

**CITY OF PLYMOUTH  
HENNEPIN COUNTY, MINNESOTA**

**ORDINANCE NO. 2023-11**

**ORDINANCE AMENDING CHAPTER 21 OF THE PLYMOUTH CITY CODE,  
ENTITLED THE PLYMOUTH ZONING ORDINANCE (2023045)**

THE CITY OF PLYMOUTH ORDAINS:

Section 1.        Amendment. Section 21005.02 of the Plymouth City Code (RULES AND DEFINITIONS—DEFINITIONS) is amended by adding, deleting, or changing the following definitions as follows:

**Active Ground Floor Uses:** means an active use that attracts pedestrian activity, provides direct access to the general public from the sidewalk or the public open space, and conceals uses designed for parking and other non-active uses if present. Ground floor active uses generally include, but are not limited to, retail, other commercial, office, restaurants, coffee shops, libraries, institution, educational and cultural facilities, residential, and entrance lobbies.

**Bank or Financial Institution:** Any federally- or state-chartered commercial institution engaged in the business of providing financial services to customers who maintain a credit, deposit, trust, or other financial account or relationship with the institution, such as a commercial bank, credit union, or similar business, but not including businesses that provide no opportunity for maintaining deposit accounts, such as payday loan businesses, check-cashing facilities, or similar uses.

**Beauty Salon/Day Spa:** A commercial establishment offering services which may include cosmetology, permanent and non-permanent makeup application, manicures and pedicures, therapeutic massage, body and facial treatments, tanning, tattoo, facials, waxing, steam and sauna, and similar treatments.

**Dwelling, Townhouse:** A single structure consisting of at least three (3) attached dwelling units having the first story at or near the ground level with no other dwelling units or portions thereof directly above or below, and each unit having direct exterior access with no sharing of a common hallway for entry.

**Mixed-Use Building:** A multi-story building that contains allowed retail and services on the ground floor and allowed residential and/or non-residential uses on the upper floors.

Section 2.        Amendment. Section 21475 of the Plymouth City Code (CC, CITY CENTER DISTRICT) is amended by deleting the following:

Section 3. Amendment. Section 21475 of the Plymouth City Code (CC, CITY CENTER DISTRICT) is amended by adding the following:

**21475.01. - Purpose**

The purpose of the City Center (CC) District is to provide a mixture of residential, commercial, entertainment, civic, institutional, and related public facilities in a pedestrian-oriented streetscape. Standards to promote high quality buildings and site design to foster a vibrant, safe, attractive, and walkable pedestrian environment.

**21475.02. – Procedures**

Approval procedure requirements in the CC District shall be applied for all development activity as per the requirements of Section 21045 and Section 21015, Section 21025. Additional zoning processing may be required, depending on the use classification or nature of the application under this District. All applicable projects must also conform to the City Center Design Standards.

**21475.03. – Non-conforming Buildings, Structures, and Uses**

Lawful non-conforming uses in this category may be expanded one time after the effective date of this ordinance, by a maximum of 25% of the gross floor area of the principal building, as an exception to the prohibition on expansion of non-conformities. The one-time expansion shall be subject to the approval of an administrative permit and compliance with the following:

- (a) The expansion would be architecturally compatible with the existing principal structure.
- (b) Adequate off-street parking exists for the expansion.
- (c) There are no adverse off-site impacts from such things as traffic, vision safety, noise, dust, odors, or parking.
- (d) The expansion is an improvement to the appearance and stability of the property and neighborhood by ensuring the proposed expansion meets all current zoning and building code requirements.
- (e) The expansion is compatible with the character of the neighborhood.

**21475.04. - Allowed Uses**

Table 21475-A lists the uses allowed within the CC District, and whether they are permitted uses, conditional uses, allowed by administrative permit (including temporary uses), or prohibited. The Table includes both principal and accessory uses as identified. Uses are presumed to be allowed as both principal and accessory uses unless otherwise noted as accessory only.

Table 21475-A identifies several prohibited uses, which are explicitly not allowed under any permitting process. In addition to these uses, any use that is specifically not allowed in the district, does not fall within an allowed use definition, or is interpreted as not part of a use definition, is prohibited.

This district stands alone in terms of uses, and where the standards vary from those of the general zoning ordinance or City Code, this section shall prevail. The Community and Economic Development Department may determine that a particular standard or use is subject to either or both of any competing standards and uses in the City Code. The allowable uses listed in this District are either permitted, conditional, or interim. The Community and Economic Development Department may determine that a use which is not specifically listed, is reasonably included in these allowed uses, with the exception that specifically prohibited uses shall not be included or interpreted as such, without a specific zoning amendment.

**TABLE 21475-A: USE MATRIX**

<b>Key: P=Permitted, C=CUP, AP=Administrative Permit, X=Prohibited</b>		
<i>Uses listed as Permitted shall be subject to separate CUP review when any component of the site use, existing or proposed, is listed as requiring a Conditional Use Permit.</i>		
<b>Use</b>	<b>CC</b>	<b>Use Standard (§ = Section)</b>
<b>Residential</b>		
Dwelling – Single-Family Detached	X	
Dwelling – Townhouse Attached	C	§21475.06 (Subd. 1), §21015
Dwelling – Multiple-Family	C	§21475.06 (Subd. 2), §21015
Mixed-Use Building	P	§21475.05 (Subd. 1)
Residential Care Facility	C	Stat. 462.357, Subd. 8, §21075.06 (Subd. 3), §21015
<b>Public/Institutional</b>		
Community Center	P/C	§21475.05 (Subd. 2), §21475.06 (Subd. 4), §21015
Educational Facilities, Public or Private Schools	X	

Governmental and Public Buildings	P/C	§21475.05 (Subd. 2), §21475.06 (Subd. 4), §21015
Parks and Recreational Facilities	P/C	§21475.05 (Subd. 2), §21475.06 (Subd. 4), §21015
Public Parking Garage	P/C	§21475.05 (Subd. 2), §21475.05 (Subd. 12), §21015
Other Public Uses	P/C	§21475.05 (Subd. 2), §21475.06 (Subd. 4), §21015
<b>Retail, Hospitality, and Office</b>		
Entertainment – Commercial, Indoor	P	§21475.05 (Subd. 4)
Firearms Ammunition Sales	X	
Firearms Sales and Ranges (Indoor or Outdoor)	X	
Recreation – Commercial, Indoor	P	§21475.05 (Subd. 3)
Hotel	P	§21475.05 (Subd. 10)
Motor Vehicle Fuel Sales	X	§21015
Motor Vehicle Sales, Leasing, or Rental Dealership	X	
Offices, Administrative/Commercial	P	§21475.05 (Subd. 5)
Offices, Professional	P	§21475.05 (Subd. 6)
Outdoor Dining (Accessory Only)	AP	§21475.07 (Subd. 3)
Overnight Storage, Parking of Company Vehicles or Trailers	X	
Pawn Shops	X	
Personal Services	P	§21475.05 (Subd. 7)
Restaurants and Bars	P	§21475.05 (Subd. 9)
Retail Sales and Service	P	§21475.05 (Subd. 8)
Secondhand Goods Dealer	X	
<b>Retail, Hospitality, and Office</b>		
Check Cashing Facilities, Same-Day Loan Services, and Similar Non-Full-Service Financial Institutions	X	
Uses without an Active Use on the Main Floor, unless Public	X	

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<b>Use</b>	<b>CC</b>	<b>Use Standard (§ = Section)</b>
<b>Service</b>		
Animal Care Facility – Fully Enclosed	X	
Animal Care Facility – With Outdoor Area	X	
Car Wash	X	
Commercial Daycare Facility	C	§21150, §21015
Educational Facility	X	
Funeral Homes and Mortuaries	X	
Religious Institutions with Assembly Only	C	§21015
Self-Storage Facility	X	
Tutoring/Learning Centers	C	§21015

Vehicle Repair/Service – Minor	X	
Vehicle Repair/Service – Major	X	
<b>Transportation</b>		
Drive-Through Facility	X	
Private Parking Garage (Accessory)	P	
Transit Station (City Only)	P	
Vehicle Alternative Fueling Facility (Accessory)	P/AP	§21475.05 (Subd. 11)
Surface Parking Lot (Principal)	X	
<b>Other (Accessory Only)</b>		
Antennas	C	§21175, §21015
Essential Services	AP	§21475.07 (Subd. 4)
Fences	P	§21130
Radio and Television Stations	X	
Signs	P	§21155
<b>Temporary Use</b>		
Contractor's Office	AP	§21475.07 (Subd. 5)
Farmers' Market (Publicly Sponsored)	P	
Mobile Towers (Temporary)	AP	§21475.07 (Subd. 7), §21167
Outdoor Events and Sales	AP	§21475.07 (Subd. 5)
Real Estate Sales Office/Model Unit	AP	§21457.07 (Subd. 1)
Structures, Temporary	AP	§21475.07 (Subd. 6), §21175

## **21475.05. - Permitted Use Standards**

Where applicable, principal uses are required to comply with all use standards of this section, in addition to all other regulations of this Ordinance.

### **Subd. 1. Mixed-Use Building**

Defined for the purposes of this District as: A multi-story building that contains allowed retail and services on the ground floor and allowed residential and/or non-residential uses on the upper floors. The architectural design of mixed-use buildings shall incorporate design elements that visually separate the commercial level from the residential levels above, through prominent building ornamentation and/or stepped-back front wall exposure for upper levels and shall comply with the City Center Design Standards.

### **Subd. 2. Public/Institutional**

This use shall be permitted when owned and/or operated by the City of Plymouth. When owned and/or operated by another public or quasi-public agency, the proposed uses shall require a conditional use permit, and be evaluated as to whether such uses contribute to the success and intent of the CC District. Considerations shall include the attraction of clients and customers to the area, the employment of significant numbers of daytime employees, the minimization of parking of commercial vehicles, heavy equipment, or trucks, and other objectives of the district. Public service uses, including public parking facilities, public open space, and similar such uses shall also be included in this category, subject to the same process, depending on ownership and/or operation, as other public or institutional uses, and subject to the requirements of Section 21015 as appropriate.

### **Subd. 3. Recreation - Commercial, Indoor**

Defined for the purposes of this district as: Indoor commercial activities in which the consumer/participant engages in a recreational, sports, and/or athletic experience. Examples include health clubs, bowling centers, tennis and pickleball facilities, and similar activities.

### **Subd. 4. Entertainment - Commercial, Indoor**

Defined for the purposes of this district as: Indoor commercial activities that provide entertainment presented to the consumer or provides interactive entertainment to the consumer. Examples include amusement centers, live theater, art galleries and studios, or other exhibition spaces, and similar activities.

### **Subd. 5. Offices, Administrative/Commercial**

Defined for the purposes of this district as: Facilities that provide, for rent or ownership, space for the administrative, clerical, commercial, corporate, or general office operations activities of business entities and their employees. Such spaces may include business meeting facilities, but typically, not facilities to provide direct services or sales to customers on site.

### **Subd. 6. Offices, Professional**

Defined for the purposes of this district as: Facilities that provide, for rent or ownership, space for the conduct of business activities of various professions, including those which routinely provide services directly to individual customers, clients, and patients on site. Examples include medical and dental clinics, legal offices, financial services, real estate offices, insurance offices, artist studios, and similar uses. Services are delivered to individuals or families, but typically do not include services to groups.

### **Subd. 7. Personal Services**

Defined for the purposes of this district as: Facilities that provide non-medical services to individuals or their persons on site. Examples include hair and beauty salons, licensed therapeutic massage, or similar uses.

**Subd. 8. Retail Sales and Service**

Defined for the purposes of this district as: Uses which provide the sale of goods to the end consumer, and which maintain both stock and sales area facilities on site for commercial transactions and product delivery. Such uses may include online sales and remote delivery as an accessory aspect of the business enterprise and may include limited (no more than 25% of the net usable floor area) on site accessory services related to repair or fabrication, such as plumbing supplies, electrical, appliance, electronic, and similar goods, and services.

**Subd. 9. Restaurants and Bars**

Defined for the purposes of the district as: Cafes, coffee shops, restaurants, on-sale liquor establishments, brewery taprooms, and other establishments which prepare and serve food and/or beverages to the public, either for onsite consumption, pick up for offsite consumption, or for delivery to the end consumer. This use does not include drive-up or drive-through window service. Specified pick-up lanes accessory to on-site sit-down food and beverage service may be allowed by conditional use permit if such lane does not create undue traffic congestion and is located in areas of the site that are not adjacent to public or private streets. Catering services shall only be allowed as accessory to on-site service and sales. Outdoor dining may be allowed by administrative permit as an accessory use to restaurants and/or bars, provided it can be reasonably accommodated on site with regard to pedestrian and vehicular access.

**Subd. 10. Hotel**

Allowed as a permitted use and may include restaurants, bars, and other food service uses as an additional principal use or as an accessory use on the same parcel whether such accessory use is attached to or detached from the principal structure.

**Subd. 11. Vehicle Alternative Fueling Facilities**

Such facilities shall be permitted accessory uses provided:

- (a) Permanent signage may be placed on the individual fueling stations at no more than 2 square feet per station, including all identifying materials, instructions, and other components.
- (b) No temporary or off-site signage or video/audio may be allowed for the use generally, nor for the individual stations.
- (c) Alternative fueling facilities may be allowed with 3 or more charging stations by an administrative permit.

**Subd. 12. Parking Garages**

Parking garages shall be permitted accessory uses and may include public-private ventures for the purposes of this section. Such structures shall minimize exposure of the structure to public streets or primary access private drives. Public parking garage on public land shall be permitted as a principal use. Private parking garages shall be allowed as an accessory use only.

**Subd. 13. Surface Parking Lots**

Off-street parking as an accessory use for the keeping of passenger vehicles, as well as business vehicles in designated private parking lots which are no greater in size than a standard passenger vehicle in height, width, or length. Permitted surface off-street parking is limited to no more than 50% of the required parking for the principal use to which such parking is accessory. All other required parking shall be provided in a covered structure and/or provided by public off-street parking structures according to fees for parking reduction as regulated by Section 21475.09 Subd. 2 of this Chapter.

**21475.06. - Specific Conditional Use Permit Standards**

Where applicable, principal uses are required to comply with all use standards of this section, in addition to all other regulations of this Ordinance.

**Subd. 1. Dwelling, Townhouse Attached**

Attached townhouses may occupy ground-floor level parcels with integrated parking for resident vehicles. Visitor parking may be located in public ramps or on-street, subject to applicable restrictions.

- (a) Townhouse dwellings shall incorporate a variety of articulated building wall planes, and varied roof lines. Window and architectural features shall be incorporated into all exterior walls.
- (b) Townhouses shall be provided with street-facing living space of at least 16 feet in width with an entry door on the ground floor, or in the alternative, a usable front porch at least 5 feet in depth. All townhouse units shall have a prominent street-facing front door entrance.
- (c) Individual units shall rely on parking garages that are rear-loaded, and which do not gain direct access from the street-facing aspect of the unit. Access to internal garage parking shall be architecturally minimized, with a preference for rear or underground access.
- (d) No individual parcel or any combination of contiguous parcels of more than 2 acres may be dedicated to townhouse development. No parcel adjoining any parcel with townhouse units shall be eligible to be developed with townhouses, nor with any residential project of less than 20 units per acre.

**Subd. 2. Dwelling, Multiple-Family**

Multiple-family buildings may occupy ground-floor level parcels with internalized parking for resident vehicles.

- (a) Visitor parking may be located in public ramps or on-street, subject to applicable restrictions.
- (b) Garages shall be underground, under the principal building, and/or attached to the principal building – no detached garage buildings shall be permitted. Garages shall be hidden from main public facing street view. Public or public-private standalone partnership ramps shall be allowed with multiple-family buildings with approval of Council.
- (c) Multiple-family dwellings shall incorporate a variety of articulated building wall planes and varied roof lines. Window and architectural features shall be incorporated into all exterior walls. Access to living space shall include a prominent front entry.
- (d) Parking that is located on the ground level of any multiple-family structure shall not be exposed to the adjoining public street. Such parking shall only be located in areas behind actively used spaces, such as dwelling units, common lounge or amenity spaces, or similar uses.

**Subd. 3. Residential Care Facility**

Licensed or registered group care residential housing from 12-16 residents with services, allowed by conditional use permit per Minnesota State Statute. The residential facility shall be subject to the requirements of this district, as well as those applied to dwelling – multiple-family in this section, including architecture, parking, site design and all other elements.

**Subd. 4. Public/Institutional**

This use shall be permitted when owned and/or operated by the City of Plymouth. When owned and/or operated by another public or quasi-public agency, the proposed uses shall require a conditional use permit, and be evaluated as to whether such uses contribute to the success and intent of the CC District. Considerations shall include the attraction of clients and customers to the area, the employment of significant numbers of daytime employees, the minimization of parking of commercial vehicles, heavy equipment, or trucks, and other objectives of the district.

**Subd. 5. Commercial Daycare Facility**

Commercial daycare facility as a principal use of property, or a tenant in a multi-tenant commercial building, shall be a conditional use, subject to required agency licensing.



**Subd. 6. Antennas**

Mounted only on existing structures, but not new freestanding towers, and subject to Section 21175 of the City Code. Personal wireless service antennas shall comply with the requirements of Section 21175.08, Subd. 2., and the following requirements:

- (a) No antenna shall be constructed or installed that requires the installation of any new freestanding tower.
- (b) No antenna shall exceed the height of the structure on which it is mounted.
- (c) All antennas shall be painted to match the color and pattern of the structure on which they are mounted and shall be designed to blend into the background of their surroundings.
- (d) Equipment installations for any antenna under this section shall be located in the least visible location on the subject property, and all such equipment shall be fully screened from view of any adjoining public right of way, pedestrian way, or other public property.

**21475.07. - Temporary Use Standards**

Temporary uses are required to comply with the standards of this section, in addition to all other regulations of this Ordinance and processing requirements of Section 21025. These regulations are for temporary uses located on private property. All temporary uses require an administrative permit, unless specifically cited as exempt or are required to obtain a license per the City Code.

**Subd. 1. Contractor's Office**

A contractor's office is only allowed with, and during, an active city building permit.

**Subd. 2. Outdoor Dining**

- (a) Adequate parking must be provided, including ADA accessible parking spaces.
- (b) No portion of outdoor dining shall be located within any public right-of-way (sidewalks/trails, boulevard, streets), unless the city has granted specific approval.
- (c) Outdoor dining may not occupy more than 600 square feet of any required parking area.
- (d) Outdoor dining shall not obstruct required drive aisles or fire lanes.
- (e) Outdoor dining shall not interfere with any pedestrian walkways or impede ADA accessible routes intended for the general public, unless other accommodations are provided.
- (f) Outdoor dining shall meet the standards and licensing requirements of the city.

**Subd. 3. Real Estate Sales Office/Model Unit**

Allowed for new, or newly remodeled, residential structures with more than 10% of the units unrented or unsold. This does not prohibit on-site management offices for the purposes of management of residential units or commercial uses on the same premises.

**Subd. 4. Essential Services**

Services as defined in Section 21005.02 and as regulated and provided for in Section 21160 of the City Code, but not buildings of more than 200 square feet, nor as the only structure on any parcels of more than 3,000 square feet in lot area.

**Subd. 5. Temporary Outdoor Events and Outdoor Sales**

Defined for the purposes of this district as: Temporary events: activities directed towards the public and includes grand openings, business events, and live entertainment within an outdoor space. Temporary outdoor sales: activities directed towards the public and includes sidewalk sales, fireworks sales, seasonal merchandise, and transient merchant sales.

- (a) Temporary outdoor events:
  - (1) A management plan is required as part of the administrative permit application that demonstrates the following:
    - i. The presence of an on-site manager for the event.

- ii. General layout of performance areas, visitor facilities, restrooms, waste receptacles, parking areas, and all ingress and egress from the site.
- iii. Days and hours of operation, including setup and take down times.
- iv. Description of crowd control and security measures.
- v. The event shall not exceed 3 consecutive calendar days per event.
- vi. There shall be no more than 2 special events per calendar year per single tenant property. Multi-tenant buildings shall be permitted 1 special event per year for each tenant.

(b) Temporary outdoor sales:

- (1) A management plan is required as part of the administrative permit application that demonstrates the following:
  - i. Days and hours of operation, including setup and take down times.
  - ii. General layout of sales area.
  - iii. No sales or display areas are permitted in any public right-of-way.
  - iv. The maximum total time for temporary outdoor sales activities shall be the period specified in the administrative permit and, in no case, shall exceed 90 days per calendar year per property.
  - v. City Code licensing provisions and other building and safety code requirements shall be followed.
  - vi. Sales of fireworks shall also be regulated by Section 1110 of the City Code.

(c) General standards applying to all temporary events and outdoor sales.

- (1) The event or sale shall be accessory to or promoting the permitted or conditional use approved for the site.
- (2) Tents, stands, and other similar temporary structures may be used, provided they are clearly identified on the submitted plan and provided that it is determined by the Zoning Administrator that they will not impair the parking capacity, emergency access, or the safe and efficient movement of pedestrian and vehicular traffic on or off the site.
- (3) The submitted plan shall clearly demonstrate that adequate off-street parking for the proposed event can and will be provided for the duration of the event. Determination of compliance with this requirement shall be made by the Zoning Administrator who shall consider the nature of the event and the applicable parking requirements of Section 21135. Consideration shall be given to the parking needs and requirements of other occupants in the case of multi-tenant buildings.
- (4) Signage related to the event or sale shall follow the temporary sign standards of Section 21155 and shall be allowed for the duration of the event. The Zoning Administrator may authorize special signage for purposes of traffic direction and control; the erection and removal of such signage shall be the responsibility of the applicant.
- (5) The approved permit shall be displayed on the premises for the duration of the event.
- (6) All activity related to the event or sale must take place within the time permitted in the administrative permit. No buildings, equipment or materials may be erected or displayed prior to the start date identified in the permit application and all structures, equipment and displays must be removed by the end date identified in the administrative permit.
- (7) No more than 1 such event or sale shall be allowed per property at any given time.
- (8) City sponsored events are exempt from the requirements.

**Subd. 6.** Temporary structures, as regulated by Section 21167 of this Chapter.

**Subd. 7.** Temporary mobile towers for personal wireless service antennas, as regulated by Section 21175 of this Chapter.

**21475.08. - Lot Requirements and Setbacks**

The following requirements shall be observed in the CC District, subject to additional requirements, exceptions and modifications set forth in this Chapter. All standards relate to both principal and accessory buildings.

**TABLE 21475-B: Lot Requirements**

<b>Requirements</b>	<b>CC</b>	<b>Use Standard (§ = Section)</b>
<b>Bulk Requirements</b>		
Lot Area Minimum	-	
Lot Area Maximum – Townhouse	2 acres	
Lot Width Minimum	-	
Lot Depth Minimum	-	
Structural Coverage Maximum	80%	
Overlay Districts	-	§21660, §21665, §21670
Subdivision Regulations	-	Chapter 5 – City Code
<b>Setback Requirements</b>		
Front Yard – Minimum	0	
Front Yard – Maximum	20'	
Side Yard	0	
Rear Yard – Minimum	10'	
Rear Yard – Maximum	50'	
<b>Building Height Requirements</b>		
Height – Maximum Permitted	65'	
<b>Density Requirements - Dwelling Units/Acre</b>		
Multiple-Family	20 - 40	
Townhouse	6 - 20	
<b>Other</b>		
Exterior Lighting	LZ2	§21105.06

**Subd. 1. Building Design and Materials**

- (a) The architectural appearance, including building character, permanence, massing, density and composition, scale, construction materials, and functional plan of all principal buildings shall comply with the comprehensive plan, and specifically the applicable sections of the plan related to city center land use and objectives.
- (b) All sides of buildings shall have an equal appearance in terms of materials and general design.
- (c) All principal buildings shall have an entry on the street and an active main floor use.
- (d) The major building massing of the principal structure shall parallel the street frontage of the lot.
- (e) Trash and recycling storage areas shall be designed internal to the principal building and shall not be allowed in an external location.
- (f) Building elevations shall be articulated to reduce the apparent size and undulate their facades.
- (g) Buildings shall provide a base and top to their architecture.
- (h) The tops of buildings shall be articulated to minimize box-like images.

- (1) Buildings shall be architecturally unique and shall not be of corporate architecture (including roof patterns, corporate colors, architectural elements, and similar treatments).
- (2) A variety of architectural styles, both traditional and modern, are allowed and encouraged. However, building rooflines, ridgelines, wall planes, and overall form must present a variety of heights, articulation, and other design features that contribute to interesting architectural views.
- (i) Any exterior wall adjacent to or visible from a public street, public open space, or abutting property may not exceed 50 feet in length within significant visual relief consisting of one or more of the following:
  - (1) The façade shall be divided architecturally by means of significantly different materials, or textures, or
  - (2) Division into building segments with separate display windows, or
  - (3) Ornamental features, such as arcades or awning, or
  - (4) Division of the building mass into several smaller segments, or
  - (5) Horizontal offsets of at least 2 feet in depth.
- (j) Buildings shall comply with the following list of allowable and prohibited materials:
  - (1) Allowable Materials
    - a. Easily maintained materials that are durable and attractive at close distances (e.g. from the view of a pedestrian).
    - b. Materials that have an attractive pattern, texture, and quality detailing.
    - c. Brick, stone, or high-quality pre-cast concrete (colored and textured).
    - d. Transparent glass.
    - e. Canvas awnings.
  - (2) Prohibited Materials
    - a. Non-durable siding materials such as plywood, corrugated metal or fiberglass, or other materials that decay rapidly when exposed to the elements.
    - b. Materials that have no pattern or relief.
    - c. Simulated brick or stone.
    - d. Wood, except as accent materials or in elements that are integrated with other "desired" materials.
    - e. Mirrored glass that faces an active pedestrian street.
    - f. Materials that represent corporate colors, patterns, or trademarks.
    - g. Brightly colored metal roofing or canopies.
    - h. Concrete that is not enhanced as indicated under "Allowable Materials" in (1) above, especially pre-cast, tilt-up walls.
    - i. Synthetic awnings and awnings designed to be illuminated from within.
    - j. Metal siding as a primary material (more than 50% of any façade).
    - k. EIFS

## **Subd. 2. Landscaping**

- (a) The dominant tree species and planting patterns utilized on site shall be complementary to the species of street tree and planting patterns to the front of the property whenever such a theme can be utilized.
- (b) Existing trees shall be maintained and preserved to the extent possible and in compliance with Section 21130 of this Chapter.
- (c) In addition to any other planting requirements of this Section, all development sites shall be landscaped with the number of plant materials required by Section 21130.03, Subd. 2. (c)(2) and (3), for all uses, whether residential, commercial, or mixed-use. The Zoning Administrator may allow up to a 50% reduction in the required landscaping.
- (d) The landscaping of areas along pedestrian corridors shall have a consistent character throughout the CC District and shall be comprised of design and landscape features as specified by the City Center Design Standards.

- (e) Sites adjacent to the pedestrian spine shall provide landscaping adjacent to the spine. The city may specify that required landscaping shall include hardscape and active use areas in these locations.
- (f) A consistent landscaped edge, utilizing plant materials and/or decorative hardscape, shall be constructed between parking areas and streets, and any building and pedestrian pathway.
- (g) The edges of the sidewalks and trails shall be complemented with street trees, plantings, pedestrian-scale streetlights and other similar amenities.

### **Subd. 3. Plazas and Entries**

The primary public entry to any building shall be designed to stand out from other areas of the building façade through architectural features and site elements that encourage pedestrian use.

- (a) All properties shall be required to have a public or private plaza area(s) supporting their main entries and/or at other prominent locations.
- (b) The design of plazas shall include special paving, benches, trash receptacles, lighting fixtures and other similar type features which comply with the Comprehensive Plan and City Center Design Standards.
- (c) Each entry plaza space shall include landscaping for year-round aesthetic enhancement and may include both permanent landscape plantings and/or movable containers for seasonal use.

### **Subd. 4. Pedestrian Circulation**

A pedestrian circulation plan is required for building and development projects, to be approved by Zoning Administrator. The plan shall include and be consistent with the following:

- (a) Each property shall be responsible for the installation and maintenance of a sidewalk or trail pursuant to city standards at all lot lines abutting streets except Highway 55. Such sidewalk and other related pedestrian facilities shall maximize cross-site pedestrian access between the subject property, adjoining parking areas, and neighboring uses and properties. Completion of the pedestrian system is a fundamental component of the land use standards of the district, and projects may be denied for failure to comply when such connections are not completed in accordance with the city's requirements. Because the requirements may vary by site, the City Council's determination of completeness will be made at the time of approval, dependent on the proposed development, the surrounding uses (both existing and future), parking facility locations, open space locations, and other pedestrian facilities.
- (b) Each property shall provide a designated pedestrian circulation system through and from off-street parking areas into the principal structure. This circulation system shall also connect to circulation systems of adjacent properties.
- (c) Each building shall connect to the on-site sidewalk or trail system by way of a sidewalk that serves the main entrance of each building, with a minimum of five feet of width.
- (d) All main building entrances shall provide an entry plaza, structural elements, and landscaping that follows the City Center Design Standards.
- (e) Each property shall provide a sidewalk pursuant to city standards from the front lot line to the main entrance of the principal structure. Included with such sidewalk shall be an entry plaza, structural elements, and landscape that provides a robust entry treatment for all primary building entrances.
- (f) Each property shall provide a designated pedestrian circulation system through and from off-street parking areas into the principal structure. This circulation system shall also connect to circulation systems of adjacent properties. The pedestrian through the parking areas and to individual buildings should be designed as a prominent feature of the hardscape, enhancing pedestrian circulation and safety.
- (g) Properties which are adjacent to the pedestrian spine shall be required to dedicate land or provide easements as may be applicable for the spine and shall make appropriate

landscape improvements and pedestrian connections. The property owner and/or developer should take care to select complementary materials, including street furniture and lighting elements, to those that exist in the immediate area. If the city has adopted a standard plate for such improvements, said improvements shall comply with any such standard plate(s).

- (h) All crosswalks across public or private drives shall maintain a minimum of 5 feet wide and shall be constructed with a distinctive paving material and other design elements, as approved by the city. Examples may include pavers, stamped and/or colored concrete, pedestrian scale lighting, wayfinding signage consistent with other such elements or required standard designs, as may be adopted.

#### **21475.09. - Parking and Loading Requirements**

Parking requirements in the CC District shall be applied as per the requirements of Section 21135, with the following exceptions:

**Subd. 1.** Parking supply requirements may be modified for certain uses as listed in the District. These requirements apply in the CC District only.

**Subd. 2.** Parking supply requirements in the CC District for any use and/or development shall be applied under all the following terms:

- (a) For any use that is applying the parking supply requirements of Section 21135, a reduction in the required parking supply may be reduced by as much as 40% of the required supply in Section 21135, when the conditions of this section are met.
- (b) To qualify for the reduction, an applicant must pay a one-time parking supply reduction fee equal to the number of spaces times the per-space fee as adopted by the City's Fee Ordinance.
- (c) An applicant must sign and record a legal instrument approved by the city which provides for access to the applicable parking lot for general public use.
- (d) The parking area must be signed that the parking lot is available to the public to park with a notice that states the availability of the area to public use.
- (e) No more than 25% of the spaces in the lot may be marked for specific tenants or customers of any specific business location, or for limited hours.

**Subd. 3.** Residential uses shall not be eligible for the parking supply reduction in this section, and shall provide parking at a rate as specified in the applicable code and Table 21475-C.

**TABLE 21475-C: Parking Requirements**

<b>Use</b>	<b>Minimum Required Spaces</b>	<b>Use Standard (§ = Section)</b>
Dwelling, Multiple-Family	1.2 spaces per bedroom	
Dwelling, Townhouse Attached	2 enclosed spaces per unit	
Other uses		§21135.11
Guest Parking – Townhouse Attached	.25 per dwelling unit	
Guest Parking – Multiple-Family	0-50 units - .2 per dwelling unit	
	51+ units - .1 per dwelling unit	
Loading Zones	1	§21135, §21475.09 Subd. 4
Parking Area Design		§21125.07
Compact Car Spaces		§21125.07 Subd. 5 (d)
Screening of Surface Parking		§21130
Bike Parking, Multiple-Family	Equal to number of required parking spaces	§21475.09 Subd. 7

Bike Parking, Non-Residential	Equal to 10% of required parking spaces	§21475.09 Subd. 7
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#### **Subd. 4. Off-Street Loading**

Off-street loading as an accessory use, as regulated by Section 21135 of this Chapter, but not including parking of semi-trailers, trailers, or semi-trailer trucks. Off-street loading shall be located on a parcel in such a way as to minimize its exposure to public rights-of-way and adjoining private development. Such loading areas in the CC District may be located on a parcel without regard to formal zoning "yard," provided it meets all other requirements, including the requirements of this Section.

#### **Subd. 5. Off-Street Parking**

Surface parking lots, or off-street parking as an accessory use for the keeping of passenger vehicles, as well as business vehicles in designated private parking lots which are no greater in size than a standard passenger vehicle in height, width, or length. Permitted surface off-street parking is limited to no more than 50% of the required parking for the principal use to which such parking is accessory. All other required parking shall be provided in a covered structure and/or provided by public off-street parking structures according to fees for parking reduction as regulated by Section 21475.09 Subd. 2 of this Chapter.

#### **Subd. 6. Off-Street Parking Landscaping**

- (a) The periphery of all parking lots shall be landscaped and screened in compliance with Section 21130 of this Chapter and the City Center Design Standards. Internal areas of parking lots shall be provided with landscaped islands or other features to minimize large expanses of uninterrupted pavement. Rows of parking spaces more than 100 feet in length shall be separated by at least one landscaped planting area at least 12 feet in width for each 4 rows, running for the length of the parallel rows. The planting area shall include a combination of trees, shrubs, and perennial plantings appropriate to the environment.
- (b) Parking lots shall be designed to utilize pavements that differentiate between the parking areas and pedestrian ways in accordance with the Pedestrian Circulation section of this Code.
- (c) Shade trees shall be planted in all parking lot islands. A minimum of one tree shall be planted in each island and one tree shall be planted for each 200 square feet of island.

#### **Subd. 7. Bike Parking**

New construction, redevelopment, or other proposals requiring Planning Commission or City Council review must provide bicycle parking as outlined below.

- (a) Multiple-Family. The number of bicycle parking spaces provided must be equal to the required number of automobile parking spaces and must be located interior to the building(s). Spaces may be within bike storage rooms, lockers, or floor or wall-mounted racks.
- (b) Non-Residential. The number of bicycle parking spaces provided must be at least equal to ten percent (10%) of the required number of automobile parking spaces.
- (c) Bike parking must be visible, well-lit, and at least as conveniently located as the most convenient automobile spaces, other than those spaces for accessible parking.
- (d) Spaces must be of sufficient dimension to accommodate a full-sized bicycle, including space for access and maneuvering.

Section 4. Amendment. Section 21155.06, Subd. 5 of the Plymouth City Code (SIGN REGULATIONS—DISTRICT REQUIREMENTS) is amended as follows:

**Subd. 5.** CC (City Center) District. Signs are accessory to permitted, interim, and conditional uses in the District. Only the following signs are permitted in this district, unless otherwise specifically provided in this Section:

(c) Freestanding Signs:

- (1) CC: One monument sign shall be permitted per lot provided the height shall not exceed ten feet, and the surface area of the sign shall not exceed 64 square feet. Such signage shall be set back at least ten feet from all lot lines. The monument sign may include a changeable copy sign, an electronic changeable copy sign, or an electronic graphic display sign, provided it is set back at least 15 feet from all lot lines and the color of text on an electronic changeable copy signs shall be white or amber with a contrasting dark background. In addition, compliance shall be met with the general regulations and restrictions specified for such signs, as outlined in Section 21155.05 of this Chapter.

Section 44. Effective Date. This Ordinance shall be in full force and effect upon its passage.

ADOPTED by the City Council on this 12th day of September, 2023.

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Jeffry Wosje, Mayor

**ATTEST:**

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Jodi M. Gallup, City Clerk