

ORDINANCE NO. 2023-XXX

Motion By:
Seconded By:

AN ORDINANCE AMENDING THE TEXT OF TITLE IX AN TITLE X OF THE CORCORAN CITY CODE RELATED TO MINOR CODE UPDATES (CITY FILE 23-022)

THE CITY OF CORCORAN ORDAINS:

SECTION 1. Amendment of the City Code. The text of Section 915.020 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

915.020 – DEFINITIONS

~~**Greenway Corridor Land:** Land located in the mapped boundary identified as such on the 2030 Comprehensive Plan Natural Resources Map.~~

Upland: land not classified as a wetland, a floodplain, below the 100-year ordinary high-water level, or a water body and is generally dry.

SECTION 2. Amendment of the City Code. The text of Section 925.010 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

925.010 – PREMATURE SUBDIVISION PROHIBITED.

Any proposed subdivision deemed premature for development shall not be approved by the City Council. A subdivision ~~shall~~ may be deemed premature if the Council determines that any of the following conditions exist. ~~The burden of proof shall be upon the subdivider to show that the proposed subdivision is not premature.~~

SECTION 3. Amendment of the City Code. The text of Section 930.010 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

Subd. 1. Filing. A preliminary plat application shall be filed with the Zoning Administrator on an official application form. The application shall be accompanied by the fee as set forth in the City Code. The application shall also be accompanied by detailed written and graphic materials, the number and size as prescribed by the Zoning Administrator, fully describing the proposed plat, together with a set of mailing labels of all property owners located within ~~350~~ 500 feet of the site in a format prescribed by the Zoning Administrator. The application shall be considered as being officially submitted and complete when the subdivider has complied with all the specified submittal requirements, as described in this Section. If the subdivision requires any variances from the provisions of this Chapter, an application pursuant to Section 970 of this Chapter shall also be submitted before the preliminary plat application shall be deemed complete.

Subd. 2. Staff Analysis. Upon receiving a complete application, as determined by staff

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review, the Zoning Administrator shall refer copies of the preliminary plat to the City staff and other applicable public agencies as needed in order to receive written comments. Preliminary plats including land abutting an existing or proposed trunk highway and/or highway under county jurisdiction shall also be submitted to the Minnesota Commissioner of Transportation and/or the Hennepin County Transportation Planning Division as required by state law, at least thirty days prior to City action on the preliminary plat. The Zoning Administrator shall instruct the appropriate staff person to 1) coordinate an analysis of the application, 2) prepare technical reports, and 3) assist in preparing a recommendation to the Planning Commission and City Council.

Subd. 3. Public Hearing Notice. Upon completion of staff's analysis of the application, the Zoning Administrator, when required, shall set a public hearing date for an upcoming Planning Commission meeting. Notice of the hearing, including a description of the request and the legal description of the property, shall be published in the City's Official Newspaper at least 10 days prior to the hearing. Written notification of the hearing shall also be mailed to all property owners located within ~~350~~ 500 feet of the site at least 10 days prior to the hearing. Failure of a property owner to receive mailed notice or defects in the notice shall not invalidate the proceedings.

SECTION 4. Amendment of the City Code. The text of Section 930.020, Subd. 6 of the Corcoran City Code is hereby amended by and adding the underlined material as follows:

F. A topographic survey and certified wetland delineation report are required for preliminary plat applications. A waiver from the topographic survey and wetland delineation requirements can be granted to the property or properties that do not propose improvements or further subdivision. The request requires submittal of a land use application form, narrative, concept plan, and required fee per the adopted fee schedule. The request will be reviewed by the Zoning Administrator and City Engineer to determine if the proposal requires either a topographic survey or wetland delineation. The Zoning Administrator can grant the waiver. If the waiver is denied, the applicant can request an appeal with the City Council.

SECTION 5. Amendment of the City Code. The text of Section 940.030, Subd. 4 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

Subd 4. A Planned Unit Development (PUD) will be required for any application type that proposes a deviation from minimum lot standards, ~~and/or~~ the use of off-~~lotsite~~ septic or well, or the use of community septic or well.

SECTION 6. Amendment of the City Code. The text of Section 940.050, Subd. 1(D)(4) of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

4. Variations from the minimum lot standards, the dimensional requirements for lot size, setbacks or impervious surface, the use of off-site septic or well, or the use of community septic or well may be approved with a PUD if the City Council finds that the request is consistent with the PUD standards.

SECTION 7. Amendment of the City Code. The text of Section 945.020, Subd. 19(C) of the

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Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

Subd. 19. Dead-End Streets, Stub Streets and Cul-de-Sac Streets (permanent and temporary).

- A. Dead-End Streets. Dead-end streets shall be prohibited, except as stub streets.
- B. Stub Streets. Stub streets shall be installed to permit future street extensions into adjoining tracts, where appropriate. Barricades shall be installed at the end of stub streets and signage shall be provided indicating a future street connection
- C. Cul-de-Sac Streets (permanent). Cul-de-sac streets may be installed where necessary due to topography, configuration of land, existing road layouts or other special circumstances. Maximum length of a cul-de-sac street shall not exceed the Corcoran Engineering Design Standards.

SECTION 8. Amendment of the City Code. The text of Section 945.020, Subd. 20 of the Corcoran City Code is hereby amended by adding the underlined material as follows:

- B. Private Drives in Urban Residential Districts. In conjunction with the review of plats within Urban Residential Districts within the Metropolitan Urban Service Area, the City Council may approve private drives provided that all of the following conditions are met:
 - 1. The council finds that a public street connection is not required for the public street network.
 - 2. Design Standards.
 - a. A private drive shall not exceed 2,640 feet in length unless it forms a continuous connection or loops back to a public street. Any such private drive with a terminus 1,320 feet or more from the nearest intersection will be required to provide a cul-de-sac at the closed end according to City Engineering Standards.
 - b. The subdivider shall provide access to lots via public streets. Private drives are subject to the access standards of 945.020, Subd.12, D and 945.020 Subd. 12, F.
 - c. Roadway standards must comply with Section 945.010, Subd. 5 (Engineering Design Standards). Private drives shall conform to the City of Corcoran Standard Detail Plates for shared driveways, as may be amended. The City Engineer may require additional site information and may require additional design standards that enhance safety.
 - d. Individual unit driveways that gain access from any such private drive shall be a minimum of 22 feet in length.

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- e. A decorative sign stating "Private Drive" shall be located near each entrance to a private drive. Such sign shall also provide the range of addresses served by the private drive.

SECTION 9. Amendment of the City Code. The text of Section 970.040, Subd. 1(B) of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

- B. Upon receipt of a complete application, as determined by staff review, and following preliminary staff analysis of the application and request, the Zoning Administrator, when appropriate, shall establish a schedule for consideration by the Planning Commission. At least 10 days before the date of the Planning Commission meeting, a written notice of the request shall be mailed to all owners of property located within 350 500 feet of the boundaries of the property which is the subject of the application.

SECTION 10. Amendment of the City Code. The text of Section 1020.020 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

1020.020 – DEFINITIONS

BUILDING LINE: ~~A line parallel to the street right-of-way, street easements or ordinary high water level at any story level of a building and representing the minimum distance that all or any part of the building is set back from said right-of-way, easement or ordinary high water level. The case of street easements, the building line shall be the required front setback plus ½ the easement width measured from the centerline. A line within a lot parallel to a public right-of-way, a side or rear lot line, a bluff line, or a high-water mark or line, behind which buildings or structures are placed.~~

DAY CARE FACILITY: Any public or private facility licensed by the State of Minnesota, that regularly provides one or more persons with care, training, supervision, habilitation, rehabilitation or development guidance on a regular basis for a period less than 24 hours per day. Day Care facilities include, but are not limited to: family day care homes, group family day care homes, day care nurseries, day nurseries, nursery schools, Preschools, Montessori schools, as defined by Minnesota State Statutes, Chapter 245A. Day care facilities are not residential facilities as defined by this Section.

DAY CARE FACILITY, HOME: A day care facility that is operated out of the private residence of the day care operator.

DAY CARE FACILITY, COMMERCIAL: A day care facility that is operated out of commercial property rather than the private residence of the day care operator.

DWELLING, MULTIPLE FAMILY (APARTMENT): A building designed with 3 or more dwelling units exclusively for occupancy by 3 or more families living independently of each other, ~~but sharing hallways and main entrances and exits.~~

~~**DWELLING, MULTIPLE FAMILY:** Three or more dwelling units grouped into one building, including apartments.~~

DWELLING, TOWNHOME: A single-family dwelling unit constructed within a group of more than two attached units in which each unit extends from the foundation to the roof, has direct exterior

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access, and has open space on at least one side. A townhome is not considered an apartment or multiple-family dwelling.

SETBACK: The minimum horizontal distance between a structure and the nearest lot line, except that if an outlot for a public trail separates such lot line from a street right-of-way, setback shall mean the minimum horizontal distance between a structure and the street right-of-way line. Additionally, within the shoreland districts setback shall mean the minimum horizontal distance between a structure or a sewage treatment system and the ordinary high water level. For purposes of earth shelter buildings only, above grade portions shall be used in determining setback requirements. In all cases, distances are to be measured from the most outwardly extended portion of the structure at ground level, except as provided hereinafter. In the case of street easements, the setback shall be the required front setback plus ½ the easement width measured from the centerline.

STRUCTURE: Anything which is built, constructed or erected on the ground or attached to the ground or on-site utilities; an edifice or building of any kind; or any piece of work artificially built up and/or composed of parts joined together in some definite manner whether temporary or permanent in character. Among other things, structures include but are not limited to buildings, factories, sheds, detached garages, cabins, manufactured homes, gazebos, decks, retaining walls, walls, fences, and swimming pools, but excluding patios and similar at-grade improvements, fences less than ~~six (6)~~ seven (7) feet in height which do not have the potential to obstruct flood flows, and recreational vehicles that meet the exemption criteria of Section 1050.030 Subd. 9.D. of this ordinance.

SECTION 11. Amendment of the City Code. The text of Section 1030.020, Subd. 3 of the Corcoran City Code is hereby amended by adding the underlined material as follows:

E. At-grade improvements, such as decks and patios, can encroach up to six feet into required setbacks except that the improvement must remain outside of any drainage and utility easements.

SECTION 12. Amendment of the City Code. The text of Section 1030.020, Subd. 5(C)(3) of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

3. Accessory buildings with accessory dwelling units may exceed these height limits when approved as part of the applicable review process for the accessory dwelling unit ~~interim-use permit~~ provided all other performance standards for accessory buildings are met.

SECTION 13. Amendment of the City Code. The text of Section 1030.100, Subd. 6 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

Subd. 6. Special Home Occupation - Administrative Permit.

- A. This permit may be issued by the City Administrator or assigned staff based upon proof of compliance with the provisions of this Section. Application for the permit shall be submitted to the City with an associated fee as established by the City Council. Prior to issuance of the permit, a notice of intent shall be sent to all property owners within ~~350~~ 500 feet of the perimeter of the applicant's property.

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SECTION 14. Amendment of the City Code. The text of Section 1040.020, Subd. 1 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

1040.020 – URBAN RESERVE DISTRICT (UR)

Subd. 1. Purpose. The intent of the Urban Reserve district is to preserve areas where urban services are planned, as shown on the 20340 Comprehensive Plan, but not yet available. The large minimum lot area will retain these lands in their natural state or as agricultural uses until sanitary sewer, water, streets and other public infrastructure is available and new development occurs. This will allow orderly development to occur. The purpose of this district is to provide a holding zone until a landowner/developer makes application for development, at which time the City may rezone the affected property consistent with its designation in the Comprehensive Plan, provided that the development does not result in the premature extension of public utilities, facilities, and services as specified above. The district does allow limited use of development rights prior to sewer and water services through clustering of lots as outlined in Subd. 7. of this Section.

SECTION 15. Amendment of the City Code. The text of Section 1040.020, Subd. 2 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

Subd. 2. Permitted Uses.

- A. Agriculture and Tree Farms.
- B. Day Care Facilities, ~~Home State licensed, as defined by statute.~~

SECTION 16. Amendment of the City Code. The text of Section 1040.020, Subd. 4 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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 below for a specific use:

- A. Commercial Feedlots, subject to MPCA (Minnesota Pollution Control Agency) requirements.
- B. Commercial Riding Stables, subject to Chapter 81 of the City Code.
- C. ~~Day Care facilities accessory to educational facilities or Places of Worship/Assembly.~~
 - 1. ~~The structure and operation shall be in compliance with State of Minnesota Department of Human Services regulations and shall be licensed accordingly.~~
 - 2. ~~All signage shall comply with Chapter 84 (Sign Ordinance) of the Corcoran City Code.~~

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~~3. No expansion of non-conforming structures or uses is allowed.~~

~~4. The use shall comply with the conditional use permit standards in Section 1070.020 of the Zoning Ordinance.~~

~~DC.~~ Golf Courses and other outdoor recreational facilities of a commercial nature.

~~ED.~~ 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.

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~~FE~~ Living quarters, which are provided accessory to a principal agricultural use, subject to the following:

1. The living quarters are not used as rental property.
2. A maximum of one such accessory dwelling shall be allowed.
3. There is a demonstrated need for such a facility for the permitted agricultural use.
4. The farm includes a minimum of 30 acres.
5. The structure complies with all other Zoning Ordinance requirements.

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

SECTION 17. Amendment of the City Code. The text of Section 1040.020, Subd. 9 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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

Minimum lot area	20 acres
Minimum lot width	300 feet
Minimum lot depth	300 feet
Minimum Principal Structure Setbacks:	
Front , from Major Roadways*	100 feet
Front, from all other streets	50 feet
Front Porch (\leq 120 square feet)	40 feet
Side	25 feet
Rear	30 feet
Maximum Principal Building Height	35 feet

*Major Roadways are state highways and county roads. Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.

SECTION 18. Amendment of the City Code. The text of Section 1040.020, Subd. 5 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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 below for a specific use:

- A. Conditional Home Occupation License (CHOL) as allowed by Section 1030.100 (Home Occupations) of the Zoning Ordinance.

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- B. Development in the 20~~34~~0 Metropolitan Urban Service Area (MUSA)(as depicted on the official Zoning Map) prior to availability of municipal sewer and water, subject to the following:

SECTION 19. Amendment of the City Code. The text of Section 1040.020, Subd. 7 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

- Subd. 7. Clustering Option. This Section provides for optional clustering of lots on those properties with development rights as recorded on the official City of Corcoran “Development Rights Map” on file at City Hall at the time of adoption of this Ordinance. Lots may be considered for clustering based on the following minimum standards:
- A. Clustering shall only be considered on those properties guided for residential land use on the 20~~34~~0 Comprehensive Plan.
 - B. An approval for a rezoning of the property, consistent with the residential land use category of the 20~~34~~0 Comprehensive Plan shall be made at the same time as the subdivision of the property.
 - C. All procedures for a standard subdivision as provided in Section 930 and 935 of the Subdivision Ordinance shall be followed with the addition of the following:
 - 1. Buildable lots cannot exceed the number of development rights issued to the property. The number of rights is based on Subd. 8 of this Section.
 - 2. The maximum lot area of each created clustered lot shall not exceed two times the minimum lot area for a single family dwelling in the zoning district that is compatible with the land use category in which the property is located.
 - 3. The proposed development will not preclude full utilization of the site development potential when municipal infrastructure services are available. A ghost plat shall be designed for all outlot areas at the same time as the Preliminary and Final Plat is reviewed and approved. The ghost plat shall indicate future access, internal road network, future lot divisions and new lot layout based on zoning district requirements along with density as guided by the 20~~34~~0 future land use plan and connection to municipal infrastructure.

SECTION 20. Amendment of the City Code. The text of Section 1040.030, Subd. 2 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

- Subd. 2. Permitted Uses.
- A. Agriculture and Tree Farms.
 - B. Day Care Facilities, Home State licensed, as defined by statute.

SECTION 21. Amendment of the City Code. The text of Section 1040.030, Subd. 4(F) of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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F. Places of Worship ~~/Assembly.~~

SECTION 22. Amendment of the City Code. The text of Section 1040.030, Subd. 5(C) of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

C. Event Centers, subject to the following:

1. The hours of operation shall be no later than 10:00 p.m. daily.

SECTION 23. Amendment of the City Code. The text of Section 1040.030, Subd. 8 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

Subd. 8. Area Requirements: The following minimum requirements shall be met in the RR district. Properties may be subject to special requirements for overlay districts as noted in Section 1050 (Overlay Districts):

Minimum lot area	2 acres
Minimum lot width	200 feet
Minimum lot depth	300 feet
Minimum Principal Structure Setbacks:	
Front, From Major Roadways*	100 feet
Front, From all other streets	50 feet
Front Porch (≤ 120 square feet)	40 feet
Side	25 feet
Rear	25 feet
Maximum Principal Building Height	35 feet

*Major Roadways are state highways and county roads. ~~Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.~~

SECTION 24. Amendment of the City Code. The text of Section 1040.040, Subd. 1-2 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

1040.040 – RSF-1 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT

Subd. 1. Purpose. The purpose of the RSF-1 district is to provide large, urban lots for single family homes and directly related complementary uses. The district includes existing neighborhoods that are currently served by private wells and septic systems. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area. New development is intended to create low-density residential areas and to preserve and enhance transitional residential areas between lower and higher densities in areas served by public utilities. Areas zoned RSF-1 are guided Low Density Residential on the City's 20340 Comprehensive Plan.

Subd. 2. Permitted Uses.

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A. Day Care Facilities, ~~Home State licensed, as defined by statute.~~

SECTION 25. Amendment of the City Code. The text of Section 1040.040, Subd. 7 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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

Minimum Lot Area	20,000 square feet
Minimum lot width	100 feet
Minimum Principal Structure Setbacks:	
Front, From Major Roadways*	100 feet
Front, From all other streets	40 feet
Front Porch (\leq 120 square feet)	30 feet
Side (living)	10 feet
Side (garage)**	5 feet
Rear	30 feet
Maximum Principal Building Height	35 feet

*Major Roadways are state highways and county roads, Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.

SECTION 26. Amendment of the City Code. The text of Section 1040.045, Subd. 1-2 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

1040.045 – RSF-2 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT

Subd. 1. Purpose. The purpose of the RSF-2 district is to provide urban sized lots for single family homes and directly related complementary uses. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area. New development is intended to create low-density residential areas in moderate lot sizes to meet overall density requirements and provide greater variety in the housing choices. Areas zoned RSF-2 are guided Low Density of the City's 20340 Comprehensive Plan.

Subd. 2. Permitted Uses.

A. Day Care Facilities, ~~Home State licensed, as defined by statute.~~

SECTION 27. Amendment of the City Code. The text of Section 1040.045, Subd. 7 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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

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Minimum Lot Area	11,000 sq. ft.
Minimum lot width	80 feet
Minimum Principal Structure Setbacks:	
Front, From Major Roadways*	100 feet
Front, From all other streets	20 feet
Front Porch (≤ 120 square feet)	15 feet
Side (living)	10 feet
Side (garage)**	5 feet
Rear	30 feet
Maximum Principal Building Height	35 feet

*Major Roadways are state highways and county roads, Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.

SECTION 28. Amendment of the City Code. The text of Section 1040.050, Subd. 1-2 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

1040.050 – RSF-3 (SINGLE AND TWO-FAMILY RESIDENTIAL) ZONING DISTRICT

Subd. 1. Purpose. The RSF-3 district is intended to provide for new single-family neighborhoods with a lot area that is smaller than the City’s traditional single-family lot as well as directly related, complementary uses. This zoning district is intended to be the primary single-family zoning district for future residential developments. The smaller lot area will make efficient use of the City’s land supply and investment in public utilities and allow the City to efficiently protect and preserve its natural resources such as wetlands and woodlands. In addition, the smaller lot area will help the City meet its density goal for new single-family homes. Single family homes, as well as two-family dwellings are allowed 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. Areas zoned RSF-3 are guided Low Density on the City’s ~~2034~~2040 Comprehensive plan. Development within this district is required at a minimum density of 3.0 units per net acre up to a maximum of 5.0 units per acre.

Subd. 2. Permitted Uses.

A. Day Care Facilities, Home State licensed, as defined by statute.

SECTION 29. Amendment of the City Code. The text of Section 1040.050, Subd. 7 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

Subd. 7. Area Requirements: The following minimum requirements shall be met in the RSF-3 district. Properties may be subject to special requirements for overlay districts as noted in Section 1050 (Overlay Districts):

	Single Family	Two-Family dwellings and other uses
Minimum Lot Area	7,500 square feet	15,000 square feet
Minimum lot width	65 feet	100 feet
Minimum Principal Structure		

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Setbacks:		
Front, From Major Roadways*	100 feet	100 feet
Front, From all other streets	20 feet	25 feet
Front Porch (\leq 120 square feet)	15 feet	N/A
Side (living)	10 feet	10 feet
Side (garage)**	5 feet	5 feet
Rear	30 feet	25 feet
Maximum Principal Building Height	35 feet	35 feet

*Major Roadways are state highways and county roads. ~~Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.~~

SECTION 30. Amendment of the City Code. The text of Section 1040.060, Subd. 1-2 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

1040.060 – RMF-1 (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT

Subd. 1 Purpose. The purpose of the RMF-1, Medium Density Residential District is to allow a variety of housing types including single-family homes, two-family dwellings, townhomes, attached and detached dwelling and multi-family to expand life cycle housing options with a minimum net density of 6 units per acre and maximum net density of 8 units per acre. All lot areas in this district are intended to reflect the City's objective of promoting efficient use of land and public utilities. Areas zoned RMF-1 are guided Medium Density Residential on the 20340 Comprehensive Plan.

Subd. 2. Permitted Uses.

- A. Day Care Facilities, Home State licensed, as defined by statute.
- B. Dwelling, Single Family ~~Detached.~~
- C. Dwelling, Two Family.
- D. Dwelling, Single-Family Attached Townhome with no more than six (6) dwelling units per structure in a row (and no back to back townhome units)

SECTION 31. Amendment of the City Code. The text of Section 1040.060, Subd. 7 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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

	Single Family Detached/Two Family	Townhome	Apartment/ Condominium
Minimum Lot area	7,000 square feet/7,500 square feet	5,400 square feet per unit	1 acre

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Minimum lot width	70 feet/150 feet	n/a	100 feet
Minimum Principal Structure Setbacks:			
Front, From Major Roadways*	100 feet	100 feet	100 feet
Front, From all other streets	25 feet	25 feet	25 feet
Side (living)**	10 feet	10 feet	30 feet
Rear	25 feet	25 feet	25 feet
Maximum Principal Building Height	35 feet	35 feet	35 feet or three stories

*Major Roadways are state highways and county roads. ~~Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.~~

SECTION 32. Amendment of the City Code. The text of Section 1040.065, Subd. 1-2 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

1040.065 – RMF-2 (MIXED RESIDENTIAL) ZONING DISTRICT.

Subd.1 Purpose. The purpose of the RMF-2, Mixed Residential District is intended to provide areas offering a variety of housing types, including single-family small lot detached and attached dwellings and multi-family structures to retain the environment and character of less intensive styles of higher density multiple-family residence areas by establishing building and lot area requirements; to broaden the choice of residential living styles and create opportunity for more affordable homes and homes that address the needs of an aging population in a more compact development pattern that makes the most efficient use of the City's land supply and investment in public utilities. Areas zoned RMF-2 are guided Mixed Residential Density on the City's 20340 Comprehensive Plan. Development within this district is required at a minimum density of 8.0 units per net acre up to a maximum of 10 units per acre.

Subd. 2 Permitted uses.

- A. Day Care Facilities, Home State licensed, as defined by statute.
- B. Dwelling, Single Family ~~Detached~~
- C. Dwelling, Two Family;
- D. Dwelling, Single-Family Attached Townhome - 8 units per building maximum with each unit having a separate entrance;

SECTION 33. Amendment of the City Code. The text of Section 1040.065, Subd. 7 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

Subd. 7. Area Requirements. The following minimum requirements shall be met in the RMF-2 district. Properties may be subject to special requirements for overlay districts as

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noted in Section 1050 (Overlay Districts):

	Single Family Detached/Two Family	Townhome	Apartment/ Condominium
Minimum Lot area	6,000 square feet/7,000 square feet	5,000 square feet per unit	1 acre
Minimum lot width	60 feet/120 feet	n/a	100 feet
Minimum Principal Structure Setbacks:			
Front, From Major Roadways*	100 feet	100 feet	100 feet
Front, From all other streets	25 feet	25 feet	25 feet
Front Porch (≤ 120 square feet)			
Side**	10 feet	10 feet	30 feet
Rear	25 feet	25 feet	25 feet
Maximum Principal Building Height	35 feet	35 feet	35 feet or three stories

*Major Roadways are state highways and county roads. Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.

SECTION 34. Amendment of the City Code. The text of Section 1040.070, Subd. 1-2 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

1040.070 – RMF-3 (HIGH DENSITY RESIDENTIAL) ZONING DISTRICT

Subd. 1. Purpose. The RMF-3 district allows for the development of high density multiple-family uses such as townhomes and apartments where municipal sewer and water is available. This district addresses the need for life cycle housing by offering an alternative to single family detached housing with a required minimum density of 10 units per net acre or greater. Areas zoned RMF-3 are guided High Density Residential on the 20340 Comprehensive Plan.

Subd. 2. Permitted Uses.

- A. Day Care Facilities, Home State licensed, as defined by statute.
- B. Dwelling, Senior (age-restricted)
- C. Dwelling, Single-Family Attached Townhome - 8 units per building maximum with each unit having a separate entrance;

SECTION 35. Amendment of the City Code. The text of Section 1040.070, Subd. 7 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

Subd. 7. Area Requirements. The following minimum requirements shall be met in the RMF-3

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district. Properties may be subject to special requirements for overlay districts as noted in Section 1050 (Overlay Districts):

Minimum Base Lot Area	1 acre
Minimum Base Lot Width	150 feet
Minimum Principal Structure Setbacks:	
Front, From Major Roadways*	100 feet
Front, From all other streets	50 feet
Side	25 feet
Rear	25 feet
Maximum Principal Building Height	35 feet or three stories

*Major Roadways are state highways and county roads. ~~Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.~~

SECTION 36. Amendment of the City Code. The text of Section 1040.080, Subd. 3 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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. Day Care Facilities, Home County licensed, 12 or fewer individuals.

SECTION 37. Amendment of the City Code. The text of Section 1040.090, Subd. 2 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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 State licensed, as defined by statute.
- D. Day Care Facilities, Commercial.

SECTION 38. Amendment of the City Code. The text of Section 1040.090, Subd. 4(M) of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

- M. Places of Worship/~~Assembly~~.

SECTION 39. Amendment of the City Code. The text of Section 1040.090, Subd. 7 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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- 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. ~~Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.~~

SECTION 40. Amendment of the City Code. The text of Section 1040.095, Subd. 2 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

- Subd. 2. Permitted Uses.
- A. Day Care Facilities, Home State licensed, as defined by statute.
 - B. Dwelling, Single Family Detached

SECTION 41. Amendment of the City Code. The text of Section 1040.095, Subd. 3 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

- 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. Day Care Facilities, State licensed, as defined by statute.~~
 - ~~D.~~ Fences as regulated by Section 1060 (Performance Standards) of this Chapter.
 - E. Allowed Home Occupations as regulated by Section 1030.100 (Home Occupations) of this Chapter.
 - F. Keeping of Animals, subject to Chapter 81 (Animals) of the City Code.
 - G. Play and recreational facilities, including swimming pools and tennis courts, for use of the property owner and guests.

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SECTION 42. Amendment of the City Code. The text of Section 1040.095, Subd. 7 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

Subd. 7. Area Requirements: The following minimum requirements shall be met in the TCR 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	200 feet
Minimum lot depth	300 feet
Minimum Principal Structure Setbacks:	
Front, From Major Roadways*	100 feet
Front, From all other streets	50 feet
Side	25 feet
Rear	25 feet
Maximum Principal Building Height	35 feet

*Major Roadways are state highways and county roads. ~~Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.~~

SECTION 43. Amendment of the City Code. The text of Section 1040.100, Subd. 1 and 2 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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 20340 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

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F. Day Care Facilities, Commercial State licensed, as defined by statute.

SECTION 44. Amendment of the City Code. The text of Section 1040.100, Subd. 3 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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.—Day Care Facilities, County licensed, 12 or fewer individuals.~~

DC. Keeping of Animals, subject to Chapter 81 (animals) of the City Code.

SECTION 45. Amendment of the City Code. The text of Section 1040.100, Subd. 7 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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. Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.

SECTION 46. Amendment of the City Code. The text of Section 1040.110, Subd. 2 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

Subd. 2. Permitted Uses.

A. Bakery, retail.

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- 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 State licensed, as defined by statute.~~
- 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.—Retail goods and service uses of a similar nature.~~
- ~~TS.~~ Restaurants and cafes (without drive-through).
- ~~UT.~~ Retail goods and service uses of a similar nature
- ~~VU.~~ Sporting Goods and similar retail sales.
- ~~WV.~~ Tailoring services, shoe repair and similar services.
- ~~XW.~~ Taverns

SECTION 47. Amendment of the City Code. The text of Section 1040.110, Subd. 3 of the

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Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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. Day Care Facilities, County licensed, 12 or fewer individuals.~~

~~D. Allowed Home Occupations as regulated by Section 1030.100 (Home Occupations) of this Chapter.~~

EC. Keeping of Animals, subject to Chapter 81 (animals) of the City Code.

SECTION 48. Amendment of the City Code. The text of Section 1040.110, Subd. 4(L) of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

L. Places of Worship ~~/Assembly.~~

SECTION 49. Amendment of the City Code. The text of Section 1040.110, Subd. 7 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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. ~~Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.~~

SECTION 50. Amendment of the City Code. The text of Section 1040.120, Subd. 4 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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

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that may be cited for a specific use:

- A. Day Care ~~Facilities~~, Commercial.

SECTION 51. Amendment of the City Code. The text of Section 1040.120, Subd. 7 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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. ~~Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.~~

SECTION 52. Amendment of the City Code. The text of Section 1040.125, Subd. 4 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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.

SECTION 53. Amendment of the City Code. The text of Section 1040.125, Subd. 5 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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:

SECTION 54. Amendment of the City Code. The text of Section 1040.125, Subd. 7 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the

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underlined material as follows:

- 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. ~~Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.~~

SECTION 55. Amendment of the City Code. The text of Section 1040.130, Subd. 1 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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 2030 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 20340 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.

SECTION 56. Amendment of the City Code. The text of Section 1040.130, Subd. 4 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

- Subd. 4. Permitted Uses.
- A. Bakery, retail.
 - B. Banks, savings and loans, credit unions and other financial institutions without drive-through.

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- 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 ~~State licensed, as defined by statute.~~

SECTION 57. Amendment of the City Code. The text of Section 1040.135, Subd. 1 and 2 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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 20340 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.

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~~F.~~ Day Care Facilities, Home or Commercial ~~State licensed, as defined by statute.~~

SECTION 58. Amendment of the City Code. The text of Section 1040.135, Subd. 3 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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.~~ ~~Day Care Facilities, County licensed, 12 or fewer individuals.~~

~~DC.~~ Keeping of Animals, subject to Chapter 81 (animals) of the City Code.

~~ED.~~ Outdoor seating accessory to a restaurant.

~~FE.~~ Public open space plaza, square or other related uses.

~~GF.~~ Structured parking.

SECTION 59. Amendment of the City Code. The text of Section 1040.135, Subd. 4(H) of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

H. Places of Worship ~~/Assembly.~~

SECTION 60. Amendment of the City Code. The text of Section 1040.135, Subd. 13 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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

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	additional setback.
Maximum Impervious Surface Coverage	80%

**Major Roadways are state highways and county roads. ~~Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector~~ Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.*

SECTION 61. Amendment of the City Code. The text of Section 1040.140, Subd. 8(C) of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

- C. Prior to filing an application or submittal of a preliminary PUD plan, the applicant shall arrange and conduct a neighborhood meeting with notice provided to property owners within at least ~~350~~ 500 feet of the desired site's perimeter. The primary purpose of this meeting shall be to provide information on a proposed development to surrounding neighborhoods and allow feedback to be provided and incorporated early in the process. An application for a preliminary PUD development plan will not be considered complete until after a neighborhood meeting is held and a summary is provided detailing the attendees and feedback received.

SECTION 62. Amendment of the City Code. The text of Section 1040.145, Subd. 2 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

Subd. 2. Permitted Uses.

- A. Civic Buildings, such as City Hall, libraries, fire stations, etc.
- B. Day Care Facilities, Commercial ~~State licensed, as defined by statute.~~
- C. Educational facilities, K-12.
- D. Parks, playgrounds, trails, other recreational facilities of a non-commercial nature and directly related buildings and structures.
- E. Places of Worship ~~/Assembly.~~

SECTION 63. Amendment of the City Code. The text of Section 1040.145, Subd. 4 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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. Cemeteries and Memorial Gardens.
- B. Community Centers.

~~C. Day Care Facilities, Commercial, accessory to permitted uses in this district.~~

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~~DC~~. Funeral Homes and Mortuaries.

~~ED~~. Golf Courses and other outdoor recreational facilities of a commercial nature.

~~FE~~. Hospitals, nursing home and similar care facilities.

~~GF~~. Offices, medical and professional.

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

~~IH~~. Trade Schools, Seminaries and other Higher Education Facilities

SECTION 64. Amendment of the City Code. The text of Section 1040.145, Subd. 7 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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

Minimum lot area:	10 acres
Minimum lot width	200 feet
Minimum lot depth	200 feet
Minimum Principal Structure Setbacks:	
Front, From Major Roadways*	100 feet
Front, From all other streets	50 feet
Side	50 feet
Rear	50 feet
Maximum Principal Building Height	45 feet
Maximum Impervious Surface Coverage	70%

*Major Roadways are state highways and county roads. ~~Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.~~

SECTION 65. Amendment of the City Code. The text of Section 1050.010, Subd. 9 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

Subd. 9. Encroachment in Required Setback and Buffer Areas.

- A. Patios and decks may encroach up to a maximum of 6 feet into required structure setback areas except improvements must remain outside of drainage and utility easements. Porches may not encroach into required setback areas. Buffer and wetland areas must be kept free of all structures, including fences and play equipment.

SECTION 66. Amendment of the City Code. The text of Section 1050.020, Subd. 5(D)(2) of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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2. All structures in residential districts, except Places of Worship/~~Assembly~~ and nonresidential agricultural structures, are limited to a maximum height of 25 feet in height.

SECTION 67. Amendment of the City Code. The text of Section 1060.050, Subd. 1(C) of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

A. Non-Residential District Standards

1. Finishes. Exterior building finishes in all districts ~~except the CR district~~ 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, windows, and 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.

SECTION 68. Amendment of the City Code. The text of Section 1060.070, Subd. 2(J)(1)(b)(v) of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

2. Required plantings within the buffer yard are in addition to other landscaping requirements.

SECTION 69. Amendment of the City Code. The text of Section 1060.080, Subd. 1(F) of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

F. A building permit is required for the following:

1. Fences over 7 feet in height, measured from grade to the top of fence, ~~shall require a building permit.~~ For the purposes of this Section, decorative

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elements, such as a space cap, that extend beyond the post of a fence are not measured as part of the height of the fence. Other structural elements, such as a topper, are counted towards the height of the fence.



Example of Height Exempt Decorative Element



Example of Non-Height Exempt Topper

2. Retaining walls over 4 feet in height, measured from the bottom of the footing to the top of the wall, ~~or~~.
3. Retaining walls supporting a surcharge or impounding Class I, II, or III-A liquids.

SECTION 70. Amendment of the City Code. The text of Section 1060.110 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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Subd. 1. Findings.

The intent of this Section is to allow reasonable capture and use, by households, businesses, and property owners of their solar energy resource, and encourage the development of renewable energy businesses, consistent with community development standards. This is consistent with Chapter 4, Section 8 of the Corcoran 20340 Comprehensive Plan, which states that the "City of Corcoran will protect [solar] access by requiring minimum standards for lot sizes, amounts of open space, yard setbacks, and maximum height of buildings for urban residents that create the opportunity for all building owners to develop solar energy facilities if desired."

SECTION 71. Amendment of the City Code. The text of Section 1070.010, Subd. 1(C) of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

- C. Notice of said hearing shall be mailed to all owners of land within ~~350~~ 500 feet of the boundary of the property in question. This provision shall not apply in the case of a rezoning if the amendment affects an area greater than five (5) acres pursuant to Minnesota Statutes §462.357.

SECTION 72. Amendment of the City Code. The text of Section 1070.020, Subd. 1(D) of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

- D. Notice of said hearing shall also be mailed at least 10 days prior to all owners of land within ~~350~~ 500 feet of the boundary of the property in question, informing them of the receipt of the application and the anticipated schedule for consideration.

SECTION 73. Amendment of the City Code. The text of Section 1070.020, Subd. 7(B) of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

- B. The request for extension shall be submitted to the Zoning Administrator not less than 30 days before the expiration of said approval and ~~shall include the renewal fee as set forth in the City Code and~~ state facts showing a good faith attempt to complete or utilize the use permitted in the conditional use permit. A request for an extension not exceeding one year shall be subject to the review and approval of the Zoning Administrator. Should a second extension of time or any extension of time longer than one year be requested by the applicant, it shall be presented to ~~the Planning Commission for a recommendation and to~~ the City Council for a decision.

SECTION 74. Amendment of the City Code. The text of Section 1070.030, Subd. 3(C) of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

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C. Approval Process.

1. Upon receipt of a complete application, as determined by staff review, and following preliminary staff analysis of the application and request, the Zoning Administrator, when appropriate, shall establish a time and place for consideration by the Planning Commission. At least 10 days before the date of the meeting, a written notice of the meeting shall be mailed to the applicant and to all other owners of property located within ~~350~~ 500 feet of the boundaries of the subject property.

SECTION 75. Amendment of the City Code. The text of Section 1070.050, Subd. 5 of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

Subd. 5. Expiration. Unless otherwise specified by the Zoning Administrator or City Council at the time of approval, approved variances shall expire, within one year after the date of approval unless the applicant has commenced the authorized use or improvement. Prior to the expiration, the applicant may apply for a time extension of up to one year.

The request for extension shall ~~include the renewal fee as set forth in the City Code~~ and be submitted to the Zoning Administrator not less than 30 days before the expiration ~~and shall include the renewal fee as set forth in the City Code~~ and state facts showing a good faith attempt to complete or utilize the approval permitted in the variance. A request for an extension not exceeding one year shall be subject to the review and approval of the Zoning Administrator. Should a second extension of time or any extension of time longer than one year be requested by the applicant, it shall be presented for approval to the Board.

SECTION 76. Amendment of the City Code. The text of Section 1070.050, Subd. 8(B) of the Corcoran City Code is hereby amended by removing the ~~stricken~~ material and adding the underlined material as follows:

- B. The request for extension shall submitted to the Zoning Administrator not less than 30 days before the expiration of said approval ~~and shall include the renewal fee as set forth in the City Code~~ and state facts showing a good faith attempt to complete or utilize the use permitted in the conditional use permit. A request for an extension not exceeding one year shall be subject to the review and approval of the Zoning Administrator. Should a second extension of time or any extension of time longer than one year be requested by the applicant, it shall be presented to the ~~Planning Commission for a recommendation and to the~~ City Council for a decision.

SECTION 77. Amendment of the City Code. The text of Section 1070.060 of the Corcoran City Code is hereby amended by adding the underlined material as follows:

Subd. 9. Expiration.

- A. Unless otherwise specified by the Zoning Administrator at time of approval, an administrative permit approval shall expire within one year of the date of approval unless the property owner or applicant has substantially started the construction of any building, structure, addition or alteration, or use requested as part of the

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approved plan. Prior to the expiration, the applicant may apply for a time extension of up to one year.

- B. The request for extension shall submitted to the Zoning Administrator not less than 30 days before the expiration of said approval and state facts showing a good faith attempt to complete or utilize the use permitted in the conditional use permit. The Zoning Administrator may approve up to 2 such extensions of not more than one additional year per extension.

SECTION 78. Effective Date

This Ordinance shall be in full force and effect upon its adoption.

ADOPTED by the City Council on the 26th day of October 2023.

VOTING AYE

- ☐ McKee, Tom
- ☐ Bottema, Jon
- ☐ Nichols, Jeremy
- ☐ Schultz, Alan
- ☐ Vehrenkamp, Dean

VOTING NAY

- ☐ McKee, Tom
- ☐ Bottema, Jon
- ☐ Nichols, Jeremy
- ☐ Schultz, Alan
- ☐ Vehrenkamp, Dean

Tom McKee - Mayor

ATTEST:

Michelle Friedrich – City Clerk

City Seal