

ATTACHMENT 2:

July 18 draft Zoning Code Text Amendments related to the *Ford Site Zoning and Public Realm Master Plan*

DRAFT ZONING TEXT AMENDMENTS FOR FORD DESIGN STANDARDS (Revised 7/18/19)

ARTICLE III. 60.300. ZONING DISTRICTS AND MAPS GENERALLY

Sec 60.301. - Zoning districts established.

For the purposes of this code, the city is hereby divided into the following zoning districts:

(a) Residential districts.

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(f) Special districts.

VP vehicular parking district

PD planned development district

(g) Ford districts.

F1 river residential district

F2 residential mixed low district

F3 residential mixed mid district

F4 residential mixed high district

F5 business mixed district

F6 gateway district

~~(g)~~ (h) Overlay districts...

~~(h)~~ (i) River corridor overlay districts...

~~(i)~~ (j) Floodplain management overlay districts...

ARTICLE IV. 61.400. SITE PLAN REVIEW

Sec. 61.402. - Site plan review by the planning commission.

(a) *Plan to be submitted.* A site plan shall be submitted to and approved by the planning commission before a permit is issued for grading or the erection or enlargement of any building except one- and two-family dwellings, and including the following:

...

(4) Any development in a T or F district.

...

ARTICLE V. 64.500. SPECIFIC REGULATIONS BY ZONING DISTRICTS

Sec. 64.503. - T1-T4 traditional neighborhood, F1-F6 Ford and OS-BC business districts.

(a) *Business and identification signs...*

ARTICLE IX. 66.900. FORD DISTRICTS

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Division 3. 66.930. Ford District Dimensional Standards

Sec. 66.931. Ford district dimensional standards table.

Table 66.931, Ford district dimensional standards, sets forth density and dimensional standards that are specific to Ford districts. These standards are in addition to the provisions of chapter 63, regulations of general applicability. Where an existing building does not conform to the following requirements, the building may be expanded without fully meeting the requirements as long as the expansion does not increase the nonconformity.

Table 66.931. Ford District Dimensional Standards

Building Type by Zoning District (a)	Floor Area Ratio (Min.- Max)	Lot Width Min.(feet)	Building Width Max. (feet)	Building Height (feet)		Max. Lot Coverage by Buildings	Building Setback (feet) (e)	
				Min.	Max.		ROW (Min.- Max.)	Interior Min.
F1 river residential								
One-family dwelling	0.25 - 1.5	60	60	20	30 48	40%	10 - 40 (g)	10
Multi-unit home	0.25 - 1.5	80	60	20	48	40%	10 - 40 (g)	10
Carriage house	0.25 - 1.5	n/a	60	n/a	30	40%	10 - 20 (g)	6 (h)
F2 residential mixed low								
Townhouse, rowhouse	1.0 - 2.0	30	150	30	55	50%	10 - 20	6 (h)
Multifamily low	1.0 - 2.0	60	200	30	55	70%	10 - 20	6 (h)

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Carriage house	1.0 - 2.0	n/a	60	n/a	30	per main building	10 - 20	6 (h)
Live/work	1.0 - 2.0	30	150	30	55	70%	5 - 20	6 (h)
Nonresidential or mixed	1.0 - 2.0	n/a	500	30	55	70%	5 - 15	6 (h)
F3 residential mixed mid								
Townhouse, rowhouse	1.0 - 4.0	30	150	30	65 (b)	50%	10 - 20	6 (h)
Multifamily	2.0 - 4.0	60	n/a	40	65 (b)	70%	10 - 20	6 (h)
Live/work	2.0 - 4.0	30	150	40	65 (b)	70%	5 - 20	6 (h)
Nonresidential or mixed	2.0 - 4.0	n/a	500	40	65 (b)	70%	5 - 15	6 (h)
F4 residential mixed high								
Townhouse, rowhouse	3.0 - 6.0	30	150	48	75 (c)	50%	10 - 20	6 (h)
Multifamily medium	3.0 - 6.0	n/a	n/a	48	75 (c)	70%	10 - 20	6 (h)
Live/work	3.0 - 6.0	30	150	48	75 (c)	70%	5 - 20	6 (h)
Nonresidential or mixed	3.0 - 6.0	n/a	500	48	75 (c)	70%	5 - 15	6 (h)
F5 business mixed								
Nonresidential or mixed	2.0 - 4.0	n/a	500	40	65 (d)	70%	5 - 15	6 (h)
F6 gateway								
Nonresidential or mixed	1.0 - 3.0	n/a	500	30	65	70%	5 - 15	6 (h)

Min. - Minimum Max. - Maximum ROW - Public Right-of-Way n/a - not applicable

Notes to table 66.331, Ford district dimensional standards:

(a) Building types are described and defined in Chapter [56](#) of the Ford Site Zoning and Public Realm Master Plan.

- (b) A maximum building height of seventy-five (75) feet may be permitted with a minimum ten (10) foot setback from all minimum setback lines for all portions of the building above a height of twenty-five (25) feet.
- (c) All portions of a building above a height of twenty-five (25) feet shall be stepped back a minimum of ten (10) feet from all minimum setback lines. The maximum building height may exceed seventy-five (75) feet, to a maximum of one hundred ten (110) feet, subject to the following conditions:
 - (1) A minimum of one (1) acre of buildable land in the F1, F2, F3, and/or F4 districts shall have been dedicated or conveyed to the city for public use for parks, playgrounds, recreation facilities, trails, or open space, in excess of the amount of land required to be dedicated for parkland at the time of platting. Such dedication of the additional parkland must be consistent with the criteria for parkland dedication in section 69.511, and is subject to city council approval.
 - (2) Maximum developable gross floor area of dedicated land from (c)(1), based on its underlying zoning, may be transferred and added to development allowed in an F4-zoned area, in compliance with other applicable requirements for the district or building, such as FAR, setbacks and open space coverage.
- (d) Building height may exceed sixty-five (65) feet, to a maximum of seventy-five (75) feet, with a minimum ten (10) foot setback from all minimum setback lines for all portions of the building above a height of thirty (30) feet, except for corner elements and portions of the building facing the civic square identified in the Ford Site Zoning and Public Realm Master Plan, Chapter ~~7~~8.
- (e) Building setback is the horizontal distance between a lot line and the nearest above-grade point of a building. An interior setback is measured from an interior lot line, which is a lot line separating a lot from another lot or lots. A public right-of-way (ROW) setback is measured from a lot line that is not an interior lot line: a lot line separating a lot from a street, alley, or public way.
- (f) Maximum building setback shall apply to at least sixty (60) percent of the building facade along the right-of-way.
- (g) Buildings shall be setback a minimum of thirty (30) feet, with no maximum setback, from a lot line separating a lot from Mississippi River Boulevard.

- (h) No setback is required for building walls containing no windows or other openings when the wall meets the fire resistance standards of the Minnesota State Building Code and there is a Common Interest Community (CIC) or recorded maintenance easement that covers the affected properties.

Division 4. 66.940. Ford District Development Standards

Sec. 66.941. Ford district accessory building standards.

In addition to the standards for accessory buildings in Section 63.501, accessory buildings in Ford districts shall be subject to the following regulations:

- (a) Accessory buildings shall meet required public right-of-way setback requirements for a carriage house in F1-F2 districts, and for the principal building on the lot in F3-F6 districts.
- (b) The Ford Site Zoning and Public Realm Master Plan, Chapter 56, regulates the number of accessory buildings permitted on a lot by building type.

Sec. 66.942. Ford district vehicle parking standards.

Off-street parking shall be provided as follows. These requirements supersede the parking requirements in section 63.207.

Table 66.942. Vehicle Parking Requirements by Use

<i>Land Use</i>	<i>Minimum Number of Parking Spaces</i>	<i>Maximum Number of Parking Spaces (a)</i>
Residential, dwellings	0.75 space per dwelling unit	2 spaces per dwelling unit
Residential, congregate living	0.25 space per bedroom	1 space per bedroom
Nonresidential	1 space per 600 square feet GFA	1 space per 200 square feet GFA

GFA – Gross Floor Area

The *Ford Site Zoning and Public Realm Master Plan*, Chapters ~~4.7~~ 4 and 5, sets vehicle parking facility standards that are in addition to the parking facility standards in chapter 63...

Sec. 66.945. Ford district general development standards.

- (a) ~~The design standards in section 66.343 for the T3 traditional neighborhood district apply in all Ford districts. The Ford Site Zoning and Public Realm Master Plan, Chapter 5, sets standards for building and public realm design.~~
- (b) The Ford Site Zoning and Public Realm Master Plan, Chapter ~~4.7~~, sets standards for vegetation and landscaping, lighting, solar energy, and roofing that are in addition to chapter 63 standards.
- (c) Site plans and other development proposals within the Ford zoning districts shall be consistent with the standards and requirements described in the Ford Site Zoning and Public Realm Master Plan unless the applicant can demonstrate that there are circumstances unique to the property that make compliance impractical or unreasonable.

Division 5. 66.950. Ford District Planning Requirements

Sec. 66.951. Ford Site Zoning and Public Realm Master Plan.

A Ford Site Zoning and Public Realm Master Plan, for use with this article to guide redevelopment of the Ford site, shall be adopted ~~and can be amended~~ by city council resolution after a public hearing and planning commission review and recommendation. Once approved, the Ford Site Zoning and Public Realm Master Plan may be amended as follows:

- (a) Minor amendment. Minor amendments to an approved master plan may be requested by the property owner or developer. The planning administrator shall cause the proposed request to be reviewed by the public works and parks and recreation departments and other affected city departments and may approve minor amendments, including changes of less than ten (10) percent in land area designated for public rights-of-way or parks, provided such changes are consistent with the intent of the master plan.
- (b) Major amendment. Major amendments to an approved master plan may be initiated by the city council, the planning commission, or any person having an ownership or leasehold interest (contingent included) in property that is the subject of the proposed modification. Major amendments include changes of ten (10) percent or more in land area designated for public rights-of-way or parks; creation of a new public street or removal of a public street segment; rezoning; removal of a park or open space area; or addition or removal of an entire block. Major

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amendments may be approved by city council resolution following planning commission review, public hearing and recommendation.