



**CITY OF CORCORAN  
Corcoran Planning  
Commission Agenda  
December 5, 2023 - 7:00 pm**

**Meeting Via Telephone/Other Electronic Means**

**Call-in Instructions:**

+1 305 224 1968 US

**Enter Meeting ID: 844 7089 1252**

**Video Link and Instructions:**

<https://us02web.zoom.us/j/84470891252>

visit <http://www.zoom.us> and enter

**Meeting ID: 844 7089 1252**

**MEETING VIEWABLE VIA ZOOM**

*\*Please note in-person comments will be taken at the scheduled meeting where noted.*

*Comments received via email to the Planning Technician ([dklingbeil@corcoranmn.gov](mailto:dklingbeil@corcoranmn.gov)) or via public comment cards will also be accepted. All email and public comment cards must be received by 4PM the day before the meeting. For more information on options to provide public comment visit:*

[www.corcoranmn.gov](http://www.corcoranmn.gov)

**1. Call to Order / Roll Call**

**2. Pledge of Allegiance**

**3. Agenda Approval**

**4. Open Forum**

**5. Minutes**

- a. September 7, 2023, Regular Meeting Minutes\*
- b. October 5, 2023, Regular Meeting Minutes\*

**6. Other Business**

- a. Draft 2023 Annual Report and 2024 Priorities\*
- b. Commercial/Industrial Updates Discussion

**7. Reports/Information**

- a. Planning Project Update\*
- b. City Council Report\* – Council Liaison Schultz

**8. Commissioner Liaison Calendar**

City Council Meetings

<b>12/18/2023 (M)</b>	<b>1/11/2024</b>	<b>1/25/2024</b>	<b>2/8/2024</b>	<b>2/22/2024</b>	<b>3/14/2024</b>
Van Den Einde	Brummond	Horn	Lind	Lanterman	Van Den Einde

**9. Adjournment**

*\*Includes Materials - Materials relating to these agenda items can be found in the House Agenda Packet by Door.*



CITY OF CORCORAN  
**Corcoran Planning Commission Minutes**  
**September 7, 2023 - 7:00 pm**

The Corcoran Planning Commission met on September 7, 2023, in Corcoran, Minnesota. Four Planning Commissioners were present in the Council Chambers. Members of the public were able to participate in-person as well as through electronic means using the audio and video conferencing platform Zoom.

Present: Commissioners Lanterman, Brummond, Horn, and Van Den Einde.

Also present: Planner Davis McKeown, Planner Lindahl, and Council Liaison Vehrenkamp.

Absent: Commissioner Lind.

**1. Call to Order / Roll Call**

**2. Pledge of Allegiance**

**3. Agenda Approval**

Motion made by Brummond, seconded by Horn, to approve the agenda for the September 7, 2023, Planning Commission meeting.

Voting Aye: Lanterman, Brummond, Horn, Van Den Einde.

**4. Open Forum (none)**

**5. Minutes**

Motion made by Brummond, seconded by Horn, to approve the August 2, 2023, Planning Commission Minutes.

Voting Aye: Lanterman, Brummond, Horn, and Van Den Einde.  
(Motion passed 4:0)

**6. New Business – Public Comment Opportunity**

a. **Public Hearing.** Red Barn Pet Retreat. (City File No. 23-008)

i. Staff Report – Staff Report presented by Planner Lindahl.

ii. Public Hearing

1. Mike Cannon, 10390 Elm Lane, spoke about his proximity to the subject property, his preference for this type of land use compared to the guided use of light industrial, and the general support from his neighbors for this project.
2. Leslie Byrne, 10378 Elm Lane, discussed being a customer of Red Barn Pet Retreat, the care provided by the business, the low volume from the dogs, and preference of this type of land use over light industrial.
3. Stephanie Walvatne, 6281 Juneau Ct N, Maple Grove, spoke about her colleague's experience being a neighbor to the current Red Barn Pet Retreat location, and the effectiveness of their no-bark policy.

4. Pat O'Brien, 9927 Garden Lane, spoke about being a patron for Red Barn Pet Retreat, being impressed with their no-bark policy, and recommended the business.
5. Sheryl Larely, 20100 Meister Road, discussed her dog's enjoyment going to Red Barn Pet Retreat and wanting others to enjoy a similar experience.

Motion made by Horn, seconded by Brummond, to close the Public Hearing.

Voting aye: Lanterman, Brummond, Horn, and Van Den Einde.  
(Motion passed 4:0)

- iii. Commission Discussion & Recommendation – The Commission Discussion included a question to the applicant regarding future development of the site as it relates to subdividing lot 1 and development of Outlot A.

The applicant, Daniel Benjamin, spoke about the future development of Outlot A, future development of Red Barn Vet Retreat, and a possible nursery on Outlot A.

The continued discussion from the Commission included a question about the process for developing Outlot A; clarification that this project would not extend the northside trail along Steig Road from Elm Lane to County Road 101; the C-2 district making sense next to a residential district; using building size for the tree requirement calculations rather than lot size; clarification of requested building materials; building materials having an agricultural aesthetic; transitioning from an individual well to municipal services; clarification on parking islands; confirmation of a purchase agreement; municipal service requirement for new developments in the C-2 district; the economic nature of a variance request from the municipal service requirements; challenges of amending the water supply agreement with the City of Maple Grove; and establishing a 60-day time frame to transition to Corcoran water once available.

Motion made by Lanterman, seconded by Van Den Einde, to recommend approval of the draft resolutions approving the Comprehensive Plan Amendment, Rezoning, the Findings of Fact approving the Rezoning, the Preliminary Plat, Site Plan, and the Conditional Use Permit for Red Barn Pet Retreat, with an added condition that the applicant will move to municipal water within 60 days of being available.

Voting Aye: Lanterman, Brummond, Horn, and Van Einde.  
(Motion passed 4:0)

b. **Public Hearing.** Sunram IUP (City File no. 23-015)

- i. Staff Report – Staff Report was presented by Planner Davis McKeown.
- ii. Public Hearing

1. John Dugan, 20415 County Road 50, discussed the applicant's history of working at all hours of the day, the noise pollution caused from this operation, dirt and mud debris on County Road 50, the unsightliness of 40-foot stockpiles, and concerns of water drainage.

Motion made by Lanterman, seconded by Brummond, to close the Public Hearing.  
Voting aye: Lanterman, Brummond, Horn, and Van Den Einde.  
(Motion passed 4:0)

- iii. Commission Discussion & Recommendation – Commission discussion included zoning and future land use of the property; clarification of what kind of vehicles are allowed to be stored on the property; clarification of the debris clean-up; comparing

the Interim Use Permit to a grading permit; 25-foot setbacks in the southwest corner; clarification on the history of complaints for this property; the enforcement ability of an Interim Use Permit; clarification of the address sign requirement; requiring additional landscaping to the west property line only; the definitive end point of a grading permit versus allowing ongoing use through an Interim Use Permit; amending the resolution to include a flat height limit of 35 feet; whether municipal service staging should trigger the sunset clause; and other methods of revoking an Interim Use Permit.

Motion made by Lanterman, seconded by Van Den Einde, to recommend approval of the draft resolution for an Interim Use Permit and a Site Plan application for Sunram Construction, with the added condition that the height of the piles not exceed 35 feet.

Voting aye: Lanterman, Brummond, Horn, and Lind.  
(Motion passed 4:0)

**7. Reports/Information**

- a. Other Business - None
- b. Planning Project Update
- c. City Council Report\* – City Council Report included a brief update on the water tower and water treatment facility projects; an update on the cannabis discussion and moratorium; and the Corcoran Country Daze at the Corcoran Lion’s Park.

**8. Commissioner Liaison Calendar**

City Council Meetings

9/14/2023	9/28/2023	10/12/2023	10/26/2023	11/9/2023	11/20/2023(M)
Lanterman	Van Den Einde	Brummond	Horn	Lind	Lanterman

**9. Adjournment**

Motion made by Lanterman, seconded by Horn, to adjourn the September 7, 2023, Planning Commission meeting.

(Motion passed 4:0)

The meeting adjourned at 8:36 pm.



CITY OF CORCORAN  
**Corcoran Planning Commission Minutes**  
**October 5, 2023 - 7:00 pm**

The Corcoran Planning Commission met on October 5, 2023, in Corcoran, Minnesota. Three Planning Commissioners were present in the Council Chambers. Members of the public were able to participate in-person as well as through electronic means using the audio and video conferencing platform Zoom.

Present: Commissioners Lanterman, Brummond, and Lind.  
Also present: Planner Davis McKeown and Planner Lindahl.

Absent: Commissioner Horn, Commissioner Van Den Einde, and Councilor Shultz.

**1. Call to Order / Roll Call**

**2. Pledge of Allegiance**

**3. Agenda Approval**

Motion made by Lanterman, seconded by Brummond, to approve the agenda for the October 5, 2023, Planning Commission meeting.

Voting Aye: Lanterman, Brummond, and Lind.  
(Motion passed 3:0)

**4. Open Forum (none)**

**5. Minutes**

Due to a distribution error, members of the Planning Commission did not receive the draft minutes from the September 5, 2023, Planning Commission meeting.

Motion made by Lanterman, seconded by Lind, to table the September 5, 2023, Planning Commission minutes to the next Planning Commissioner meeting.

Voting Aye: Lanterman, Brummond, and Lind.  
(Motion passed 3:0)

**6. New Business – Public Comment Opportunity**

- a. **Public Hearing.** Accessory Structure Zoning Ordinance Amendment. (City File No. 23-021)  
i. Staff Report – Staff Report presented by Planner Davis McKeown.

ii. Public Hearing

1. Joe Vortherms, 19340 102<sup>nd</sup> Ave, had a question about the ordinance's applicability to principal structures and whether there is or isn't a minimum eave and overhang length for residential structures.

Motion made by Lanterman, seconded by Brummond, to close the Public Hearing.

Voting aye: Lanterman, Brummond, and Lind.  
(Motion passed 3:0)

- iii. Commission Discussion & Recommendation – The Commission Discussion included the importance of matching residential principal and accessory building facades; clarification from staff that there is a minimum eave and overhang requirement of 12 inches for principal residential structures; homes in the Bellwether neighborhood without overhangs; whether the amendment should prioritize the 12 inch minimum or match the existing residence; the simplicity of a 12 inch minimum; methods of designing additional accessory structures to match legal nonconforming structures; the exemption for agricultural buildings from these requirements; a question about the market direction for eaves and overhangs; the functional purpose of eaves and overhangs; the history of compliance with the current ordinance; inspecting the inconsistency of noncomplying buildings in the Bellwether neighborhood.

Motion made by Lind, seconded by Brummond, to recommend approval of the draft ordinance amending Title X of the Zoning Ordinance with a 12-inch standard for eaves and overhangs on accessory structures.

Voting Aye: Lanterman, Brummond, and Lind.  
(Motion passed 3:0)

b. **Public Hearing.** Minor Subdivision and Zoning Ordinance Edits (City File no. 23-022)

- i. Staff Report – Staff Report was presented by Planner Davis McKeown.
- ii. Public Hearing

Motion made by Lanterman, seconded by Brummond, to close the Public Hearing.

Voting aye: Lanterman, Brummond, and Lind.  
(Motion passed 3:0)

- iii. Commission Discussion & Recommendation – The Commission Discussion included a question about the neighborhood meeting requirement for PUDs; a question regarding the Council’s discretion in cases of premature subdivision; tracking the monetary cost of an increased radius of the public hearing notification; the effectiveness of an increased notification radius; the reason for the increased notification radius; the removal of Planning Commission review of CUP extension requests; current inconsistencies of Commission review of extension requests; clarification of the encroachment of at-grade decks/patios into setbacks; the Planning Commission reviewing extension requests for all application types under their purview.

Motion made by Brummond, seconded by Lanterman, to approve the draft resolution and findings of fact amending the text of Title IX and Title X related to minor code updates.

Voting Aye: Lanterman, Brummond, and Lind.  
(Motion passed 3:0)

## 7. Reports/Information

- a. Other Business – Planner Davis McKeown informed the commission that the November 2, 2023, meeting would be cancelled due to a lack of new business. Additionally, Planner Davis McKeown requested that the December 7, 2023, meeting be rescheduled to Tuesday, December 5, 2023.
- b. Planning Project Update
- c. City Council Report\*

**8. Commissioner Liaison Calendar**

City Council Meetings

<b>10/12/2023</b>	<b>10/26/2023</b>	<b>11/9/2023</b>	<b>11/20/2023(M)</b>	<b>12/18/2023(M)</b>	<b>1/11/2024</b>
Brummond	Lind	Horn	Lanterman	Van Den Einde	Brummond

**9. Adjournment**

Motion made by Lanterman to adjourn the October 5, 2023, Planning Commission meeting.

The meeting adjourned at 7:56 pm.



# CITY OF CORCORAN

8200 County Road 116 • Corcoran, MN 55340  
763-420-2288 • www.corcoranmn.gov

## MEMO

Meeting Date: December 5, 2023

To: Planning Commission

From: Dwight Klingbeil, Planning Technician  
Natalie Davis McKeown, Planner

Re: 2023 Draft Annual Report and 2024 Priority Setting

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Enclosed is a draft annual report for work completed in 2023. The Planning Commission is asked to provide direction on 2024 priorities they would like to forward to the City Council for their consideration. Examples of potential priorities could include reviewing landscaping inspections, reviewing accessory structure standards, etc. Staff will incorporate the identified priorities in the 2023 Annual Report that is expected to be forwarded to City Council at a January meeting (the exact date is to be determined). Staff asks the Commission to review the report. If commissioners would like to make any changes to the draft, please provide feedback to staff. Please feel free to reach out to me if you have any questions.

**Attachments:**

1. Draft 2023 Planning Commission Annual Report





# CITY OF CORCORAN

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## MEMO

Meeting Date: January 11, 2024  
To: City Council  
From: Planning Commission  
Re: Planning Commission 2023 Annual Report and 2024 Priorities

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As requested by the City Council, the Planning Commission is to update the Council on activities of the previous year and priorities for 2024.

The following are some of the activities completed by the Planning Commission in 2023:

### **2023 Summary:**

- Reviewed a Conditional Use Permit for an Accessory Dwelling Unit for George Gmach.
- Reviewed a Zoning Ordinance Amendment for Transition/Buffer yard requirements between land uses.
- Reviewed a Zoning Ordinance Amendment for Planned Unit Development Standards.
- Participated in a training session which included a brief overview of land use, reviewing the 2040 comprehensive plan, and discussed regulations of Homeowners Associations.
- Reviewed a Zoning Ordinance Amendment which gave staff the ability to administratively approve expansions of certain nonconforming buildings.
- Reviewed a Conditional Use Permit and an Interim Use Permit for an accessory structure for Tyler Heidecker.
- Reviewed and recommended approval of a Conditional Use Permit for an accessory structure for Lee Bennett.
- Reviewed a Preliminary Plat, Conditional Use Permit, Rezoning, Site Plan, and Variance for Corcoran Storage II.
- Discussed zoning options for the sale of low potency adult-use cannabis.

- Reviewed a Comprehensive Plan Amendment, Rezoning, Preliminary Plat, Conditional Use Permit, and Site Plan for Red Barn Pet Retreat.
- Reviewed an Interim Use Permit for Ryan Sunram.
- Reviewed a Zoning Ordinance Amendment to reduce eave and overhang requirements on accessory structures.
- Reviewed a Zoning Ordinance Amendment addressing various typographical errors and inconsistencies in the zoning ordinance.

### **Totals:**

Conditional Use Permits: 5

Zoning Ordinance Amendments: 5

Preliminary Plats: 2

Rezoning: 2

Site Plans: 2

Variances: 1

Comprehensive Plan Amendments: 1

Interim Use Permits: 2

### **2023 Priorities**

At the end of 2022, the Planning Commission identified a number of goals to achieve during the 2023 year. The following are some of the goals that were addressed by this Commission:

- Review the ADU Standards:
  - The Commission reviewed an application to amend the zoning ordinance addressing the ADU standard during the December 1, 2022, meeting.
- Review the Nonconformities section of the Zoning Ordinance:
  - The Commission reviewed and recommended a Zoning Ordinance Amendment that allowed more administrative approvals of certain residential expansion during the June 1, 2023, meeting.
- Receive training to better understand the role of Homeowner Associations and their ability to place more restrictions on property than the city:
  - A training session was held during the May 4, 2023, meeting, which included a brief overview of land use, a review of the 2040 comprehensive plan, and discussed regulations of Homeowners Associations.

### **2024 Priorities**

In addition to the Commission's role to review land use applications, the Planning Commission proposes the following priorities for 2024:

- *Example*
- *Example*
- *Example*

The Planning Commission appreciates the support of the City Council and requests feedback on its proposed priorities for 2024.



# CITY OF CORCORAN

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## MEMO

Meeting Date: December 5, 2023  
To: Planning Commission  
From: Dwight Klingbeil, Planning Technician  
Natalie Davis McKeown, Planner  
Re: 2023 Draft Annual Report and 2024 Priority Setting

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### 1. Request

The Planning Commission is asked to provide feedback to the City Council on updating the underlying zoning districts and architectural standards for commercial and industrial land uses.

### 2. Background

In January, the City Council identified adopting a work plan to update commercial and industrial districts as a 2023 priority. A work plan was adopted at the regular City Council meeting on November 20, 2023. As a part of the work plan, the City Council wanted to obtain Planning Commission feedback regarding the update early on and throughout the process.

The City Council had the first in-depth discussion about this update at a work session on September 14, 2023, based on 15 sets of questions posed by staff to better define the scope of the update. The staff report for this meeting is attached to this report for reference. Based on this discussion, Council identified the following scope for the update of all commercial, industrial, and mixed-use districts:

- Consideration of a height-related transition from residential districts.
- Evaluation of architectural standards/window requirement to break up the massing of large facades.

- Complete review of each use allowed in commercial, industrial, and mixed-use districts and add use-specific standards where warranted. Specific uses noted:
  - o Parking ramps – should a standard be added to prevent location adjacent to a residential use or district?
  - o Recycling facilities – should only indoor recycling facilities be allowed?
  - o Keeping of animals – should this be removed, particularly in the Business Park district?
  - o Urban farming (e.g., vertical farming) – how can this be allowed?
  - o Should a standard be added related to access on a major road/collector road for high traffic uses, such as warehouses?
  - o Storage uses.
    - Would like to understand if there is an average crime rate associated with this type of use.
    - Do we want to remove mini storage as a conditional use?
    - Are there some areas where the City would be less concerned about allowing mini storage (e.g., allowing storage in industrial districts if the storage user does not have frontage on a major roadway)?
    - Is there a desire to allow indoor storage facilities?
  - o Retail
    - Is there room to simplify how different retail uses are handled in each zoning district?
    - Is there a reason grocery stores are only specifically called out as allowed in the C-2 (Community Commercial) District?
    - Are there specific retail uses the City is more concerned about that should continue to be called out separately (e.g., liquor stores)?
  
- Should flexibility be provided in applying the impervious surface limit in commercial and industrial districts on a per plat basis rather than per lot.

The relevant district standards and architectural standards (underlying as well as special standards applied in the Southeast and Northeast districts) are attached to this report for reference.

### **3. Discussion**

The update is expected to potentially include the following sections of Code (attached for reference):

- Section 1040.090 - CR (Rural Commercial)
- Section 1040.100 - C-1 (Neighborhood Commercial)
- Section 1040.110 - C-2 (Community Commercial)
- Section 1040.120 - BP (Business Park)
- Section 1040.125 - I-1 (Light Industrial)
- Section 1040.130 - DMU (Downtown Mixed Use)

- Section 1040.135 - GMU (General Mixed Use)
- Section 1060.050, Subd.1(A) and (C) – Building Standards

Additionally, when discussing building standards for commercial/industrial buildings, it is important to remember the additional standards that are applied for properties subject to either the Southeast District Plan (Appendix B) or Northeast District Plan (Appendix C).

The Planning Commission is encouraged to provide input on how they would like to see the district and architectural standards updated to guide future commercial and industrial development and redevelopment. Some specific questions to help guide the conversation include the following:

1. What are the thoughts of the Planning Commission on the scope identified thus far as outlined in the Background section of this report?
2. What other changes to district dimensional standards does the Planning Commission want to see considered?
3. What other changes to architectural standards does the Planning Commission want to see considered?
4. Other than what is already discussed Within the commercial, mixed use, and industrial districts what uses does the Planning Commission want to see changed and how?
5. Are there topics not currently included in the scope of the update that the Planning Commission would like to see included?
6. Is there a desire to see where zoning requirements could be made more business friendly?
  - a. Typically, businesses prefer codes that are clear and consistent without being onerous. It is typically true that more cost is added to a project with the creation of more development regulations, and approval processes will also add cost to a project.
  - b. For example, a business that is considered a permitted use needs to submit a Site Plan application for review and approval by the Council. A business that is allowed as a conditional use requires a Conditional Use Permit and a Site Plan, which more than doubles the cost due at the time of the application submittal. Further, businesses may see the CUP process as risky if it is unclear what is needed for the CUP to be approved.
7. As a part of this process, the City Council would like staff to solicit feedback from the business community (existing business owners and landowners within the identified districts) within Corcoran. This does not include home occupations as

that section of the Zoning Ordinance was not identified to be included as a part of this update.

- a. Are there specific topics/standards the Planning Commission is interested in requesting feedback from the business community?
  - b. Some examples:
    - i. Where would it be most valuable for the performance standards to be simplified?
    - ii. Are there ideas on how the Code and/or approval process can be simplified?
    - iii. How would specific changes affect their business or their ability to sell/develop/redevelop their land?
      1. Examples of specific changes considered at this time include height related transition and use specific standards.
8. Are there examples of commercial/industrial developments in other cities that the Commission would like staff and the Council to consider when evaluating our own district and performance standards?
- a. These can be examples that include features that are desired, undesired, or a mix between the two.
9. Any other thoughts?

#### **4. Next Steps**

The adopted work plan anticipates a 7-month process with adoption anticipated as soon as June 2024. The feedback tonight is anticipated to be shared with the City Council along with the results of the business community survey at either a regular meeting or work session on February 22, 2024. The Planning Commission is next expected to be engaged in this process to review a draft of the ordinance at a joint work session with the City Council currently anticipated on April 25, 2024. Currently, the public hearing for this item is expected to be on the Planning Commission agenda as soon as June 6, 2024. However, it is possible this date could be adjusted to a later date. The goal at this time is to have this item completed prior to the expiration of the Storage Moratorium that expires on October 12, 2024.

#### **Attachments:**

1. September 14, 2023, City Council Work Session Staff Report
2. Section 1040.090 - CR (Rural Commercial)
3. Section 1040.100 - C-1 (Neighborhood Commercial)
4. Section 1040.110 - C-2 (Community Commercial)
5. Section 1040.120 - BP (Business Park)
6. Section 1040.125 - I-1 (Light Industrial)
7. Section 1040.130 - DMU (Downtown Mixed Use)
8. Section 1040.135 - GMU (General Mixed Use)

9. Section 1060.050 – Building Standards
10. Town Center Standards within the Southeast District Plan (Appendix B)
11. Design Principles within the Northeast District Plan (Appendix C)



# CITY OF CORCORAN

8200 County Road 116 • Corcoran, MN 55340  
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## MEMO

Meeting Date: September 14, 2023  
To: City Council  
From: Natalie Davis McKeown, Planner  
Re: Commercial and Industrial District Standards

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In January, the City outlined goals and measurables for 2023. This included a goal to adopt a work plan related to underlying zoning for commercial and industrial land uses. Prior to moving forward with the work plan, staff identified key topics that need more discussion to understand the code update to assist staff in defining the scope of the goal and effectively drafting ordinance language.

The following districts allow commercial and/or industrial uses:

- CR (Rural Commercial)
- C-1 (Neighborhood Commercial)
- C-2 (Community Commercial)
- BP (Business Park)
- I-1 (Light Industrial)
- DMU (Downtown Mixed Use)
- GMU (General Mixed Use)

For reference, the district specific standards are enclosed to this report in addition to the Zoning Map and 2040 Land Use Map for reference.

Staff asks the Council to discuss and define the problems they are hoping to address with the code update. More specific questions include:

1. There was discussion about adding standards for buffering from commercial and industrial uses. Did the buffer ordinance (adopted after the goal setting session) address the Council's concerns related to transitions between less intense districts and uses?
2. Does the Council want to re-evaluate all above-referenced districts? Or are there specific districts of concern?



3. There was discussion about defining and differentiating between heavy and light industrial uses. While the City only has one industrial-oriented district, that district only allows light industrial uses. Heavy industrial uses are typically large plants that require a sprawling complex (e.g., a petroleum refinery). Heavy industry is understood to be the sector that provides the means of production and primarily caters to corporations. Light industry is smaller in scale and typically includes manufacturing and warehousing that have a relatively low impact as compared to heavy industrial uses. Light industry is understood to be the sector that provides the means of consumption for consumers.
  - a. The Purpose statement of the I-1 district provides the definition of light industrial. What changes does the Council want to see to the Purpose section?
  - b. Is there a desire to allow heavy industrial uses? Since a heavy industrial district is not currently contemplated in code, the value of adding heavy industrial as a term of art within the Zoning Ordinance is unclear. Additionally, heavy industry relies on direct access to rail and interstates, so staff believe it is unlikely the City will attract such users. We have 563.34 acres (481.22 net acres) of industrial in the City, so carving out part of the existing acreage for heavy industrial could significantly limit available industrial land for the most common light industrial uses the City is more likely to attract.
4. There was discussion about re-evaluating the uses in these districts. What uses are of concern either to add or remove from commercial and/or industrial districts?
5. There was discussion about re-evaluating the existing location of commercial and industrial districts.
  - a. Is there specific land that the Council would like to re-guide and re-zone from commercial and/or industrial?
    - i. What districts would be desired in these areas?
  - b. Is there a desire to establish new commercial and/or industrial districts?
    - i. The areas currently zoned for commercial and/or industrial were established based on the proximity to major roadways. A market study completed several years ago confirmed these areas had the best chance within the City to support such uses with transportation being a significant factor.
      1. Does the Council want to complete a new market study?  
This would likely require an RFP.
    - ii. Does the Council have specific areas of town currently zoned for residential they would like to be considered?
6. Are there specific changes to the dimensional requirements the Council wants to consider?

7. There are additional development requirements that are handled as performance standards (Section 1060 of the Zoning Ordinance). These are located outside of the specific district standards and are written to be applied in a broader sense. This includes standards for lighting, landscaping, parking, fences and walls, screening, etc.
  - a. Does the Council want to evaluate these standards as well?
  - b. If so, staff highly recommends a comprehensive update that evaluates all districts and performance standards to properly evaluate and consider how changes in one section of code will affect other sections of code. The concern is that removing or adding performance standards in the context of specific districts can lead to conflicts and confusion when applying performance standards to districts not contemplated as part of the update. A comprehensive update will help to minimize future conflict within the Zoning Ordinance. Additionally, to maximize staff efficiency, it is recommended such a project includes residential districts and standards.
  
8. The Northeast District has additional performance standards and prohibits certain uses even if allowed in the underlying district. The Southeast District also has additional standards that could impact commercial uses, particularly in the Town Center. Finally, the Southwest District includes additional requirements and includes areas zoned and/or guided for commercial and industrial use.
  - a. Are changes to these district plans desired?
  - b. If the Council chooses to undertake a comprehensive update, Staff would (at the very least) recommend evaluating how these districts will interplay with changes to the underlying standards even if no changes to the special districts are desired.
  
9. Is there a desire to make the zoning requirements more business friendly? Typically, businesses prefer codes that are clear and consistent without being onerous. It is typically true that more cost is added to a project with the creation of more development regulations, and approval processes will also add cost to a project. For example, a business that is considered a permitted use still needs to submit a Site Plan application for review and approval by Council. A business that is only allowed as a conditional use requires a Conditional Use Permit and a Site Plan, which more than doubles the cost due at the time of the application submittal. Further, businesses may see the CUP process as risky if it is unclear what is needed in order for the CUP to be approved.
  
10. As a part of this process, is there a desire to reach out to existing business owners and landowners within commercial/industrial districts to discuss their needs and desires?
  - a. Does the Council want to hold an open house or roundtable with relevant parties invited?
  - b. Other options include:
    - i. An invitational survey requesting feedback.

- ii. Creation of a temporary task force or committee made up of relevant parties.
  - c. It should be noted that we do not have a comprehensive list of business or commercial/industrial landowner emails, so anything requiring a mailed notice (such as an open house or survey) could cost a few hundred dollars in postage depending on the number of parcels.
- 11. Are there examples of commercial/industrial developments in other cities that the Council would like staff to consider when evaluating our own district and performance standards? These can be examples that include features that are desired, undesired, or a mix between the two.
  - a. Council can also direct staff to provide examples for a discussion with the Council as part of the work plan.

Staff will use the feedback and discussion from the work session to prepare a work plan. A draft work plan will be brought back to Council for approval later this year.

**Attachments:**

1. CR (Rural Commercial) District Standards
2. C-1 (Neighborhood Commercial) District Standards
3. C-2 (Community Commercial) District Standards
4. BP (Business Park) District Standards
5. I-1 (Light Industrial) District Standards
6. DMU (Downtown Mixed Use) District Standards
7. GMU (General Mixed Use) District Standards
8. Zoning Map
9. 2040 Land Use Map

## **1040.090 – CR (RURAL COMMERCIAL)**

- Subd. 1. Purpose. This district is the existing Burschville area located at the intersection of County Road 19 and County Road 10. The intent of this district to provide a mix of neighborhood commercial uses and rural industrial, such as contractor's yards and similar uses that do not require municipal water or sanitary sewer services. Municipal sewer and water will not be provided in this area.
- Subd. 2. Permitted Uses.
- A. Automobile Retail (tires, batteries, etc. No body work or repair work).
  - B. Civic Buildings, such as City Hall, libraries, fire stations, etc.
  - C. Day Care Facilities, Home
  - D. Day Care Facilities, Commercial.
  - E. Offices, medical and professional.
  - F. Retail goods and service uses of a similar nature.
- Subd. 3. Accessory Uses.
- A. Accessory structures as regulated by Section 1030.020 of this Chapter.
  - B. Accessory uses incidental and customary to uses allowed in this Section.
  - C. Keeping of Animals, subject to Chapter 81 (animals) of the City Code.
- Subd. 4. Conditional Uses. The following are conditional uses, subject to the conditions outlined in Section 1070.020 of this Ordinance and the specific standards and criteria that may be cited for a specific use:
- A. Adult Entertainment Business, subject to Chapter 113 of the City Code.
  - B. Commercial Kennels, subject to Chapter 81 of the City Code.
  - C. Commercial recreation and entertainment (not to exceed 5,000 square feet).
  - D. Contractors Operations, including accessory outside storage.
  - E. Greenhouses and Nurseries, subject to the following:

1. When abutting a residential use or district, the property shall be screened and landscaped in accordance with this Chapter. All structures shall be set back at least 100 feet from any residential property line.
2. On-site storage and use of pesticides and fertilizers shall meet the standards of the Minnesota Department of Agriculture.
3. Adequate off-street parking is provided on an improved surface as required by this Ordinance.
4. Adequate parking, loading and maneuvering areas shall be provided.
5. Loading areas are screened from adjacent residential uses.
6. Well and Septic Systems can be accommodated on site to serve the proposed facility.
7. Not more than 30 percent of the site area shall be covered with buildings or other structures.
8. Hours for retail sale of product to customers shall be limited to 7:00 a.m. to 9:00 p.m.
9. Lighting shall comply with all ordinance requirements. If more than 25 percent of the greenhouse spaces are to be lit at night, they shall be screened from residential properties by use of a retractable curtain, landscaping, buildings or other methods to prevent light pollution, including sky glow.
10. The site complies with the minimum lot area standards for the district.
11. Sale of accessory items shall be permitted, provided they do not generate more than 20 percent of the sales (measured by retail value or sales volume) for the business nor cover more than 10 percent of the site area.
12. At least 50 percent of the nursery stock to be sold on site must be grown on site.
13. The provisions of Section 1070.020 of this Ordinance are considered and satisfactorily met.

F. Laboratories/research facilities.

G. Lumber Yards/building material sales.

H. Mini Storage/Self Storage Facilities.

1. Units are to be used for dead storage only. Units are not to be used for retailing, auto repair, human habitation, or any commercial activity, except as allowed by this Section.
2. Combining office and /or retail space with a self-service storage facility may be allowed by Conditional Use Permit.
3. Storage of hazardous or flammable materials is prohibited.
4. No exterior storage is allowed.
5. The facility shall be secured by either the walls of the structure and/or fencing. All doors on the units shall face inward and away from the street and property lines.
6. An on-site manager is allowed only where adequate sanitary facilities are provided, either through use of a septic system or through connection to the public sanitary sewer system. Use of portable sanitary facilities does not fulfill this requirement.

I. Motor Fuel Stations.

1. That the proximate area and location of space devoted to non-automotive merchandise sales shall be specified in the application and in the conditional use permit. Exterior sales or storage shall be only as allowed by the conditional use permit.
2. The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.
3. Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.

4. All buildings, canopies, and pump islands shall be located to comply with the minimum setback requirements of the zoning district in which they are located.
5. All canopy lighting for motor fuel station pump islands shall be recessed or shielded to provide a 90-degree cutoff. Illumination levels for pump islands shall not exceed 30-foot candles.
6. Litter Control. The operation shall be responsible for litter control within 300 feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.

J. Motor Vehicle, Boat or Equipment Repair.

1. All servicing of vehicles and equipment shall occur entirely within the principal structure.
2. To the extent required by State law and regulations, painting shall be conducted in an approved paint booth, which thoroughly controls the emission of fumes, dust, or other particulated matter.
3. Storage and use of all flammable materials, including liquid and rags, shall conform with applicable provisions of the Minnesota Uniform Fire Code.
4. Parking, driveway, and circulation standards and requirements shall be subject to the review and approval of the City and shall be based upon the specific needs of the operation and shall accommodate large vehicle equipment and semi-trailer/tractor trucks.
5. The storage of damaged vehicles and vehicle parts and accessory equipment must be completely inside a principal or accessory building.
6. The sale of products other than those specifically mentioned in this Section shall be subject to a separate conditional use permit

K. Motor Vehicle, Boats and Equipment Sales.

1. All sales shall occur on one lot.
2. Parking areas for the outside storage and sale of vehicles, boats and trailers, shall be on impervious surface, either bituminous, concrete, or approved equivalent.

3. Interior concrete or asphalt curbs shall be constructed within the property to separate driving and parking areas from landscaped areas. Interior curbs shall be a nominal 6- inches in height or greater.
4. All areas of the property not devoted to buildings or parking areas shall be landscaped in accordance with this Ordinance.
5. Off-street parking shall be provided for customers and employees in accordance with this Ordinance.
6. Parking for sales display shall not be less than 9 feet wide by 18.5 feet in length.
7. Display of motor vehicles, boats, and trailers for sale off the property of their owner is prohibited unless authorized by Conditional Use Permit.

L. Open or outdoor services, sales and equipment rental.

M. Places of Worship.

N. Towers and Antennas (freestanding) as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance.

O. Veterinary clinic, Animal Hospital and related indoor kennel; and pet grooming.

Subd. 5. Interim Uses. The following are interim uses, subject to the conditions outlined in Section 1070.030 of this Ordinance and the specific standards and criteria that may be cited for a specific use:

A. Temporary structures, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.

Subd. 6. Uses by Administrative Permit.

A. Accessory buildings and structures for a use accessory to the principal commercial or business use provided such structure does not exceed 30 percent of the gross floor space of the principal use.

B. Accessory Dwelling Unit, subject to the following standards:

1. Not more than one accessory dwelling unit shall be allowed on a single-family detached lot.



2. An attached or detached unit shall comply with the same minimum building setback requirements as required for the living portion of the principal dwelling unit.
3. An accessory dwelling unit shall be a clearly incidental and subordinate use, the gross floor area of which shall not exceed the gross floor area of the principal dwelling unit or 960 square feet, whichever is less.
4. Unless otherwise specified in this Subdivision, a detached accessory dwelling unit shall be subject to the same regulations as provided for under Section 1030 of this Chapter. In evaluating how a detached accessory dwelling unit fits within the size limitations outlined in Section 1030, only the footprint of the accessory dwelling unit is subject to the accessory structure size limit provided for all zoning districts.
5. The exterior design of an accessory dwelling unit shall incorporate a similar architectural style, colors, and materials as the principal building on the lot.
6. The owner of the property shall reside in the principal dwelling unit or in the accessory dwelling unit.
7. There shall be no separate ownership of the accessory dwelling unit.
8. In addition to the parking spaces required for the principal dwelling unit on the lot, 2 off-street parking spaces shall be provided for an accessory dwelling unit. Such accessory dwelling unit parking spaces shall not conflict with the principal dwelling unit parking spaces and shall comply with the requirements of this Chapter.
9. An accessory dwelling unit shall use the same street number as the principal dwelling unit but must include a unique identifier that is consistent with the City's Street Naming and Addressing Policy to ensure compatibility with Hennepin County, the U.S. Postal Service, and emergency service providers. The entryway to an accessory dwelling unit shall include identifying signage and be connected to the driveway with an improved walkway.
10. Accessory dwelling units are subject to the same height restriction for principal structures as determined by the zoning district but must not exceed the existing height of the principal structure.

C. Essential Services, as allowed by Section 1030.090.

D. Seasonal Outdoor Retail Sales.

1. Seasonal outdoor retail sales shall not exceed a combined total of 120 days in any 12-month period. Outdoor retail sales shall not occupy an area exceeding 10 percent of a lot's area, and shall meet all yard setback requirements.
  2. Where seasonal outdoor retail sales are conducted in a parking lot, they shall be confined to a defined area, and not be allowed to obstruct access of emergency vehicles or pose a traffic safety problem. Temporary fencing or other suitable mechanisms shall be used to delineate the sales area and provide for pedestrian safety.
  3. Where tents, temporary green houses, or similar structures are used to store, and/or display merchandise, they shall be anchored to provide a wind-load resistance of 40 miles per hour.
- E. Temporary structures, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.
- F. Towers and Antennas as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance, only when co-located on an existing structure.

Subd. 7. Area Requirements. The following minimum requirements shall be met in the CR district. Properties may be subject to special requirements for overlay districts as noted in Section 1050 (Overlay Districts):

Minimum lot area	2.5 acres
Minimum lot width	100 feet
Minimum lot depth	200 feet
Minimum Principal Structure Setbacks:	
Front, From Major Roadways*	100 feet
Front, From all other streets	50 feet
Side	20 feet
Rear	20 feet
Adjacent to Residential	50 feet
Maximum Principal Building Height	35 feet
Maximum Impervious Surface Coverage	50%

\*Major Roadways are state highways and county roads.

## **1040.100 – C-1 (NEIGHBORHOOD COMMERCIAL)**

- Subd. 1. Purpose. The purpose of the Neighborhood Commercial (C-1) District is to allow single and multi-use commercial buildings containing convenience retail and service commercial uses at major intersections on small neighborhood scale sites where public sewer is available and sites are designated in the 2040 Comprehensive Plan. The district is intended to accommodate the basic needs of neighborhoods that would not otherwise have convenient access to retail areas in the City. Due to the proximity to residential neighborhoods new buildings shall appear to have similar scale and design elements as the neighboring buildings. Businesses requiring exterior storage for processing retail sales or wholesale activities are not permitted in this district. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area.
- Subd. 2. Permitted Uses.
- A. Bakery, retail
  - B. Banks, savings and loan, credit unions and other financial institutions, with or without drive-through.
  - C. Barbers, Beauty Shops and similar personal service uses.
  - D. Civic Buildings, such as City Hall, libraries, fire stations, etc..
  - E. Copy/print shop
  - F. Day Care Facilities, Commercial.
  - G. Dry cleaning and laundry pick up, incidental pressing and repair without dry cleaning processing.
  - H. Offices, medical and professional.
  - I. Public and Private Clubs and Lodges.
  - J. Restaurants and cafes (without drive-through).
  - K. Retail goods and service uses of a similar nature within a fully enclosed building (without drive-through and not to exceed 50,000 square feet).
  - L. Taverns

Subd. 3. Accessory Uses.

- A. Accessory structures as regulated by Section 1030.020 of this Chapter.
- B. Accessory uses incidental and customary to uses allowed in this Section.
- C. Keeping of Animals, subject to Chapter 81 (animals) of the City Code.

Subd. 4. Conditional Uses. The following are conditional uses, subject to the conditions outlined in Section 1070.020 of this Ordinance and the specific standards and criteria that may be cited for a specific use:

- A. Automobile Retail (tires, batteries, etc. No body work or repair work).
- B. Car Washes.
  - 1. The site shall provide stacking space for the car wash. The amount of stacking space shall take into account the type of car wash and the amount of time it takes to wash a vehicle. Stacking spaces shall not interfere with parking spaces or traffic circulation.
  - 2. The exit from the car wash shall have a drainage system which is subject to the approval of the City and gives special consideration to the prevention of ice build-up during winter months.
  - 3. Hours of operation shall be limited to between 7:00 a.m. and 10:00 p.m. daily.
- C. Commercial Kennel, subject to Chapter 81 of the City Code.
- D. Commercial recreation and entertainment.
- E. Drive-through businesses, subject to the standards outlined in Section 1060.060, Subd. 12.
- F. Greenhouses and Nurseries, subject to the following:
  - 1. When abutting a residential use or district, the property shall be screened and landscaped in accordance with this Chapter. All structures shall be set back at least 100 feet from any residential property line.
  - 2. On-site storage and use of pesticides and fertilizers shall meet the standards of the Minnesota Department of Agriculture.

3. Adequate off-street parking is provided on an improved surface as required by this Ordinance.
  4. Adequate parking, loading and maneuvering areas shall be provided.
  5. Loading areas are fully screened from adjacent residential uses.
  6. Not more than 30 percent of the site area shall contain outdoor storage of plants, accessory items and landscaping materials. All other sales and product storage areas must be within an approved building or structure.
  7. Hours for retail sale of product to customers shall be limited to 7:00 a.m. to 9:00 p.m.
  8. Lighting shall comply with all ordinance requirements. If more than 25 percent of the greenhouse spaces are to be lit at night, they shall be screened from residential properties by use of a retractable curtain, landscaping, buildings or other methods to prevent light pollution, including sky glow.
  9. The site complies with the minimum lot area standards for the district.
  10. Sale of accessory items shall be permitted for the business as long as they cover no more than 10 percent of the outside site area.
  11. The provisions of Section 1070.020 of this Ordinance are considered and satisfactorily met.
- G. Health clubs and fitness centers less than 5,000 square feet in size.
- H. Hospitals, nursing home and similar care facilities.
- I. Hotel, inns and bed and breakfast establishments
- J. Motor Fuel Stations.
1. That the proximate area and location of space devoted to non-automotive merchandise sales shall be specified in the application and in the conditional use permit. Exterior sales or storage shall be only as allowed by the conditional use permit.
  2. The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and

shall not cause conflicts with customer vehicles and pedestrian movements.

3. Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.
4. All buildings, canopies, and pump islands shall be located to comply with the minimum setback requirements of the zoning district in which they are located.
5. All canopy lighting for motor fuel station pump islands shall be recessed or shielded to provide a 90-degree cutoff. Illumination levels for pump islands shall not exceed 30-foot candles.
6. Litter Control. The operation shall be responsible for litter control within 300 feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.

K. Towers and Antennas (freestanding) as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance.

L. Veterinary clinic, Animal Hospital and related indoor kennel; and pet grooming.

Subd. 5. Interim Uses. The following are interim uses, subject to the conditions outlined in Section 1070.030 of this Ordinance and the specific standards and criteria that may be cited for a specific use:

A. Temporary structures, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.

Subd. 6. Uses by Administrative Permit.

A. Essential Services, as allowed by Section 1030.090.

B. Seasonal Outdoor Retail Sales.

1. Seasonal outdoor retail sales shall not exceed a combined total of 120 days in any 12-month period. Outdoor retail sales shall not occupy an

area exceeding 10 percent of a lot's area, and shall meet all yard setback requirements.

2. Where seasonal outdoor retail sales are conducted in a parking lot, they shall be confined to a defined area, and not be allowed to obstruct access of emergency vehicles or pose a traffic safety problem. Temporary fencing or other suitable mechanisms shall be used to delineate the sales area and provide for pedestrian safety.
3. Where tents, temporary green houses, or similar structures are used to store, and/or display merchandise, they shall be anchored to provide a wind-load resistance of 40 miles per hour.

C. Towers and Antennas as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance, only when co-located on an existing structure.

Subd. 7. Area Requirements. The following minimum requirements shall be met in the C-1 district. Properties may be subject to special requirements for overlay districts as noted in Section 1050 (Overlay Districts):

Minimum lot area:	
Single-tenant building	25,000 square feet
Multi-tenant building	1 acre
Minimum lot width	100 feet
Minimum lot depth	200 feet
Minimum Principal Structure Setbacks:	
Front, From Major Roadways*	100 feet
Front, From all other streets	25 feet
Side	20 feet
Rear	20 feet
Adjacent to Residential	50 feet
Maximum Principal Building Height	35 feet
Maximum Building Size	50,000 square feet
Maximum Impervious Surface Coverage	80%

\*Major Roadways are state highways and county roads.

## **1040.110 – C-2 (COMMUNITY COMMERCIAL)**

- Subd. 1. Purpose. This district is intended to provide for a variety of retail and service businesses serving the region, which are oriented towards motorists and require high volumes of traffic and visibility from major roads. The service area for this area will extend beyond the boundaries of Corcoran. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area.
- Subd. 2. Permitted Uses.
- A. Bakery, retail.
  - B. Banks, savings and loan, credit unions and other financial institutions, with or without drive-through.
  - C. Barbers, Beauty Shops and similar personal service uses.
  - D. Civic Buildings, such as City Hall, libraries, fire stations, etc..
  - E. Day Care Facilities, Commercial.
  - F. Department Stores.
  - G. Drug Stores, Variety Stores, etc.
  - H. Dry cleaning and laundry pick up, incidental pressing and repair without dry cleaning processing.
  - I. Funeral Homes and Mortuaries.
  - J. Grocery Stores (not to exceed 50,000 square feet).
  - K. Hardware Stores.
  - L. Hobby and Craft Stores.
  - M. Home Furniture and Home Furnishing Stores.
  - N. Household Appliance Stores.
  - O. Laundromats.
  - P. Liquor—Off-sale/On-sale.



- Q. Offices, medical and professional.
- R. Public and Private Clubs and Lodges.
- S. Restaurants and cafes (without drive-through).
- T. Retail goods and service uses of a similar nature
- U. Sporting Goods and similar retail sales.
- V. Tailoring services, shoe repair and similar services.
- W. Taverns

Subd. 3. Accessory Uses.

- A. Accessory structures as regulated by Section 1030.020 of this Chapter.
- B. Accessory uses incidental and customary to uses allowed in this Section.
- C. Keeping of Animals, subject to Chapter 81 (animals) of the City Code.

Subd. 4. Conditional Uses. The following are conditional uses, subject to the conditions outlined in Section 1070.020 of this Ordinance and the specific standards and criteria that may be cited for a specific use:

- A. Assisted Living Facility.
- B. Automobile Retail (tires, batteries, etc. No body work or repair work).
- C. Car Washes.
  - 1. The site shall provide stacking space for the car wash. The amount of stacking space shall take into account the type of car wash and the amount of time it takes to wash a vehicle. Stacking spaces shall not interfere with parking spaces or traffic circulation.
  - 2. The exit from the car wash shall have a drainage system which is subject to the approval of the City and gives special consideration to the prevention of ice build-up during winter months.
- D. Commercial Kennel, subject to Chapter 81 of the City Code.
- E. Commercial recreation and entertainment.

F. Drive-through businesses, subject to the standards outlined in Section 1060.060, Subd. 12.

G. Dwelling, Multiple Family

H. Greenhouses and Nurseries, subject to the following:

1. When abutting a residential use or district, the property shall be screened and landscaped in accordance with this Chapter. All structures shall be set back at least 100 feet from any residential property line.
2. On-site storage and use of pesticides and fertilizers shall meet the standards of the Minnesota Department of Agriculture.
3. Adequate off-street parking is provided on an improved surface as required by this Ordinance.
4. Adequate parking, loading and maneuvering areas shall be provided.
5. Loading areas are screened from adjacent residential uses.
6. Not more than 30 percent of the site area shall be covered with buildings or other structures.
7. Hours for retail sale of product to customers shall be limited to 7:00 a.m. to 9:00 p.m.
8. Lighting shall comply with all ordinance requirements. If more than 25 percent of the greenhouse spaces are to be lit at night, they shall be screened from residential properties by use of a retractable curtain, landscaping, buildings or other methods to prevent light pollution, including sky glow.
9. The site complies with the minimum lot area standards for the district.
10. Sale of accessory items shall be permitted for the business as long as they cover no more than 10 percent of the outside site area.
11. The provisions of Section 1070.020 of this Ordinance are considered and satisfactorily met.

I. Hospitals, nursing home and similar care facilities.

J. Hotel, inns and bed and breakfast establishments.

K. Motor Fuel Stations.

1. That the proximate area and location of space devoted to non-automotive merchandise sales shall be specified in the application and in the conditional use permit. Exterior sales or storage shall be only as allowed by the conditional use permit.
2. The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.
3. Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.
4. All buildings, canopies, and pump islands shall be located to comply with the minimum setback requirements of the zoning district in which they are located.
5. All canopy lighting for motor fuel station pump islands shall be recessed or shielded to provide a 90-degree cutoff. Illumination levels for pump islands shall not exceed 30-foot candles.
6. Litter Control. The operation shall be responsible for litter control within 300 feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.

L. Places of Worship

M. Towers and Antennas (freestanding) as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance.

N. Veterinary clinic, Animal Hospital and related indoor kennel; and pet grooming.

Subd. 5. Interim Uses. The following are interim uses, subject to the conditions outlined in Section 1070.030 of this Ordinance and the specific standards and criteria that may be cited for a specific use:

- A. Temporary structures, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.

Subd. 6. Uses by Administrative Permit.

- A. Essential Services, as allowed by Section 1030.090.

- B. Seasonal Outdoor Retail Sales.

1. Seasonal outdoor retail sales shall not exceed a combined total of 120 days in any 12-month period. Outdoor retail sales shall not occupy an area exceeding 10 percent of a lot's area, and shall meet all yard setback requirements.
2. Where seasonal outdoor retail sales are conducted in a parking lot, they shall be confined to a defined area, and not be allowed to obstruct access of emergency vehicles or pose a traffic safety problem. Temporary fencing or other suitable mechanisms shall be used to delineate the sales area and provide for pedestrian safety.
3. Where tents, temporary green houses, or similar structures are used to store, and/or display merchandise, they shall be anchored to provide a wind-load resistance of 40 miles per hour.

- C. Towers and Antennas as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance, only when co-located on an existing structure.

Subd. 7. Area Requirements. The following minimum requirements shall be met in the C-2 district. Properties may be subject to special requirements for overlay districts as noted in Section 1050 (Overlay Districts):

Minimum lot area	1 acre
Minimum lot width	100 feet
Minimum lot depth	200 feet
Minimum Principal Structure Setbacks:	
Front, From Major Roadways*	100 feet
Front, From all other streets	25 feet
Side	20 feet
Rear	20 feet
Adjacent to Residential	50 feet
Maximum Principal Building Height	35 feet
Maximum Impervious Surface Coverage	80%

\*Major Roadways are state highways and county roads.

## **1040.120 – BP (BUSINESS PARK)**

- Subd. 1. Purpose. The intent of this district is to provide for the establishment of campus developments with a variety of office, low-impact manufacturing or assembly of a variety of products that create no exterior noise, glare or fumes. Uses allowed in this district are limited to those that are compatible with lower intensity residential and business uses and which have limited amounts of outside storage. Developments in this district will provide a number of amenities, including architectural controls, landscaping, preservation of natural features, etc. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area.
- Subd. 2. Permitted Uses.
- A. Banks, savings and loan, credit unions and other financial institutions, with or without drive-through.
  - B. Civic Buildings, such as City Hall, libraries, fire stations, etc.
  - C. Commercial printing establishments.
  - D. Conference centers and reception halls.
  - E. Essential services and structures.
  - F. Laboratories/research facilities..
  - G. Manufacturing or assembly of products that produce no exterior noise, glare, fumes, obnoxious products, byproducts or wastes or creates other objectionable impact on the environment.
  - H. Offices, medical and professional.
  - I. Office/Warehouse.
  - J. Radio and television stations or studios.
  - K. Technical, vocational, business and college/university satellite facilities/schools.
  - L. Warehousing and indoor storage used in conjunction with offices or manufacturing facilities.
  - M. Wholesale Showrooms.

- Subd. 3. Accessory Uses.
- A. Accessory structures as regulated by Section 1030.020 of this Chapter.
  - B. Accessory uses incidental and customary to uses allowed in this Section.
  - C. Temporary structures, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.
  - D. Tenant restaurants, cafeterias, and retail service limited to tenants of the building, provided that they be essentially limited to providing service to the users of the permitted use, and that no signs or other evidence of these uses are visible from the exterior of the building.
  - E. Keeping of Animals, subject to Chapter 81 (animals) of the City Code.
- Subd. 4. Conditional Uses. The following are conditional uses, subject to the conditions outlined in Section 1070.020 of this Ordinance and the specific standards and criteria that may be cited for a specific use:
- A. Day Care Facilities, Commercial.
  - B. Hotel, inns and bed and breakfast establishments.
  - C. Retail Uses accessory to permitted development limited to 10 percent of the gross floor area of the building.
  - D. Towers and Antennas (freestanding) as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance.
- Subd. 5. Interim Uses. The following are interim uses, subject to the conditions outlined in Section 1070.030 of this Ordinance and the specific standards and criteria that may be cited for a specific use:
- A. School facility, leasing space.
  - B. Temporary structures, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.
- Subd. 6. Uses by Administrative Permit.
- A. Accessory buildings and structures for a use accessory to the principal commercial or business use provided such structure does not exceed 30 percent of the gross floor space of the principal use.
  - B. Essential Services, as allowed by Section 1030.090.

- C. Towers and Antennas as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance, only when co-located on an existing structure.

Subd. 7. Area Requirements. The following minimum requirements shall be met in the BP district. Properties may be subject to special requirements for overlay districts as noted in Section 1050 (Overlay Districts):

Minimum lot area	1 acre
Minimum lot width	100 feet
Minimum lot depth	200 feet
Minimum Principal Structure Setbacks:	
Front, From Major Roadways*	100 feet
Front, From all other streets	50 feet
Side	20 feet
Rear	20 feet
Adjacent to Residential	50 feet
Maximum Principal Building Height	45 feet
Maximum Impervious Surface Coverage	70%

\*Major Roadways are state highways and county roads.

(Ord 348, passed 05-25-17, Ord. 389, passed 02-28-19)

## **1040.125 – I-1 (LIGHT INDUSTRIAL)**

- Subd. 1. Purpose. The purpose of the I-1, Light Industrial District is providing for the establishment of warehousing and light industrial development. The overall character of the I-1 District is intended to have a low impact manufacturing/warehouse character. Industrial uses allowed in this district shall be limited to those which can compatibly exist adjacent to both lower intensity business uses and high intensity manufacturing uses and which have limited amounts of truck traffic. Because I-1 may abut residential uses the I-1 uses are regulated in height, lot coverage, setbacks, landscaping, loading and use type so as to facilitate compatibility between these uses and residential development. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area.
- Subd. 2. Permitted Uses.
- A. Automotive detailing shops.
  - B. Civic Buildings, such as City Hall, libraries, fire stations, etc..
  - C. Commercial printing establishments.
  - D. Contractors operations
  - E. Equipment rental
  - F. Indoor sports and recreation (commercial) provided the structure and use is located at least one hundred feet (100') from any residential zoning district.
  - G. Laboratories/research facilities.
  - H. Manufacturing or assembly of products that produce no exterior noise, glare, fumes, obnoxious products, byproducts or wastes or creates other objectionable impact on the environment.
  - I. Lumber yards/building material sales.
  - J. Offices, medical and professional.
  - K. Office/Warehouse
  - L. Printing and publishing.
  - M. Radio and television stations or studios



- N. Recycling facility-indoor
- O. Warehousing/distribution and indoor storage.
- P. Wholesale Showrooms.

Subd. 3. Accessory Uses.

- A. Accessory structures as regulated by Section 1030.020 of this Chapter.
- B. Accessory uses incidental and customary to uses allowed in this Section.
- C. Keeping of Animals, subject to Chapter 81 (animals) of the City Code.
- D. Retail sales related to the processing of product on site so long as it does not exceed thirty percent (30%) of the floor space of the principal building.
- E. Tenant restaurants, cafeterias, and retail service limited to tenants of the building, provided that they be essentially limited to providing service to the users of the permitted use, and that no signs or other evidence of these uses are visible from the exterior of the building.

Subd. 4. Conditional Uses. The following are conditional uses, subject to the conditions outlined in Section 1070.020 of this Ordinance and the specific standards and criteria that may be cited for a specific use:

- A. Day Care, Commercial.
- B. Mini Storage/Self Storage Facilities.
  - 1. Units are to be used for dead storage only. Units are not to be used for retailing, auto repair, human habitation, or any commercial activity, except as allowed by this Section.
  - 2. Combining office and /or retail space with a self-service storage facility may be allowed by Conditional Use Permit.
  - 3. Storage of hazardous or flammable materials is prohibited.
  - 4. No exterior storage is allowed.
  - 5. The facility shall be secured by either the walls of the structure and/or fencing. All doors on the units shall face inward and away from the street and property lines.

6. An on-site manager is allowed only where adequate sanitary facilities are provided, either through use of a septic system or through connection to the public sanitary sewer system. Use of portable sanitary facilities does not fulfill this requirement.

C. Motor Vehicle, Boat or Equipment Repair.

1. All servicing of vehicles and equipment shall occur entirely within the principal structure.
2. To the extent required by State law and regulations, painting shall be conducted in an approved paint booth, which thoroughly controls the emission of fumes, dust, or other particulated matter.
3. Storage and use of all flammable materials, including liquid and rags, shall conform with applicable provisions of the Minnesota Uniform Fire Code.
4. Parking, driveway, and circulation standards and requirements shall be subject to the review and approval of the City and shall be based upon the specific needs of the operation and shall accommodate large vehicle equipment and semi-trailer/tractor trucks.
5. The storage of damaged vehicles and vehicle parts and accessory equipment must be completely inside a principal or accessory building.
6. The sale of products other than those specifically mentioned in this Section shall be subject to a separate conditional use permit

D. Motor Vehicle, Boats and Equipment Sales.

1. All sales shall occur on one lot.
2. Parking areas for the outside storage and sale of vehicles, boats and trailers, shall be on impervious surface, either bituminous, concrete, or approved equivalent.
3. Interior concrete or asphalt curbs shall be constructed within the property to separate driving and parking areas from landscaped areas.
4. All areas of the property not devoted to buildings or parking areas shall be landscaped in accordance with this Ordinance.

5. Off-street parking shall be provided for customers and employees in accordance with this Ordinance.

6. Parking for a motor vehicle, boat, or trailer sales shall not be less than 9 feet wide by 18.5 feet in length.

E. Outside Storage, accessory to an allowed use provided that:

1. Storage area is blacktop or concrete surfaced unless specifically approved by the City Council.

2. The storage area does not take up parking space or loading space as required for conformity to this Chapter.

3. The storage area is screened from public streets and surrounding properties.

F. Towers and Antennas (freestanding) as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance.

G. Trade Schools, Seminaries and other Higher Education Facilities.

H. Veterinary clinic, Animal Hospital and related indoor kennel; and pet grooming.

Subd. 5. Interim Uses. The following are interim uses, subject to the conditions outlined in Section 1070.030 of this Ordinance and the specific standards and criteria that may be cited for a specific use:

A. Land reclamation, mining and soil processing

B. B. Outside Storage as a principal use, subject to the following:

1. The use is to provide supplemental outside storage to another property in the immediate vicinity, under common ownership, which is separated from that use by a public street, prohibiting the properties from being combined as a single parcel. For the purposes of this paragraph, properties in the "immediate vicinity" of one another shall be those which would be contiguous but for the existence of a single public street between them.

2. No motor vehicle repair work of any kind shall be permitted in the outside storage area.

3. All exterior storage shall be screened so as not to be visible from adjoining properties and public streets. Screening must be in compliance with Section 1060.070, Subd. 2.J. of the ordinance.
4. The height of stored materials shall be no higher than the screening.
5. Outside storage areas and any required screening fence shall meet all parking setback requirements for the district.
6. Storage area is blacktop or concrete surface unless another surface is specifically approved by the City Council.
7. With the exception of parking signage permitted or required by section C, below, no signage shall be permitted for the site.
8. Outside storage shall be exclusively for items directly related to the principal business to which the use provides supplemental storage, as required by B.1., above. The principal business must qualify as an allowed use within the district. The provision of supplemental storage for businesses or properties other than the principal business is prohibited.

C. Parking as a principal use, subject to the following:

1. The use is to provide supplemental parking to another property in the immediate vicinity, under common ownership, which is separated from that use by a public street, prohibiting the properties from being combined as a single parcel. For the purposes of this paragraph, properties in the "immediate vicinity" of one another shall be those which would be contiguous but for the existence of a single public street between them.
2. Parking and drive aisles must be paved with curb and gutter and comply with the standards in Section 1060.060 of the ordinance.
3. Parking, drive aisles and loading areas shall meet the setback requirements in Section 1060.060 of the ordinance.
4. Parking and loading areas shall be screened from properties zoned residential and from public streets. Screening to a height of at least 3 feet shall be provided to screen vehicle headlights.
5. Any proposed access onto a public street must comply with Section 945.010, Subd. 5 (Engineering Design Standards).

6. Parking shall be exclusively for employees and customers of the principal business to which the use provides supplemental parking, as required by C.1., above. The City Council may require the placement of signage on the property providing notice of this restriction. The principal business must qualify as an allowed use within the district. The provision of supplemental parking to businesses or properties other than the principal business is prohibited.
7. Vehicles parked for more than 72 hours shall be considered a storage nuisance and must be moved to an approved, screened storage area.
8. Gravel off-loading areas for heavy equipment may be permitted by the City Council if documented demand is provided, the applicant can ensure that no damage will be done to City streets and the off-loading area meets all parking setback requirements for the district.
9. Directional signs as allowed by Chapter 84 of the code would be allowed with City approval. No other signage shall be permitted for the site, except parking restriction signs required by the City Council pursuant to C.6, above.

D. Temporary structures, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.

Subd. 6. Uses by Administrative Permit.

- A. Essential Services, as allowed by Section 1030.090.
- B. Towers and Antennas as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance, only when co-located on an existing structure.

Subd. 7. Area Requirements. The following minimum requirements shall be met in the I-1 district. Properties may be subject to special requirements for overlay districts as noted in Section 1050 (Overlay Districts):

Minimum lot area	1 acre
Minimum lot width	100 feet
Minimum lot depth	200 feet
Minimum Principal Structure Setbacks:	
Front, From Major Roadways*	100 feet
Front, From all other streets	50 feet
Side	20 feet
Rear	20 feet
Adjacent to Residential	50 feet
Maximum Principal Building Height	45 feet
Maximum Impervious Surface Coverage	70%

\*Major Roadways are state highways and county roads.

## **1040.130 – DOWNTOWN MIXED USE (DMU) DISTRICT**

Subd. 1. Purpose. The purpose of the Downtown Mixed Use District is to provide for the orderly and integrated development of a high quality downtown. The Downtown Mixed Use District applies to those properties classified as Mixed Use on the 2040 Future Land Use Plan and located on the east side of County Road 116 on both sides of County Road 10. The Downtown Mixed Use District will provide for the establishment of a community focal point which is a blend of cultural, civic, entertainment, commercial, retail, residential and office uses as defined and guided by the 2040 Comprehensive Plan. Residential multi-family uses shall be developed at a minimum of ten units per acre or greater. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area.

Subd. 2. Intent. The intent of this district is to:

- A. Establish a strong identity for the City of Corcoran downtown.
- B. Create an orderly and integrated mix of high-quality uses for downtown Corcoran that includes a mix of shops, restaurants, offices, housing, recreation, community facilities, parks and open space, all within a walkable area designed to be both pedestrian-friendly and auto-accessible.
- C. Promote high-quality architectural and site design.

Subd. 3. Application and Reference Materials.

The Downtown Mixed Use District is where development will be most concentrated, and where controls are needed to produce the traditional “Main Street” qualities that Corcoran is seeking. In addition to the requirements of this Section, development in this area should comply with the spirit and intent of the City’s Design Guidelines, (Appendix A and B).

*(Ord. 319, passed 05-26-16)*

Subd. 4. Permitted Uses.

- A. Bakery, retail.
- B. Banks, savings and loans, credit unions and other financial institutions without drive-through.
- C. Barbers, Beauty Shops and similar personal service uses.

- D. Civic Buildings, such as City Hall, libraries, fire stations, etc.
- E. Copy/print shop.
- F. Day Care Facilities, Home or Commercial.
- G. Dry cleaning and laundry pick up, incidental pressing and repair without dry cleaning processing.
- H. Dwelling, Attached.
- I. Dwelling, Detached.
- J. Dwelling, Multiple Family with a minimum density of 10 units per net acre, which may include units combining living and working space within the unit, if all units on the same floor of a building are the same.
- K. Dwelling, Senior.
- L. Hotel, inns and bed and breakfast establishments.
- M. Offices, medical and professional.
- N. Public parking ramp.
- O. Restaurants and cafes (without drive-through).
- P. Retail goods and service uses of a similar nature within a fully enclosed building (without drive-through).
- Q. Taverns.

*(Ord. 319, passed 05-26-16)*

Subd. 5. Accessory Uses.

- A. Accessory structures as regulated by Section 1030.020 of this Chapter.
- B. Accessory uses incidental and customary to uses allowed in this Section.
- C. Keeping of Animals, subject to Chapter 81 (animals) of the City Code.
- D. Outdoor seating within the public right of way or public open space for a permitted or conditional use, provided that:



1. A sidewalk area at least six feet (6') wide is maintained free of seating in the area.
2. An outdoor seating plan is prepared and approved by the City Council on the recommendation of the planning commission, on finding that the plan will not compromise public health, safety, or welfare. The plan may also include seasonal temporary landscaping and features such as planter boxes, hanging baskets, low partitions, roped off areas, and other approved elements.

E. Public open space plaza, square or other related uses.

Subd. 6. Conditional Uses.

A. Assisted living facility

B. Drive-through lanes serving permitted or conditional uses, except for restaurants, for which drive-through lanes are not allowed in the Downtown Mixed Use District, provided lanes comply with Section 1060.60, Subd. 12 of this Ordinance and meet the following criteria:

1. Drive-Through Lanes: Drive-through or drive-in lanes are not allowed within the build-to line or in front of any building; they must be located to the side or rear of a building. This does not pertain to driveways.
2. Adequate stacking distance shall be provided, as determined by the City Engineer, which does not interfere with other driving areas, parking spaces, or sidewalks.
3. Electronic speaker devices, if used, shall not be audible beyond the property being served and shall not be operated between the hours of ten (10:00) P.M. and seven (7:00) A.M.
4. Screening shall be provided of automobile headlights in the drive-through lane to adjacent properties. Such screening shall be at least three feet (3') in height and fully opaque, consisting of a wall, fence, dense vegetation, berm, or grade change.
5. A bypass lane shall be provided for each drive-through use, allowing cars to leave the drive-through lane from the stacking area.

C. Funeral Homes and Mortuaries

D. Health clubs and fitness centers less than 5,000 square feet in size.

E. Museum

F. Nursing Home

G. Theatre

Subd. 7. Interim Uses

A. Farmers Market

B. Street Vendors

C. Other uses as approved by the City Council

Subd. 8. Uses by Administrative Permit.

A. Essential Services, as allowed by Section 1030.090.

Subd. 9. Area Requirements. The following minimum requirements shall be met in the DMU district. Properties may be subject to special requirements for overlay districts as noted in Section 1050 (Overlay Districts) and the Design Guidelines (Appendix A and B):

Minimum lot area	20,000 sq. ft.
Minimum lot width	NA
Minimum lot depth	NA
Principal Structure build-to lines:	
From County Road 116	100 feet (minimum)
Front, From all other streets	15 feet (maximum)
Side	None
Rear	None
Adjacent to Residential	10 feet (minimum)

## **1040.135 – GENERAL MIXED USE (GMU) DISTRICT**

Subd. 1. Purpose. The purpose of the General Mixed Use District (GMU) is to provide an area for compact, inter-connected, walkable, mixed-use development along key community corridors and to support high quality development and site flexibility due to the unique site conditions in these areas. The mixture of land uses within the district is essential to establishing the level of vitality and intensity needed to support retail and service uses. A combination of retail, office, service and residential uses are encouraged although not required. Buildings may also be entirely one use. The placement of the building and the relationship of the building, parking, landscaping, and pedestrian spaces is essential to creating the pedestrian-friendly environment envisioned for the GMU District. The standards in this Section are reinforced within the Design Guidelines contained in Appendix A. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area.

The General Mixed Use District applies to those properties classified as Mixed Use on the 2040 Future Land Use Plan and adjacent to County Road 30. The character of the General Mixed Use District shall reflect high quality design due to the high visibility of these areas at the gateway to the City at County 30. Although development in this mixed-use district will be more auto-oriented in design than the Downtown Mixed Use District, pedestrian connections and amenities will still be required to provide connections to existing and future planned areas, sidewalks and trails and to provide for safe pedestrian circulation within the site. Landscaping, and architectural details shall be used to unify sites within the General Mixed Use District.

Subd. 2. Permitted Uses.

- A. Bakery, retail.
- B. Banks, savings and loans, credit unions and other financial institutions without drive-through.
- C. Barbers, Beauty Shops and similar personal service uses.
- D. Civic Buildings, such as City Hall, libraries, fire stations, etc.
- E. Copy/print shop.
- F. Day Care Facilities, Commercial.
- G. Dry cleaning and laundry pick up, incidental pressing and repair without dry cleaning processing.

- H. Dwelling, Multiple Family with a minimum density of 10 units per net acre, which may include units combining living and working space within the unit, if all units on the same floor of a building are the same.
- I. Hotel, inns and bed and breakfast establishments.
- J. Offices, medical and professional.
- K. Retail goods and service uses of a similar nature within a fully enclosed building (without drive-through).
- L. Restaurants and cafes (without drive-through).
- M. Taverns.

Subd. 3. Accessory Uses.

- A. Accessory structures as regulated by Section 1030.020 of this Chapter.
- B. Accessory uses incidental and customary to uses allowed in this Section.
- C. Keeping of Animals, subject to Chapter 81 (animals) of the City Code.
- D. Outdoor seating accessory to a restaurant.
- E. Public open space plaza, square or other related uses.
- F. Structured parking.

Subd. 4. Conditional Uses. The following are conditional uses, subject to the conditions outlined in Section 1070.020 of this Ordinance and the specific standards and criteria that may be cited for a specific use:

- A. Assisted living facility
- B. Drive-through businesses, subject to the standards outlined in Section 1060.060, Subd. 12.
- C. Funeral Homes and Mortuaries.
- D. Health clubs and fitness centers
- E. Motor Fuel Stations.
- F. Museum.

- G. Nursing Home.
- H. Places of Worship/Assembly.
- I. Schools, Private.
- J. Theatre.

Subd. 5. Interim Uses. The following are interim uses, subject to the conditions outlined in Section 1070.030 of this Ordinance and the specific standards and criteria that may be cited for a specific use:

- A. Farmers Market
- B. Temporary structures, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.

Subd. 6. Uses by Administrative Permit.

- A. Essential Services, as allowed by Section 1030.090.
- B. Seasonal Outdoor Retail Sales.
  - 1. Seasonal outdoor retail sales shall not exceed a combined total of 120 days in any 12-month period. Outdoor retail sales shall not occupy an area exceeding 10 percent of a lot's area, and shall meet all yard setback requirements.
  - 2. Where seasonal outdoor retail sales are conducted in a parking lot, they shall be confined to a defined area, and not be allowed to obstruct access of emergency vehicles or pose a traffic safety problem. Temporary fencing or other suitable mechanisms shall be used to delineate the sales area and provide for pedestrian safety.
  - 3. Where tents, temporary green houses, or similar structures are used to store, and/or display merchandise, they shall be anchored to provide a wind-load resistance of 40 miles per hour.
- C. Towers and Antennas as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance, only when co-located on an existing structure.

Subd. 7. Site Design.

- A. Structures shall be oriented and consolidated to complement existing, adjacent development to create a coordinated and visually attractive mixed use setting throughout the district.
- B. Site planning shall respect the relationship of the site to the existing and proposed buildings and streets and major roadways.
- C. Commercial parking lot design shall include provisions for cross easements and stubbed access drives to the property line for the use of adjacent properties so that residents and customers do not need to return to the public street system to access adjacent developments.
- D. Buildings shall have a clearly defined primary pedestrian entrance at street level.
- E. Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements to a minimum height of 2 ½ feet and a maximum height of 3 ½ feet above the level of the parking lot at the build to line.
- F. Drive-through or drive-in lanes are not allowed within the front of any buildings. They must be located to the side or rear of a building.
- G. Maximum impervious coverage. The total lot coverage shall not exceed 80% impervious.

Subd. 8. Parking Requirements

- A. At least 50% of the required parking for residential units in the GMU district shall be provided in structured parking or in enclosed garages. The residential parking spaces shall be specifically reserved for the use of residents and visitors only, separate from any commercial, office or other uses on-site or nearby and shall not be counted as part of any shared parking or joint parking arrangement.
- B. Parking for non-residential uses shall meet with requirements in Section 1060.060 but may include reductions for shared parking arrangements, if appropriate, as determined by the City Council. Any shared parking arrangements must be fully connected and in reasonable proximity to each use.

Subd. 9. Building Design Requirements. To maintain the character of the GMU District, any construction is subject to the following standards to reflect the

character of the District. The design standards are explained in further detail and illustrated in the City Design Guidelines in Appendix A.

- A. All new building fronts (single story or multi-story) shall include a minimum of four (4) of the following elements:
  1. Architectural detailing, such as cornice, awning, parapet, or columns;
  2. A visually pleasing primary front entrance that, in addition to doors, shall be accented a minimum of one hundred fifty (150) square feet around the door entrance for single occupancy buildings and a minimum of three hundred (300) square feet total for the front of multi-tenant buildings (this area shall be counted as one element). Entrances shall be clearly articulated and obvious from the street;
  3. A minimum of thirty (30) percent window coverage on each front that faces a street;
  4. Contrasting, yet complementary material colors;
  5. A combination of horizontal and vertical design features;
  6. Irregular building shapes;
  7. Other architectural features in the overall architectural concept.
- B. Multi-story buildings shall have the ground floor distinguished from the upper floors by having one or more the following:
  1. Awning
  2. Trellis
  3. Arcade
  4. Window lintels
  5. Intermediate cornice line
  6. Brick detailing such as quoins or corbels
- C. Residential Uses on First Floors: Whenever residential uses are included on the first floor of a building the first floor elevation shall be raised above the sidewalk elevations immediately adjacent to the front of the residential unit to ensure the residential unit is separated from the public

space. In addition, each first floor unit must have an individual private entrance at the street level with private courtyard enclosure.

- D. Façade Articulation. Any exterior building wall adjacent to or visible from a public street, public open space, or abutting property may not exceed forty feet (40') in length without significant visual relief consisting of one or more of the following:
1. The facade shall be divided architecturally by means of significantly different materials or textures, or
  2. Horizontal offsets of at least four feet (4') in depth, or
  3. Vertical offsets in the roofline of at least four feet (4'),
  4. Fenestration at the first floor level which is recessed horizontally at least one foot (1') into the facade.
- E. Accent Materials: Accent materials shall be wrapped around walls. Accent material shall consist of materials comparable in grade and quality to the primary exterior material. Such materials may include glass, prefinished decorative metal and fiber cement trim within soffit and fascia areas.
- F. Major exterior materials of all walls including face brick, stone (natural or cultured), glass, stucco, synthetic stucco (EIFS), fiber cement vertical panel siding, architectural concrete and precast panels shall be acceptable as the major exterior wall surface when they are incorporated into an overall design of the building. Major materials must cover at least 60% of the exterior.
- G. Restricted Exterior Materials: Unadorned pre-stressed concrete panels, whether smooth or raked, non-decorative concrete block, sheet metal, unfinished metal and/or galvanized and unfinished aluminum surfaces (walls or roofs) shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings except those accessory buildings not visible from any property line. No more than twenty five percent (25%) of any exterior wall on a building shall be fiber cement siding, wood or metal accent material.
- H. Building Roofs. Mansard or mansard style roofs are not permitted except for mansard style cornices. Acceptable designs include flat, pitched or curved. Building roof styling shall incorporate a minimum of one (1) of the following elements:
1. Parapets or cornices;



2. Varying building height and variety of roof lines.

Subd. 10. Screening

- A. Rooftop mechanical equipment. The view of all rooftop equipment and related piping, ducting, electrical and mechanical utilities abutting a street on buildings shall be screened from the ground level view. Screening may include parapet walls, penthouses, or other architecturally integrated elements. Wood fencing or chain link with slats shall not be used for screening. A cross-sectional drawing shall be provided that illustrates the sight lines from the ground level view.
- B. Screening adjoining residential use. Wherever a GMU District abuts, or is across the street from an Residential District, a berm, fence or screening consisting of compact evergreen trees or hedge or a combination thereof, not less than eighty percent (80%) opaque at time of installation, nor less than six feet (6') in height, except adjacent to a street where it shall be not less than three feet (3') nor more than four feet (4') in height shall be erected or installed and maintained. All screening shall comply with this Chapter.
- C. Ground Mechanical Equipment. Ground mechanical equipment shall be one hundred percent (100%) screened from contiguous properties and adjacent streets by opaque landscaping, or screen wall compatible with the architectural treatment of the principal structure.
- D. Trash enclosure service structure: All exterior trash enclosures or other accessory structures shall be constructed of the same materials and colors as the principal building.

Subd. 11. Exterior storage.

- A. All exterior storage of material and equipment related to, located on, and used by any business or other nonresidential use shall be stored within a building or fully screened so as not to be visible from streets, highways, or neighboring property.

Subd. 12. Landscape Design.

- A. In addition to the landscape requirements in Section 1030.16 of this Chapter, plant materials shall be used to create a unified and attractive mixed use environment.
- B. Planting areas should be located and designed to avoid visual interference with public signage and private commercial communication.

C. Plant materials shall be arranged to provide focal points on the site, and concentrated to signify key site locations such as the primary building entrance, site entrance, around signage, along pedestrian walkways, and along the perimeter of the building.

Subd. 13. Area Requirements. The following minimum requirements shall be met in the GMU district. Properties may be subject to special requirements for overlay districts as noted in Section 1050 (Overlay Districts):

Minimum lot area	25,000 square feet
Minimum lot width	150 feet
Minimum lot depth	NA
Minimum Principal Structure Setbacks:	
Front, From Major Roadways*	100 feet
Front, From all other streets	25 feet
Side	None
Rear	None
Adjacent to Residential	35 feet
Maximum Principal Building Height	35 feet at the minimum setbacks but may be increased up to a maximum of 50 feet with increased setbacks at a rate of 1 foot additional height for every 5 feet in additional setback.
Maximum Impervious Surface Coverage	80%

\*Major Roadways are state highways and county roads.

## **1060.050 - BUILDING STANDARDS**

### Subd. 1. Building Type and Construction.

#### A. General Provisions.

1. Quality. Buildings in all zoning districts shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the property values of the abutting properties or adversely impact the public health, safety and general welfare.
2. Additions or Alterations. When an expansion of an existing structure is proposed, the existing facade shall be upgraded so that 25% or more of the existing structure conforms to the exterior building material requirements as outlined herein, unless otherwise approved by Conditional Use Permit. The improvements shall be concentrated on the side facing the public road and/or the side facing an area zoned for residential use.

#### B. Residential District Standards

1. All residential structures shall be finished with materials comparable in grade and quality to the following:
  - a. Face Brick.
  - b. Natural stone or cultured stone.
  - c. Wood, provided the surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, cypress.
  - d. Stucco or EIFS.
  - e. Vinyl siding
  - f. Fiber cement siding
  - g. Other materials deemed appropriate and subject to approval by the Zoning Administrator.
2. Roof Material. Dwellings shall have an earth covered, asphalt shingles, wood shingled (including shakes), concrete, clay or ceramic-tiled roof. In addition, metal roof coverings may be allowed by approval of the Zoning Administrator via a Certificate of Compliance, provided they:

- a. Meet the standards adopted by the Minnesota State Building Code,
  - b. Have concealed fasteners,
  - c. Are high quality commercial thickness/weight,
  - d. Have been treated with a factory applied color coating system against any fading or degradation.
3. All residential structures shall have permanent concrete or wood foundations, which comply with the Minnesota State Building Code and which is solid for the complete circumference of the house.
  4. All residential dwellings must be built in conformance with the Minnesota State Building Code.
  5. All residential dwellings shall have roof overhangs which extend a minimum of one (1) foot from the exterior wall of the structure.

#### C. Non-Residential District Standards

1. Finishes. Exterior building finishes in all districts shall consist of materials comparable in grade and quality to the following:
  - a. Face Brick.
  - b. Natural stone or cultured stone.
  - c. Decorative concrete block or integral colored block.
  - d. Cast in place concrete or pre-cast concrete panels.
  - e. Wood, provided the surfaces are finished for exterior use and wood of proven exterior durability is used, such as cedar, redwood, cypress.
  - f. Curtain wall panels of steel, fiberglass and aluminum (non-structural, non-load bearing), provided such panels are factory fabricated and finished with a durable non-fade surface and their fasteners are of a corrosion resistant design. Up to 20% of any wall surface may consist of the materials outlined herein (excludes overhead doors).
    - i. In the CR zoning district, 50% of any wall surface (excludes overhead doors, windows, and doors) may consist of curtain

wall panels of steel, fiberglass and aluminum (non-structural, non-load bearing), provided such panels are factory fabricated and finished with a durable non-fade surface and their fasteners are of a corrosion resistant design.

- g. Glass curtain wall panels.
- h. Stucco or EIFS.
- i. Fiber cement siding
- j. Other materials deemed appropriate and subject to approval by the Zoning Administrator.

2. Roof materials. For all non-residential structures roof materials shall be reviewed as part of the site plan. Acceptable roofing materials include asphalt shingles, wood shingles (including shake), concrete, clay or ceramic tile roofs. Metal roofs with a pitch greater than 2:12 shall not be permitted except as provided below:

- a. Color samples shall be provided for review and approval by the City Council as part of the site plan review.
- b. Metal roof coverings may be allowed for the above mentioned circumstances, provided the following conditions are met:
  - i. Meet the standards adopted by the Minnesota State Building Code,
  - ii. Have concealed fasteners,
  - iii. Are high quality commercial thickness/weight,
  - iv. Have been treated with a factory applied color coating system against any fading or degradation.

D. Accessory Buildings.

- 1. Accessory buildings shall comply with the standards identified in Section 1030.020 of this Ordinance.
- 2. Accessory buildings shall have roof overhangs which extend a minimum of one (1) foot from the exterior wall of the structure.

3. All accessory buildings, including agricultural buildings with metal siding and/or roofing may be allowed by approval of the Zoning Administrator via a Certificate of Compliance, provided they:
  - a. meet the standards adopted by the Minnesota State Building Code
  - b. have been treated with a factory applied color coating system against any fading or degradation.

E. Exceptions to the provisions of this Section may be granted as a conditional use permit subject to the process outlined in Section 1070.020 and provided that:

1. The proposed building and material maintains the quality, durability and value intended by the Ordinance.
2. The proposed building is compatible and in harmony with other existing structures within the district and immediate geographic area.
3. The provisions of Section 1070.020 are considered and determined to be satisfied.

Subd. 2. Prohibited Materials. Prohibited materials include face materials that rapidly deteriorate or become unsightly such as unfinished/non-pigmented structural concrete block, galvanized metal, unglazed structural clay tile or common or back-up quality brick.

Subd. 3. Number of Buildings. No more than one principal building shall be located on a single family residential lot, except in the case of operating farms as provided for herein. No more than one principal building shall be located on a multiple family residential lot or non-residential lot, except by conditional use permit. The term principal building shall be given its common, ordinary meaning as defined in Section 1020.020 of this Chapter.



# Town Center

## Overview

The Town Center is the walkable traditional neighborhood supporting the Downtown Core. The Town Center is bound by City Hall on the north, County Road 10 on the south, County Road 116 on the west and Maple Hill Road on the east. The Town Center is intended to support the Downtown Core through walkable blocks, a variety of housing types and densities, and a unified public realm aesthetic. The Downtown Core is a subset of the Town Center and shall have additional design guidelines.

All development within the Southeast District will be based on an integrated transportation network that connects residential neighborhoods with the existing business park on the west side of County Road 116 and the Downtown Core on the east side of County Road 116. A combination of off-road and on-street bike and pedestrian facilities are included to give residents and visitors safe and convenient options for active transportation as an option to driving.

Special emphasis will be placed on providing accessible destinations and inviting design. Housing, retail and other destinations are located in or near the Downtown Core to invite walking by creating pleasant and safe routes within the Town Center. A Town Square, City Hall Park and two small Neighborhood Parks create additional opportunities for physical activity and social connectedness.

Uses within the Town Center include: mixed use, public/semi-public, and mixed residential. The Town Center shall be developed in compliance with the standards in the Zoning Ordinance and these guidelines. The entire Town Center is guided Mixed Use in the 2040 Comprehensive Plan. This land use category would allow development in this area by Planned Unit Development (PUD). This district provides a variety of anticipated uses and the City developed the Town Center master plan as their preferred vision for the area; however, the City is willing to evaluate other uses provided that the spirit and intent of the Town Center master plan is preserved.

Town Center Development Potential: The concept developed for the new Town Center includes the following development potential:

Concept Areas	
Town Center	200 acres
Downtown Core	40 acres
Use	Size (estimated)
Mixed Use	440,000 sq. ft.
Single Family Residential	150 units
Townhomes	170 units
Apartment/Condo	500 units
Town Square Park	7 acres
South Neighborhood Park	1.1 acres
North Neighborhood Park	3.0 acres
Linear Park	9.0 acres



Reinforcement of the street edge with low walls and landscaping.

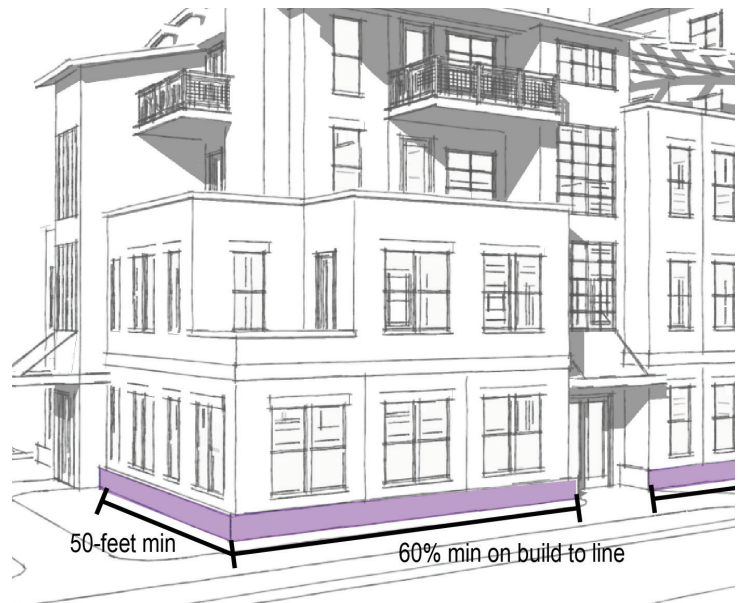


Diagram of building frontage requirements for primary street and corner lot frontage.

## Buildings - Placement, Massing and Height

The area and setback requirements shall be as noted in the Zoning Ordinance for the district in which the property is located, except that additional standards shall be required for the Downtown Core as noted elsewhere in this document. Placement of non-residential and multi-family residential structures should support a higher level of consideration as described in this section.

**Street Edge Requirement.** A consistent street edge must be maintained at the right-of-way line along all street frontages. Street edge elements may consist of the primary building, low masonry walls, fences, landscaping or a combination of all of these elements.

**Zero Lot Line Buildings** are encouraged within the Town Center and particularly in the Downtown Core.

**Building Frontage.** At least 60% of the primary street linear frontage of each lot shall be occupied by a building at the required build-to line. Other portions of a building beyond the 60% may be set back farther than required by the build-to line. In addition, on corner lots, a minimum of the first 50 feet of the lot frontage on either side of a street intersection must be occupied by buildings set at the build to line. Parking or other space open to the sky is not allowed within this first 50 feet.

The build-to line may be met either with an enclosed building or an arcade constructed with a permanent roof of the same materials as the remainder of the building.

**Height.** Multi-story buildings (greater than two stories) built to the maximum heights permitted by zoning are encouraged.

Stepping portions of upper stories back from the line of the front façade to provide areas for outdoor terraces and rooftop patios is encouraged.

New single story commercial building types with flat roofs shall have a minimum cornice height of 20 feet to better define the street.





Architectural screening and plantings minimize the visual impact of necessary but unappealing portions of this apartment building.

## Screening and Loading

**Ground Mounted Mechanical Equipment** shall be fully screened and properly maintained with material similar to or compatible with material used on the main structure. Screened mechanical equipment shall not be located in the front side yard, but may be located at the side or rear yard.

**Trash and Recycling Storage** areas shall be designed internal to the principal building and shall not be allowed in an external fenced structure. Trash and recycling storage area doors shall not be located on the primary front elevation of building, but may be located in the side or rear yard.

**Loading Areas and Docks** shall be limited to the rear of the principal building and shall not be visible from the street. These areas shall be screened from adjacent residential areas by fencing, walls, or landscaping. Screening shall block views from public right-of-way or adjacent uses and shall be equally effective in winter and summer.



## Facades

Facades for non-residential and multi-family residential structures should support a higher level of design as described in this section.

**Architectural Style** shall not be restricted. However, Architectural Styles as described in Section Two are encouraged. Evaluation of a project shall be based on the quality of its design and on its relationship to its surroundings, guided by the provisions in these guidelines and the Zoning Ordinance.

The architectural appearance, including building character, permanence, massing, composition, and scale of all principal buildings shall comply with the Master Plan.

**Franchise architecture** (building design that is trademarked or identified with a particular chain or corporation and is generic in nature) is prohibited unless it employs a traditional storefront commercial style. Franchises or national chains shall follow these guidelines to create context-sensitive buildings that are sustainable in that they can be reused by other types of business.

**A - Entrances.** The main entrance shall face the primary street with secondary entrances to the side or rear. In the case of a corner building or a building abutting more than one street, the City will determine which street should be considered primary.

**B - Appearance.** All sides of buildings shall have an equal appearance in terms of materials and general design.

**C - Windows.** At least 40% of the wall surface at the street side of the first story, non-residential, shall consist of clear windows and doors that allow a view into the working areas, lobbies or display areas.

**D - Roofs.** Building facades that exceed 100 feet in length measured along the street frontage shall have variations in roofline or rooftop parapet. Rooftop equipment shall be concealed behind parapets or screened from the view of pedestrians.

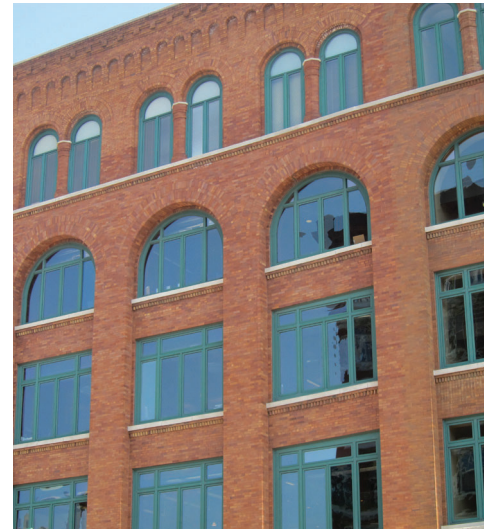
**E - Elements.** All buildings shall include the following elements:

- Accent materials shall be wrapped around all walls;
- Complementary major material colors.

**F - Articulation.** Any exterior building wall adjacent to or visible from a public street, public open space, or abutting property may not exceed 40 feet in length without visual relief consisting of one or more of the following:

- The facade shall be divided architecturally by means of significantly different materials or textures, or
- Horizontal offsets of at least four feet in depth, or
- Vertical offsets in the roofline of at least four feet, or
- Fenestration at the first floor level which is recessed horizontally at least one foot into the facade.





**G - Materials.** Exterior building materials shall be classified either primary, secondary, or accent materials. Primary materials shall cover at least 60% of the facade of a building. Secondary materials may cover no more than 30% of the facade. Accent materials may include door and window frames, lintels, cornices, and other minor elements, and may cover no more than 10% of the facade. Allowable materials are as follows:

- Primary exterior building materials may be brick, stone (natural or cultured) EIFS, stucco, architectural precast concrete or glass. Bronze tinted or mirror glass are prohibited as exterior materials.
- Secondary exterior building materials may be any of the primary building materials above or decorative block, integrally colored stucco, or fiber cement siding (color impregnated or painted) in vertical panel design only with hidden seams.
- Accent materials may be wood, metal or fiber cement when used in trim, fascia or soffit if appropriately integrated into the overall building design and not situated in areas which will be subject to physical or environmental damage.
- All primary and secondary materials shall be integrally colored, except where otherwise stated.
- Decorative block shall be colored only by means of a pigment integral to the block material, not applied to the surface.
- Sheet metal, corrugated metal, iron, shakes, plain flat concrete block are not acceptable as exterior wall materials.



# Design Principles

The Northeast District should continue to provide a mix of residential, commercial, office and industrial uses as described in the Comprehensive Plan and Zoning Ordinance. The Design Guidelines for the district shall be the same as those described in the Zoning Ordinance for the zoning district in which the development is located and these Design Standards will provide an additional layer of standards.

## Allowable Uses

The Northeast District is a gateway to Corcoran and the uses in non-residential areas should be developed with new light industrial, office-industrial, high tech and professional services businesses to provide quality employment and wages.

To accomplish this goal, land uses in the Northeast District shall be all uses allowed in the underlying zoning district, except that the following uses are prohibited in the Northeast District, except those uses legally established prior to May 26, 2022:

1. Contractors operations
2. Equipment rental
3. Lumber yards/building material sales.
4. Mini Storage/Self Storage Facilities.
5. Motor Vehicle, Boat or Equipment Repair
6. Motor Vehicle, Boat or Equipment Sales

## Buildings

New development site and building design should provide a visual cue that you are in Corcoran. The use of regional building materials and native plants for all development is encouraged. Development in this district should be thoughtfully designed to reflect Corcoran's rural character. The use of natural materials (such as wood siding, brick and stone) is encouraged. Buildings shall have architectural details, features and patterns to provide visual interest.

All structures shall comply with the building standards in Section 1060.050 and the additional standards in this section.

Single family detached homes shall comply with the Design Requirements in Section 1040.040, Subd. 8.

Attached homes shall comply with the Design Requirements in Section 1040.060, Subd. 9.

Properties in the Mixed Use, Commercial, Business Park and Industrial district shall comply with the following:

Exterior surface materials of buildings shall be installed and maintained in accordance with the adopted building code and the manufacturer's specifications and shall be subject to the regulations listed below. Products listed as "integral colored" shall continue its surface color consistently through the depth of the product as opposed to being colored, painted, or stained on the surface only.



*Class I materials: Single Family*



*Class I materials: Multifamily Apartment*



*Class I materials: Commercial / Mixed Use*



*Class I materials: Industrial*

Materials shall be divided into class I, class II and class III categories as follows:

**Class I.** The following materials are considered class 1 materials as specified:

1. Brick
2. Marble, granite, or other natural stone
3. Integral colored cast stone (the stone is colored consistently through)
4. Textured cement stucco
5. Architectural wall cladding (Nichiha, Equitone and similar brands) Material must be through colored and at least 5/8 inches thick
6. Fiber-reinforced cement board siding with a minimum thickness of ¼ inch (for residential use only)
7. Copper
8. Porcelain
9. Glass
10. Other materials of similar quality as approved by the City Council.

**Class II.** The following materials are considered class II materials as specified:

1. Exposed aggregate concrete panels
2. Burnished concrete block
3. Integral colored split face (rock face) and exposed aggregate concrete block
4. Cast-in-place concrete
5. Insulated exterior wall panels (E.I.F.S., Drivit and similar brands)
6. Prefinished metal
7. Integral colored concrete panels other than smooth finished
8. Other materials of similar quality as approved by the City Council.





Class I materials: Commercial



Class I materials: Office / Warehouse



Class I materials: Commercial / Office



Class I materials: Commercial / Retail

**Class III.** The following materials are considered class III materials as specified:

1. Unpainted or surface painted concrete block (scored or unscored)
2. Unpainted or surface painted plain or ribbed concrete panels
3. Unfinished or surface painted metal
4. Smooth finished concrete panels
5. Brick, stone, or integral colored material which has been painted
6. Other materials of similar quality as approved by the City Council.

At least 60% of each building face visible from off the site must be of class I materials except as permitted by this section:

For buildings in the I-1 districts which are not located on a County Road or adjacent to or across from any residentially zoned property, class I materials may be reduced to a minimum of 25 percent provided that the architecture and site plan shall meet the following minimum criteria to be considered superior quality:

1. The exposed height of the building wall shall not exceed 15 feet.
2. The number of required plant units shall be increased by 20 percent or the size of 20 percent of the overstory trees installed shall be increased to 3 1/2 caliper inches.
3. A minimum of ten percent of the building facade must be windows or glass spandrels.

Not more than 10% of each building face visible from off the site may be of class III materials. Portions of buildings not visible from off the site may be constructed of greater percentages of class II or class III materials if the structure otherwise conforms to all city ordinances. The mixture of building materials must be compatible and integrated.

Large uninterrupted building elevations are not permitted. No wall may have an uninterrupted length exceeding 80 feet without including at least two of the following: changes in plane; changes in color, texture, materials or masonry pattern; windows; or an equivalent element that breaks up the elevation.



# CITY OF CORCORAN

8200 County Road 116 • Corcoran, MN 55340  
763-420-2288 • www.corcoranmn.gov

## MEMO

Meeting Date: December 5, 2023  
To: Planning Commission  
From: Dwight Klingbeil, Planning Technician  
Re: Planning Project Update

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*Projects/comments in blue italics are new.*

The following is a status summary of active planning projects:

1. **Sunram IUP (PID 26-119-23-21-0006) (City File No. 23-015)** Ryan Sunram applied for an Interim Use Permit to allow staging and stockpiling soil for construction projects at 20305 County Road 50. The Public Hearing for this item was held during the September 7, 2023, Planning Commission Meeting. After some discussion the Planning Commission voted to recommend approval of the IUP request with the addition of a 35-foot maximum stockpile height. Council reviewed this item at the September 28 and October 12, 2023, regular meeting, and approved the request with the removal of the condition that the applicant provide email updates to the surrounding properties.
2. **Accessory Structure Zoning Ordinance Amendment (Citywide) (City File 23-021)** After some discussion at the August 24, 2023, Regular Meeting, Council directed staff to bring forward an amendment to Section 1030.020 of the Zoning Ordinance to allow flexibility from the eave and overhang requirements on new accessory buildings to match legal nonconforming structures on the property. The Public Hearing for this item was held at the October 5, 2023, Planning Commission meeting. After some discussion, the Planning Commission motioned 3-0 to recommend approval of the staff alternative of a 12" minimum standard eaves and overhangs on accessory buildings regardless of sidewall height. *Council voted to approve Staff and Planning Commission's recommendation of a 12" minimum standard for eaves and overhangs at the October 26, 2023, regular meeting, and adopted the summary ordinance at the November 9, 2023, regular meeting.*
3. **Ordinance Cleanup (Citywide) (City File 23-022)** At the request of staff, Council authorized Staff make minor edits to Title IX & X of the City Code. The edits address minor typographical errors, formatting errors, and other inconsistencies. The update

will also include an expansion to the public hearing notice radius from 350 feet to 500 feet. The public hearing for this item was held at the October 5, 2023, Planning Commission meeting. After some discussion, the Planning Commission motioned to recommend approval of the draft ordinance and draft resolution, as presented by staff. *Council voted to approve the ordinance update at the October 26, 2023, regular meeting, and adopted the summary ordinance at the November 9, 2023, regular meeting.*

**4. Commercial and Industrial Development Standards (Citywide) (City File 23-023)**

*The purpose of this zoning ordinance amendment is to address and evaluate the allowed uses and use specific standards within commercial and industrial developments. The Council adopted a work plan at the November 20, 2023, regular meeting, and requested the Planning Commission to provide initial feedback on the update at the December 5, 2023, meeting.*

**5. Minks Preliminary Plat, Final Plat, and Variance (PID 27-119-23-43-0005) (City File 23-025)**

*Lyndon Minks applied for a preliminary plat, a final plat, and a variance which would allow him to adjust the western lot line of his property at 6925 Old Settlers Road. This item is complete for review, the public hearing is scheduled for the January 4, 2024, Planning Commission meeting.*

**6. 3019 Addition Comprehensive Plan Amendment, Rezoning, and Preliminary Plat (PID 07-119-23-14-0003) (City File 23-027)**

*Craig Scherber & Associates LLC have applied for a Preliminary Plat, Rezoning, and Comprehensive Plan Amendment for a Residential and Commercial Development on the property at PID 07-119-23-14-0003. The application includes 15 commercial lots and 4 single-family residential lots. This item is incomplete for City Review and is not scheduled for an upcoming meeting.*

**7. Hope Community Comprehensive Plan Amendment, Rezoning, Preliminary PUD, Preliminary Plat (PIDs 11-119-23-14-0003, 11-119-23-14-0005, 11-119-23-14-0006, and 11-119-23-11-0012)(City File 23-028).**

Hope Community Church submitted a Preliminary Plat, Preliminary PUD, Rezoning, and Comprehensive Plan Amendment application for a mixed-use development around Hope Community Church. The proposed development includes medical offices, retail space, market rate apartments, townhomes, senior villas, and assisted living units. *Staff is reviewing this application for completeness. The public hearing for this item is tentatively scheduled for the January 4, 2024, Planning Commission meeting.*

**8. Khacholing Center Place of Worship CUP (PID 06-119-23-13-0002) (City File 23-029)**

*Lobsang Yeshi & Nga Thi Ngoc Nguyen, of the Khacholing Center, applied for a Conditional Use Permit to hold regular religious assembly services at 23360 Oakdale Drive. This item is incomplete for City review and is not scheduled for any upcoming meetings.*



9. **Pioneer Trail Industrial Park Final Plat & Final PUD (PID 32-119-23-43-0005, 32-119-23-43-0006, 32-119-23-43-0013)(City File 23-030).**

*Contour Development LLC has applied for a Final Plat and a Final PUD at 6210 Pioneer Trail. The application consists of 0 lots and 3 outlots. This application is incomplete for City review and is not scheduled for any upcoming meetings.*

10. **Lister Garage CUP (PID 32-119-23-43-0005, 32-119-23-43-0006, 32-119-23-43-0013) (City File 23-030).**

*J Brothers Design, Build, and Remodel has applied for a Conditional Use Permit to allow the construction of an accessory structure with sidewalls that exceed 10 feet in height in the front yard of 23615 Julie Ann Drive. This item is incomplete for city review and is not scheduled for any upcoming meetings.*



# CITY OF CORCORAN

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## MEMO

Meeting Date: December 8, 2023

To: Planning Commission

From: Michelle Fredrich

Re: City Council Report

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The last City Council report given to the Planning Commission was September 7, 2023. The following is a recap of some of the items discussed at City Council meetings since that time. A full recap can be found by reviewing the approved City Council minutes on the website.

### **September 14, 2023, Work Session Meeting**

- Commercial and Industrial District Standards
  - Provided feedback to staff to create a work plan that will be reviewed.

### **September 14, 2023, Council Meeting**

- Ordinance Clean Up Discussion
  - Directed staff to bring forward.
- Preliminary Budget and Levy
  - Reduced levy and directed staff to bring back amended budget.
- 2024 Budget and Levy Insert
  - Approved minor changes.
- 2024 Fee Schedule Direction
  - Provided feedback.
- Engineering/Development Superintendent
  - Approved as presented.
- Charter Amendment Discussion
  - Discussed tentative schedule with Charter Commission.
- Capital Improvement Plan and Pre-Authorization Purchases
  - Approved pre-authorization purchases and gave feedback on CIP.
- Tuition Reimbursement Request
  - Approved as presented.
- Finance Support
  - Approved the proposal as presented.
- Interim City Administrator Options
  - Recommended Director of Public Safety, Matt Gottschalk.

- Potential Boundary Change Process
  - Discussed and directed a resolution of support.

### **September 28, 2023, City Council Meeting**

- Southfork Village Concept Plan
  - Reviewed the concept plan and provided feedback.
- Karinemi-Jensen Concept Plan
  - Reviewed the concept plan and provided feedback.
- Rezoning, Site Plan, Variances and Conditional Use Permit for Corcoran Storage II
  - Approved the application as presented.
- Red Barn Pet Retreat Comprehensive Plan Amendment, Rezoning, Preliminary Plat, Conditional Use Permit, and Site Plan
  - Approved the application as presented.
- Preliminary Budget
  - Reviewed the preliminary budget.
- Five Year Financial Management Plan
  - Reviewed and accepted the Five-Year Financial Management Plan.
- Draft 2023 Enterprise Fund Budgets
  - Reviewed the draft budgets.

### **October 12, 2023, City Council Meeting**

- City Administrator Finalists
  - Council discussed and chose 4 final candidates to interview on November 6.

### **October 12, 2023, City Council Meeting**

- Sunram Interim Use Permit
  - Council approved resolution 2023-86 Interim Use Permit and Site Plan Application with conditions. Resident adjacent to property space of public comment opportunity requesting stronger enforcement of IUP.
- Storage Interim Ordinance
  - Council approved ordinance 2023-505 prohibiting approval of new storage units through October 12, 2024.
- Met Council Density Follow Up
  - Staff updated Council on residential density guidelines.
- Charter Commission Amendment Discussion
  - Council directed staff to publish notice for October 26 for a public hearing for the charter amendment at a Council meeting on November 20.
- Non-Public Health and Medical Data
  - Council reviewed and approved separation of employment employee.
- City Center Drive and 79<sup>th</sup> Place Improvement Project
  - Council moved to October 26.
- Resolution 2023-90 Supporting City of Champlin and City of Dayton
  - Council approved Resolution 2023-90 supporting the cities of Champlin and Dayton in discussion to potentially secede from Hennepin County.

### **October 26, 2023, City Council Work Session**

- City Logo Discussion
  - Council selected logo design options and provided staff with feedback.

### **October 26, 2023, City Council Meeting**

- Parks and Trails Commission Applications
  - Council appointed a new Parks and Trails Commissioner, Jonathan Schmidt.
- RFPQ on City Park Development Planning

- Council approved HKGi as the consulting firm for the master park planning and redesign services for City Park.
- Snow and Ice Removal Policy and Trail Discussion
  - Council approved a snow and ice removal and trail maintenance policy.
- Benefits Summary 2024
  - Council approved benefit summary for staff for 2024.
- Small Conference Room Technology
  - Council approved technology for the staff small conference room utilizing ARPA funding.

### **November 9, 2023, City Council Meeting**

- Certifying Delinquent Fees
  - Council approved resolution certifying delinquent fees.
- City Logo Design Update
  - Council created a subcommittee of Mayor McKee and Councilmember Nichols to work with the creator of design 5.
- Three Rivers Cooperative Agreement
  - Council authorized approval of entering into the agreement with Three Rivers Park District, subject to minor edits approved by the City Attorney.
- Wildflower Park Bike Rack
  - Council approved purchasing and installation of a bike rack for Wildflower Park utilizing a one-time, committed donation.
- City Calendar 2024
  - Council approved the city calendar as presented.
- Police Sergeant Job Offer
  - Council approved the hiring of Dan Wilcox for the open sergeant position.
- Police Department Staffing
  - Council appointed Peter Ekenberg as Interim Deputy Director of Public Safety.

### **November 20, 2023, City Council Meeting**

- Commercial and Industrial District Ordinance Updates
  - Authorized staff to proceed with amending the zoning ordinance to address and evaluate allowed uses and specific standards in commercial and industrial areas.
- Charter Amendment
  - Approved the amendment to the Mayoral term from 2 years to 4 years.
- City Administrator Contract
  - Approved the Contract to hire Jay Tobin as the next City Administrator.
- Park Development and Mast Planning Consultant – Master Services Agreement
  - Approved the Park Development and Master Planning contract as presented.
- City Center Drive and 79<sup>th</sup> Place Utility and Street Improvements
  - Approved the improvements as presented.
- Hennepin County Regional Solicitation
  - Provided support for the grant consideration.
- Online City Meetings Participation
  - Motion to only accept in person comment or written comment received prior to the beginning of the meeting.
- Police K9 Request
  - Approved K-9 adoption request.
- Authorization to Disburse Claims
  - Approved authorization as requested.