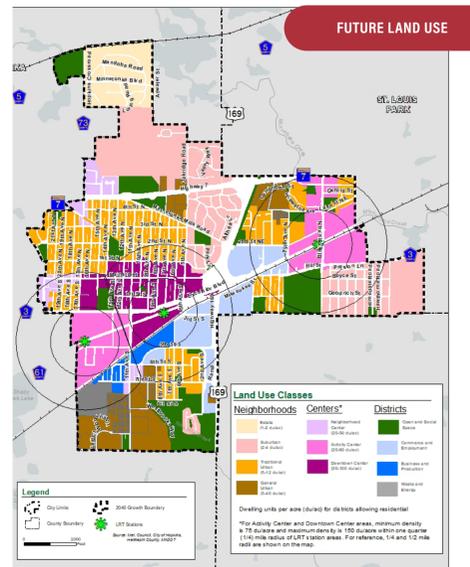
### Mixed-Use Zones

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

Future Land Use Map from *Cultivate Hopkins* Comprehensive Plan



# NEIGHBORHOOD ZONES

## N Zones

Hopkins' new neighborhood ("N") zones have not been significantly revised from the current code. The N3-B zone, formerly R-1-A, has been revised slightly to reflect the general physical form of existing N3-B-zoned neighborhoods.

**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

## House Building Types

Building setbacks and height are managed by building (house) types allowed within each zone.

**Table 2-2. Building Types Allowed in N Zones**

Building Types	ZONES				Reference
	N1	N2-A N2-B	N3-A	N3-B	
<b>HOUSE BUILDINGS</b>					
Suburban House	●	●	–	–	<a href="#">102-250</a>
Traditional House	–	–	●	●	<a href="#">102-260</a>

**KEY:** ● = Allowed

The regulations for each allowed house type are presented in tables, with the regulations keyed to a set of diagrams. The 2-page spread below is for the traditional house building type. This table includes 4 sections: building siting, parking & accessory structures, height, and street facades. (Street facade regulations do not apply to the suburban 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 (R1-B)	N3-B (R1-A)	
<b>120-260 (c) BUILDING SITING. See Figure 2.60-A</b>			
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.	
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]	25 ft. min.	
7 Rear Setback	25 ft. min.	25 ft. min.	
8 Building Coverage	35% max.	45 [35%] max.	
Overall Impervious Coverage	55% max.	95% max.	
Additional Semi-Pervious Area	+10% additional	+10% additional	
<b>120-260 (d) PARKING &amp; ACCESSORY STRUCTURES. See Figure 2.60-B</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	
<b>MAJOR ACCESSORY STRUCTURES</b>			
Backyard Cottage	●	●	
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 5 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.		
<b>120-260 (e) HEIGHT. See Figure 2.60-C</b>			
14 Principal Building Height	2 stories, 35 feet max	2.5 stories, 35 feet max	See 102-1620 (f) and 102-1620 (g) for measuring heights and 102-1620 (i) 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.	
<b>120-260 (f) STREET FACADE. See Figure 2.60-D</b>			
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	

KEY:  
● = Allowed  
○ = Requires a Special Permit

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- Duplexes, allowed in the current code, must now have the same form as single-unit houses.
- The minimum lot size for a duplex house is now the same as for a single-unit house.
- Simple design standards apply to the traditional house in N3-B, including a maximum house width and windows and doors on the front facade.
- Parking must be accessed from alleys.
- Secondary suites (accessory dwelling units) are allowed in backyard cottages or in the main house.

# MIXED-USE ZONES

## Mixed-Use Zones

The new mixed-use (“X”) zones apply to 4 areas within the city. Zone names that include the -TOD (“Transit-Oriented Development”) suffix generally apply within a quarter-mile of the new light rail stations. Zone names that include the -D (“Downtown”) suffix occur within the downtown area or what is now generally classified in the current downtown overlay. Zone names that include the -N (“Neighborhood”) suffix are smaller in scale than the -TOD or -D locations and located closer to existing neighborhoods. Zone names with an -S (“Suburban”) suffix apply along larger roads and have a more auto-oriented focus, allowing uses such as gas stations and drive-through facilities.

The mixed-use zones are organized around 7 building types, as shown in the table below.

Table 3-1. Mixed-Use Zones

SYMBOL	ZONE NAME
<b>Mixed-Use Zones</b>	
MX-TOD	Mixed-Use TOD Center
MX-D	Mixed-Use Downtown Center
MX-N	Mixed-Use Neighborhood Center
MX-S	Mixed-Use Suburban Center
<b>Residential-Office Mix Zones</b>	
RX-TOD	Residential-Office Mix TOD Center
RX-D	Residential-Office Mix Downtown Center
RX-N	Residential-Office Mix Neighborhood Center
<b>Residential Mix Zones</b>	
NX1	Neighborhood Residential Mix
NX2	General Residential Mix
<b>Employment Mix &amp; Industrial Zones</b>	
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



STOREFRONT BUILDING

COMMERCIAL HOUSE

GENERAL BUILDING

ROW BUILDING

WORKSHOP-WAREHOUSE

# MIXED-USE BUILDING TYPES

## Typical Mixed-Use Building Type Regulations

The regulations for each allowed mixed-use building type are presented in a 6-page set of tables, with regulations keyed to a set of diagrams. Each set of tables addresses building siting, parking & accessory structures, height, and street facades.

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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 in the rear yard.

**102-360 (b) ILLUSTRATIVE IMAGES**  
The images shown in Figure 3-3 are intended to illustrate the general character of the building type. Many of the buildings and sites in each image provide 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 102-350 for general regulations for all building types. See Article 6 for definitions and measuring table regulations.

Figure 3-4. Examples of Storefront Building Type

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

**Figure 3-2. Storefront Building Siting**

**ZONES**

	MX-TOD	MX-D (B-2)	MX-N (B-3)	MX-S (B-3/B-4)	Additional/References
<b>1</b> Front Street Setback	0 ft. min. 15 ft. max.	0 ft. min. 5 ft. max.	0 ft. min. 15 ft. max.	0 ft. min. 25 ft. max.	See courtyard, outdoor dining allowances per 102-360 (j). Minimum pedestrian area required per 102-350 (i). Through-lots addressed per 102-360 (i) (2). See 102-1620 (i) for measuring and allowed encroachments into setbacks.
<b>2</b> 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. 20 ft. max.	
<b>4</b> Side Setback	0 ft. min.	0 ft. min.	0 ft. min.; 5 ft. abutting different building type	5 ft. min. [9-4-10 ft. min.]	See 102-1620 (i) for measuring and allowed encroachments into setbacks. Buffer required adjacent to N zones per 102-360 (i) (3).
<b>5</b> Rear Setback	0 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. [15/10 ft. min.]	
<b>6</b> Impervious Site Coverage	85% max.	85% max.	85% max.	75% max.	See 102-1620 (g) for measuring site coverage.
Additional Semi-Permeous Coverage	+15%	+15%	+15%	+20%	

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

**Figure 3-3. Storefront Parking Siting**

**ZONES**

	MX-TOD	MX-D (B-2)	MX-N (B-3)	MX-S (B-3/B-4)	Additional/References
<b>7</b> 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.	Off alley or non-front street, if no alley or non-front street exists or is planned, off front street is allowed.	Off alley or non-front street, if no alley or non-front street exists or is planned, off front street is allowed.	Off alley or non-front street, if no alley or non-front street exists or is planned, off front street is allowed.	
<b>8</b> Attached Garage Setback	20 ft. min. behind front facade in floors above any basement.	20 ft. min. behind front facade in floors above any basement.	20 ft. min. behind front facade in floors above any basement.	20 ft. min. behind front facade in floors above any basement.	See 102-750 (m) for garage door design.
<b>9</b> Surface Parking Location	Rear yard	Rear yard	Rear yard, limited side yard	Rear, side yard	See 102-16270 for definition of yards. See Article 8 for required landscape and buffers. Limited side yard per 102-1620 (i).
<b>Street Setback</b>	No closer to lot line than principal building				
<b>Non-Street Setback</b>	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.	
<b>Accessory Structure Location</b>	Rear yard; see accessory structure regulations				See Article 6 for additional regulations governing accessory uses and structures.
<b>Street Setback</b>	No closer to lot line than principal building				
<b>Non-Street Setback</b>	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.	

**MAJOR ACCESSORY STRUCTURES & USES**

	MX-TOD	MX-D (B-2)	MX-N (B-3)	MX-S (B-3/B-4)	
Backyard Cottage	●	●	●	●	
Outbuildings	●	●	●	●	
Drive-Through Facilities	●	●	●	●	
Fuel Pumps	●	●	●	●	
Parking Structure	●	●	●	●	
Outdoor Storage	●	●	●	●	

KEY:  
● Allowed  
○ Requires a Special Permit

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

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**Figure 3-4. Storefront Building Height**

**ZONES**

	MX-TOD	MX-D (B-2)	MX-N (B-3)	MX-S (B-3/B-4)	Additional/References
<b>11</b> 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 (i) for regulations adjacent to N zones.
<b>13</b> 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 102-1620 (i) and 102-1620 (j) for measuring heights and 102-1620 (i) for height exceptions. See 102-360 (i) for allowed additional height for large format stores.
<b>14</b> 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.	
<b>15</b> Roof Types	Flat, Parapet	Parapet	Parapet, Pitched	Flat, Parapet, Pitched	See 102-720 for roof types and lower regulations.
<b>Tower</b>	Allowed	-	-	Allowed	

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

**Figure 3-5. Storefront Street Facade**

**ZONES**

	MX-TOD	MX-D (B-2)	MX-N (B-3)	MX-S (B-3/B-4)	Additional/References
<b>16</b> Ground Story Transparency on Front Facades	75% min.	65% min.	65% min.	65% min.	See 102-1620 (k) for measuring ground story 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.
<b>17</b> Transparency: Front Upper Stories	20% min.	18% min.	18% min.	18% min.	Measured from top of ground story. See 102-1620 (k) for measuring upper story transparency. No 15 ft. wide sections of any story on a front facade may be without transparency.
<b>18</b> Building Entrance Location	One per every 50 feet of front facade				See 102-1620 (l) for measuring building entrance location.
<b>19</b> Entrance Transition Type	Storefront	Storefront	Storefront	Storefront	See 102-1620 (l) for measuring entrance transition type.
<b>20</b> Ground Story Elevation	Within 30 inches of sidewalk elevation				
<b>21</b> 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 divisions with shadow lines must be applied to all stories above the ground story. See 102-1620 (m) for measuring horizontal divisions with shadow lines.
<b>22</b> Vertical Divisions with Shadow Lines	One per every 60 ft. of ground story street facade	One per every 45 ft. of ground story street facade	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

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**102-360 (i) SUPPLEMENTAL STOREFRONT BUILDING REGULATIONS**

**(f) Front Streetwall 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 count towards Front Streetwall when abutting the setback zone. Courtyard facades must be treated as front facade per facade regulations for the building type and any design regulations in Article 7. See definition of courtyard in 102-1650.
- 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 front each as a front facade. See Figure 3-6.

- On MX through-lots along any front facade facing an N, NX, or RX zone across a street, the building must use the following for a minimum depth of 30 feet from the facade:
  - The regulations of any allowed building type in the similar RX (e.g. RX-TOD on an MX-TOD zoned lot) or any NX zone building type must be applied including building siting, parking and accessory structures, heights, roof types, and street facades.
  - Allowed uses permitted in any building type in the similar RX zone or the NX2 zone may be applied.

- 3. If the above regulations are used, Storefront building regulations must be met on the other front street frontage for a minimum depth of 30 feet.**
- 4. Story Setbacks at N or NX Zones.**
  - In MX-TOD, within 300 feet of any N zone, the maximum height may be no more than 6 stories.
  - In all zones, facades abutting an N or NX1 zone above the 3rd story must be stepped back a minimum of 12 feet from the lower facades. Buffer required per 102-820.
- 5. 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.
- 6. 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.
- 7. 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.

Figure 3-6. Through-Lot Illustration (section)

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# USES

## Principal Use Table

The uses allowed in various zones are presented in Table 5-1. The table, shown at right, includes:

- Uses permitted by-right (“●”)
- Uses permitted in the rear of the ground story or in upper stories only (“◐”)
- Uses allowed only with conditional use approval (“○”)  
Uses allowed only when limited to no more than 25% of the ground floor footprint (“◑”)

A dash (“-”) in the use table identifies uses that are prohibited in a particular zone.

Each use is defined within Article 5, which also includes supplemental use regulations that apply to some use types.

**DRAFT** 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	IX-TOD	I-TOD	IX-S	I1	NI, N2	N3-A	N3-B	NX1	NX2		P1
<b>RESIDENTIAL</b>																		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	●	●	●	●	●	●	●	-	-	-	-	●	●	●	●	●	-	-
<b>COMMERCIAL</b>																		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	-	-	-	-	-	-	-	-	●	●	●	-	-	-	-	-	-	-
<b>MANUFACTURING &amp; INDUSTRY</b>																		102-550
Manufacturing, Artisan	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-
Manufacturing, Limited	-	-	-	-	-	-	-	●	●	●	●	-	-	-	-	-	-	-
High-Impact Industry	-	-	-	-	-	-	-	-	-	●	●	-	-	-	-	-	-	-
Warehousing & Distribution	-	-	-	-	-	-	-	-	●	●	●	-	-	-	-	-	-	-
<b>CIVIC &amp; INSTITUTIONAL</b>																		102-560
College	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	●
Community Assembly	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	○
Cultural Facility	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	●
Detention or Correctional Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	○
Hospital	-	-	-	○	○	-	-	-	-	-	-	-	-	-	-	-	-	●
Parks and Open Space	-	-	●	●	●	●	●	●	●	●	-	○	-	-	-	-	-	●
School	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	○
Utilities & Services, Minor	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Utilities & Services, Major	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
<b>OTHER</b>																		102-570
Wireless Communication Facility																		
Tower	-	-	-	-	-	-	-	-	-	-	-	○	-	-	-	-	-	-
Antenna	●	●	●	●	●	●	●	●	●	●	●	-	-	-	●	●	●	●

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

## Accessory Uses & Structures

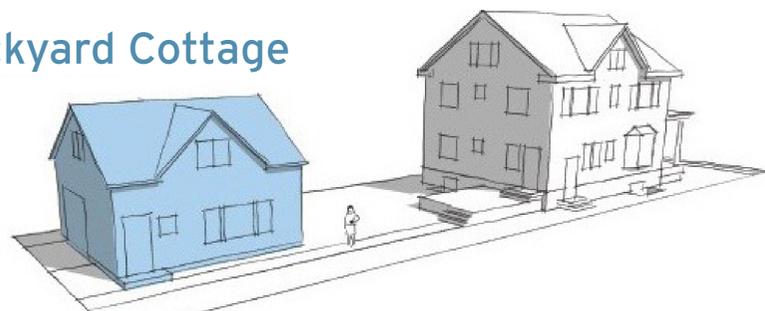
Article 6 of the new development code includes regulations that apply to accessory uses and accessory structures. Accessory uses includes home occupations, outdoor storage, and secondary suites. Accessory structures includes drive-through facilities, fences, outbuildings (e.g. detached garages and sheds), and backyard cottages.

### BACKYARD COTTAGES & SECONDARY SUITES

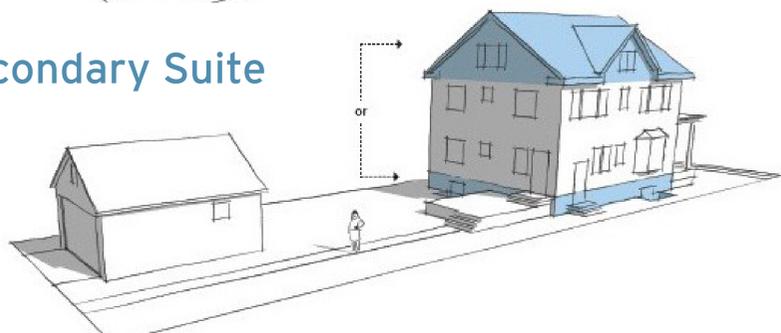
- Allowed on N-zone lots occupied solely by a detached house
- No more than one backyard cottage or secondary suite per lot
- No additional parking required
- Owner must live in the principal or accessory dwelling
- Backyard cottages limited to 2 stories in height and 800 sq. ft.
- Secondary suites limited to 800 sq. ft.

The new code allows accessory dwelling units (ADUs) that are subordinate to the principal dwelling unit in all N zones. ADUs must be inside the main house (secondary suite) or in a backyard cottage.

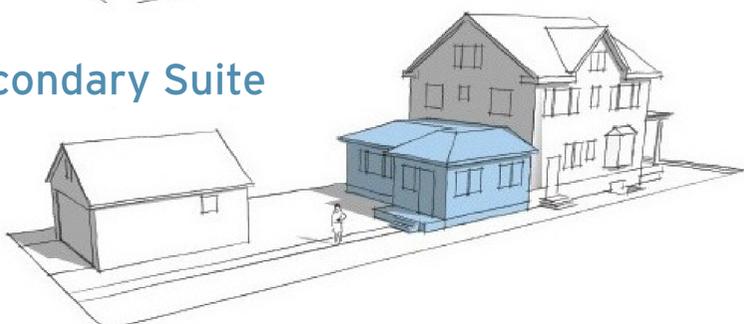
### Backyard Cottage



### Secondary Suite



### Secondary Suite



# BUILDING DESIGN

## Facade Materials

The building design regulations of Article 7 are intended to address the comprehensive plan's urban design goals. The regulations address the physical quality of buildings and their long-term value and durability. The regulations are also intended to help maintain and enhance the pedestrian experience and preserve the city's traditional form and scale. The building material regulations of Article 7, shown below, are an important example. The types of facade materials allowed is based on building type and facade orientation (street-facing or non-street-facing).



Figure 7-G. Major vs. Minor Materials

### 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
<b>A</b> Brick full dimensional, economy, unit, face brick	•	•	•	•	•	•
<b>B</b> Concrete Masonry Units architectural, minimum 3" depth, "artisan stone" look, varied sizes, (Eschelon Masonry or approved equal), "stone" face, "hewn stone", rock cut	-	•	•	-	•	•
<b>C</b> Fiber Cement Board panels, finished lap siding or shingles	-	-	-	•	-	•
<b>D</b> Glass curtain wall	-	-	•	-	•	•
<b>E</b> Metal, Architectural architectural panel, cladding system (steel, titanium, zinc)	-	-	•	-	•	•
<b>F</b> Stone natural, units	•	•	•	•	•	•
Stucco cement-based, 2-3 layer hard coat	-	•	•	-	•	•
<b>G</b> Vinyl & PVC Siding minimum .040 in. thick	-	-	-	•	-	-
<b>H</b> 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>B</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%
<b>J</b> Concrete Masonry Units minimum 3" depth, split-faced, burnished/ground face, glazed, or honed	Workshop-Warehouse	-	35%
<b>C</b> Fiber Cement Board finished panels	All	Major material is required at grade up to 2 feet and adjacent to entrances	35%
<b>D</b> Glass curtain wall	All except Traditional and Commercial House	-	35%
<b>E</b> 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%
<b>L</b> 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%
<b>H</b> Wood painted, stained, treated, natural, or aged lap siding, shingles, board & batten	All	-	35%
<b>I</b> Wood, Composite lap siding, shingles, board & batten, rainscreen system	All	-	35%



### Article 7 Building Design 102-740 Facade Materials

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Table 7-3. Allowed Non-Street Facade Materials

All allowed major facade materials and minor facade materials may be used on 100% of non-street facade, unless otherwise indicated below or unless listed as prohibited in Table 7-5.

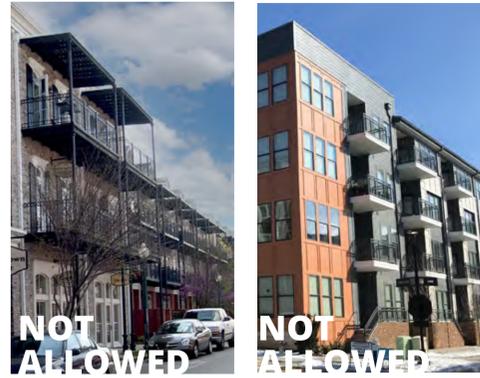
MINOR FACADE MATERIAL (alphabetical)	ALLOWED ON BUILDING TYPES	OTHER LIMITATIONS	MAXIMUM AMOUNT ON NON-STREET FACADES	MAXIMUM AMOUNT ON RAIL & TRAIL FACADES
Brick thin, veneer	All	-	100%	100%
Concrete Surfaces unfinished, untreated, unstained, unpainted	General and Workshop-Warehouse buildings in IX and I zones only	-	100%	35%
Concrete Surfaces finished, stained, painted, treated	All	-	100%	35%
<b>I</b> Concrete Masonry Units minimum 3" depth, split-faced, burnished/ground face, glazed, or honed	All except Traditional and Commercial House, Row	-	100%	100%
<b>K</b> Glass Block clear or patterned units without color	All	-	35%	15%
<b>L</b> Metal, Aluminum Composite aluminum composite materials (ACM) or panels (ACP)	All except Traditional and Commercial House	Only 3rd or higher stories	35%	35%
Metal, Corrugated, Other ribbed, corrugated, sheet	Workshop-Warehouse	-	100%	100%
Stucco synthetic or with elastomeric finishes	All	Only 3rd or higher stories	35%	35%



# BUILDING & SITE DESIGN



Balconies Appropriately Attached to or Incorporated into Facade.



**NOT ALLOWED** Balconies: Covers More than 35 Percent of Facade  
**NOT ALLOWED** Balconies: Extending Off Facade

Figure 7-J. Examples of Balconies



Figure 7-K. Examples of Defined Principal Entryways



Figure 7-O. Examples of Building Articulation

## Building Details

The building design article includes a series of design standards that apply to all mixed-use building types. These regulations use objective, measurable standards that are easily administered and include such items as balconies, defined principal entrances, building facade variety, and mechanical equipment location.



Figure 7-S. Rooftop Utilities Screened from the Public Way by a Parapet

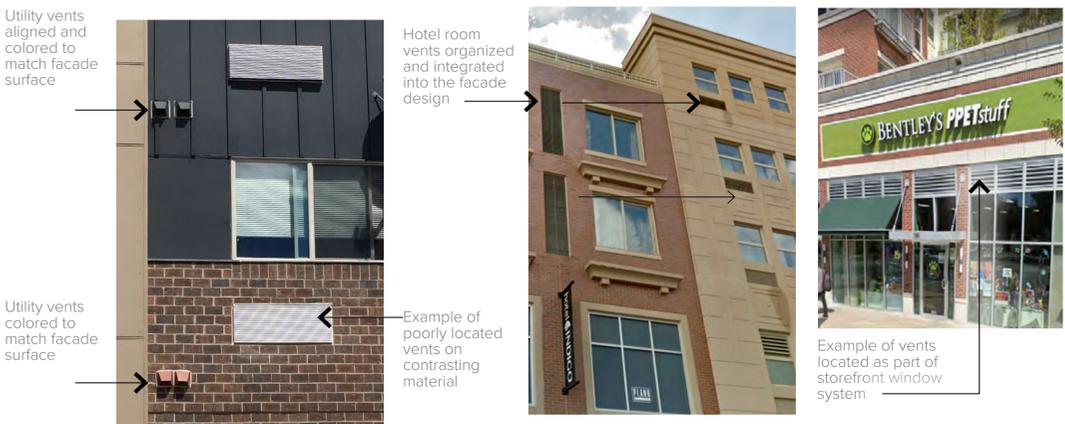


Figure 7-R. Utility Appurtenances located on Facades

## Landscape & Site Design

The landscape and site design regulations of Article 8 include a series of design standards applying to all mixed-use building types, such as fence and tree requirements for parking lots along streets, parking lot islands and trees, and buffer landscaping between different zones.

The new landscape regulations include tree preservation and replacement standards.

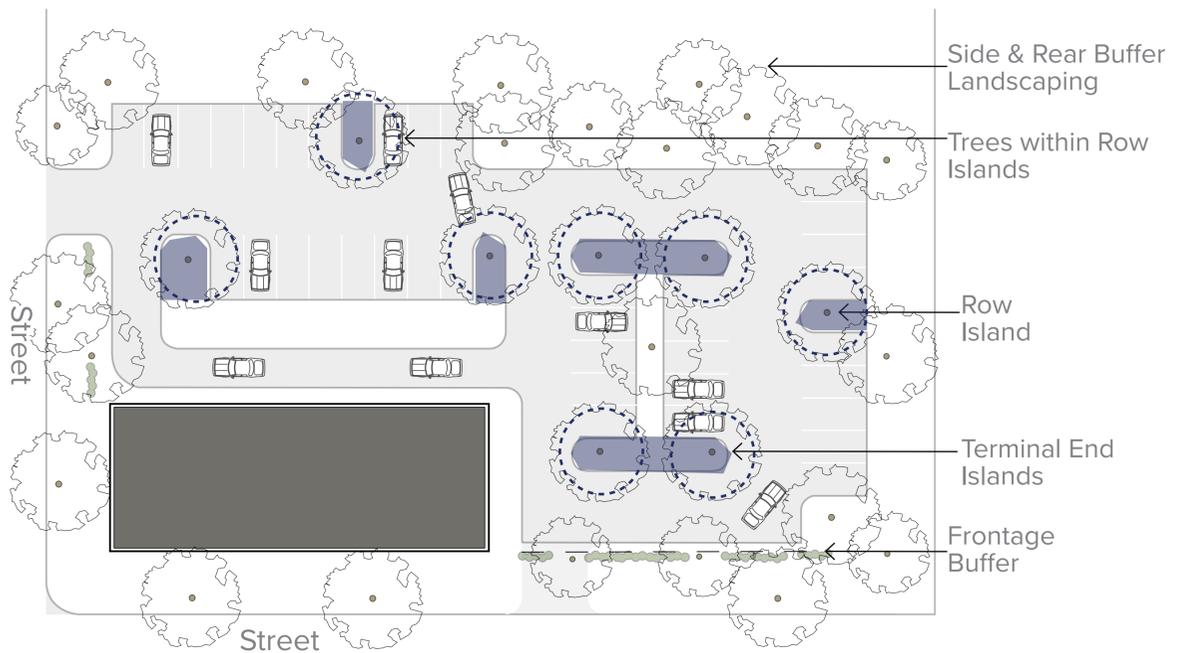


Figure 8-5. Interior Parking Lot Landscape

# PARKING & SIGNS

## Motor Vehicle Parking

Minimum off-street motor vehicle parking requirements have been reduced for many use types. The regulations have also been made more flexible by giving off-street parking credit for nearby public parking spaces and for projects that provide indoor bike parking facilities for employees. Shared parking for uses with different times of peak parking demand is also allowed and encouraged. New provisions have been added requiring electric vehicle charging equipment in larger parking lots. Most other existing regulations governing parking, driveways and access have been retained in the new ordinance.

## Bicycle Parking

The proposed development code includes new requirements that new uses provide bicycle parking spaces for customers and visitors. As mentioned above, uses that provide safe, secure long-term-bicycle parking facilities may receive credit toward satisfying motor vehicle parking requirements.

## SIGNS

The sign regulations in the proposed code closely track the city's existing sign regulations. The provisions have been reorganized and edited for clarity, and some regulations have been adjusted to reflect the overall intent of the new code.

Substantive changes are identified in the draft code with red underlined text and footnotes

**Table 10-2. Maximum Sign Heights**

ZONE	MAXIMUM HEIGHT (FEET)
N, NX, RX-N, & MX-N	6
MX-TOD & RX-TOD	10
IX-TOD, I-TOD, & IX-S	10
I-1 & I-2	10
P	6

The current code allows signs up to 35 feet in height.

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Article 9 Parking and Mobility  
102-920 Parking Ratios

**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
<b>RESIDENTIAL</b>				
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
<b>COMMERCIAL</b>				
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 (i))	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
<b>MANUFACTURING &amp; INDUSTRY</b>				
Manufacturing, Artisan	No minimum requirement	1 per 1,000 sf	1 per 5,000 sf	Min. 75% long-term
Manufacturing, Limited			1 per 20,000 sf	Min. 75% long-term
High-Impact Industry			1 per 40,000 sf	Min. 75% long-term
Warehousing & Distribution			1 per 50,000 sf	Min. 75% long-term
<b>CIVIC &amp; INSTITUTIONAL</b>				
College	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 (i))	Parking study required	3 per classroom	Min. 50% short-term
Community Assembly		1 per 400 sf or 1 per 5 seats, whichever is less	1 per 2,000 sf	Min. 50% short-term
Cultural Facility		1 per 400 sf	1 per 5,000 sf	Min. 50% short-term
Detention or Correctional Facility		Parking study required	Parking study required	
Hospital		Parking study required	Parking study required	
Parks and Open Space		None	Parking study required	
School		1 per 10 high students for high schools; 1 per classroom for all other schools	3 per classroom	Min. 50% short-term
Utilities & Services, Minor		None	None	
Utilities & Services, Major		Parking study required	1 per 20,000 sf	Min. 75% long-term

[1] See 102-940 (a) for motor vehicle parking in MX-D and RX-D zones  
sf = square feet of floor area (see 102-930 (c))

April 13, 2022

CITY OF HOPKINS MN 9-3

**Table 10-3. Signs in N and NX Zones**

ZONE	SINGLE SIGN MAXIMUM AREA	MAXIMUM CUMULATIVE SIGN AREA
N1, N2, N3	8 sq ft	8 sq ft
NX	12 sq ft	24 sq ft

**Table 10-4. Signs in Mixed-Use Zones**

ZONE	SINGLE SIGN MAXIMUM AREA	MAXIMUM CUMULATIVE SIGN AREA
MX-TOD, MX-D, MX-N, RX-TOD, RX-D, RX-N	60 sq ft	2 sq ft per foot of building frontage [1]
MX-S	80 sq ft	3 sq ft per foot of building frontage [1]
IX-TOD I-TOD IX-S	<del>250</del> 80 sq ft	<del>4</del> 3 sq ft per foot of building frontage [1]

[1] On corner lots building frontage is measured along narrowest frontage

# APPROVAL PROCESSES

**Table 13-1. Review and Decision-Making Summary**

PROCEDURE	ZA	BOAA	PZC	CC
Dev't Code Text Amendments	○	—	○	●
Zoning Map Amendments	○	—	○	●
<b>Major Subdivisions</b>				
Preliminary Plat	○	—	○	●
Final Plat	○	—	○	●
<b>Administrative Subdivisions</b>	●	—	—	—
<b>Conditional Use Permit</b>	○	—	○	●
<b>Interim Uses</b>	○	—	○	●
<b>Planned Unit Developments</b>				
Development Plan + Rezoning	○	—	○	●
Site Plan	○	—	○	●
<b>Site Plans</b>				
Administrative Site Plan	●	—	—	—
Major Site Plan	○	—	○	●
<b>Variances</b>	○	○	—	●
<b>Certificates of Occupancy</b>	○	—	—	—
<b>Building Permits</b>	○	—	—	—
<b>Appeals of Staff Decisions</b>	○	●	—	⓪

**Table notes:**

- = review and recommendation | ● = final decision
- ⓪ = appeals of BoAA decisions
- ZA = zoning administrator
- BOAA = board of appeals and adjustments
- PZC = planning & zoning commission
- CC = city council

Requirements for mailed notice of public hearings have been broadened from 350 feet to 500 feet. New code requires notification of property owners and occupants.

New requirements for posted notice signs apply to several procedures (e.g., rezonings)

New streamlined (staff-approval) site plan procedures have been added for small projects (Floor area of 25,000 sq. ft. or less)

**Figure 13-5. Conditional Use Permits**



**Figure 13-6. Zoning Variances**



The new code presents all of the development-related approval procedures in a single article, Article 13. Many of these procedures are set by state law. Changes from current practice are identified within the code text.