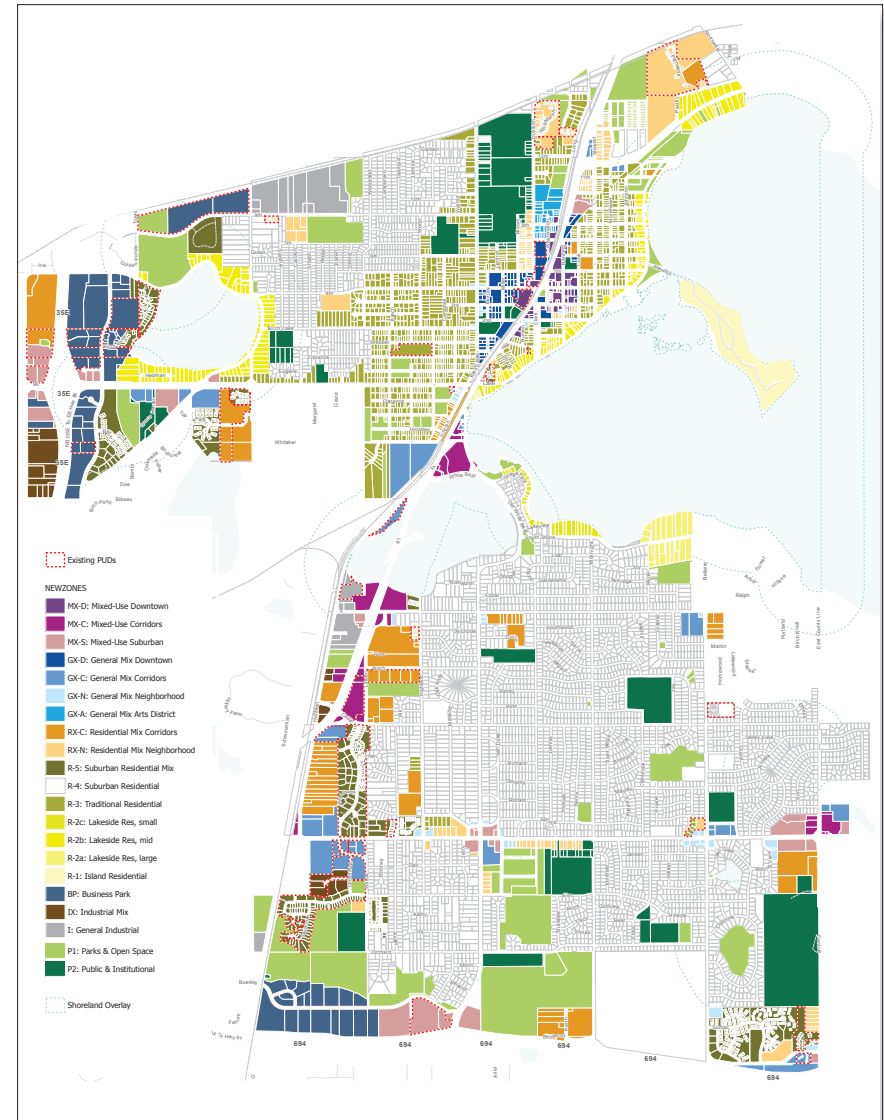


DISCUSSION DRAFT



City of White Bear Lake Zoning Code Update

Installment 1: Zones and Uses
July 22, 2024

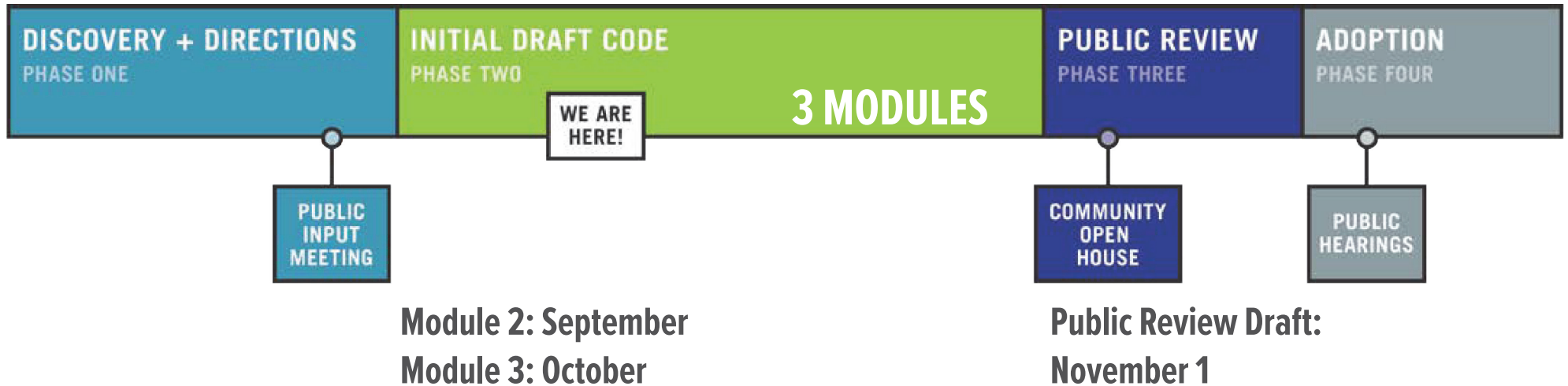


AGENDA

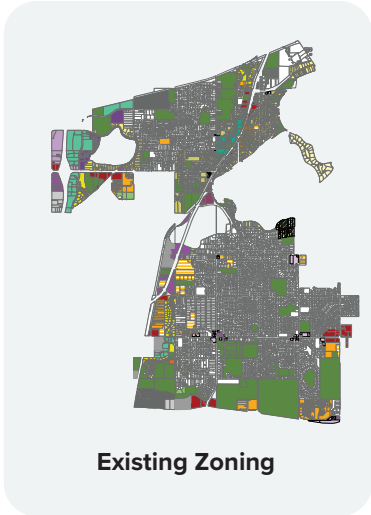
- 1. Process**
- 2. Proposed Code Structure**
- 3. Residential Zones**
- 4. Mixed-Use Zones**
- 5. Special Purpose Zones**

PROCESS

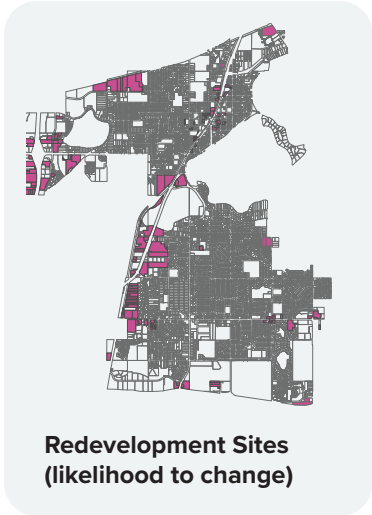
PROJECT PHASING



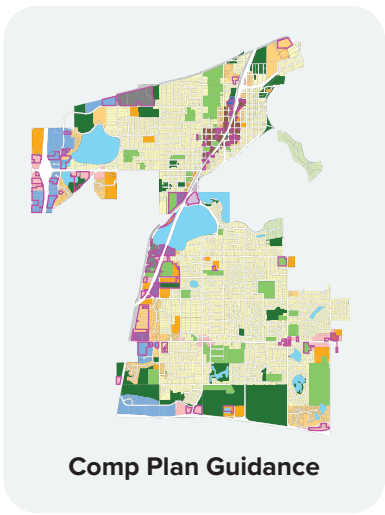
Methodology for Determining Place Types



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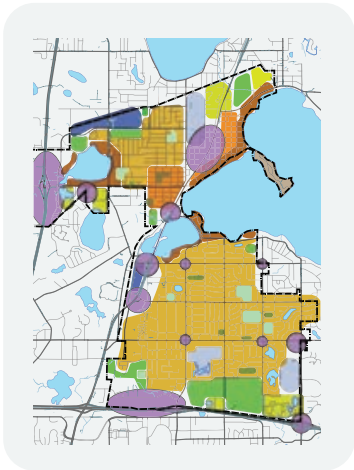
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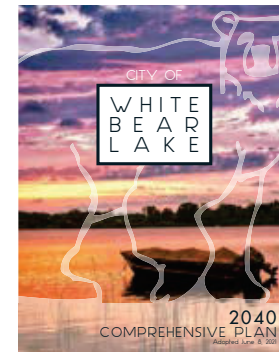
- Neighborhoods
- Centers
- Districts

Place Types

FUTURE LAND USE MAP

Legend

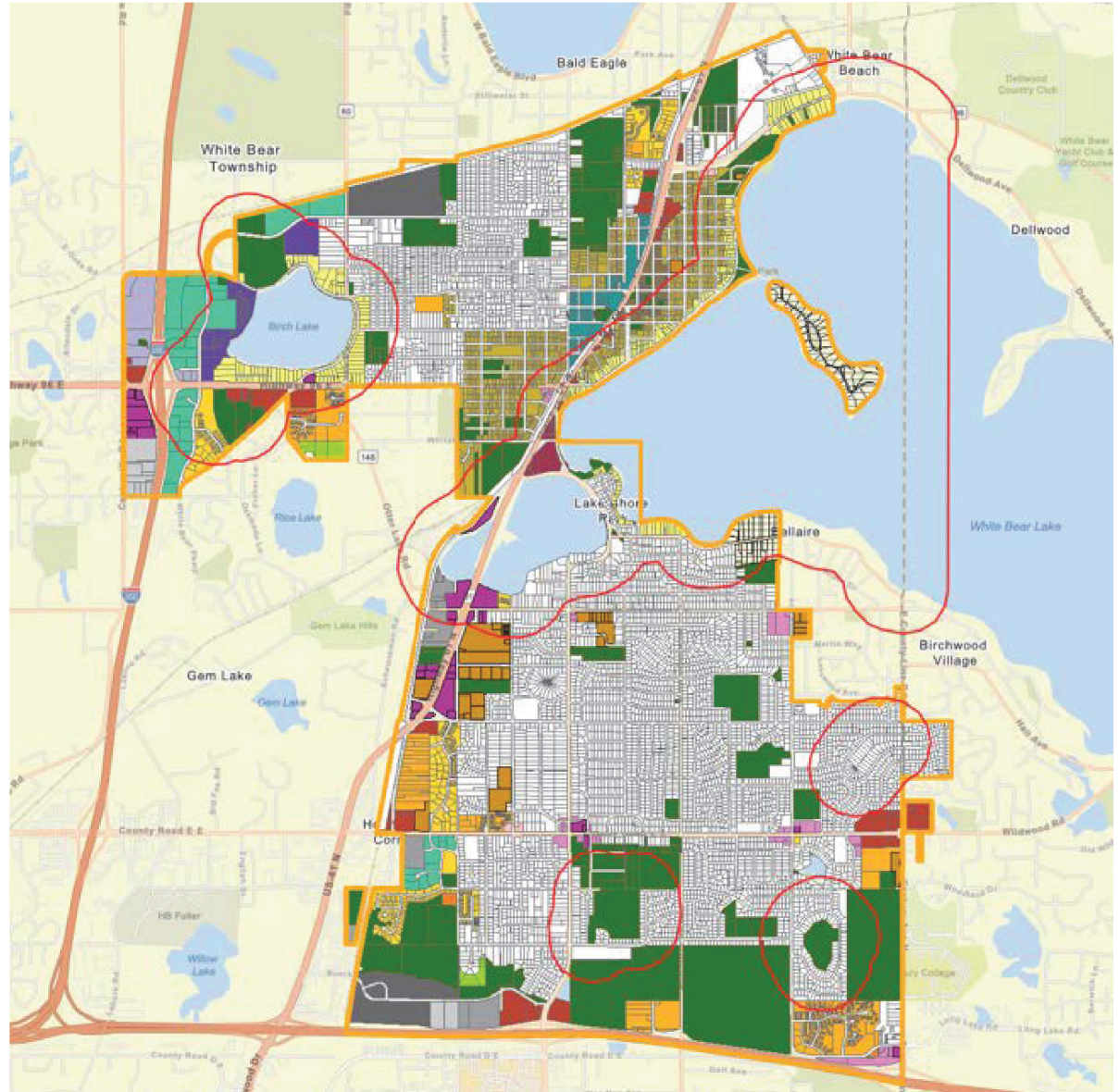
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Downtown
- Lake Village
- Business Park
- Industrial
- Public/Semi-Public
- Park, Recreation, & Open Space
- Arts District
- TOD Mixed Use
- Neighborhood Mixed Use
- Railway
- Right-of-Way
- Water and Wetlands



CURRENT ZONE MAP

- B-1: Neighborhood Business
- B-2: Limited Business
- B-3: Auto Oriented Business
- B-4: General Business
- B-5: Central Business
- BW: Business Warehouse
- DBD: Diversified Business Development
- DCB: Diversified Central Business
- I-1: Limited Industry
- I-2: General Industry
- LVMU: Lake Village Mixed Use
- O: Open Space
- P: Public
- PZ: Performance Zone
- PZR: Performance Zone Residential
- R-2: Single Family Residential
- R-3: Single Family Residential
- R-4: Single Family - Two Family Residential
- R-5: Single Family - Two Family Medium Density Residential
- R-6: Medium Density Residential
- R-7: High Density Residential
- R-B: Residential Business Transition
- R1-I: Low Density Single Family - Island
- R1-S: Low Density Single Family - Shoreland

24 zones



PROJECT DIRECTION

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* 3.	Address Accessory Uses and Structures.....	11
* 4.	Update Definitions	11
5.	Increase Reliance on Objective Standards	11
6.	Simplify Lot and Building Regulations.....	11
7.	Consolidate Zoning Classifications	12
8.	Eliminate Artificial Density Limits; Focus on Building Scale and Design	12
9.	Transition to Place-Based Regulations	13

PROJECT DIRECTION

MODULES 2 & 3

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11.	Consolidate and Update Landscape Regulations	14
12.	Illustrate and Summarize Sign Regulations	15
13.	Rethink Parking Requirements.....	15
14.	Consolidate and Clarify Procedures	16
15.	Remove Application Fees from Codes.....	16
16.	Expand Range of Eligible Administrative Variances	17
17.	Unify and Simplify Nonconformity Regulations	17

CODE STRUCTURE

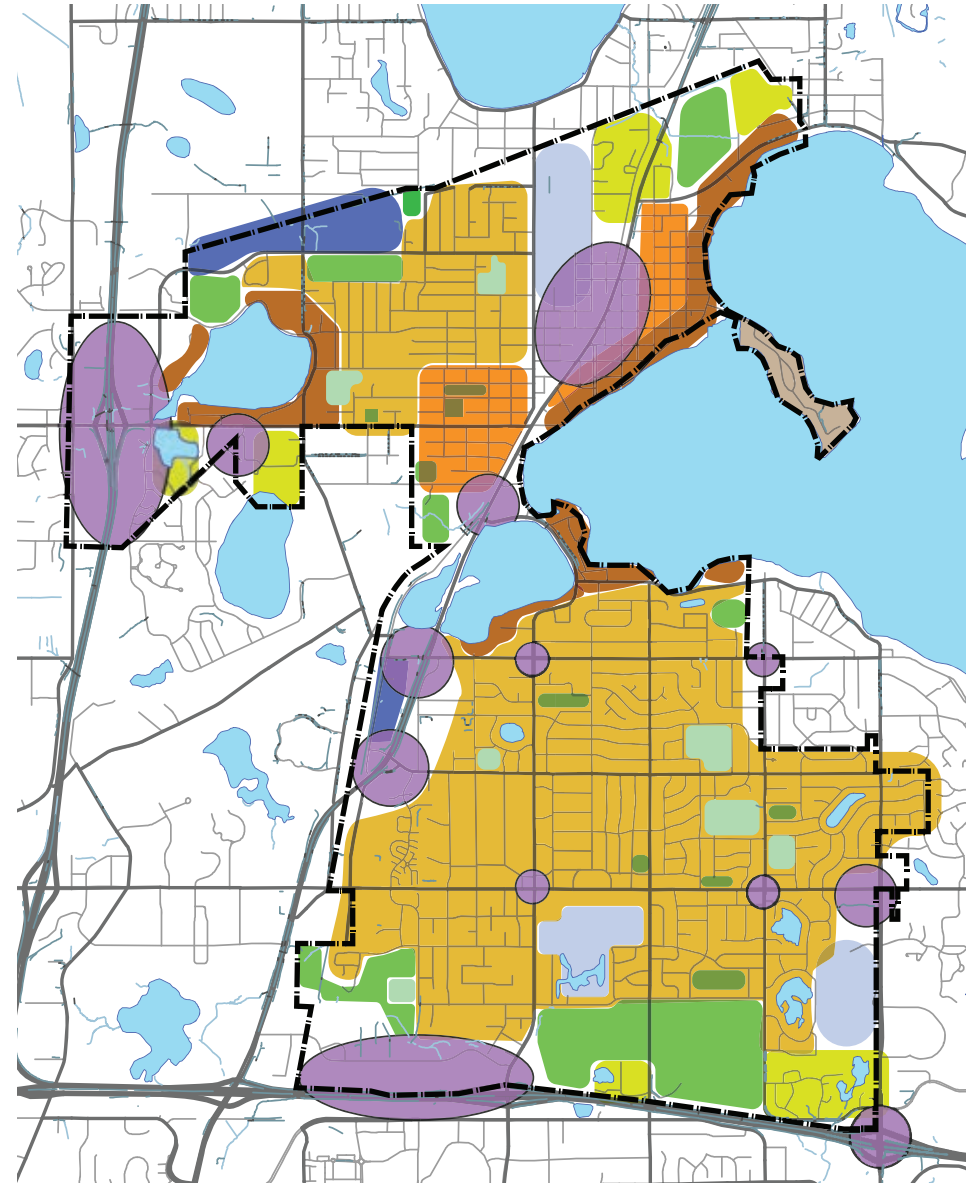
18.	Reorganize	18
19.	Include Tables and Illustrations	18

PLACE TYPES

CENTERS		
Place Type	Primary Current Zones	Secondary Current Zones
Downtown	B-5, DCB, R-4	B-4, B-2, P
Regional	DBD, BW, PZ, PZR	B-4, R-7
Community	B-4	R-6, B-3, B-2
Neighborhood	B-3, B-2, B-1	R-7, R-3

NEIGHBORHOODS		
Place Type	Primary Current Zone	Secondary Current Zone
Island	R-1	
Lakeside	R-2	
Traditional	R-4	R-5
Suburban	R-3	R-4
Multi Family	R-6	R-7

DISTRICTS		
Place Type	Primary Current Zones	Secondary Current Zone
Industrial	I-1, I-2, BW	DBD
Campus	P	
Schools		
Parks/Conservancy		



PLACE TYPES TO PROPOSED ZONES

SUMMARY OF RECOMMENDED ZONING APPROACH FOR EACH PLACE TYPE

MIXED-USE ZONES



SPECIAL PURPOSE ZONES



	Centers	Neighborhoods	Districts
Place-Based Approach	Downtown Core		
	Downtown Edge		
	Community Center Core		
	Community Center Edge		
	Neighborhood Center Core		
Conventional Approach	Downtown Subcore	Neighborhood Traditional	Industrial
	Regional Center Core	Neighborhood Suburban	Business
	Regional Center Edge	Neighborhood Lakeside	Public/Campus
		Neighborhood Island	
		Neighborhood MF PUD	



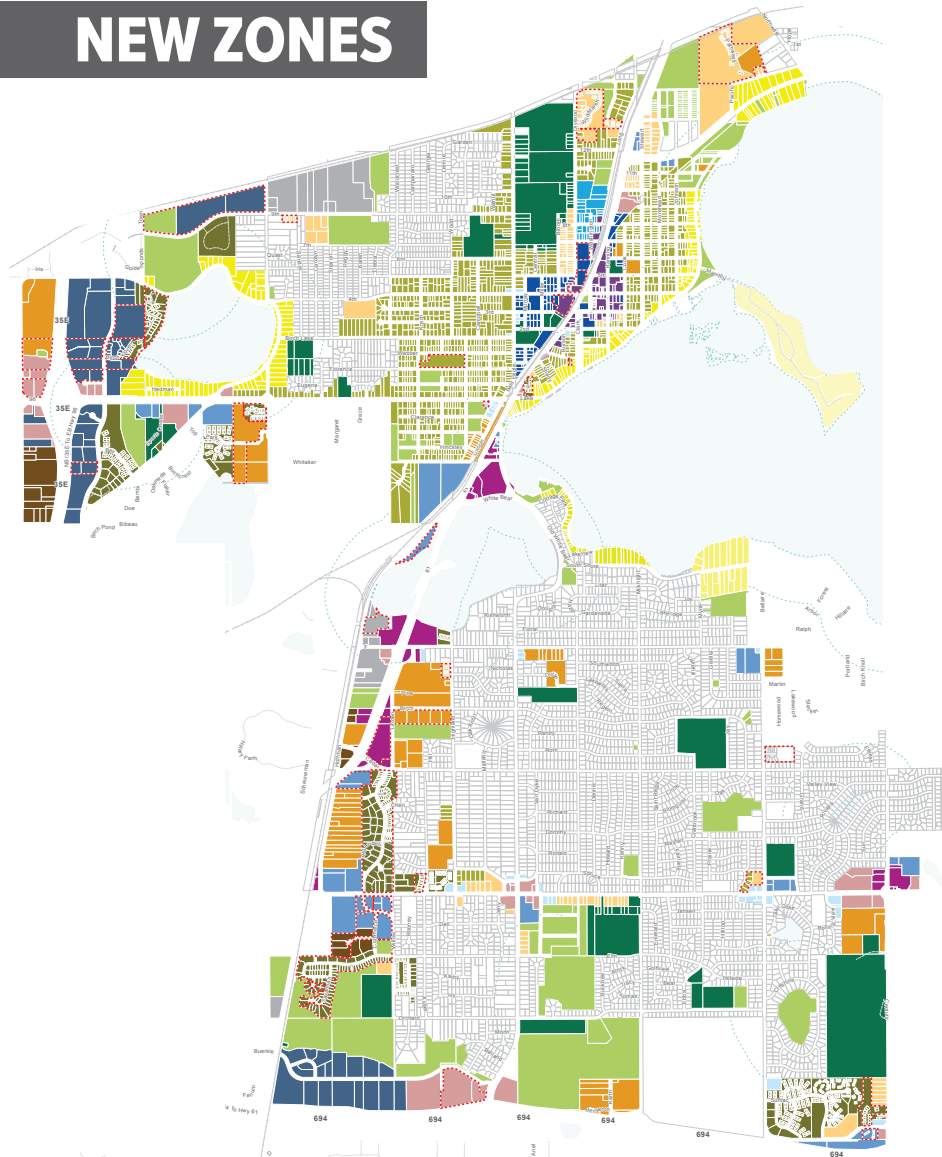
RESIDENTIAL ZONES



SPECIAL PURPOSE ZONES

PROPOSED CODE STRUCTURE

NEW ZONES



MIXED-USE ZONES

- MX-D: Mixed-Use Downtown
- MX-C: Mixed-Use Corridors
- MX-S: Mixed-Use Suburban
- GX-D: General Mix Downtown
- GX-C: General Mix Corridors
- GX-N: General Mix Neighborhood
- GX-A: General Mix Arts District
- RX-C: Residential Mix Corridors
- RX-N: Residential Mix Neighborhood

RESIDENTIAL ZONES

- R-5: Suburban Residential Mix
- R-4: Suburban Residential
- R-3: Traditional Residential
- R-2c: Lakeside Res, small
- R-2b: Lakeside Res, mid
- R-2a: Lakeside Res, large
- R-1: Island Residential

SPECIAL PURPOSE ZONES

- BP: Business Park
- IX: Industrial Mix
- I: General Industrial
- P1: Parks & Open Space
- P2: Public & Institutional

CODE STRUCTURE

How to Use the Zoning Ordinance



CODE STRUCTURE

MODULE 1

MODULE 2

MODULE 3

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CHAPTER 1302. RESIDENTIAL ZONES	2-1
CHAPTER 1303. MIXED-USE ZONES.....	3-1
CHAPTER 1304. SPECIAL PURPOSE ZONES.....	4-1
CHAPTER 1305. PRINCIPAL USES	5-1
CHAPTER 1306. ACCESSORY USES AND STRUCTURES	6-1
CHAPTER 1307. BUILDING DESIGN	7-1
CHAPTER 1308. LANDSCAPE & SITE DESIGN	8-1
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CHAPTER 1313. MEASUREMENTS & DEFINITIONS.....	13-1

DOCUMENT KEY

Please note that the pdf of this document is interactive. Click on a section in the table of contents and you will be taken to that page of the document.

Blue underlined text indicates linked cross-references within this document.

Pink text indicates items flagged for discussion or future work.

XXX indicates future cross-references in sections not yet developed (modules 2 and 3).

Because the structure of this article is significantly different from the current code,, existing standards are highlighted as follows:

[Green text] indicates requirements from current code, not intended to carry forward into the new zoning code. Provided for comparison and information only.

Green text (without brackets) indicates requirements from current code proposed to be maintained.

PRINCIPAL USES

Table 1305-1 Principal Use Table

	Mixed-Use Zones						Residential Zones					Special Zones						Use-Specific Regulations		
	MX-D	MX-C	MX-S	GX-D	GX-C	GX-A	GX-N	RX-C	RX-N	R-1	R-2a, R-2b, R-2c	R-3	R-4	R-5	BP	IX	I		P1	P2
RESIDENTIAL																				
Household Living																				
1 dwelling unit	●	●	●	●	●	●	○	-	●	●	●	●	●	●	-	-	-	-	-	-
2 dwelling units	●	●	●	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-
3-4 dwelling units	●	●	●	●	●	●	●	●	●	-	-	-	-	●	-	-	-	-	-	-
5+ dwelling units	●	●	●	●	●	●	-	●	-	-	-	-	-	-	-	-	-	-	-	-
Manufactured Home Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sacred Community	○	○	○	○	○	○	○	○	○	○	○	○	○	○	-	-	-	-	○	1305.0301
Group Living (except as below)	●	●	●	●	●	●	○	○	○	○	○	○	○	○	-	-	-	-	-	-
Residential Facility, Small	●	●	●	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-
Residential Facility, Large	○	○	○	○	○	○	○	○	○	○	○	○	○	○	-	-	-	-	-	-
COMMERCIAL																				
Adult Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	○	○	-	-	1305.0401
Animal Boarding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-
Consumer Service	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	●	●	●	-	●
Day Care, Small	●	●	●	●	●	●	●	●	●	●	●	●	●	●	-	-	-	●	●	-
Day Care, Large	●	●	●	●	●	●	○	○	-	-	-	-	-	-	-	●	●	-	-	-
Entertainment Venue, Large	-	●	●	-	●	-	-	-	-	-	-	-	-	-	-	●	●	-	○	●
Funeral & Mortuary Service	-	-	●	-	-	-	●	-	-	-	-	-	-	-	●	●	-	-	-	-
Lodging	●	●	●	●	●	●	●	-	-	-	-	-	-	-	●	●	-	-	-	-
Office	●	●	●	●	●	●	●	-	-	-	-	-	-	-	●	●	●	-	-	1305.040.8
Pawnshop or Precious Metal Dealer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	○	-	-	-	1305.040.9
Retail & Entertainment (except as below)	●	●	●	●	●	●	●	-	-	-	-	-	-	-	●	-	-	-	●	1305.040.10
Large-format Retail	-	●	●	-	-	-	-	-	-	-	-	-	-	-	●	-	-	-	-	-
Liquor, Off-Sale	-	●	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	○	○	-	-	-
Vehicle Sales & Service (except as below)	-	-	○	-	-	-	-	-	-	-	-	-	-	-	○	○	○	-	-	1305.040.12
Major Vehicle Repair & Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	○	○	○	-	-	-
MANUFACTURING & INDUSTRY																				
Manufacturing, Artisan	●	●	●	●	●	●	●	-	-	-	-	-	-	-	●	●	●	-	-	-
Manufacturing, Limited	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	-
High-Impact Industry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	○	-	-	-	-
Warehousing & Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	●	●	●	-	-	-

	Mixed-Use Zones						Residential Zones					Special Zones						Use-Specific Regulations		
	MX-D	MX-C	MX-S	GX-D	GX-C	GX-A	GX-N	RX-C	RX-N	R-1	R-2a, R-2b, R-2c	R-3	R-4	R-5	BP	IX	I		P1	P2
CIVIC & INSTITUTIONAL																				
College	●	●	●	●	●	●	●	-	-	-	-	-	-	-	●	-	-	-	-	●
Community Assembly	●	●	●	●	●	●	●	○	○	○	○	○	○	○	●	-	-	-	-	○
Cultural Facility	●	●	●	●	●	●	●	-	-	-	-	-	-	-	●	●	-	-	●	●
Detention or Correctional Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	○
Hospital	-	-	-	○	○	-	-	-	-	-	-	-	-	-	●	-	-	-	-	●
Parks and Open Space	-	-	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
School	●	●	●	●	●	●	●	○	○	○	○	○	○	○	○	○	○	○	○	○
Utilities & Services, Minor	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
Utilities & Services, Major	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
OTHER																				
Billboard	-	-	○	-	-	-	-	-	-	-	-	-	-	-	-	○	○	-	-	-
Wireless Communication Tower	Allowed only on the city's municipal antenna site except as specified in XXX																		1305.0701	

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








RESIDENTIAL ZONES

RESIDENTIAL ZONES | **KEY CHANGES**

- 1. Introduction of LAKESIDE ZONES**
- 2. Expansion of TRADITIONAL ZONE (old R-4, now R-3)**
- 3. KEY ACCESSORY STRUCTURES (detached garages, outbuildings, & water-oriented structures) added to zones**
- 4. DIMENSIONAL changes to match on-the ground lots and buildings**

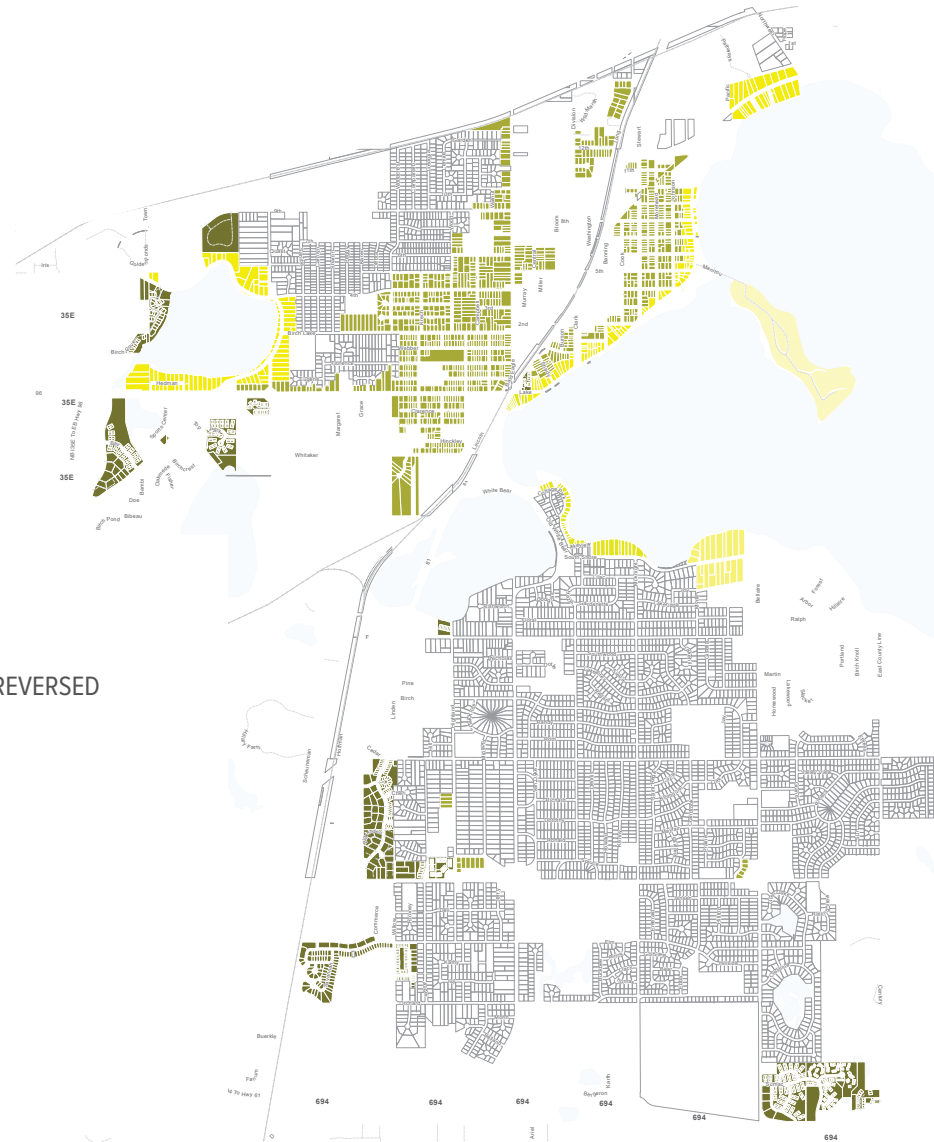
RESIDENTIAL ZONES

Table 1302-1 Residential Zones

NEW SYMBOL	NEW ZONE NAME	CURRENT SYMBOL ¹	LOCATION ²
	R-1 Island Residential	R-1I	same
	R-2a Lakeside Residential, large lot	R-1S	same
	R-2b Lakeside Residential, medium lot	R-2	Lake Avenue frontage
	R-2c Lakeside Residential, small lot	R-2	Cottage Park Rd
	R-3 Traditional Residential	R-4	some revisions (see map)
	R-4 Suburban Residential	R-3	some revisions (see map)
	R-5 Suburban Residential Mix	R-5	Pods of existing townhouses & quadrminiums or new small lot houses

*NEW

*REVERSED



RESIDENTIAL ZONES

Table 1305-1 Principal Use Table

	Residential Zones				
	R-1	R-2a, R-2b, R-2c	R-3	R-4	R-5
RESIDENTIAL					
Household Living					
1 dwelling unit	●	●	●	●	●
2 dwelling units	-	-	●	-	●
3-4 dwelling units	-	-	-	-	●
5+ dwelling units	-	-	-	-	-
Manufactured Home Park	-	-	-	-	-
Sacred Community	○	○	○	○	○
Group Living (except as below)					
Residential Facility, Small	●	●	●	●	●
Residential Facility, Large	○	○	○	○	○
COMMERCIAL					
Adult Establishment	-	-	-	-	-
Animal Boarding	-	-	-	-	-
Consumer Service	-	-	-	-	-
Day Care, Small	●	●	●	●	●
Day Care, Large	-	-	-	-	-
Entertainment Venue, Large	-	-	-	-	-
Funeral & Mortuary Service	-	-	-	-	-
Lodging	-	-	-	-	-
Office	-	-	-	-	-
Pawnshop or Precious Metal Dealer	-	-	-	-	-
Retail & Entertainment (except as below)					
Large-format Retail	-	-	-	-	-
Liquor, Off-Sale	-	-	-	-	-
Self-Service Storage	-	-	-	-	-
Vehicle Sales & Service (except as below)					
Major Vehicle Repair & Maintenance	-	-	-	-	-

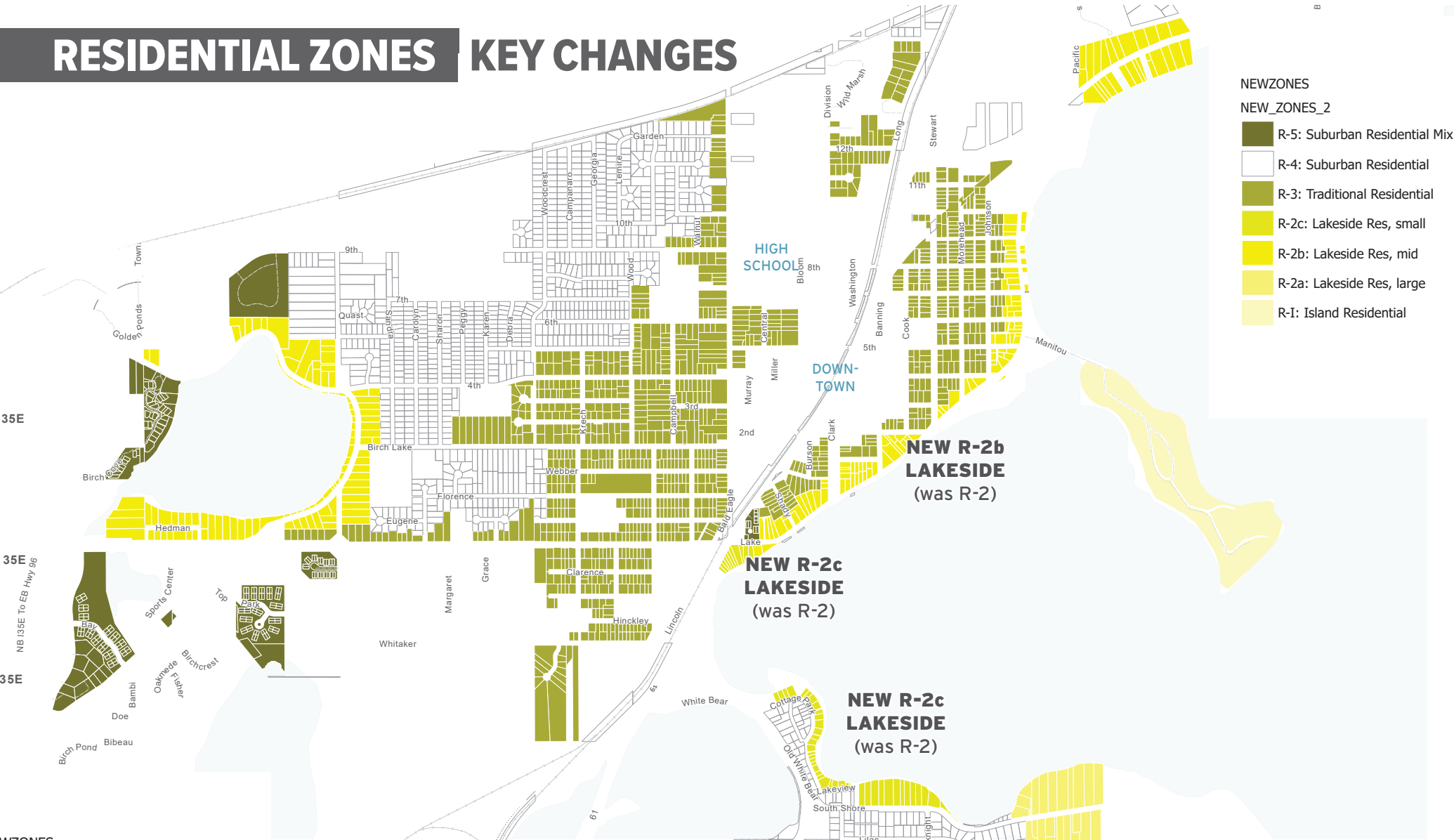
	Residential Zones				
	R-1	R-2a, R-2b, R-2c	R-3	R-4	R-5
MANUFACTURING & INDUSTRY					
Manufacturing, Artisan	-	-	-	-	-
Manufacturing, Limited	-	-	-	-	-
High-Impact Industry	-	-	-	-	-
Warehousing & Distribution	-	-	-	-	-
CIVIC & INSTITUTIONAL					
College	-	-	-	-	-
Community Assembly	○	○	○	○	○
Cultural Facility	-	-	-	-	-
Detention or Correctional Facility	-	-	-	-	-
Hospital	-	-	-	-	-
Parks and Open Space	●	●	●	●	●
School	○	○	○	○	○
Utilities & Services, Minor	●	●	●	●	●
Utilities & Services, Major	○	○	○	○	○
OTHER					
Billboard	-	-	-	-	-
Wireless Communication Tower	antenna site except as sp				

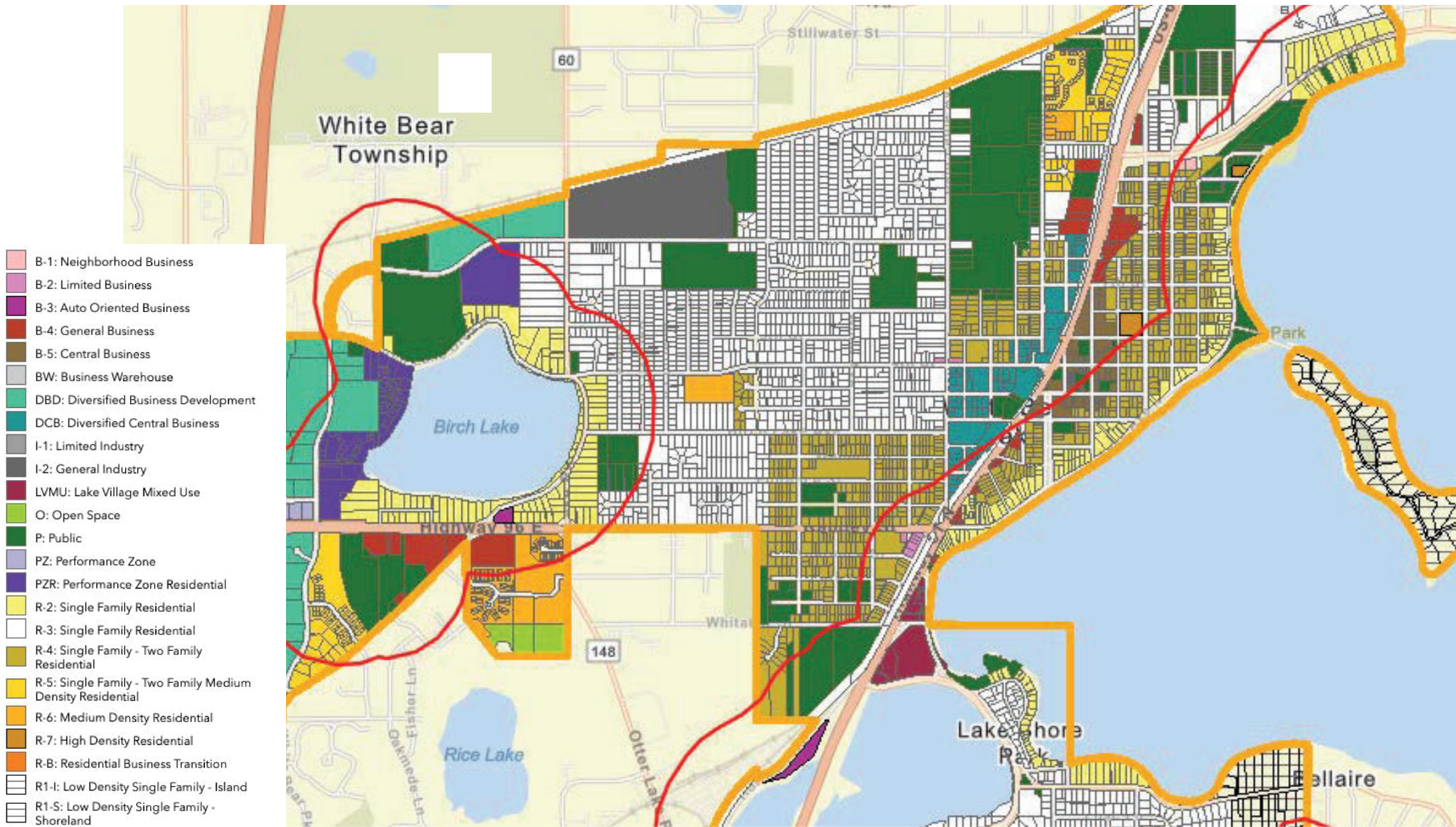
KEY: ● = Permitted ○ = Permitted in Upper Stories Only

⦿ = Limited to No More than 25% of Footprint

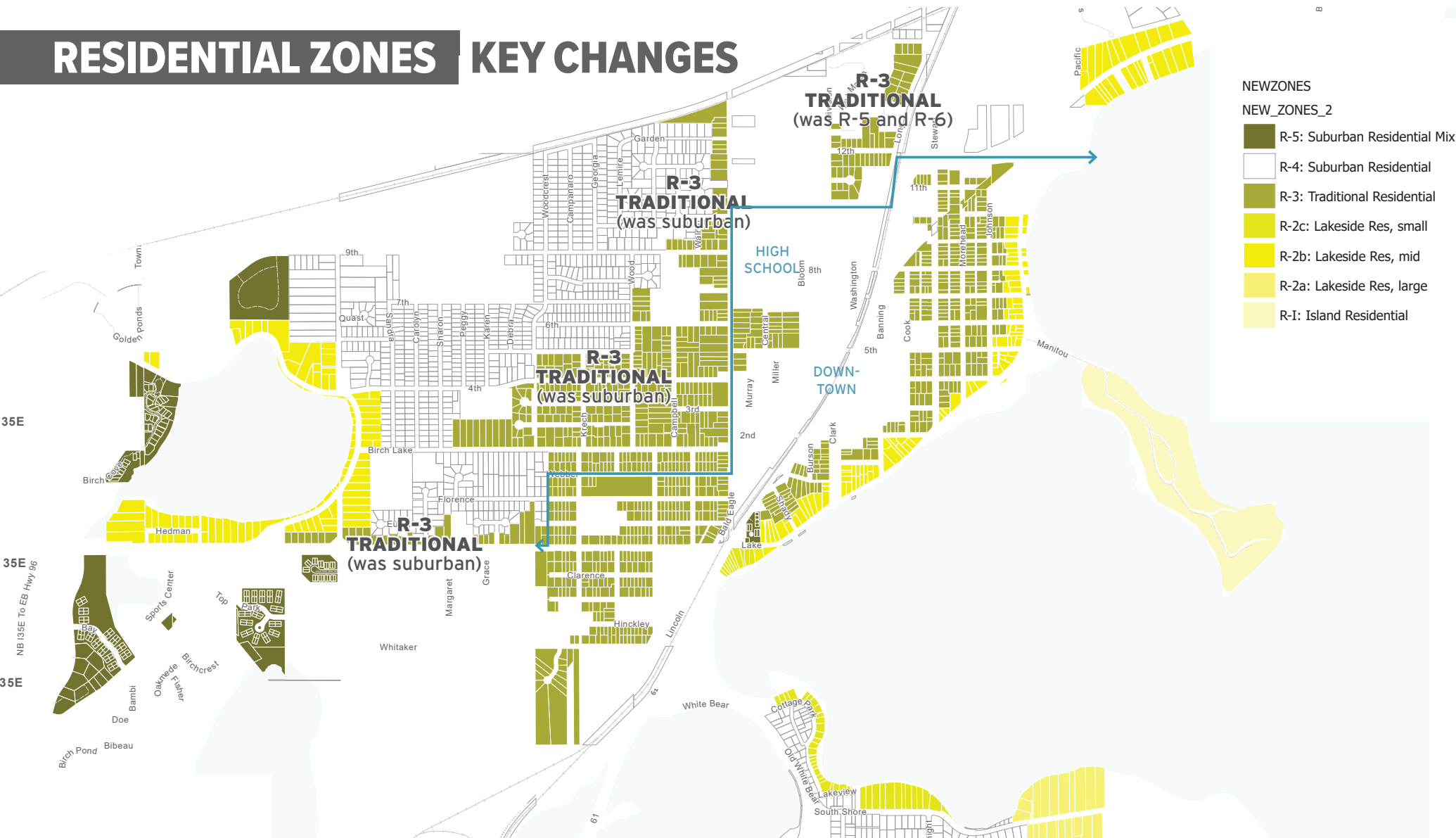
○ = Requires Conditional Use Approval - = Prohibited

RESIDENTIAL ZONES KEY CHANGES





RESIDENTIAL ZONES KEY CHANGES



- NEWZONES**
NEW_ZONES_2
- R-5: Suburban Residential Mix
 - R-4: Suburban Residential
 - R-3: Traditional Residential
 - R-2c: Lakeside Res, small
 - R-2b: Lakeside Res, mid
 - R-2a: Lakeside Res, large
 - R-I: Island Residential

RESIDENTIAL ZONES

Table 1302-1 Residential Zones








	NEW SYMBOL	NEW ZONE NAME	CURRENT SYMBOL ¹	LOCATION ²
	R-1	Island Residential	R-1I	same
	R-2a	Lakeside Residential, large lot	R-1S	same
	R-2b	Lakeside Residential, medium lot	R-2	Lake Avenue frontage
	R-2c	Lakeside Residential, small lot	R-2	Cottage Park Rd
	R-3	Traditional Residential	R-4	some revisions (see map)
	R-4	Suburban Residential	R-3	some revisions (see map)
	R-5	Suburban Residential Mix	R-5	Pods of existing townhouses & quadriminiums or new small lot houses

Table 1302-2 Building Types Allowed in R Zones

Building Types	RESIDENTIAL ZONES					Reference
	R-1	R-2a R-2b R-2c	R-3	R-4	R-5	
Lakefront House	●	●	–	–	–	1302.050
Detached House	–	–	●	●	●	1302.060
Multi-Unit House	–	–	●	–	●	1302.070
Attached House	–	–	●	–	●	1302.080

KEY: ● = Allowed

RESIDENTIAL ZONES

INTRODUCTION

Chapter 1302 Residential Zones
1302.050 Lakefront House

DRAFT

1302.050 Lakefront House

1302.050.1 DESCRIPTION. A Lakefront House is a detached residential building that contains only one dwelling unit and is located on a single lot abutting a lake and not occupied by other principal buildings.

1302.050.2 REGULATIONS. Lakefront Houses are subject to the regulations set forth in 1303-050.4 through 1303-050.5. See Chapter 1313 for rules governing how compliance with building location and height regulation is determined.

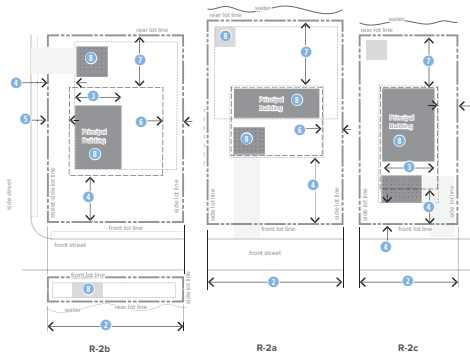


Figure 1302.050-A. Lakefront House Building Siting

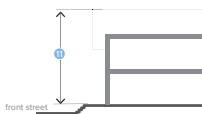


Figure 1302.050-B. Lakefront House Building Height

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

BUILDING SITING

DRAFT

Chapter 1302 Residential Zones
1302.050 Lakefront House

	ZONES				Additional/ References
	R-1 [R-1, Island]	R-2a [R-1SH, Shore Blvd.]	R-2b [R-2, Lake Ave.]	R-2c [R-2, Cottage Park Rd.]	
1303-050.4. BUILDING SITING. See Figure 1302.050-A					
1 Lot Area, minimum	43,560 s.f.	43,560 s.f.	10,500 s.f. [15,000]	7,200 s.f. [15,000 s.f.]	See XXX for Shoreland Overlay requirements.
2 Lot Width, minimum	150 ft.	120 ft.	70 ft. [100 ft.]	60 ft. [100 ft.]	
3 Building Width, minimum	22 ft.	22 ft.	22 ft.	22 ft.	
4 Front Street Setback, minimum	40 ft.	50 ft.	35 ft.	25 ft. [35 ft.]	Street setback averaging applies. See XXX for allowed encroachments into setbacks.
5 Side Street Setback, minimum	40 ft.	50 ft.	15 ft. [35 ft.]	15 ft. [35 ft.]	
6 Side Setback, minimum	35 ft. - except 15 ft. for attached garage	15 ft.	15 ft.	15 ft.	
7 Rear Setback, minimum	50 ft.	50 ft.	40 ft.	40 ft.	
8 Impervious Coverage, maximum ¹ Additional Area per 1302.020.7	30% +20%	30% +20%	30% +20%	30% +20%	See XXX for Shoreland Regulations.
9 Attached Garage, maximum size	No more than the footprint of the principal structure or 1,000 s.f., whichever is less.				
1303-050.5. HEIGHT. See Figure 1302.050-B					
10 Principal Building Height, maximum	35 ft.	35 ft.	35 ft.	35 ft.	See 1313.010.10 and 1313.010.12 for measuring heights.

¹ Percentages from SHO.

ACCESSORY STRUCTURES

Chapter 1302 Residential Zones
1302.050 Lakefront House

DRAFT

	ZONES				Additional/ References
	R-1 [R-1, Island]	R-2a [R-1SH, Shore Blvd.]	R-2b [R-2, Lake Ave.]	R-2c [R-2, Cottage Park Rd.]	
1303-050.6. ACCESSORY STRUCTURES. See Figure 1302.050-A					
10 Detached Garage	One detached garage is allowed per lot, provided an attached garage does not exist. The detached garage shall not exceed the footprint of the principal structure or 1,000 s.f., whichever is less, and the height of the principal structure.				See Chapter 1306 for additional accessory use and structure regulations.
Size					
Exterior Facade	The exterior color, design, and material of the garage shall be compatible with the principal structure.				Any accessory structure located less than 6 feet from the principal structure is considered part of the principal structure.
Outbuilding	One outbuilding is allowed per lot, maximum 120 s.f. and 12 feet in height. ²				
Water-Oriented Structure ³	One water-oriented structure is allowed per lot, maximum 250 s.f. and 15 feet in height.				
Other Accessory Structures	See Chapter 1306 for other accessory uses and structures.				
11 Accessory Structure Location	Any yard	Any yard	Rear & side yard only	Any yard	
Front Street Setback, minimum	20 ft.	50 ft.	No closer than principal structure	15 ft. [20 ft.]	
Non-Front Street Setback, minimum	20 ft.	50 ft.	20 ft.	15 ft. [20 ft.]	
Side Setback, minimum	See principal structure regulations, except 15 ft. for detached garages; 5 ft. for outbuilding				
Rear Setback, minimum	See principal structure regulations, except 15 ft. for detached garages; 5 ft. for outbuildings and water-oriented structures				

² This simplifies the primary and secondary accessory structure regulations in 1302.030, Subd. 4l.

³ Add water-oriented structure standards from Shoreland Overlay here or refer to standards in the Shoreland regulations.

HEIGHT

RESIDENTIAL ZONES ACCESSORY STRUCTURES

		ZONES				Additional/ References
		R-1 [R1-I, Island]	R-2a [R1-SH, Shore Blvd.]	R-2b [R-2, Lake Ave.]	R-2c [R-2, Cottage Park Rd.]	
1303-050.6. ACCESSORY STRUCTURES. See Figure 1302.050-A						
10	Detached Garage	One detached garage is allowed per lot, provided an attached garage does not exist.				See Chapter 1306 for additional accessory use and structure regulations. Any accessory structure located less than 6 feet from the principal structure is considered part of the principal structure.
	Size	The detached garage shall not exceed the footprint of the principal structure or 1,000 s.f., whichever is less, and the height of the principal structure.				
	Exterior Facade	The exterior color, design, and material of the garage shall be compatible with the principal structure.				
	Outbuilding	One outbuilding is allowed per lot, maximum 120 s.f. and 12 feet in height. ²				
	Water-Oriented Structure ³	One water-oriented structure is allowed per lot, maximum 250 s.f. and 15 feet in height.				
	Other Accessory Structures	See Chapter 1306 for other accessory uses and structures.				
11	Accessory Structure Location	Any yard	Any yard	Rear & side yard only	Any yard	
	Front Street Setback, minimum	20 ft.	50 ft.	No closer than principal structure	15 ft. [20 ft.]	
	Non-Front Street Setback, minimum	20 ft.	50 ft.	20 ft.	15 ft. [20 ft.]	
	Side Setback, minimum	See principal structure regulations, except 15 ft. for detached garages; 5 ft. for outbuilding				
	Rear Setback, minimum	See principal structure regulations, except 15 ft. for detached garages; 5 ft. for outbuildings and water-oriented structures				

RESIDENTIAL ZONES

Given *existing* lot sizes, what is the appropriate minimum lot area and width for each zone?

- LAKESIDE ZONES (New R-2b & R-2c)
- TRADITIONAL ZONE (New R-3)
- SUBURBAN ZONE (New R-4)

RESIDENTIAL ZONES

LOT AREA & WIDTH

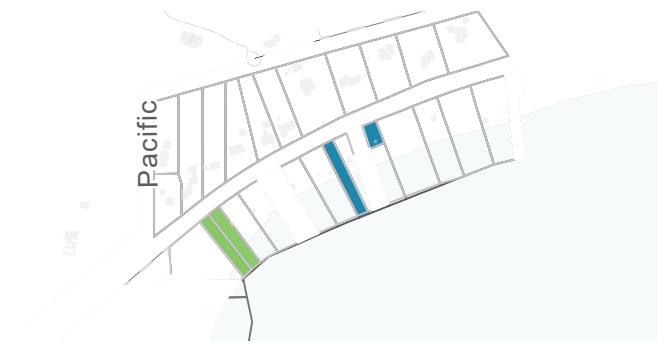
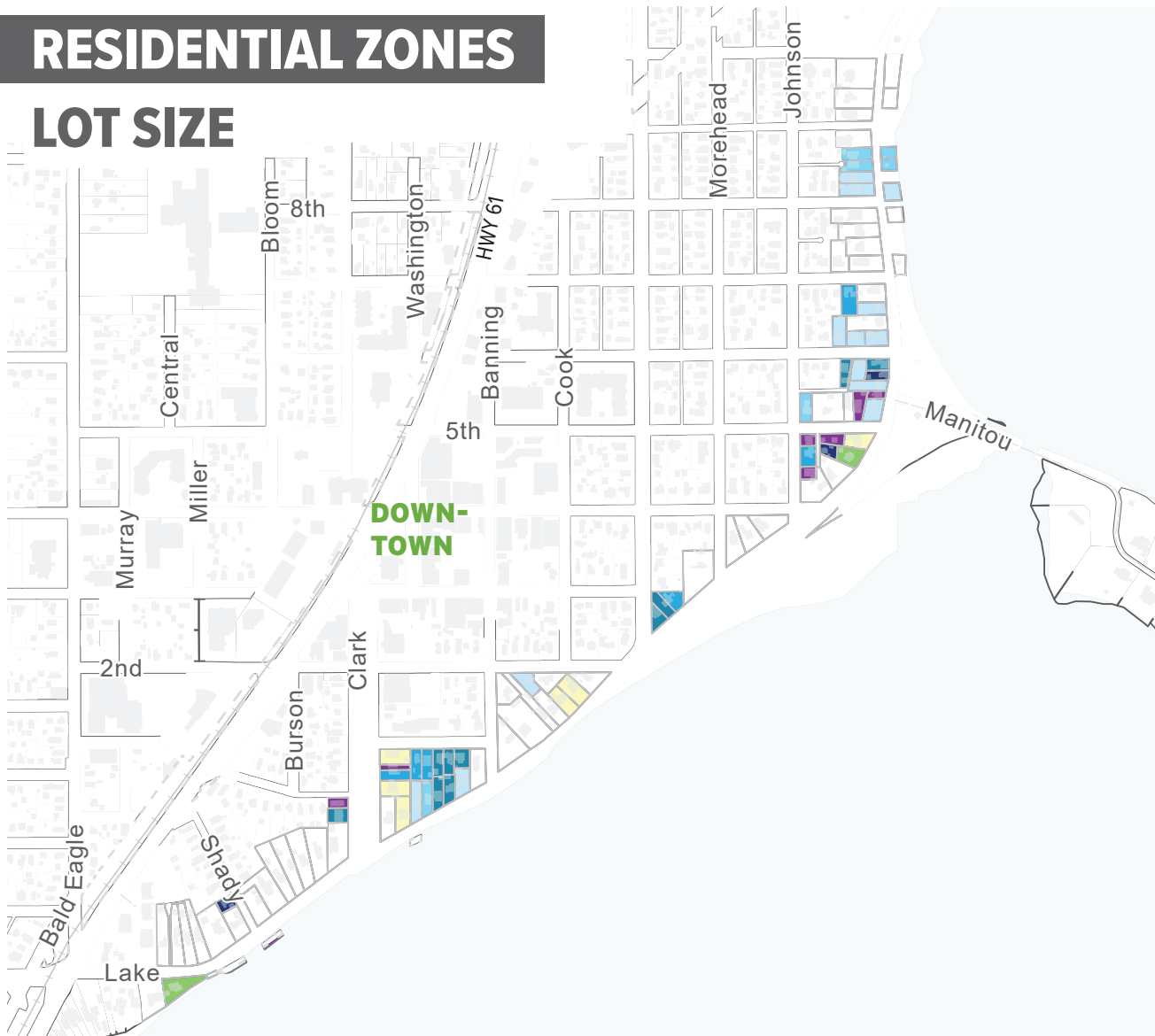


ZONES

	R-1 [R1-I, Island]	R-2a [R1-SH, Shore Blvd.]	R-2b [R-2, Lake Ave.]	R-2c [R-2, Cottage Park Rd.]	Additional/ References	
1303-050.4. BUILDING SITING. See Figure 1302.050-A						
1	Lot Area, minimum	43,560 s.f.	43,560 s.f.	10,500 s.f. [15,000]	7,200 s.f. [15,000 s.f.]	See XXX for Shoreland Overlay requirements.
2	Lot Width, minimum	150 ft.	120 ft.	70 ft. [100 ft.]	60 ft. [100 ft.]	
3	Building Width, minimum	22 ft.	22 ft.	22 ft.	22 ft.	
4	Front Street Setback, minimum	40 ft.	50 ft.	35 ft.	25 ft. [35 ft.]	Street setback averaging applies. See XXX for allowed encroachments into setbacks.
5	Side Street Setback, minimum	40 ft.	50 ft.	15 ft. [35 ft.]	15 ft. [35 ft.]	
6	Side Setback, minimum	35 ft.; except 15 ft. for attached garage	15 ft.	15 ft.	15 ft.	
		See 1302.050.3 for supplemental regulations				
7	Rear Setback, minimum	50 ft.	50 ft.	40 ft.	40 ft.	
8	Impervious Coverage, maximum ¹ Additional Area per 1302.020.7	30% +20%	30% +20%	30% +20%	30% +20%	See XXX for Shoreland Regulations.
9	Attached Garage, maximum size	No more than the footprint of the principal structure or 1,000 s.f., whichever is less.				
	Door Location	Any	Any	Rear, street-side, or side yard	Any	
1303-050.5. HEIGHT. See Figure 1302.050-B						
11	Principal Building Height, maximum	35 ft.	35 ft.	35 ft.	35 ft.	See 1313.010.10 and 1313.010.12 for measuring heights.

RESIDENTIAL ZONES

LOT SIZE

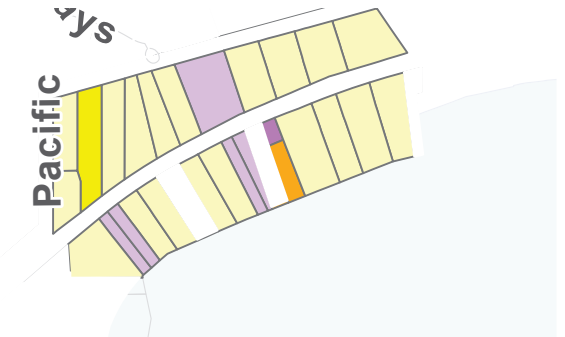
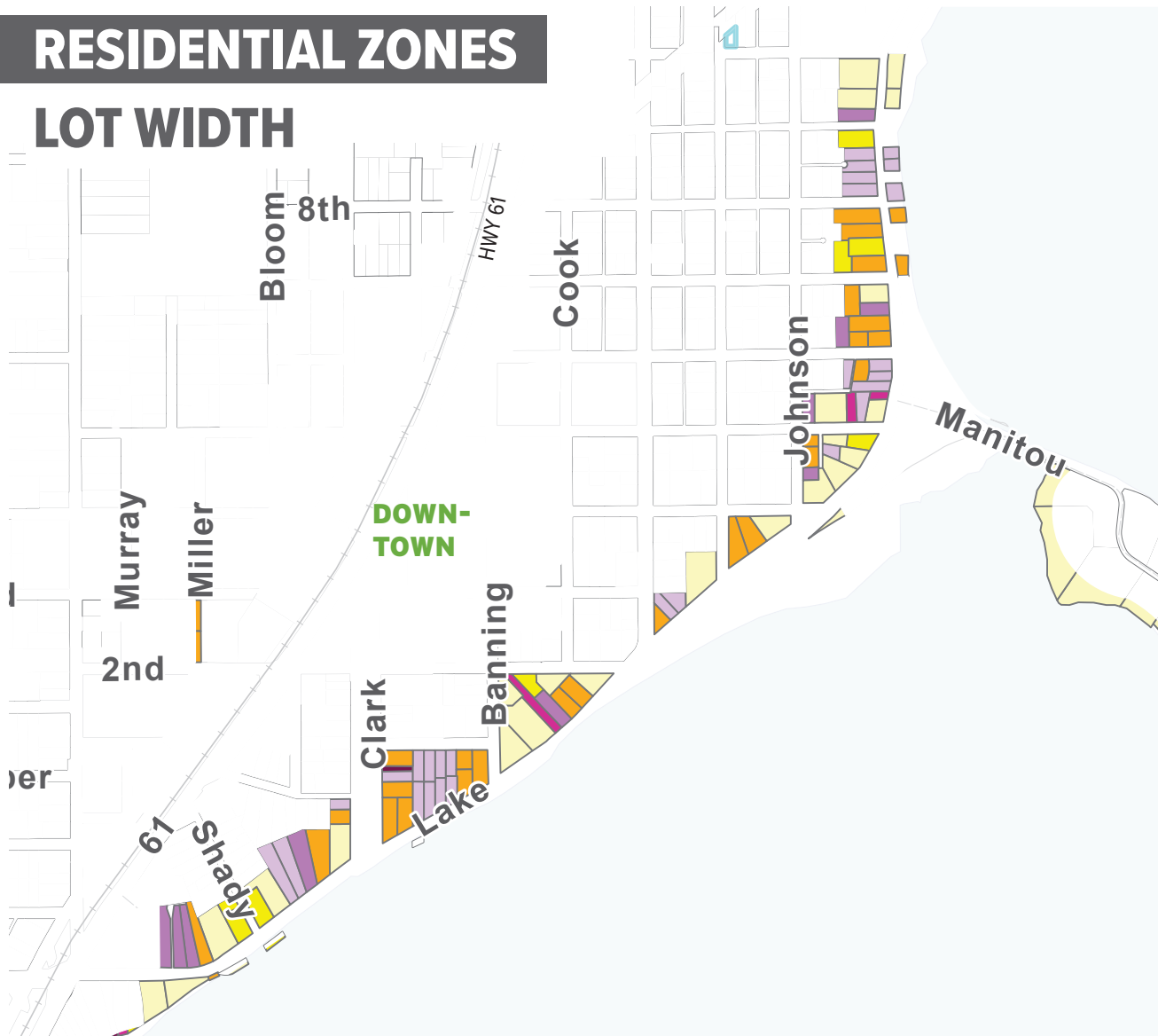


R-2b (old R-2) LAKESIDE LOTS

- ParcelSquareFeet
- Less than 5,000 sf
 - 5000 to 6000 sf
 - 6000 to 7000 sf
 - 7000 to 7999 sf
 - 8000 to 8999 sf
 - 9000 to 9,999 sf
 - 10,000 to 10,999 sf
 - 11,000 to 11,999 sf
 - Greater than 12,000 sf

RESIDENTIAL ZONES

LOT WIDTH



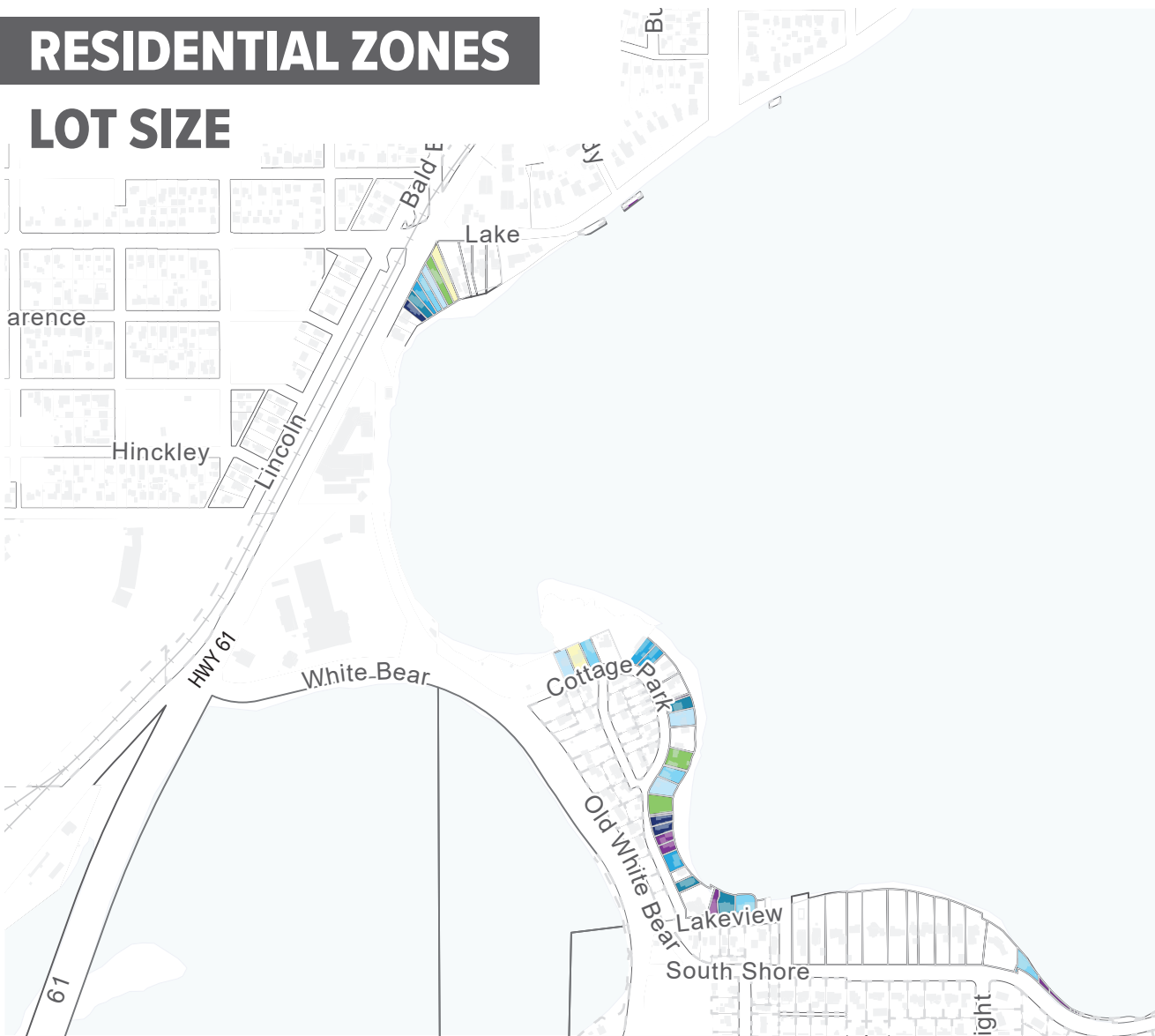
R-2b (old R-2) LAKESIDE LOTS

ParcelFrontage

- Less than 40 ft
- 40-49 ft
- 50-59 ft
- 60-69 ft
- 70-79 ft
- 80--89 ft
- 90 ft and greater

RESIDENTIAL ZONES

LOT SIZE

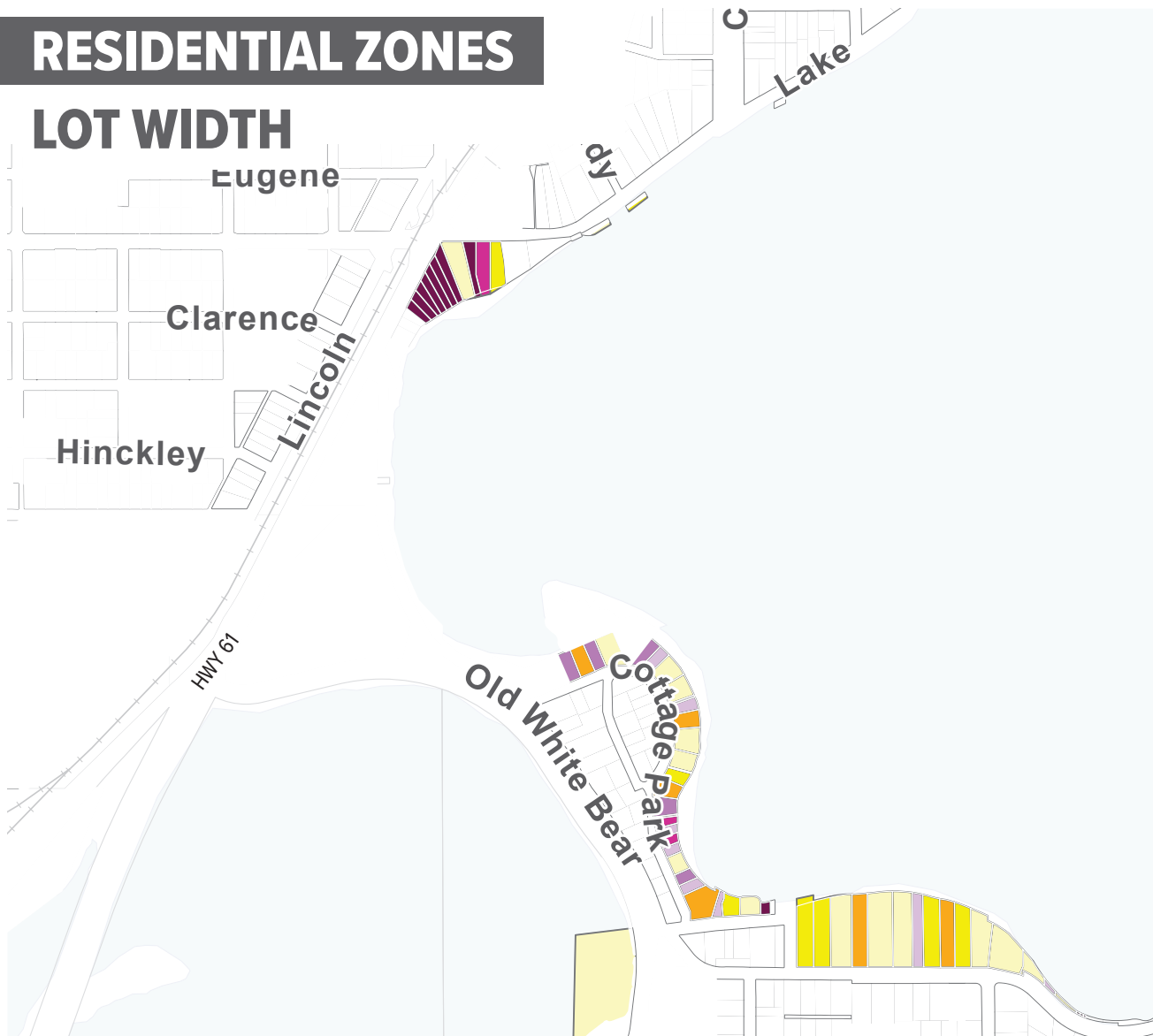


R-2c (old R-2) LAKESIDE LOTS

- ParcelSquareFeet
- Less than 5,000 sf
 - 5000 to 6000 sf
 - 6000 to 7000 sf
 - 7000 to 7999 sf
 - 8000 to 8999 sf
 - 9000 to 9,999 sf
 - 10,000 to 10,999 sf
 - 11,000 to 11,999 sf
 - Greater than 12,000 sf

RESIDENTIAL ZONES

LOT WIDTH



R-2c (old R-2) LAKESIDE LOTS

ParcelFrontage

- Less than 40 ft
- 40-49 ft
- 50-59 ft
- 60-69 ft
- 70-79 ft
- 80--89 ft
- 90 ft and greater

RESIDENTIAL ZONES

LOT AREA & WIDTH



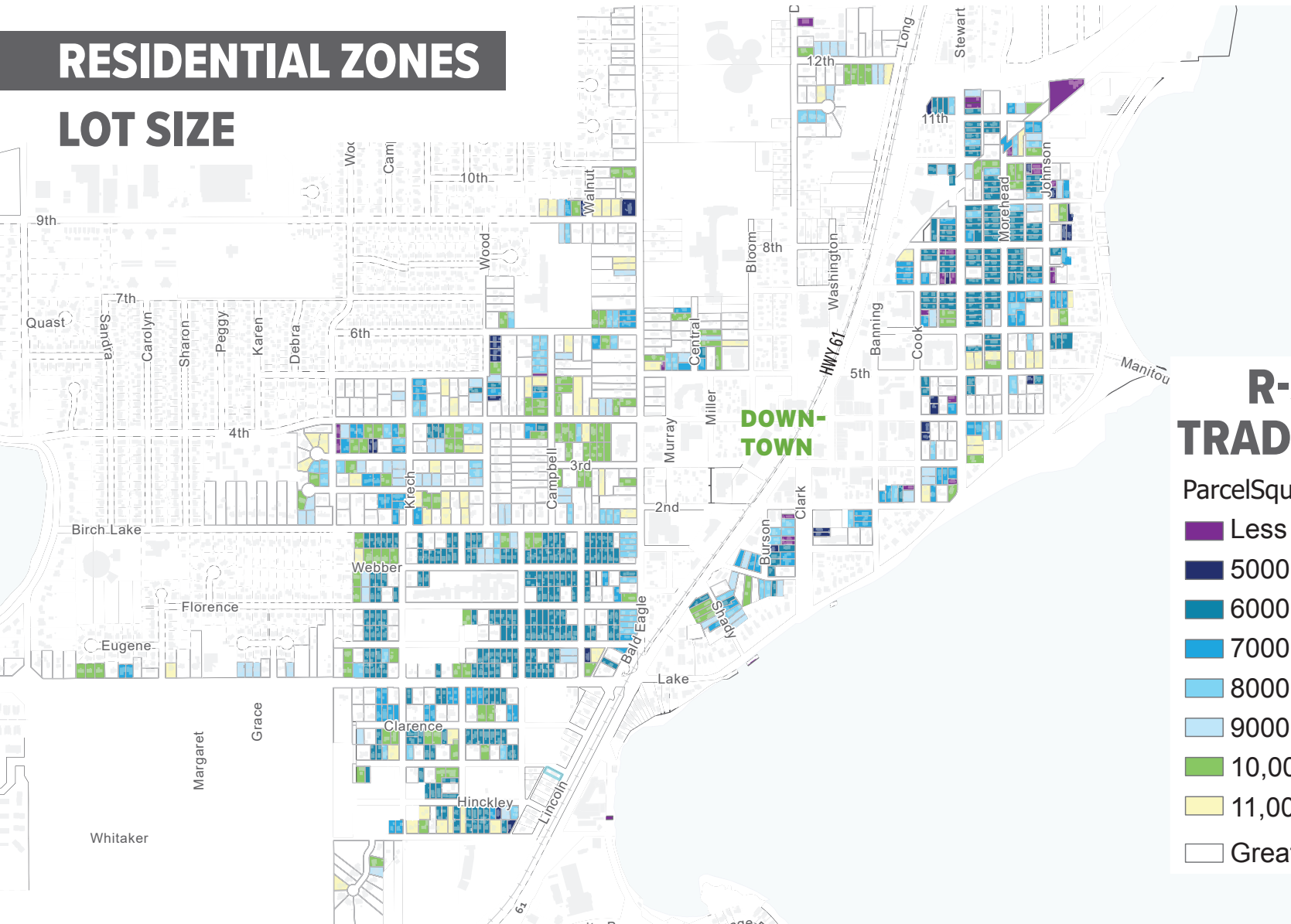
ZONES		
R-3	R-4	R-5
[R-4, downtown residential neighborhood]	[R-3, no color areas on map]	[R-5, multi-unit pod developments]

R-3 TRADITIONAL - 6000 SF? →

1303-060.3. BUILDING SITING. See Figure 1302.060-A					Additional/References
1	Lot Area, minimum	7,200 s.f. [7,200 s.f.]	7,200 s.f. [10,500]	5,500 s.f. [7,200]	See XXX for Shoreland requirements.
2	Lot Width, minimum	50 ft. [60 ft.]	60 ft. [80 ft.]	40 ft. [60 ft.]	
3	Building Width, minimum	22 ft.	22 ft.	22 ft.	
4	Front Street Setback, minimum	25 ft.	30 ft.	25 ft.	Street setback averaging applies. See XXX for allowed encroachments into setbacks.
5	Side Street Setback, minimum	15 ft. [25 ft.]	20 ft. [30 ft.]	10 ft. [25 ft.]	
6	Side Setback, minimum	10 ft., except 5 ft. for an attached garage	10 ft., except 5 ft. for an attached garage	min. 5 ft., 18 ft. total both sides [10 ft.]	
7	Rear Setback, minimum	30 ft.	30 ft.	30 ft.	
8	Impervious Coverage, maximum Additional Area per 1302.020.7	30% east of Hwy. 61 +20%	30% within SHO +20%	30% +20%	See XXX for Shoreland requirements.
9	Attached Garage, maximum size	No more than the footprint of the principal structure or 1,000 s.f., whichever is less.			
	Door Location	Facing rear, street-side, or side yard; Facing front yard: min. 10 ft. behind principal structure front facade	Any	Facing rear, street-side, or side yard	
1303-060.4. HEIGHT. See Figure 1302.060-B					
11	Principal Building Height, maximum	35 ft. except 30 ft. east of Hwy. 61 on lots 51	35 ft.	35 ft.	See 1313.010.10 and 1313.010.12 for maximum heights

RESIDENTIAL ZONES

LOT SIZE



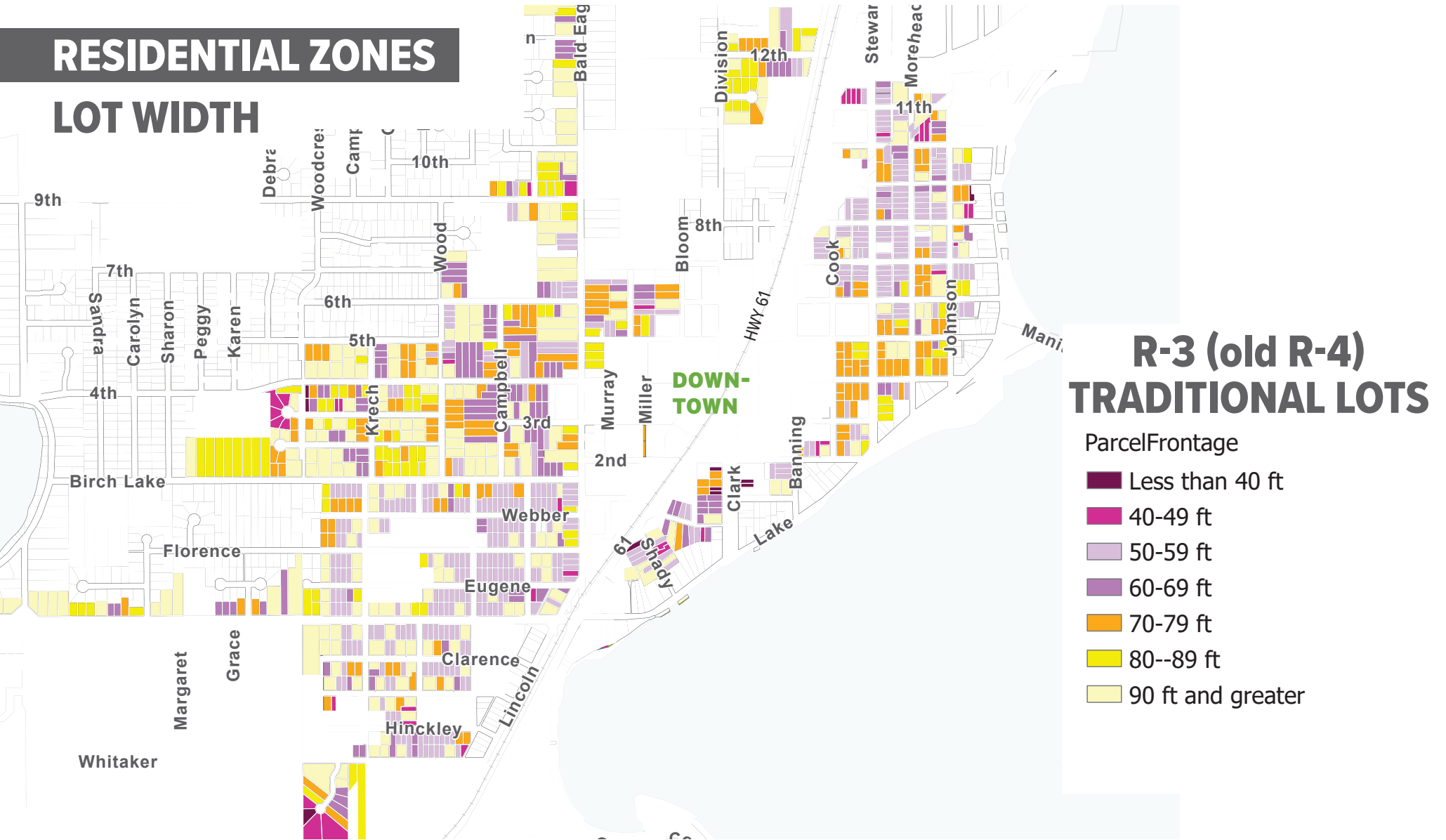
R-3 (old R-4) TRADITIONAL LOTS

ParcelSquareFeet

- Less than 5,000 sf
- 5000 to 6000 sf
- 6000 to 7000 sf
- 7000 to 7999 sf
- 8000 to 8999 sf
- 9000 to 9,999 sf
- 10,000 to 10,999 sf
- 11,000 to 11,999 sf
- Greater than 12,000 sf

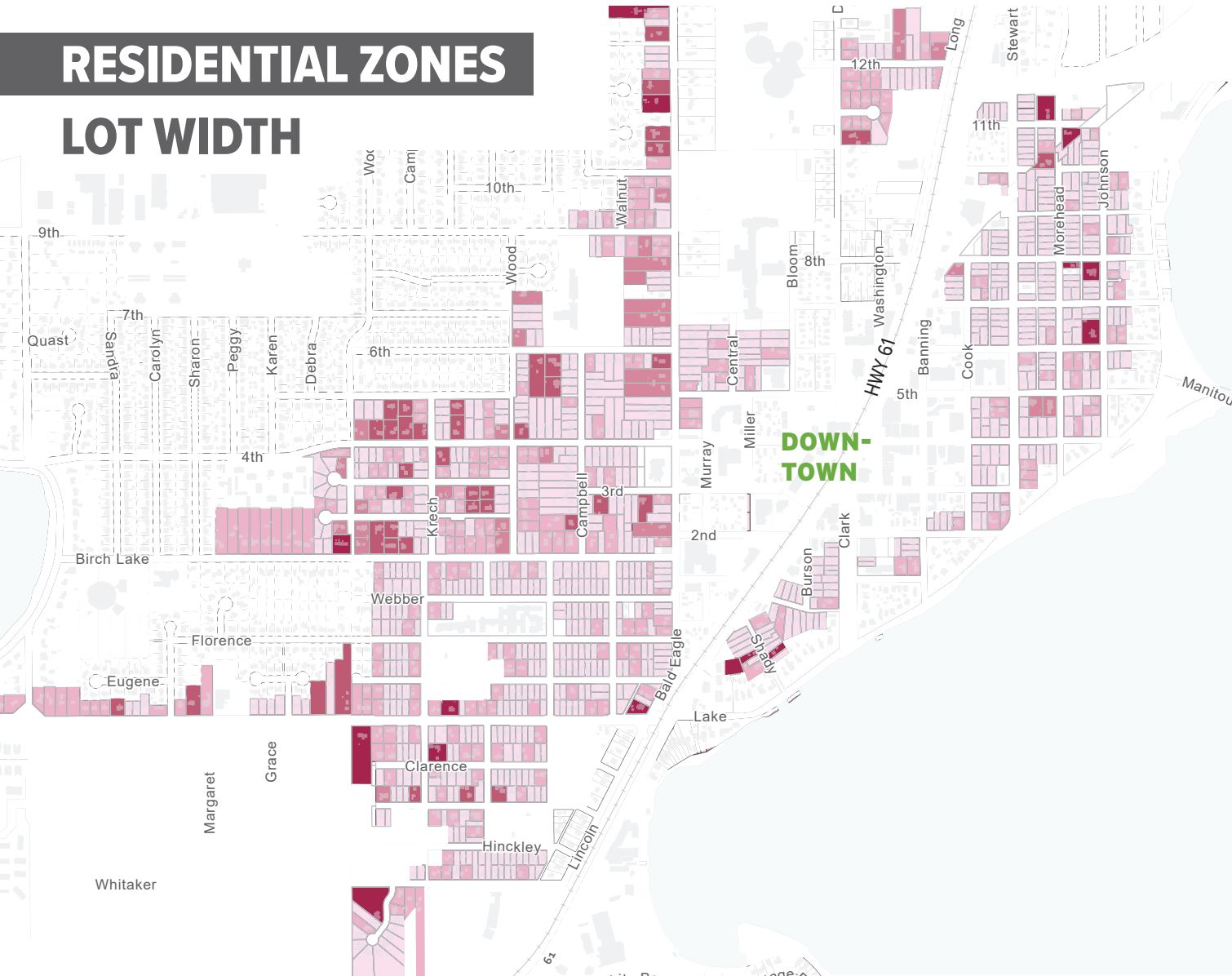
RESIDENTIAL ZONES

LOT WIDTH



RESIDENTIAL ZONES

LOT WIDTH



R-3 (old R-4) TRADITIONAL LOTS

ParcelFrontage

Less than 80 ft

80 to 99 ft

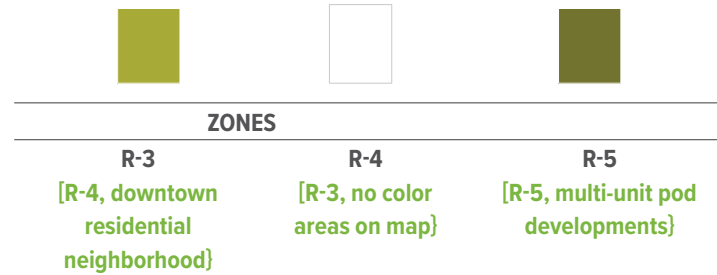
100 to 119 ft

120 to 139 ft

Greater than 140 ft

RESIDENTIAL ZONES

LOT AREA & WIDTH



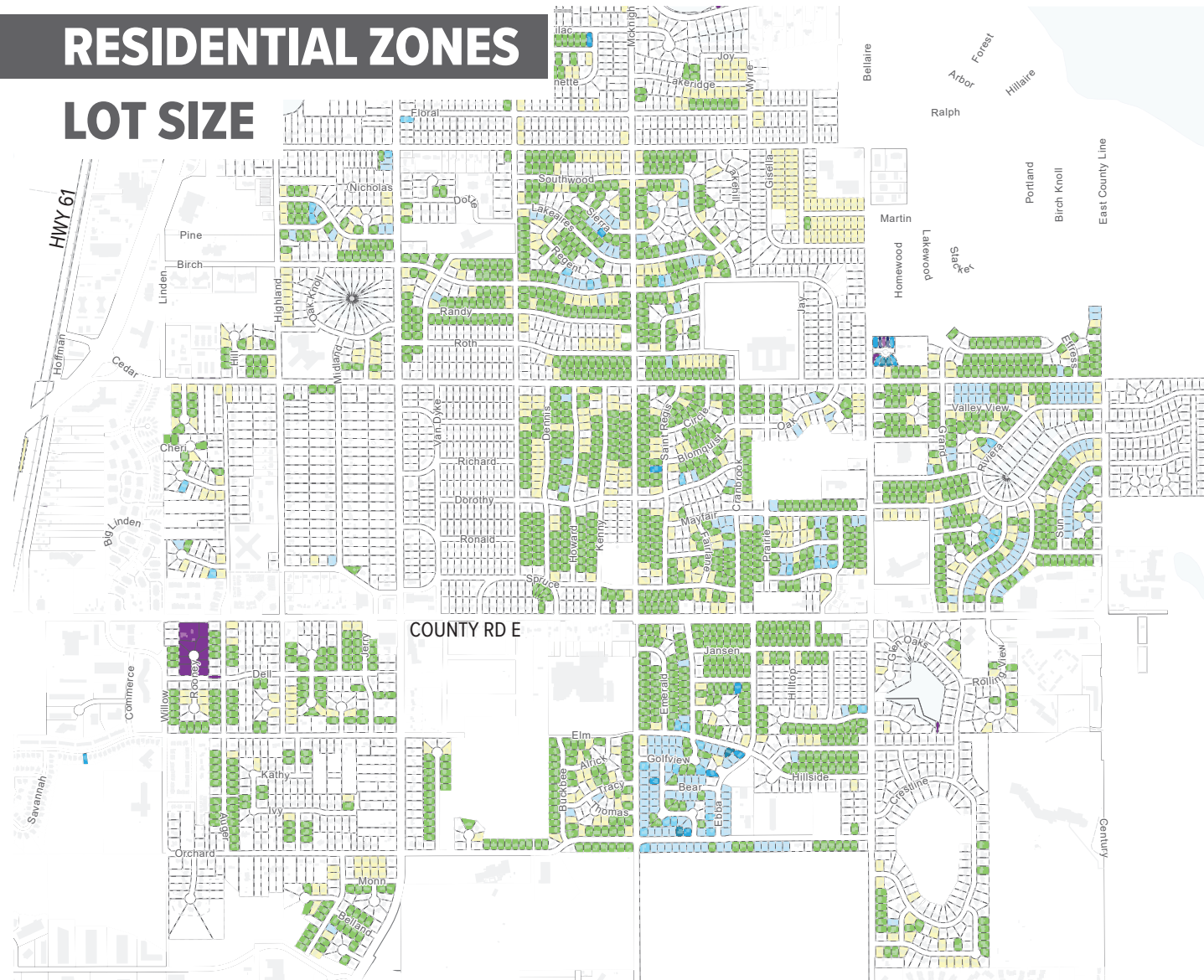
R-4 SUBURBAN - 7200 SF?
(Southside 9500 sf)



1303-060.3. BUILDING SITING. See Figure 1302.060-A					Additional/References
1	Lot Area, minimum	7,200 s.f. [7,200 s.f.]	7,200 s.f. [10,500]	5,500 s.f. [7,200]	See XXX for Shoreland requirements.
2	Lot Width, minimum	50 ft. [60 ft.]	60 ft. [80 ft.]	40 ft. [60 ft.]	
3	Building Width, minimum	22 ft.	22 ft.	22 ft.	
4	Front Street Setback, minimum	25 ft.	30 ft.	25 ft.	Street setback averaging applies. See XXX for allowed encroachments into setbacks.
5	Side Street Setback, minimum	15 ft. [25 ft.]	20 ft. [30 ft.]	10 ft. [25 ft.]	
6	Side Setback, minimum	10 ft., except 5 ft. for an attached garage	10 ft., except 5 ft. for an attached garage	min. 5 ft., 18 ft. total both sides [10 ft.]	
7	Rear Setback, minimum	30 ft.	30 ft.	30 ft.	
8	Impervious Coverage, maximum Additional Area per 1302.020.7	30% east of Hwy. 61 +20%	30% within SHO +20%	30% +20%	See XXX for Shoreland requirements.
9	Attached Garage, maximum size	No more than the footprint of the principal structure or 1,000 s.f., whichever is less.			
	Door Location	Facing rear, street-side, or side yard; Facing front yard: min. 10 ft. behind principal structure front facade	Any	Facing rear, street-side, or side yard	
1303-060.4. HEIGHT. See Figure 1302.060-B					
11	Principal Building Height, maximum	35 ft. except 30 ft. east of Hwy. 61 on lots 51	35 ft.	35 ft.	See 1313.010.10 and 1313.010.12 for measuring heights

RESIDENTIAL ZONES

LOT SIZE

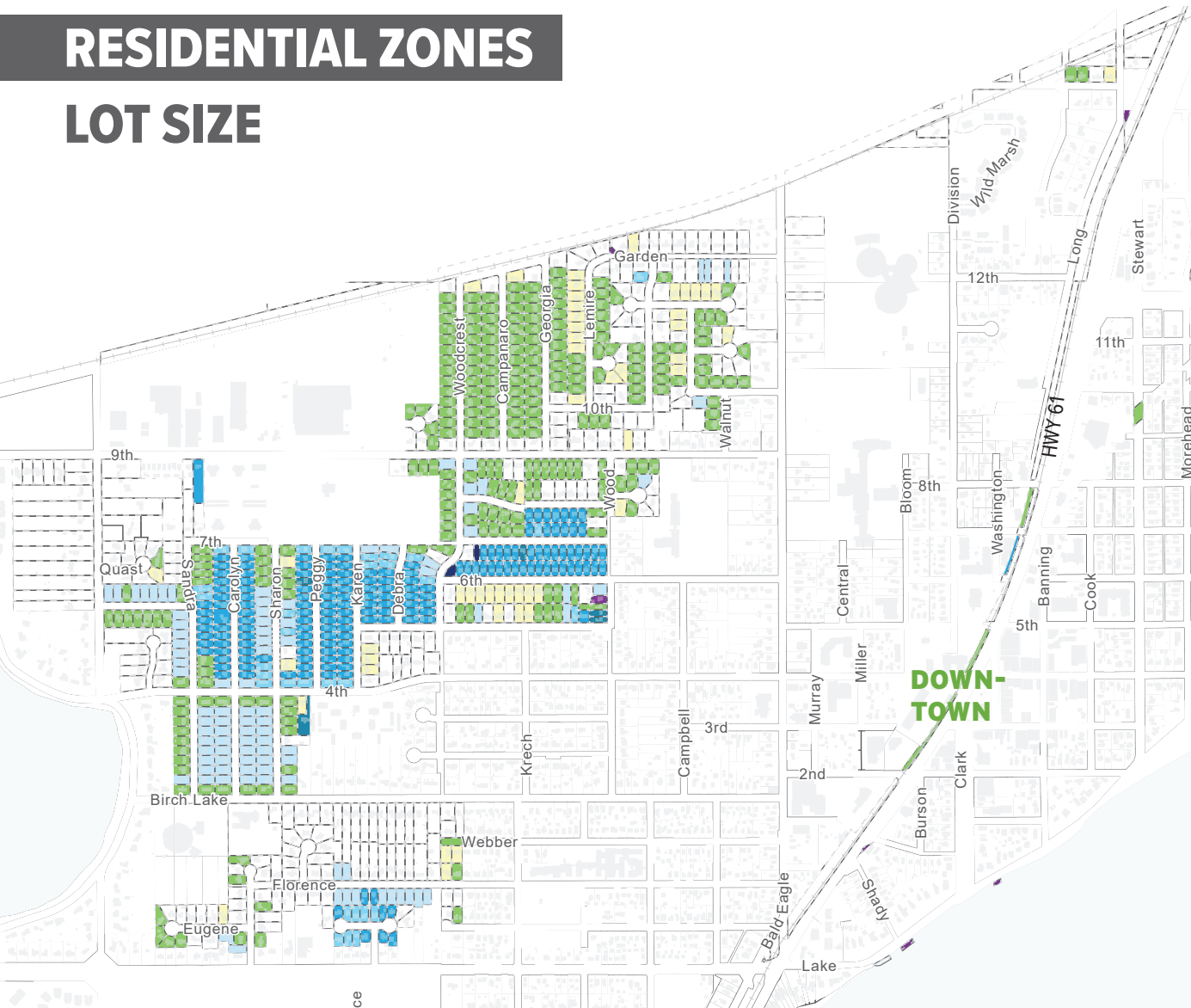


R-4 (old R-3) SUBURBAN LOTS

- ParcelSquareFeet
- Less than 5,000 sf
 - 5000 to 6000 sf
 - 6000 to 7000 sf
 - 7000 to 7999 sf
 - 8000 to 8999 sf
 - 9000 to 9,999 sf
 - 10,000 to 10,999 sf
 - 11,000 to 11,999 sf
 - Greater than 12,000 sf

RESIDENTIAL ZONES

LOT SIZE



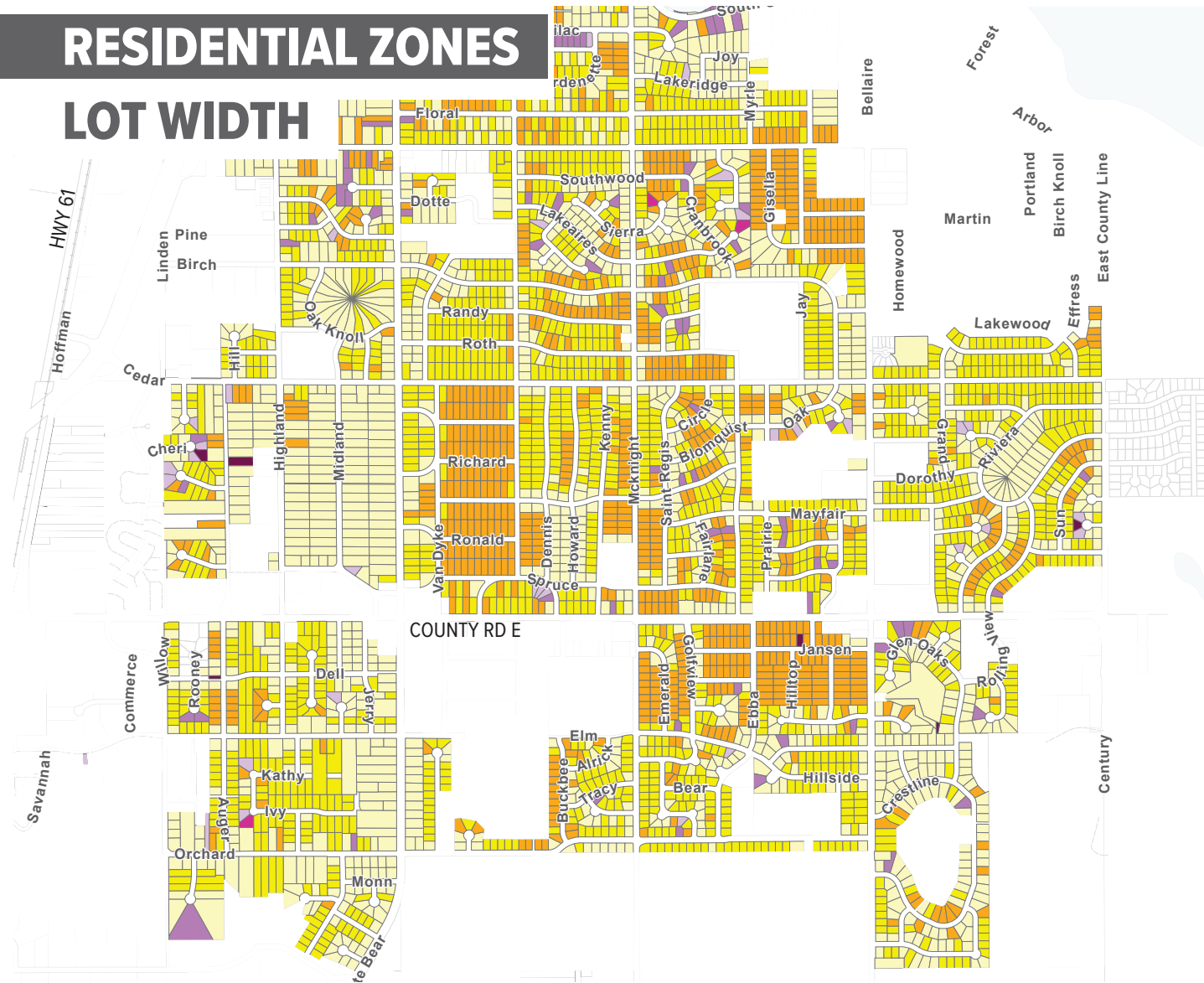
R-4 (old R-3) SUBURBAN LOTS

ParcelSquareFeet

- Less than 5,000 sf
- 5000 to 6000 sf
- 6000 to 7000 sf
- 7000 to 7999 sf
- 8000 to 8999 sf
- 9000 to 9,999 sf
- 10,000 to 10,999 sf
- 11,000 to 11,999 sf
- Greater than 12,000 sf

RESIDENTIAL ZONES

LOT WIDTH



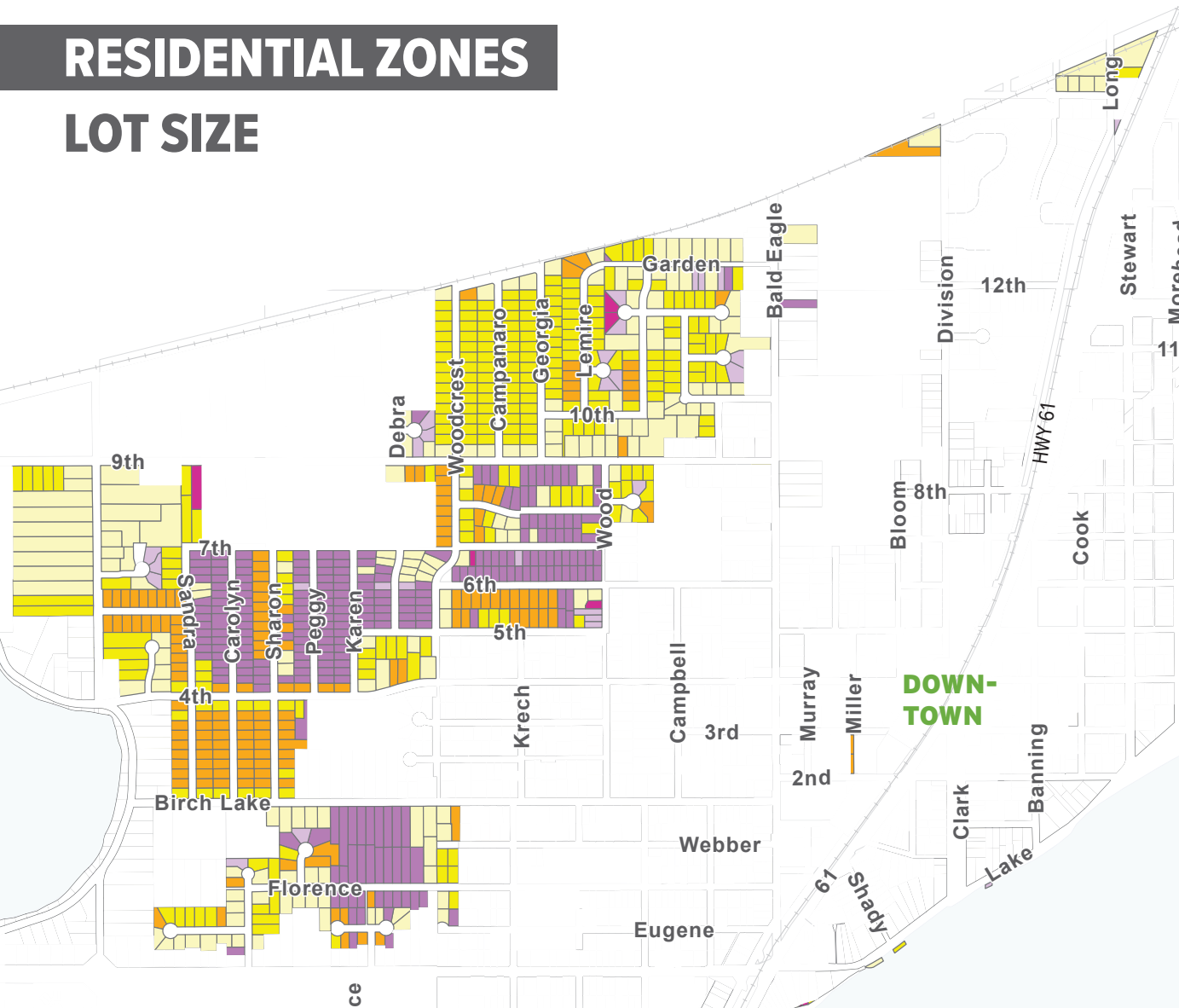
R-4 (old R-3) SUBURBAN LOTS

Parcel Frontage

- Less than 40 ft
- 40-49 ft
- 50-59 ft
- 60-69 ft
- 70-79 ft
- 80-89 ft
- 90 ft and greater

RESIDENTIAL ZONES

LOT SIZE



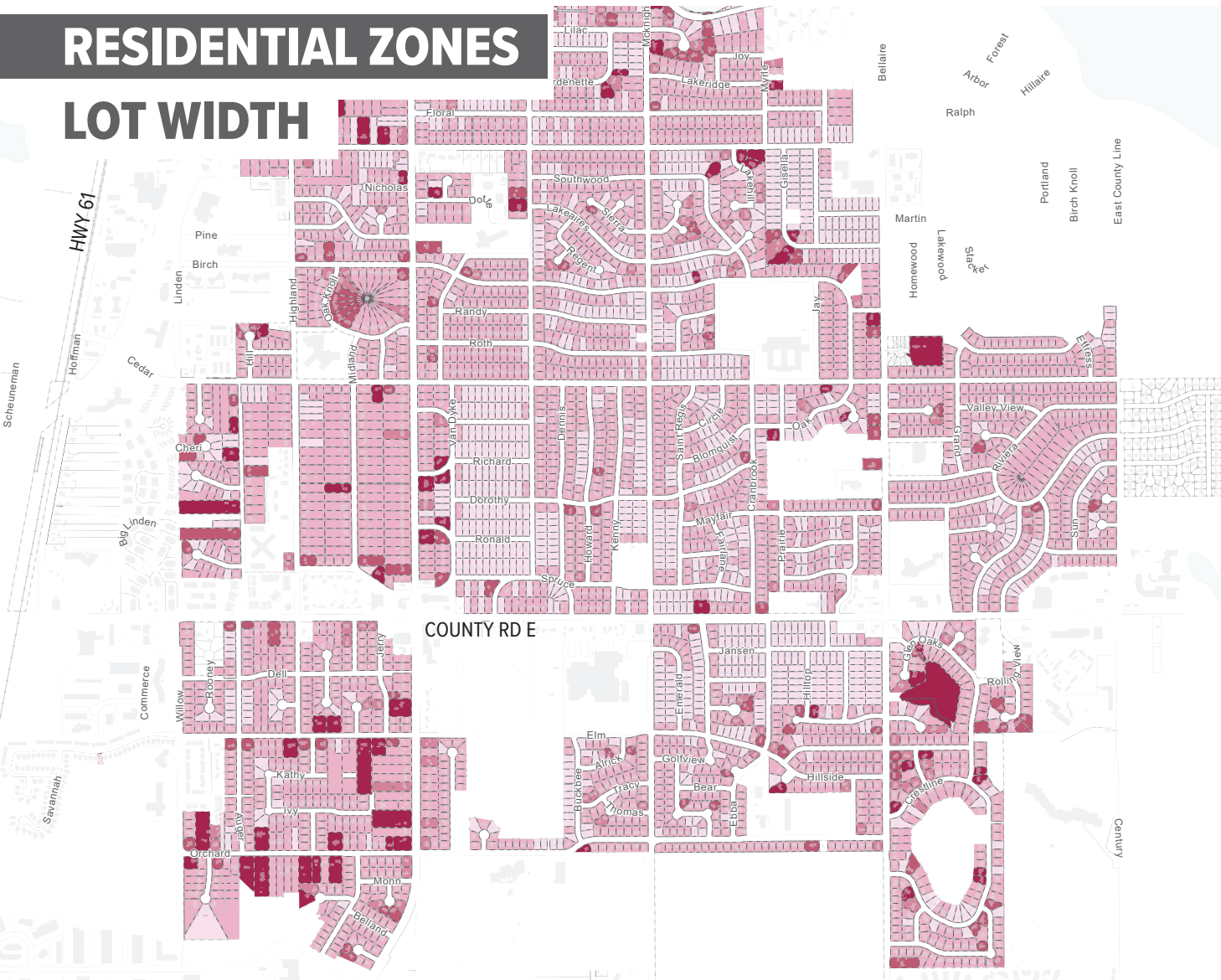
R-4 (old R-3) SUBURBAN LOTS

ParcelFrontage

- Less than 40 ft
- 40-49 ft
- 50-59 ft
- 60-69 ft
- 70-79 ft
- 80--89 ft
- 90 ft and greater

RESIDENTIAL ZONES

LOT WIDTH



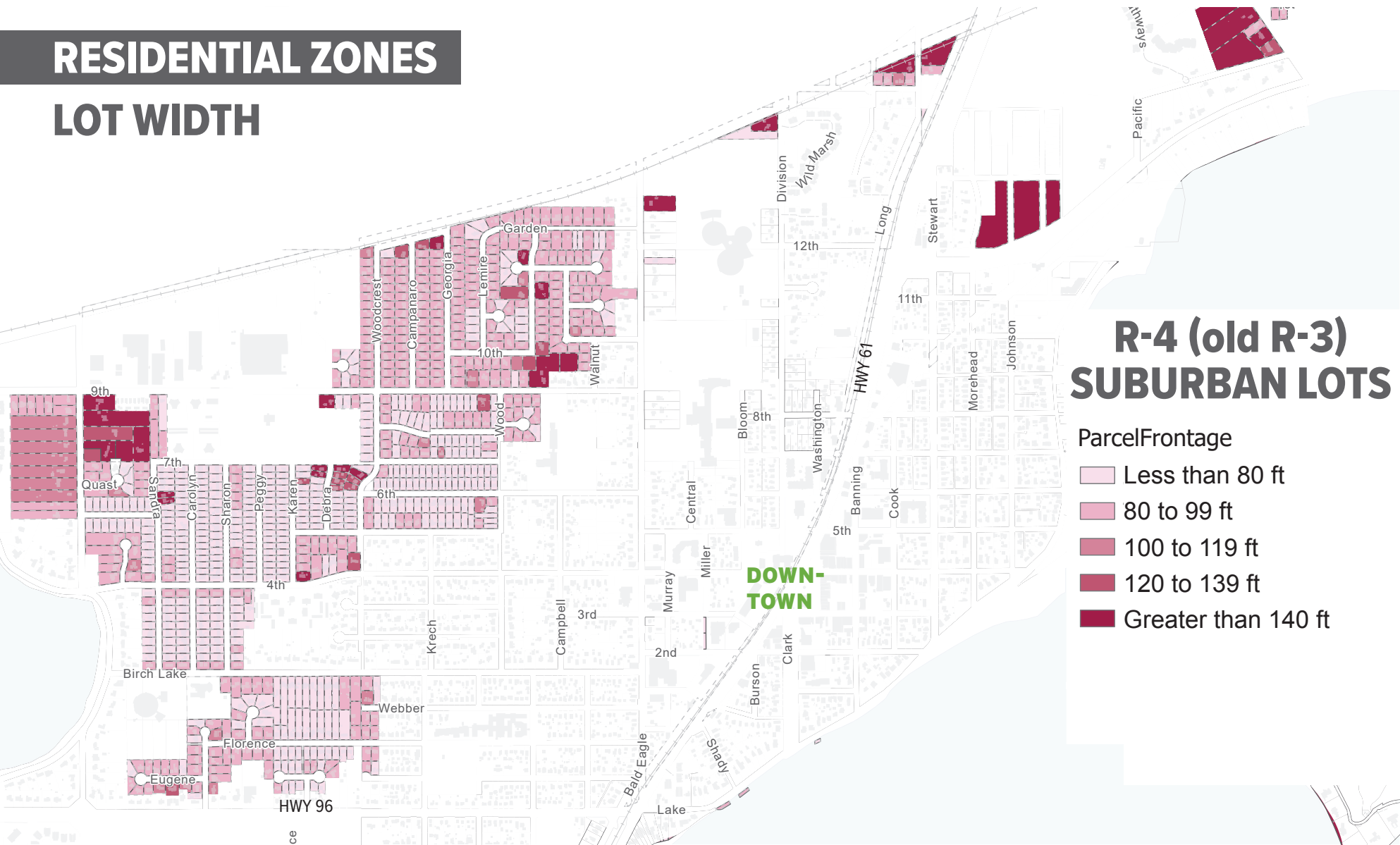
R-4 (old R-3) SUBURBAN LOTS

ParcelFrontage

- Less than 80 ft
- 80 to 99 ft
- 100 to 119 ft
- 120 to 139 ft
- Greater than 140 ft

RESIDENTIAL ZONES

LOT WIDTH



R-4 (old R-3) SUBURBAN LOTS

- ParcelFrontage
- Less than 80 ft
 - 80 to 99 ft
 - 100 to 119 ft
 - 120 to 139 ft
 - Greater than 140 ft

RESIDENTIAL ZONES REVIEW

Table 1302-1 Residential Zones








	NEW SYMBOL	NEW ZONE NAME	CURRENT SYMBOL ¹	LOCATION ²
	R-1	Island Residential	R-1I	same
	R-2a	Lakeside Residential, large lot	R-1S	same
	R-2b	Lakeside Residential, medium lot	R-2	Lake Avenue frontage
	R-2c	Lakeside Residential, small lot	R-2	Cottage Park Rd
	R-3	Traditional Residential	R-4	some revisions (see map)
	R-4	Suburban Residential	R-3	some revisions (see map)
	R-5	Suburban Residential Mix	R-5	Pods of existing townhouses & quadriminiums or new small lot houses

Table 1302-2 Building Types Allowed in R Zones

Building Types	RESIDENTIAL ZONES					Reference
	R-1	R-2a R-2b R-2c	R-3	R-4	R-5	
Lakefront House	●	●	–	–	–	1302.050
Detached House	–	–	●	●	●	1302.060
Multi-Unit House	–	–	●	–	●	1302.070
Attached House	–	–	●	–	●	1302.080

KEY: ● = Allowed

RESIDENTIAL ZONES REVIEW KEY CHANGES

- 1. Introduction of LAKESIDE ZONES**
- 2. Expansion of TRADITIONAL ZONE (old R-4, now R-3)**
- 3. KEY ACCESSORY STRUCTURES (detached garages, outbuildings, & water-oriented structures) added to zones**
- 4. DIMENSIONAL changes to match on-the ground lots and buildings**

MIXED-USE ZONES










MIXED-USE ZONES

Existing Zoning Districts

RESIDENTIAL (10)	INDUSTRIAL(2)
R-1I, Low density single family	I-1, Limited industry
R-1S, Low density single family	I-2, General Industry
R-2, Single family	SPECIAL PURPOSE (8)
R-3, Single family	O, Open space conservation
R-4, Two family	PZ, Performance
R-5, Medium density	PZ-R, Performance residential
R-6, Medium density	PUD, Planned unit development
R-7, High density	DBD, Diversified business
R-B, Residential-business	DCB, Diversified central business
R-MH, Mobile home park	LVMU, Lake village mixed-use
BUSINESS/COMMERCIAL (7)	P, Public facilities
B-1, Neighborhood business	OVERLAYS (3)
B-2, Limited Business	S, Shoreland
B-3, Auto-oriented business	FP, Floodplain
B-4, General business	W, Wetlands
B-5, Central business	
B-6, Commercial recreation	
B-W, Business-warehouse	

MIXED-USE ZONES

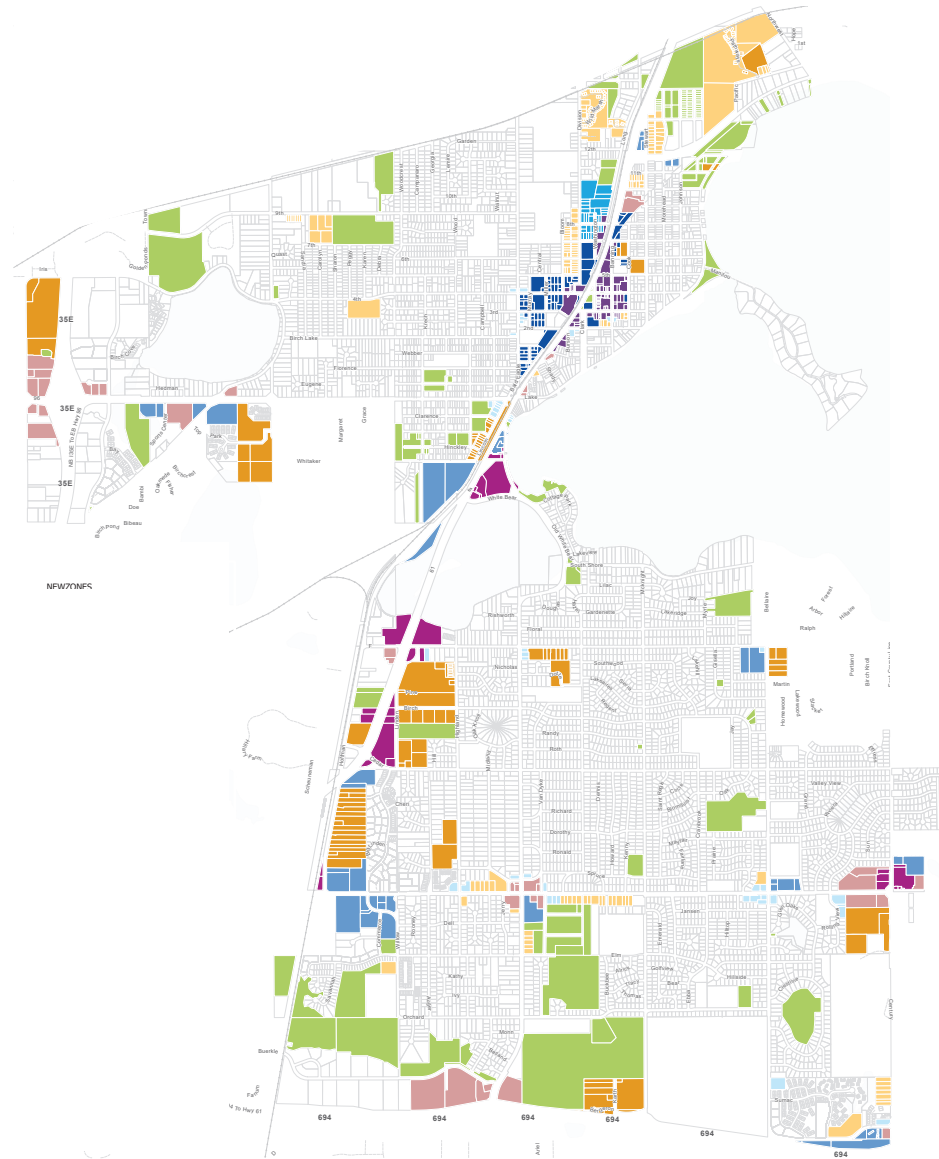
Table 1303-1 Mixed-Use Zones

SYMBOL	ZONE NAME	CURRENT ZONE
Mixed-Use Storefront Zones		
 MX-D	Mixed-Use Storefront - Downtown	B-5
 MX-C	Mixed-Use Storefront - Corridor	B-4, LVMU
 MX-S	Mixed-Use Storefront - Suburban	B-3, B-4
General Mix Zones		
 GX-D	General Mix - Downtown	B-5, DCB
 GX-C	General Mix - Corridor	DBD, R-7, LVMU
 GX-A	General Mix - Arts	
 GX-N	General Mix - Neighborhood	B-1, R-B
Residential Mix Zones		
 RX-C	Residential Mix - Corridor	R-7
 RX-N	Residential Mix - Neighborhood	R-6, R-5

MIXED-USE ZONES

NEW_ZONES_2

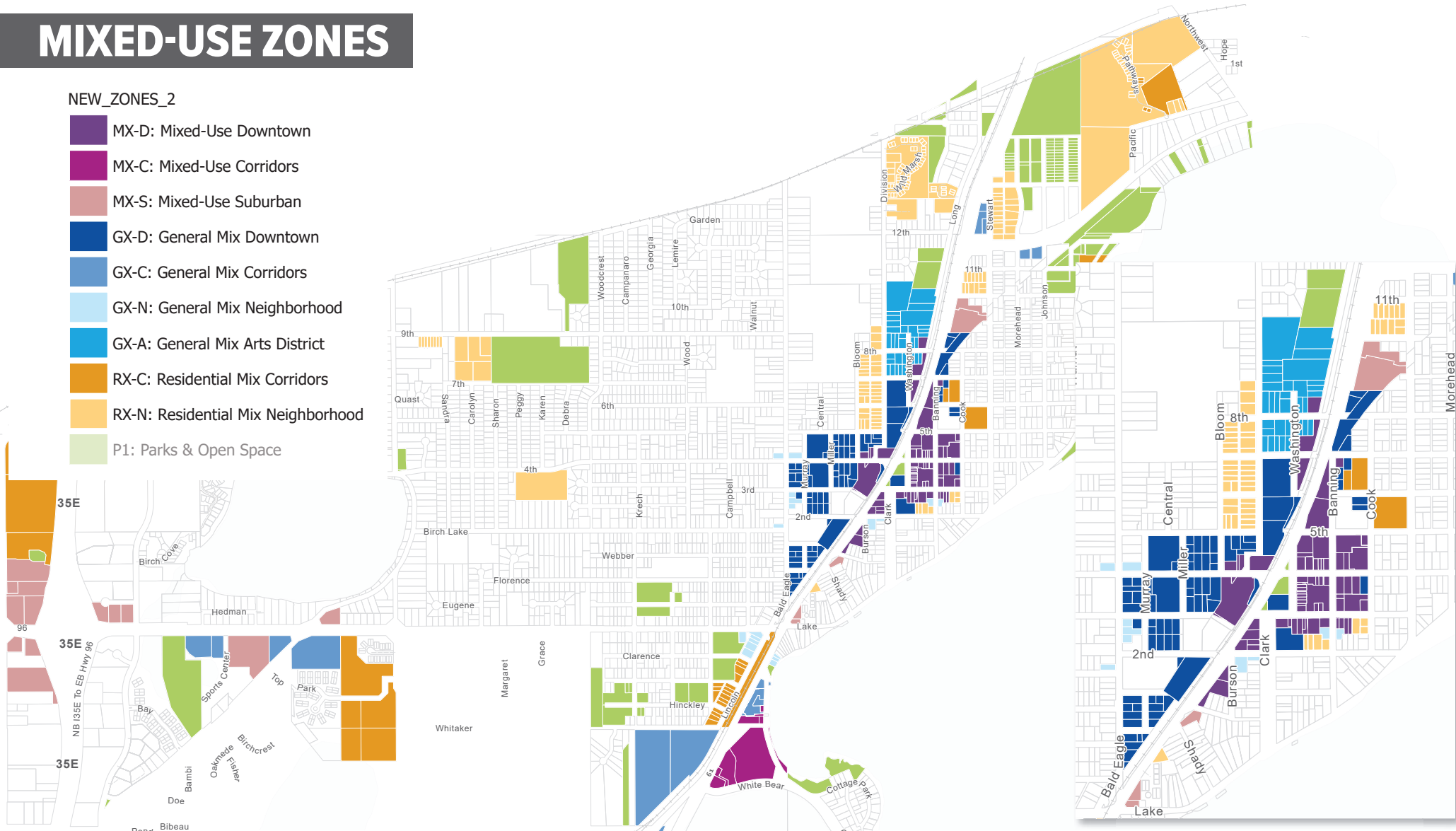
- MX-D: Mixed-Use Downtown
- MX-C: Mixed-Use Corridors
- MX-S: Mixed-Use Suburban
- GX-D: General Mix Downtown
- GX-C: General Mix Corridors
- GX-N: General Mix Neighborhood
- GX-A: General Mix Arts District
- RX-C: Residential Mix Corridors
- RX-N: Residential Mix Neighborhood
- P1: Parks & Open Space



MIXED-USE ZONES

NEW_ZONES_2

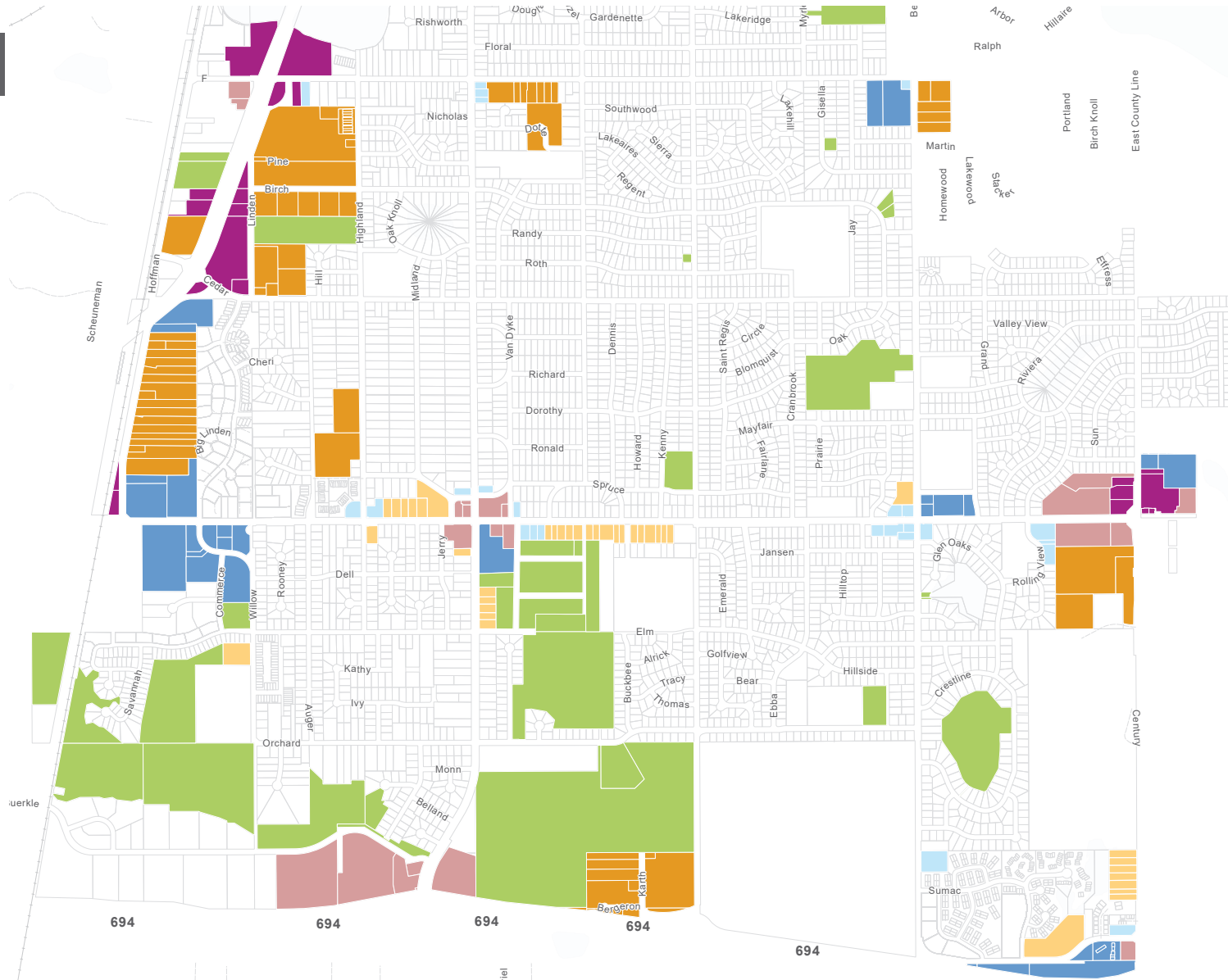
- MX-D: Mixed-Use Downtown
- MX-C: Mixed-Use Corridors
- MX-S: Mixed-Use Suburban
- GX-D: General Mix Downtown
- GX-C: General Mix Corridors
- GX-N: General Mix Neighborhood
- GX-A: General Mix Arts District
- RX-C: Residential Mix Corridors
- RX-N: Residential Mix Neighborhood
- P1: Parks & Open Space



MIXED-USE ZONES

NEW_ZONES_2

- MX-D: Mixed-Use Downtown
- MX-C: Mixed-Use Corridors
- MX-S: Mixed-Use Suburban
- GX-D: General Mix Downtown
- GX-C: General Mix Corridors
- GX-N: General Mix Neighborhood
- GX-A: General Mix Arts District
- RX-C: Residential Mix Corridors
- RX-N: Residential Mix Neighborhood
- P1: Parks & Open Space



MIXED-USE ZONES

Table 1303-2 Allowed Building Types by Zone

Building Types	MIXED-USE ZONES									Reference
	MX-D	MX-C	MX-S	GX-D	GX-C	GX-A	GX-N	RX-C	RX-N	
Traditional Shopfront	●	●	–	–	–	–	–	–	–	1303.060
Cottage Shopfront	●	●	–	–	–	–	–	–	–	1303.070
Commercial Center	–	–	●	–	–	–	–	–	–	1303.080
General Building	–	–	–	●	●	●	–	●	–	1303.090
Cottage General	–	–	–	●	●	●	●	–	●	1303.100
Row Building	–	–	–	●	●	●	●	●	●	1303.110
Civic Building	○	○	○	○	○	○	○	○	○	1303.120

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

MIXED-USE ZONES

INTRODUCTION

DRAFT

1303.060 Traditional Shoptown Building

DESCRIPTION AND INTENT: The Traditional Shoptown building type is intended for use in the downtown, along corridors, and at neighborhood nodes, accommodating shopping, services, and eating establishments in a traditional, main-street style, mixed-use building.

Oriented to the street with narrow or no side setbacks, with building type 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, when required, is typically located nearby in the rear yard.

ILLUSTRATIVE IMAGES: The images shown in [Figure 1303.060-A](#) are intended to illustrate the general character of the building type. Buildings in the images may not meet all building type regulations.

BUILDING REGULATIONS: The following tables and illustrations regulate this specific building type. See [1303.050](#) for general regulations for all building types. See [Chapter 1303](#) for definitions and measuring rules regulations.

Chapter 1303 Mixed-Use Zones 1303.060 Traditional Shoptown Building



Figure 1303.060-A. Examples of Traditional Shoptown Building Type

Draft July 22, 2024
Zoning Code: CITY OF WHITE BEAR LAKE 3-7

BUILDING SITING

Chapter 1303 Mixed-Use Zones 1303.060 Traditional Shoptown Building

Figure 1303.060-B. Traditional Shoptown Building Siting

	MCO (D)	MCO (D-4, URM)	Additional/Reference
1303.060-B. SETBACKS See 1303.050-B.1			
1 Front Setback, minimum	50%	75%	Minimum setback per 1303.050-B.1
2 Front Street Setback, minimum	0 ft	10 ft (10')	See 1303.050-B.1 for setback from street
3 Non-Front Street Setback, minimum	0 ft	5 ft (5')	See 1303.050-B.1 for setback from street
4 Side Setback, minimum	0 ft (except 10-20 ft in 1303.060-B.1)	0 ft (10 ft in 1303.060-B.1)	See 1303.050-B.1 for setback from street
5 Rear Setback, minimum	15 ft (10' except 0 ft when allowing existing parking)	20 ft (10' if allowing 8' zone)	See 1303.050-B.1 for setback from street
6 Impervious Site Coverage, maximum	50%	50%	See 1303.050-B.1 for impervious site coverage
Additional Site Features/Concerns	50%	50%	See 1303.050-B.1 for additional site features/concerns

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PARKING & ACCESSORY STRUCTURES

Chapter 1303 Mixed-Use Zones 1303.060 Traditional Shoptown Building

Figure 1303.060-C. Traditional Shoptown Parking Siting

	MCO (D)	MCO (D-4, URM)	Additional/Reference
1303.060-C. PARKING & ACCESSORY STRUCTURES See 1303.050-C			
1 Drive Access Location	Off alley or rear lot street; if no alley or rear lot street exists or is prohibited, off-front street is allowed.	Off-front street is allowed.	See 1303.050-C.1 for drive access location
2 Attached Garage Setback, minimum	25 ft	25 ft	See 1303.050-C.1 for attached garage setback
3 Surface Parking Setback, minimum	25 ft	25 ft	See 1303.050-C.1 for surface parking setback
4 Accessory Structure Setback, minimum	25 ft	25 ft	See 1303.050-C.1 for accessory structure setback
5 Non-Street Setback, minimum	5 ft	5 ft	See 1303.050-C.1 for non-street setback
6 Impervious Site Coverage, maximum	50%	50%	See 1303.050-C.1 for impervious site coverage
7 Additional Site Features/Concerns	50%	50%	See 1303.050-C.1 for additional site features/concerns

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Chapter 1303 Mixed-Use Zones 1303.060 Traditional Shoptown Building

Figure 1303.060-D. Traditional Shoptown Building Height

	MCO (D)	MCO (D-4, URM)	Additional/Reference
1303.060-D. HEIGHTS See 1303.050-D.1			
1 Height in Street, minimum	11 stories	11 stories	See 1303.050-D.1 for height in street
2 Additional Setback Back Story, minimum	11 stories	12 stories (including major canopy)	See 1303.050-D.1 for additional setback back story
3 Ground Story Height, minimum	12 ft	12 ft	See 1303.050-D.1 for ground story height
4 Upper Story Height, maximum	10 ft, 11 ft, 12 ft	10 ft, 11 ft, 12 ft	See 1303.050-D.1 for upper story height
5 Roof Types	Flat roof, Pitched	Flat roof, Pitched	See 1303.050-D.1 for roof types
6 Other	Allowed	Allowed	See 1303.050-D.1 for other

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Chapter 1303 Mixed-Use Zones 1303.060 Traditional Shoptown Building

Figure 1303.060-E. Traditional Shoptown Street Facade

	MCO (D)	MCO (D-4, URM)	Additional/Reference
1303.060-E. STREET FACADES See 1303.050-E.1			
1 Ground Story Transparency, minimum	50%	50%	See 1303.050-E.1 for ground story transparency
2 All Other Transparency, minimum	20%	20%	See 1303.050-E.1 for all other transparency
3 Building Entrance Location	One per every 50 feet on front facade	One per every 50 feet on front facade	See 1303.050-E.1 for building entrance location
4 Entrance Type	Storefront	Storefront	See 1303.050-E.1 for entrance type
5 Window Display Orientation	Within 30 degrees of horizontal orientation	Within 30 degrees of horizontal orientation	See 1303.050-E.1 for window display orientation
6 Window Orientation with Storefront	Within 30 degrees of the top of any story between the basement and 3rd story	Within 30 degrees of the top of any story between the basement and 3rd story	See 1303.050-E.1 for window orientation with storefront
7 Window Orientation with Display Glass	One per every 25 ft. of ground story street facade	One per every 25 ft. of ground story street facade	See 1303.050-E.1 for window orientation with display glass

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SUPPLEMENTAL REGULATIONS

Chapter 1303 Mixed-Use Zones 1303.060 Traditional Shoptown Building

Figure 1303.060-F. Double-Storage Lot Illustration (section)

1303.060-F. SUPPLEMENTAL TRADITIONAL SHOPTHOWN BUILDING REGULATIONS

- Courtyards and Plazas in MCO, MCO-D, and MCO-U.** Courtyards or plaza areas with a width no wider than 50 feet or the width of the building facade within the streetwall, whichever is less, may court towards Front Streetwall when abutting the streetwall.
- Definitions of Courtyard and Side-Yard Plaza.**
 - See definition of courtyard in [1303.050-F.1](#).
 - A side-yard plaza must be located within an interior side yard between the side facades of two buildings. Along the rear lot line, a fence or wall, or landscape buffer is required to define the edge of the plaza and screen any other rear yards from the plaza.
- Courtyards in MCO-C, MCO-CU, and MCO-U.** Courtyards with a width no wider than 30 feet or 30% of the building facade within the streetwall, whichever is greater, may court towards Front Streetwall when abutting the streetwall.
- Parking and Driveways.** Parking and driveways are not allowed within streetwall courtyards or side-yard plazas.
- Landscape, Seating, Amenities.** The courtyards and side-yard plazas must be designed with landscape, seating, and other amenities.
- Facade Treatment.** Courtyard and side-yard plaza facades must be treated per the front facade regulations for the building type and any design regulations in [Chapter 1303](#).
- Story Setbacks at R Zones.** On lots adjacent to an R-zoned lot, facades above the third story must be setback back a minimum of 12 feet from the street facade and a landscape buffer is required per [1303.050](#).

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HEIGHT & ROOFS

STREET FACADES

MIXED-USE ZONES

Table 1305-1 Principal Use Table

	Mixed-Use Zones								
	MX-D	MX-C	MX-S	GX-D	GX-C	GX-A	GX-N	RX-C	RX-N
RESIDENTIAL									
Household Living									
1 dwelling unit	●	●	●	●	●	●	○	-	●
2 dwelling units	●	●	●	●	●	●	●	●	●
3-4 dwelling units	●	●	●	●	●	●	●	●	●
5+ dwelling units	●	●	●	●	●	●	-	●	-
Manufactured Home Park	-	-	-	-	-	-	-	-	-
Sacred Community	○	○	○	○	○	○	○	○	○
Group Living (except as below)	●	●	●	●	●	●	○	○	
Residential Facility, Small	●	●	●	●	●	●	●	●	●
Residential Facility, Large	○	○	○	○	○	○	○	○	○
COMMERCIAL									
Adult Establishment	-	-	-	-	-	-	-	-	-
Animal Boarding	-	-	-	-	-	-	-	-	-
Consumer Service	●	●	●	●	●	●	●	-	-
Day Care, Small	●	●	●	●	●	●	●	●	●
Day Care, Large	●	●	●	●	●	●	○	○	
Entertainment Venue, Large	-	●	●	-	●	-	-	-	-
Funeral & Mortuary Service	-	-	●	-	-	-	●	-	-
Lodging	●	●	●	●	●	●	●	-	-
Office	●	●	●	●	●	●	●	-	-
Pawnshop or Precious Metal Dealer	-	-	-	-	-	-	-	-	-
Retail & Entertainment (except as below)	●	●	●	●	●	●	●	-	-
Large-format Retail	-	●	●	-	-	-	-	-	-
Liquor, Off-Sale	-	●	-	-	-	-	-	-	-
Self-Service Storage	-	-	-	-	-	-	-	-	-
Vehicle Sales & Service (except as below)	-	-	○	-	-	-	-	-	-
Major Vehicle Repair & Maintenance	-	-	-	-	-	-	-	-	-

	Mixed-Use Zones								
	MX-D	MX-C	MX-S	GX-D	GX-C	GX-A	GX-N	RX-C	RX-N
MANUFACTURING & INDUSTRY									
Manufacturing, Artisan	●	●	●	●	●	●	●	-	-
Manufacturing, Limited	-	-	-	-	-	-	-	-	-
High-Impact Industry	-	-	-	-	-	-	-	-	-
Warehousing & Distribution	-	-	-	-	-	-	-	-	-
CIVIC & INSTITUTIONAL									
College	●	●	●	●	●	●	●	-	-
Community Assembly	●	●	●	●	●	●	●	○	○
Cultural Facility	●	●	●	●	●	●	●	-	-
Detention or Correctional Facility	-	-	-	-	-	-	-	-	-
Hospital	-	-	-	○	○	-	-	-	-
Parks and Open Space	-	-	●	●	●	●	●	●	●
School	●	●	●	●	●	●	●	○	○
Utilities & Services, Minor	●	●	●	●	●	●	●	●	●
Utilities & Services, Major	○	○	○	○	○	○	○	○	○
OTHER									
Billboard	-	-	○	-	-	-	-	-	-
Wireless Communication Tower	Allowed only on the city's municipal								

KEY: ● = Permitted ● = Permitted in Upper Stories Only

● = Limited to No More than 25% of Footprint

○ = Requires Conditional Use Approval - = Prohibited

SPECIAL PURPOSE ZONES

MIXED-USE ZONES

Existing Zoning Districts

RESIDENTIAL (10)	INDUSTRIAL(2)
R-1, Low density single family	I-1, Limited industry
R-1S, Low density single family	I-2, General Industry
R-2, Single family	SPECIAL PURPOSE (8)
R-3, Single family	O, Open space conservation
R-4, Two family	PZ, Performance
R-5, Medium density	PZ-R, Performance residential
R-6, Medium density	PUD, Planned unit development
R-7, High density	DBD, Diversified business
R-B, Residential-business	DCB, Diversified central business
R-MH, Mobile home park	LVMU, Lake village mixed-use
BUSINESS/COMMERCIAL (7)	P, Public facilities
B-1, Neighborhood business	OVERLAYS (3)
B-2, Limited Business	S, Shoreland
B-3, Auto-oriented business	FP, Floodplain
B-4, General business	W, Wetlands
B-5, Central business	
B-6, Commercial recreation	
B-W, Business-warehouse	

SPECIAL PURPOSE ZONES

Table 1304-1 Public & Institutional Zones

SYMBOL	ZONE NAME
P1	Parks & Open Space
P2	Public & Institutional

Table 1304-3 Public & Institutional Zone Regulations ¹

	P1 P2
Front Setback, minimum	15 ft.; Street setback averaging applies per XXX
Street-Side Setback, minimum	10 ft.; Street setback averaging applies per XXX
Side Setback, minimum	15 ft.; 30 ft. abutting R zone
Rear Setback, minimum	30 ft.
Height, maximum	45 ft. max.

¹ All new regulations. Current code requires all lot, building, parking, landscape, and performance standards to be comparable to other similar uses.

SPECIAL PURPOSE ZONES

Table 1304-2 Employment Zones

SYMBOL	ZONE NAME	CURRENT ZONE
BP	Business Park	DPD
IX	Industrial Mix	B-W
I	General Industrial	I-1, I-2

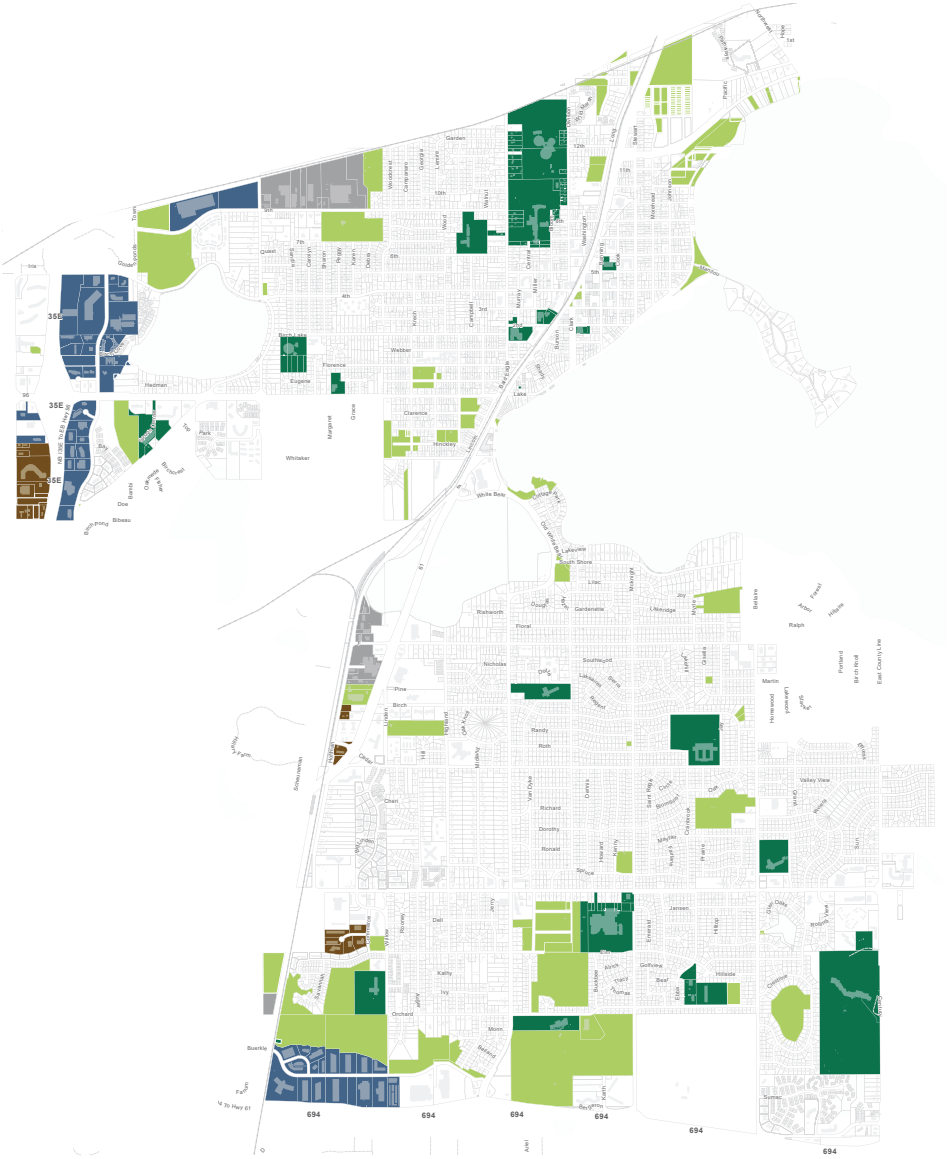
Table 1304-4 Employment Zone Regulations

	BP	IX	I
Lot Area, minimum	20,000 s.f. [43,560 s.f. in DPD]	10,000 s.f.	20,000 s.f.
Lot Width, minimum	100 ft. [150 ft. in DPD]	100 ft.	100 ft.
Front Setback, minimum	35 ft.; 50 ft. across street from R zone	20 ft.; 75 ft. across street from N zone	30 ft.
Street-Side Setback, minimum	20 ft.; 50 ft. across street from R zone		30 ft.
Side Setback, minimum	20 ft.; 50 ft. abutting R zone	20 ft.; 40 ft. abutting N zone	10 ft.
Rear Setback, minimum	20 ft.; 50 ft. abutting R zone	20 ft.; 40 ft. abutting N zone	30 ft. [20 ft. in I-2]
Vehicular Area Setback, minimum	20 ft. from rights-of-way except Interstates 35E and 694; 10 ft. from side and rear lot lines except 20 ft. where adjacent to R and RX zones	--	--
Height, maximum	36 ft. max.	45 ft. max.; 35 ft. abutting N zone	4 stories and 48 ft. max.

SPECIAL PURPOSE ZONES

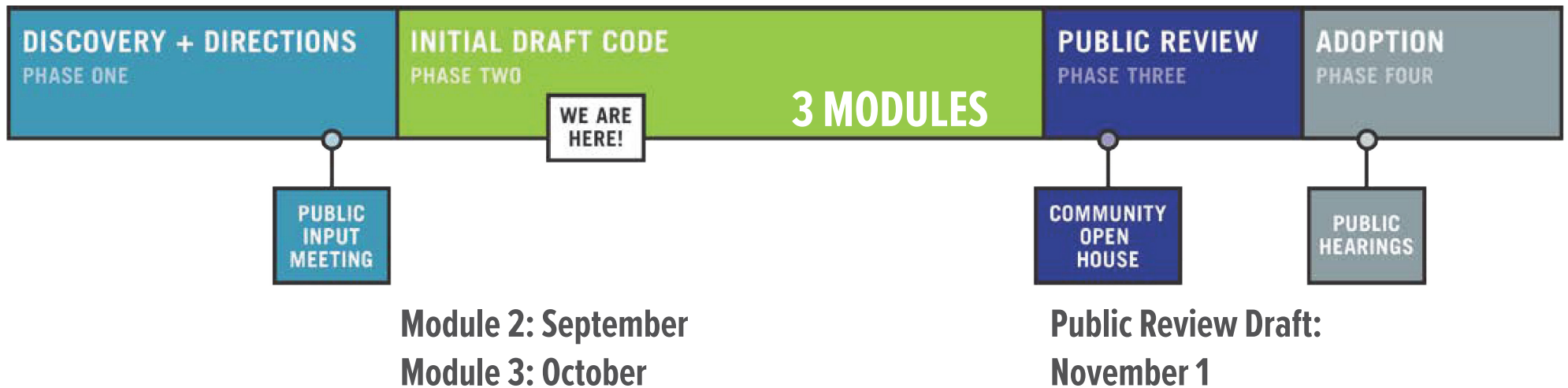
NEW_ZONES_2

- BP: Business Park
- IX: Industrial Mix
- I: General Industrial
- I: General Industrial
- P1: Parks & Open Space
- P2: Public & Institutional



NEXT STEPS REVIEW PROCESS

Meeting 1: August ?
Meeting 2: August ?



THANK YOU!