

## ORDINANCE NO. 946

### AN ORDINANCE OF THE CITY OF NORTHFIELD, MINNESOTA, AMENDING NORTHFIELD CODE, CHAPTER 34 – LAND DEVELOPMENT CODE, ARTICLE 2, ZONING DISTRICTS AND USE REGULATIONS; ARTICLE 3, DEVELOPMENT STANDARDS; ARTICLE 5, DEVELOPMENT PROCEDURES; AND ARTICLE 6, DEFINITIONS

#### THE CITY COUNCIL OF THE CITY OF NORTHFIELD DOES ORDAIN THAT:

Northfield Code, Chapter 34 – Land Development Code, Article 2. – Zoning Districts and Use Regulations, Section 2.3, Base Zoning Districts; Article 3. – Development Standards; Article 5. – Development Procedures and Article 6. - Definitions, are hereby amended as follows (deleted material is crossed out; new material is underlined; sections and subsections not being amended are omitted):

#### Article 2: Zoning Districts and Use Regulations

##### 2.1.4 ~~Interpretation of Zoning District Boundaries~~

##### Table 2.2-1: Zoning Districts

###### BASE ZONING DISTRICTS

I1-B Industrial District ~~{DISCONTINUED}~~~~{1}~~

##### Table 2.7-1: Permitted Principal Uses

Heading for I1-B<sup>+</sup>

##### 2.8.3 Household Living Use Category

###### (A) **Bed & Breakfast Establishments**

An owner-managed and owner-occupied residential structure used as a lodging establishment where rooms are rented on a nightly basis and in which breakfast is the only meal and is included as part of the basic compensation. All uses related to a boardinghouse and/or rooming house and/or a group residential facility, ~~as defined in this article,~~ shall be strictly prohibited as bed and breakfast establishments.

###### ~~(B)~~ **Boarding House**

~~A building, excluding a hotel, dormitory or residence hall, where lodging or rooms, or both, are provided for compensation, whether directly or indirectly.~~

###### ~~(I)~~ **Group Residential Facility**

~~A residential facility for a group of individuals (who are not mentally ill or developmentally disabled) having full or part-time supervisory staff providing care; education, and participation in community activities, living in a district authorizing residential uses. A retirement facility shall not be included under this definition.~~

###### ~~(O)~~ **Rooming House**

~~A residential building where sleeping rooms for lodgers is provided, and where no dining facilities are maintained for the lodger, as distinguished from a boarding house.~~

Remaining paragraphs to be relettered.

**2.9.2(A)(11)** The city council finds the characteristics of the city are substantially similar to those of the cities cited when considering the ~~a~~effects of adult establishments.

**2.9.3(D)** Only overnight guests shall be served unless otherwise authorized as part of ~~the~~ a conditional use permit ~~approval~~.

## **2.9.14 Multi-Family Dwellings**

### **(A) Standards in the N2-B District**

#### **(3) Apartment House with Four to Eight Units**

- (b) Apartment houses shall be given the appearance of a large single-family detached home through the use of porches, pillars, bay windows, dormer windows, cupolas, roof line changes, parapets, multiple windows, and similar architectural treatments (see Figure 2-4).

## **2.10.2 General Provisions**

### **(G)(2) Size and Height Limits**

- (b) Detached sheds on residential properties shall not be larger than 140 square feet, and cannot exceed ~~nine feet in height at the peak~~ an eight foot sidewall and a peak height of 13 feet from grade.

## **2.12.5 Nonconforming Lots of Record**

### **(D) Governmental Acquisition of a Portion of a Lot**

Governmental acquisition of a portion of a lot for a public purpose that results in reduction in a required lot area, ~~or lot width,~~ or other code provision below that required in the applicable zoning district shall not render the structure or use nonconforming.

## **Article 3: Development Standards**

### **3.1.6 Height Measurement, Limits, and Exceptions**

- (C)(3) The mean height between the eaves and ~~ridge~~ highest point on gable, hip, or gambrel roofs.

## **3.2.2 Residential Site Development Standards**

Reletter (A) to (B) and (B) to (A)

**Table 3.2-1**

<b>Table 3.2-1: Residential District Site Development Standards</b>					
	<b>R1-B</b>	<b>R2-B</b>	<b>R3-B</b>	<b>R4-B</b>	<b>N1-B[5]</b>
<b>Permitted Density</b>					
<b>Permitted Density</b>	Controlled by Lot Width and Lot Depth	8.1 to 15 units per acre (Gross)	15.1 to 25 units per acre (Gross)	See Section <u>12(E)</u>	Controlled by Lot Width and Lot Depth
<b>Build-to Line</b>					
Front Street	See Section <u>3.5.4</u>	Not Applicable	Not Applicable	Not Applicable	See Section <u>3.5.4</u>

Table 3.2-1: Residential District Site Development Standards					
	R1-B	R2-B	R3-B	R4-B	N1-B[5]
Side Street	See Section 3.5.4	Not Applicable	Not Applicable	Not Applicable	<del>See Section 3.5.4 15 feet</del>
Building Area Ratio					
Building Area Ratio	25%	Not Applicable	Not Applicable	Not Applicable	30%
Building Setbacks					
Front	See Section 3.5.4	See Note [1] Below	See Note [1] Below	See Section 2.9.12(E)	See Section 3.5.4
Side	See Section 3.5.4	See Note [1] Below	See Note [1] Below		<del>See Section 3.5.4 5 feet interior, 15 feet corner</del>
Rear	30 Feet	See Note [1] Below	See Note [1] Below		30 Feet
Between Buildings	Not Applicable	10 Feet	10 Feet		Not Applicable
Lot Depth					
Max. Lot Depth	150 Feet	Not Applicable	Not Applicable	Not Applicable	150 Feet
Minimum and Maximum Lot Width					
Single-Family Dwelling	50-75 Feet[2]	Not Applicable [2]	Not Applicable [2]	See Section. 2.9.12(E)	50-75 Feet [3]
Two-Family Dwelling	60-85 Feet	Not Applicable [2]	Not Applicable [2]		60-85 Feet
Three-Family Dwelling	75-105 Feet	Not Applicable [2]	Not Applicable [2]		80-105 Feet
Multi-Family Dwellings	Not Applicable	Not Applicable [2]	Not Applicable [2]	Not Applicable	105 to 150 Feet
Other Forms	As determined by the planning commission in the CUP review	Not Applicable [2]	Not Applicable [2]	See Section. 2.9.12(E)	As determined by the planning commission in the CUP review
Building Height					
Maximum Building Height	See Section 3.5.4	See Note [4], below	See Note [4], below	See Section. 2.9.12(E)	<del>See Section 3.5.4 30 feet</del>
Parking Lot Setbacks					
Parking Lot Setbacks	Not Applicable	Ten feet along property lines and public rights of way	Ten feet along property lines and public rights of way	Not Applicable	Not Applicable

**Table 3.2-1: Residential District Site Development Standards**

	R1-B	R2-B	R3-B	R4-B	N1-B[5]
<p>NOTES:</p> <p>[1] Building placement requirements for one, two, and three unit residential structures are found in <b>Section 3.5.4, Standards for Development in R1-B, R2-B, R3-B, N1-B</b>. Building setback requirements for four or more unit residential structures are 30 feet from any property line.</p> <p>Minimum and maximum lot widths for lots zoned R2-B and R3-B shall be the lot widths as part of the official lot of record.</p> <p>[3] Lot widths of 40 feet shall be allowed on lots where access is provided by an alley as permitted in <b>Section 3.11.3(B)(11), Alleys and Private Streets</b> or for single family lots with shared driveways.</p> <p>[4] Building height requirements for one, two, and three unit residential structures are found in <b>Section 3.5.4, Standards for Development in R1-B, R2-B, R3-B, N1-B</b>. The building height requirement for four or more unit residential structures is 30 feet, but buildings may exceed 30 feet in height if for each additional ten feet of height, the building is set back an additional five feet from all adjacent buildings and lot lines.</p> <p>[5] <u>Setbacks for N1-B should follow the development agreement on file; if there is no official development agreement on file, follow the setbacks as shown in the table above.</u></p>					

**Table 3.2-2: Site Development Standards for N2-B District[1] (only part of table is being shown)**

Table 3.2-2: Site Development Standards for N2-B District [1]							
One, two, or three residential units	Four to eight residential units	Nine or more residential units	Rowhouse	Live/Work	Live/Work Rowhouse	Neighborhood-serving Commercial	Civic Uses [2]
Building Placement							
25 – 30 Feet	20-25 Feet on local streets; 5 Feet on arterial, collector streets and alleys	15-25 Feet <sup>5</sup> [5]	5 - 15 Feet on local streets; 5 Feet on arterial or collector streets, or alleys	5-20 Feet	5 - 15 Feet on local streets; 5 Feet on arterial or collector streets, or alleys	5-7 Feet	25-30 Feet

**3.2.4 C2-B District Site Development Standards****(B) C2-B Commercial Uses – Fast Track****(1) Fast Track – General Architectural Objectives**

- (b) Where more than one building design for a principal building may already exist or has been constructed elsewhere, the building design that most directly adheres to the purpose statement (**See Section 2.3.8(A)**) of the C2-B district shall be proposed by the applicant and approved by the city as long as all other development requirements are complied with.

**Table 3.2-5: Building Materials – Fast Track and Table 3.2-6: Building Materials – Flexible Track**

Change in both tables to read: texturesd

**(B) C2-B Commercial Uses – Fast Track**

**(2) Fast Track – Specific Architectural Design Standards**

**(f) Fast Track – Window Openings**

- (ii) A building façade that is 15 feet or less-more in width and faces a corner street side property line and is 15 feet or less from the side property line shall have at least one window opening that is at least 25 square feet in size and is within ten feet of the primary façade of the building.

**Table 3.2-7**

Table 3.2-7: Site Development Standards – Non-Commercial Uses				
Four to eight residential units	Nine or more residential units	Rowhouse	Live/Work	Civic Uses {2}
Building Placement				
Front Build to Line				
25 Feet	15-25 Feet	5- 15 Feet on local streets; 25 Feet on collector streets	5-15 <del>f</del> Feet	5 – 15 <del>f</del> Feet
Interior Side Yard Build-to-Line Setback				
10 Feet	15-25 Feet	Not Applicable	10 <del>f</del> Feet	15 Feet
Corner Side Yard Build to Line				
20 Feet	20 Feet	20 Feet	5 – 15 feet	30 Feet
<del>25 Feet</del>	<del>25 Feet</del>	<del>25 f</del> Feet	<del>25 f</del> Feet	<del>24 Feet</del>
Minimum Lot Area				
Not Applicable	Not Applicable	Not Applicable	Not applicable	Not Applicable
Minimum Lot Width				
<b>60</b>	<b>60</b>	<b>60</b>	<b>60</b>	<b>60</b>
Maximum Building Footprint				
Not Applicable	Not Applicable	Not Applicable	Not Applicable	Not Applicable
Maximum Building Height				
50 Feet	50 <del>f</del> Feet	50 <del>f</del> Feet	50 <del>f</del> Feet	50 Feet
Street Type				

Table 3.2-7: Site Development Standards – Non-Commercial Uses				
Four to eight residential units	Nine or more residential units	Rowhouse	Live/Work	Civic Uses [2]
Local streets	Local streets	Local streets	Local or collector street	Local or collector street

**(E) C2-B Parking Options and Landscape Requirement Options**

- (1) General requirements for parking lot greenbelt/landscaping buffer:
  - (c) The greenbelt is required on any side of the building that contains parking and faces a street, arterial or residential neighborhood.
- (2) Greenbelt/Landscape buffer requirements by parking options:
  - (b) Option #2: Parking in front of the building – limit two rows/20 spaces”
    - (ii) A greenbelt/buffer shall be required at a width of 15 feet at the front of the building and shall be located between the parking area and a street, arterial, frontage road or residential neighborhood.
  - (c) Option #3: Parking in front of the building – maximum of 50 percent of total parking spaces for the building:
    - (iv) Location of trees ~~with in~~ within the parking lot to be approved with the site development plan.

**Table 3.3-1**

Table 3.3-1: Maximum Height of a Light Fixture	
District	Maximum Height of 90° Cutoff Lighting (See Figure 3-13)
R1-B, R2-B, R3-B, R4-B, N1-B, <u>N2-B</u> , A-S, and NC-F districts	12 feet [1]
C1-B, C2-B, I1-B, CD-S, PI-S, and ED-F districts	20 feet [2]
NOTES: [1] When the bulb, lamp, or light source is completely recessed and/or shielded from view by an observer at five feet above grade, the maximum height may be increased to 15 feet. When the bulb, lamp, or light source is completely recessed and/or shielded from view by an observer at five feet above grade, the maximum height may be increased to 30 feet.	

**Table 3.3-2**

Table 3.3-2: Maximum Illumination Level at the Property Line
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District	Maximum Illumination across the Property or Area (average footcandles)	Maximum Illumination at the Property Line (footcandles)
R2-B, R3-B, R4-B, <u>N1-B, N2-B,</u> and NC-F districts	1.5	0.1
C1-B, C2-B, I1-B, CD-S, PI-S, and ED-F districts	2.5	0.1 when adjacent to a residential use or 2.5 when adjacent to lot in the same district
Parking lots of six spaces or more	2.0	0.1 when adjacent to a residential use or 0.5 when adjacent to a nonresidential use

### 3.4.3 Architectural Design Requirements for Nonresidential Principal Buildings in C2-B

#### (D) Building Massing

- (2)(b) The base and cap shall be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture. A cap and base shall incorporate at least two of these design elements noted in (a) above.

### 3.5.2 General Provisions

- (B) The city desires to protect the quality of its surface waters, including the Cannon River and its creek tributaries. ~~Therefore, new development and building expansion constructed as part of this section shall comply with the stormwater regulations of the Northfield Municipal Code, chapter 22.~~
- (C) Definitions: For the purposes of these standards:
- (1) “Building Placement” shall mean the actual location of an existing building on a property (See Section 3.2.5(D)(2)); and

### 3.5.4 Standards for Residential Development in R1-B, R2-B, R3-B, N1-B, and N2-B

#### (B) Design Standards for One, Two and Three Family Dwellings in R1-B, R2-B and R3-B

#### (3) Building Height and Massing

- (b) No principal building shall be constructed where the primary façade is more than five feet wider or narrower than the average width of the two adjacent buildings on either side of the subject property as shown in Figure 3-16 or Figure 3-17. However, the width of the façade may be increased by more than five feet beyond the average width of the two adjacent buildings beyond five feet if the building has a recessed façade which is set back at least six feet back from the primary façade.

**(4) ~~Maximum Amount of Paving Allowed on Single-Family Dwelling Lots~~**

- ~~(a) Paving shall be limited to no more than 30 percent of the front or street side setback areas.~~
- ~~(b) Increases in the maximum amount of allowable paving may be approved by the city planner where, if necessary, to provide safe ingress and egress for the site.~~
- ~~(c) No parking shall be allowed in the landscaped areas.~~
- ~~(d) Single dwelling front and street side setback areas shall only be used for the temporary parking of motor vehicles. Storage of vehicles in these areas shall not be allowed.~~
- ~~(e) No vehicles shall be parked in the front and/or street side setback areas other than on a paved driveway.~~

**(5) ~~Design Standards for Attached Garages~~**

**~~(a) Purpose and Intent~~**

~~The purpose of design standards for attached garages is as follows:~~

- ~~(i) to ensure that there is a physical and visual connection between the living area of the home and the street;~~
- ~~(ii) to ensure that the location and amount of living space of the home, as seen from the street, is more prominent than the garage;~~
- ~~(iii) to prevent garages from obscuring the main entrance from the street and ensure that the main entrance for pedestrians, rather than automobiles, is the prominent entrance;~~
- ~~(iv) provide for a more pleasant pedestrian environment by preventing garages from dominating the views of the neighborhood from the sidewalk; and~~
- ~~(v) enhance public safety by preventing garages from blocking views of the street from inside the home.~~

**~~(b) Garage Placement~~**

~~Attached garages must be set back at least six feet from the primary façade of the principal structure with the following exceptions:~~

- ~~(i) Side loaded attached garages provided that the side of the garage facing the front street has windows or other architectural details that mimic the features of the living portion of the home.~~
- ~~(ii) An attached garage may be constructed to be in line with the primary façade of the principal structure if a minimum eight foot deep covered porch is constructed in front of the primary home façade.~~
- ~~(iii) The front of an attached garage on a proposed home may be located forward of the primary home façade if the proposed home will be constructed on a lot that has been approved as part of a final plat prior to the effective date of this LDC and homes with forward located garages have been constructed on more than 50 percent of the lots in the final plat.~~



**~~(c) Garage Massing~~**

~~The width of an attached garage is limited to 24 feet, except:~~

- ~~(i) If the garage has two separate front vehicle entrance openings, the width of the garage may be extended to 28 feet; or~~
- ~~(ii) A garage may be extended beyond 28 feet in width if the existing property is at least 80 feet in width, and the garage does not exceed 50 percent of the width of the façade of the home and garage.~~

**(C) Design Standards for One, Two and Three Family Dwellings in N1-B**

**(1) Building Placement**

**(a) Front Yard**

Proposed new development or building expansion in the front yard shall be placed within five feet of the setback established in the official development agreement on file for that property, but in no case may be closer than 15 feet to the front property line. If no development agreement exists, the front setback shall be 25-35 feet.

**(b) Side Yard**

Proposed new development or building expansion in the side yard shall comply with the setback established in the official development agreement on file for that property. If no development agreement exists, the side yard setback shall be five feet.

**(c) Rear Yard**

All new development or expansion of an existing building shall comply with the rear yard setback established in the official development agreement on file for that property. If no development agreement exists, the rear yard setback shall be 30 feet.

**(d) Corner Yard**

For corner lots, all new development or expansion of an existing building shall comply with the setback established in the official development agreement on file for that property. If no development agreement exists, the corner side yard setback shall be 15 feet.

**(D) Maximum Amount of Paving Allowed on Single-Family Dwelling Lots**

(1) Paving shall be limited to no more than 30 percent of the front or street side setback areas.

- (a) Increases in the maximum amount of allowable paving may be approved by the city planner where, if necessary, to provide safe ingress and egress for the site.
- (b) No parking shall be allowed in the landscaped areas.
- (c) Single dwelling front and street side setback areas shall only be used for the temporary parking of motor vehicles. Storage of vehicles in these areas shall not be allowed.

- (d) No vehicles shall be parked in the front and/or street side setback areas other than on a paved driveway.

**(E) Design Standards for Attached Garages**

**(1) Purpose and Intent**

The purpose of design standards for attached garages is as follows:

- (i) to ensure that there is a physical and visual connection between the living area of the home and the street;
- (ii) to ensure that the location and amount of living space of the home, as seen from the street, is more prominent than the garage;
- (iii) to prevent garages from obscuring the main entrance from the street and ensure that the main entrance for pedestrians, rather than automobiles, is the prominent entrance;
- (iv) provide for a more pleasant pedestrian environment by preventing garages from dominating the views of the neighborhood from the sidewalk; and
- (v) enhance public safety by preventing garages from blocking views of the street from inside the home.

**(2) Garage Placement**

Attached garages must be set back at least six feet from the primary façade of the principal structure with the following exceptions:

- (i) Side loaded attached garages provided that the side of the garage facing the front street has windows or other architectural details that mimic the features of the living portion of the home.
- (ii) An attached garage may be constructed to be in line with the primary façade of the principal structure if a minimum eight foot deep covered porch is constructed in front of the primary home façade.
- (iii) The front of an attached garage on a proposed home may be located forward of the primary home façade if the proposed home will be constructed on a lot that has been approved as part of a final plat prior to the effective date of this LDC and homes with forward located garages have been constructed on more than 50 percent of the lots in the final plat.

**(3) Garage Massing**

The width of an attached garage is limited to 24 feet, except:

- (i) If the garage has two separate front vehicle entrance openings, the width of the garage may be extended to 28 feet; or
- (ii) A garage may be extended beyond 24 feet in width if the existing property is at least 80 feet in width, and the garage does not exceed 50 percent of the width of the primary façade of the home and garage.

### 3.6.8 Parking Lot Landscaping Requirements

#### (D) Perimeter Landscaping Requirements

- (1) Parking Lots Adjacent to Streets
  - (b) The landscaping shall have a minimum height of 36 inches and be designed and maintained to screen cars from view of the street, but shall not exceed 30 inches in height within a setback or a traffic safety visibility triangle as required in Section 3.1.6(E), Height Limit at Street Corners (Traffic Safety Visibility Triangle).

### 3.11.3 Streets

#### (B) General Requirements

##### (10) Street Trees Required

At least one street tree shall be properly installed at the time of street construction for each 40 foot length of right-of-way. This requirement may be modified depending on the chosen tree species and its typical spread at maturity.

Renumber remaining paragraphs.

### 3.11.4 Sanitary Sewer, Water, and Other Utilities

### 3.11.6 Parks, Trails, and Open Space Dedication

#### (D) Land Dedication Required

- (2) The park and recreation advisory board may recommend to the city council that the applicant may be required to dedicate other parcels of property that are separate and distinct from the property proposed for subdivision that are owned or acquired by the applicant that more effectively accomplish the goals of systematically developing park and open space resources as outlined in the Parks, Open Space and Trail System Plan. Where the applicant is not able to dedicate or acquire such alternate property, the applicant shall be required to make a cash payment in lieu of land dedication as set forth in Section 3.11.6(K), Dedication or Cash-in-Lieu of Requirements, of this LDC.

Renumber remaining paragraphs

### 3.12.2 General Provisions

- ~~(A)~~ The official zoning map is incorporated herein by reference. The official zoning map shall be on file in the office of the city clerk and the city planner. The materials attached to the official zoning map shall include the following:

- ~~(A)~~(A) The Flood Insurance Study, Rice County, Minnesota and Incorporated Areas and the flood insurance rate maps with panel numbers 27131C0154D, 27131C0158D, 27131C0159D, 27131C0161D, 27131C0162D, 27131C0170D, all of these documents being prepared by the Federal Emergency Management Agency and dated April 3, 2012; and

(B) The Federal Emergency Management Agency's Letter of Map Revision (LOMR) for the City of Northfield (case # 12-05-1809P), having an effective date of October 2, 2012; and

~~(2)(C)~~ The Flood Insurance Study, Dakota County, Minnesota and Incorporated Areas and the flood insurance rate maps with panel numbers 27037C0480 E, 27037C0481 E, and 27037C0482 E, all of these documents being prepared by the Federal Emergency Management Agency and dated December 2, 2011.

## **Article 6: Definitions**

### **Boarding House**

A building, excluding a hotel, motel, dormitory or residence hall, where lodging or rooms, or both, are provided for compensation, whether directly or indirectly.

### **Group Residential Facility**

A residential facility for a group of individuals (who are not mentally ill or developmentally disabled) having full or part-time supervisory staff providing care, education, and participation in community activities, living in a district authorizing residential uses. A retirement facility shall not be included under this definition.

### **Parapet Facade Plane**

Shall be the front face of the parapet.

### **Regulatory Flood Protection Elevation**

- ~~Along the Cannon River, upstream (southward) from the "Malt O Meal" dam (located between cross sections "H" and "I" on panel number 27131C0158D), to the City of Dundas border, An elevation no lower than one foot above the elevation of the regional flood plus any increases in flood elevation caused by encroachments on the flood plain that result from designation of a floodway.~~
- ~~Along the Cannon River, downstream (northward) from the "Malt O Meal" dam (located between cross sections "H" and "I" on panel number 27131C0158D) to the Dakota County border, an elevation no lower than two feet above the elevation of the regional flood plus any increase in flood elevation caused by encroachments on the flood plain that result from designation of a floodway.~~
- ~~For areas in Northfield other than those described in (a) and (b), an elevation no lower than one foot above the elevation of the regional flood plus any increase in flood elevation caused by encroachments on the flood plain that result from designation of a floodway.~~

### **Rooming House**

A residential building where sleeping rooms for lodgers is provided, and where in no dining facilities are maintained for the lodger, as distinguished from a boarding house.

Passed by the City Council of the City of Northfield this 2nd day of April, 2013.

ATTEST:

Deb Little

Dana Graham

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

VOTE:        Y GRAHAM   N LUDESCHER   Y NAKASIAN   Y POWNELL  
              N DELONG   Y PETERSON WHITE   Y ZWEIFEL

First reading:        4/2/2013

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