

**BRAINERD PLANNING COMMISSION
Workshop**

Wednesday, February 3, 2021
5:30 p.m.
City Council Chambers
501 Laurel St.

Members of the public may attend the meeting in-person or monitor the
meeting via phone.

Meeting Number: 1-844-992-4726
Access Code: 146 566 5965

1. Call to Order
2. Roll Call
3. Approval/Change of Agenda
4. Conceptualizing how Zoning Implements the City's Vision and the Future Land Use Map.
5. Adjourn

Any individual needing special accommodations or that desires more information
about the above items, please call 218/828-2307.

COMMUNITY CHARACTER IMAGE SURVEY

02.03.2021



OFFICE, INDUSTRY,
HIGHWAY COMMERCIAL

Image:

I



Image:
2



Image:
3



Image:

4



Image:
5







Image:

8



Image:

9





Image:
II







Image:

14



Image:

15



Image:

16





NEIGHBORHOOD RETAIL/COMMERCIAL

Image:

18



Image:

19



Image:

20



Image:

21





Image:

23



Image:

24



Image:

25



Image:

26





Image:

28









LOW/MED DENSITY – SF & MF



Image:

33



Image:

34



Image:

35



Image:

36





Image:

38



Image:

39



Image:
40





Image:

42



Image:

43



Image:

44



Image:

45



HIGH DENSITY RESIDENTIAL – MF/MIXED USE







Image:

49



Image:

50





Image:

52



Image:

53







Image:

56



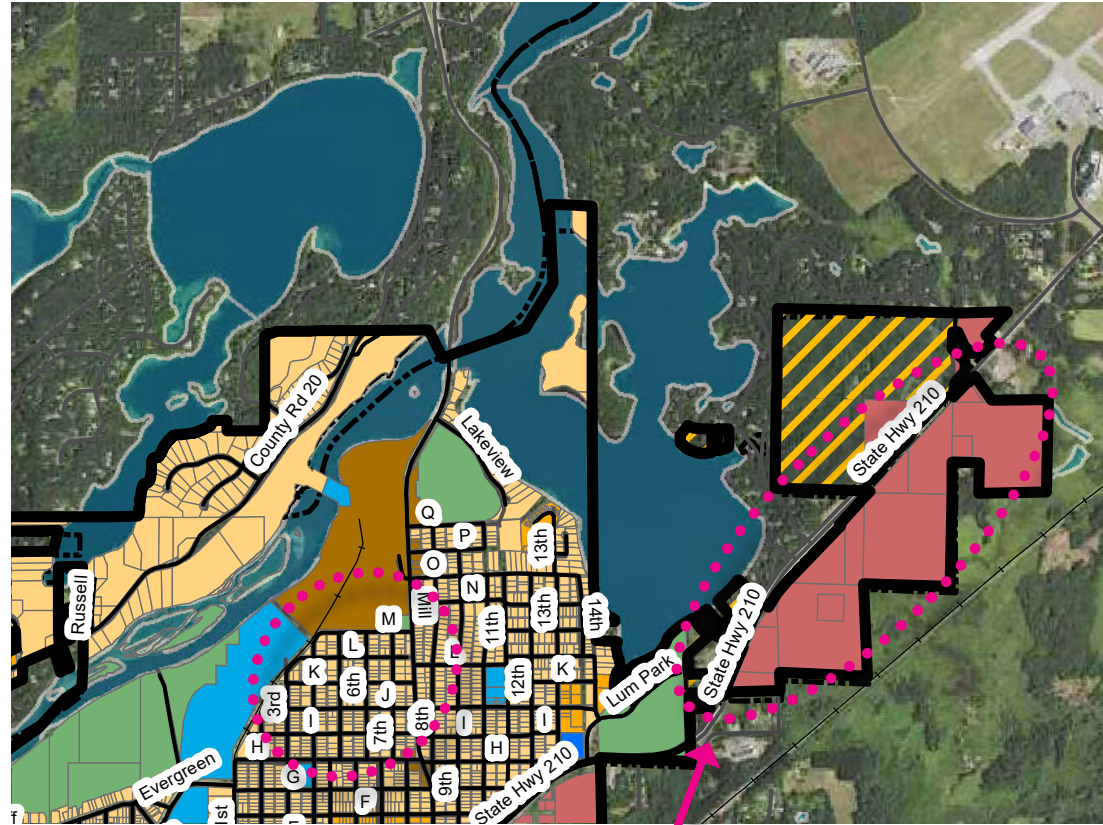
Why talk about the FLU? I thought this was about Zoning...

We all have to start with the same 10,000-foot view before we can focus into the 500-foot details.

- » Describe how we define “Land Use”
- » Explain the relationship between Land Use and Zoning (i.e. Guiding vs. Zoning)
- » Show examples of “density”

FUTURE LAND USE

- » Describes a vision, aspirational guides, guided or guiding
- » Considered across an area
- » Density is calculated across all lands designated within an area
- » Begins to describe the “Character”
- » Informs zoning
- » Sets the policy direction
- » Should be firm, but revisited
- » Market-based, but markets change

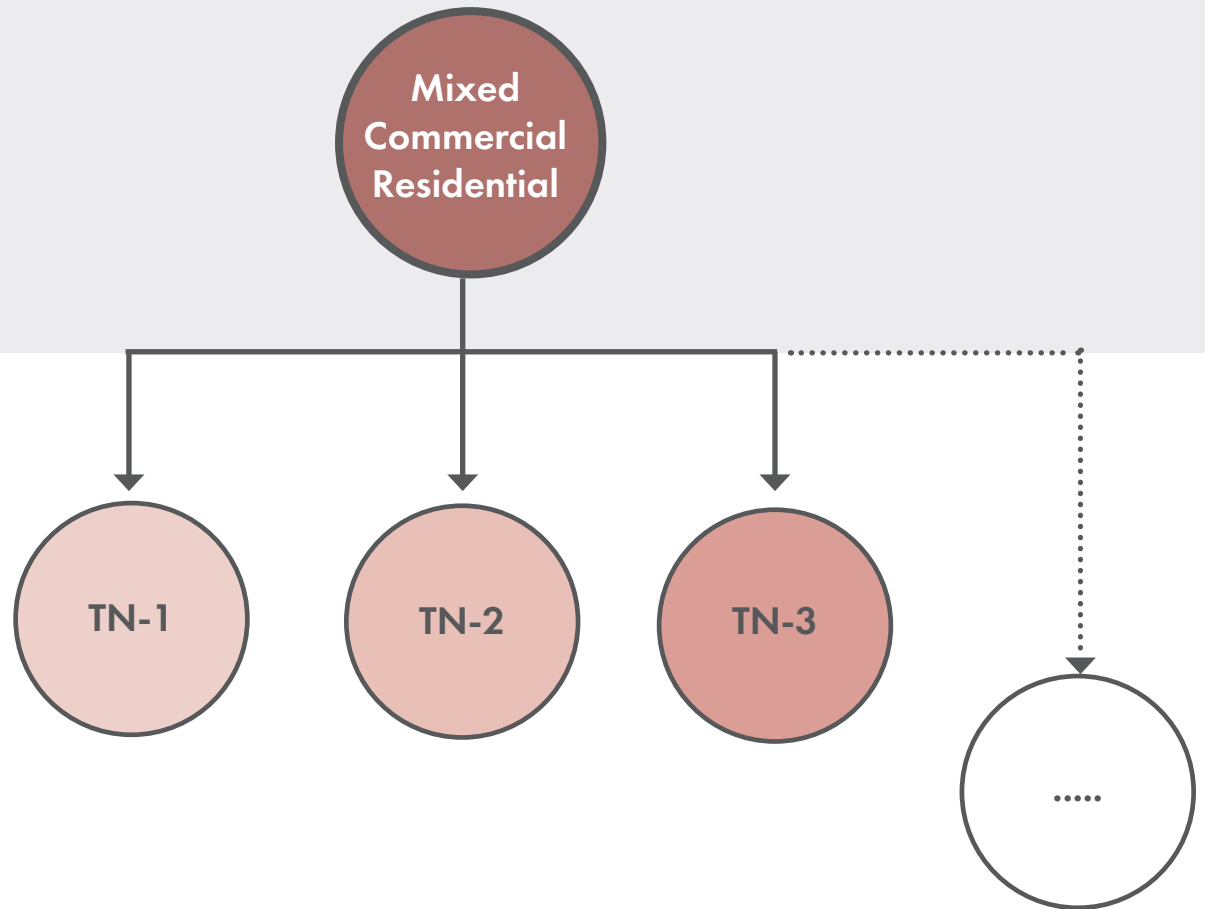


E.g. Collection of parcels are guided commercial or Low-Medium Density, use considered as if boundaries don't exist...Land Use is not a “fit” test.

FLU

land use
(area)

zoning
(parcel)



Land Use + Zoning

**If Land Use Guides an area, then
Zoning can be more flexible as long
as it's consistent and compatible.**

*i.e. Density doesn't have to be your main
driver...because it doesn't necessarily do a
good job defining product or market "types".*

Flexibility in Type



Liberty on the Lake

Small lot SF

- 34 units
- ~ 4-6 units/ac gross
- Typical lot 60 x 129

4-6 DU/Ac.

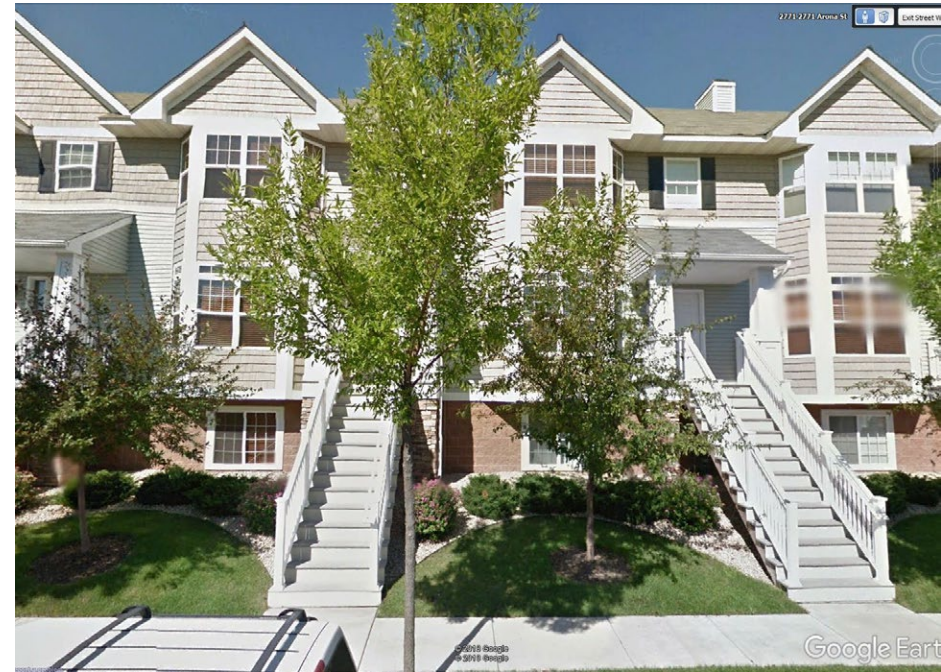


Units: 25
Acres: 2.6
Units/Acre: 9.5



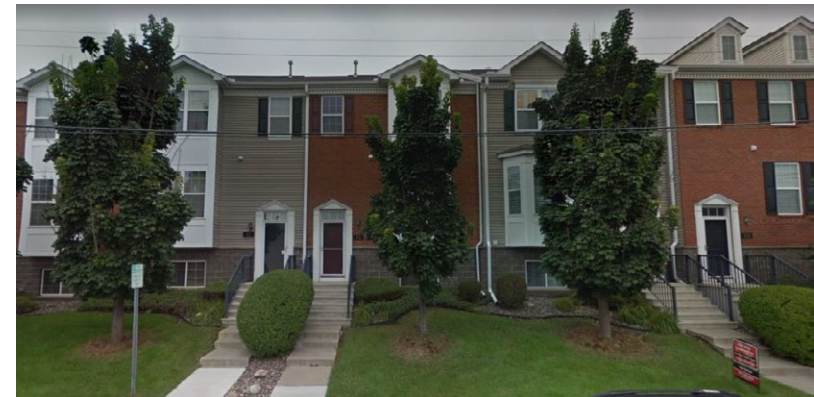
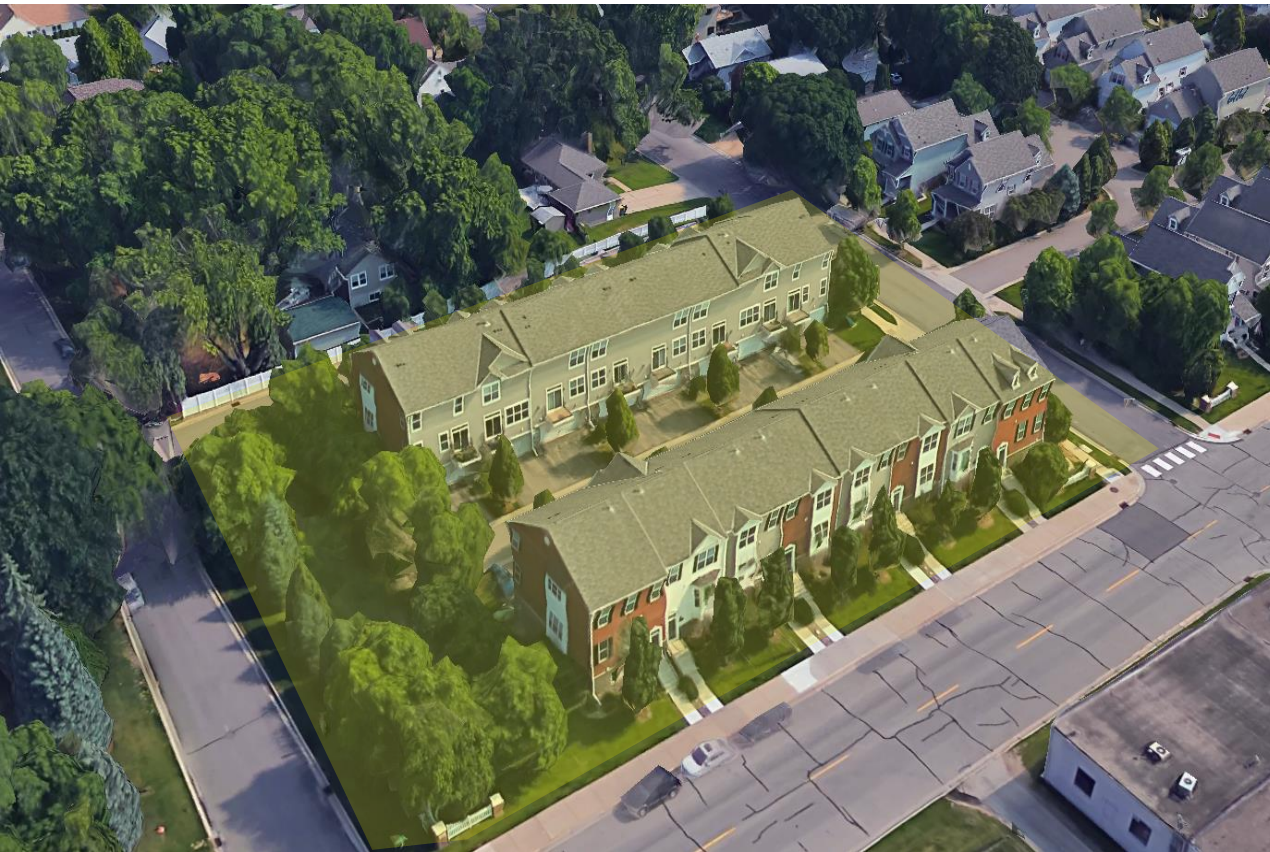
9.5 DU/Ac.

Units: 27
Acres: 2.4
Units/Acre: 11



11 DU/Ac.

Units: 16
Acres: 2.3
Units/Acre: 12



12 DU/Ac.

Units: 14
Acres: 0.9
Units/Acre: 16



16 DU/Ac.



Main Street NE

Pocket Neighborhood

- 6 units
- Alley loaded
- ~ 18-19 units/ac net

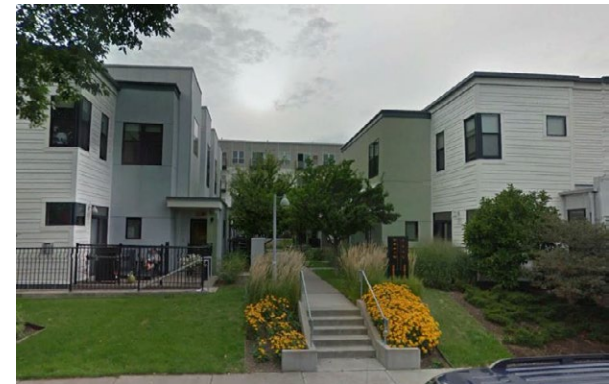
18-19 DU/Ac.

Units: 40
Acres: 2.1
Units/Acre: 20



20 DU/Ac.

Units: 27
Acres: 1.0
Units/Acre: 27



27 DU/Ac.

Units: 13 THs and 42 Apts = 57

Acres: 1.4

Units/Acre: 41



41 DU/Ac.

Units: 18
Acres: 0.4
Units/Acre: 45



45 DU/Ac.



Victoria Park

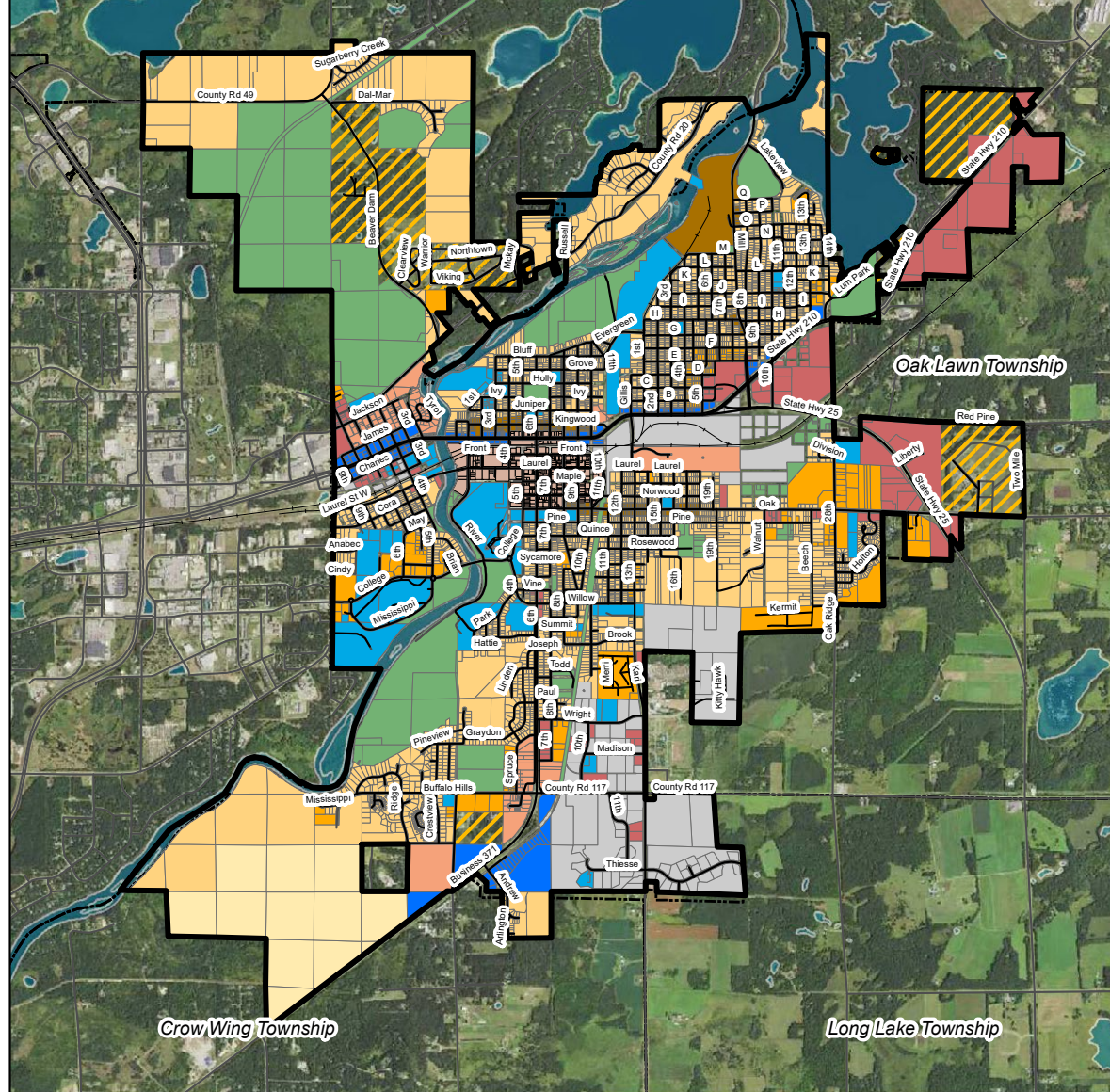
Multi-family

- 215 units
- 2 buildings/3 flrs
- ~ 65 units/ac

65 DU/Ac.

**So, if density isn't the only
zoning driver - what else is?**

**How do we define/describe
neighborhood? Commercial node?
Walkability? Gateway?**



FUTURE LAND USE MAP

DRAFT

Legend

- Rail
- Road Network
- Lakes and Hydro Features
- Township
- City Limits

Parcels

- Parcel boundary

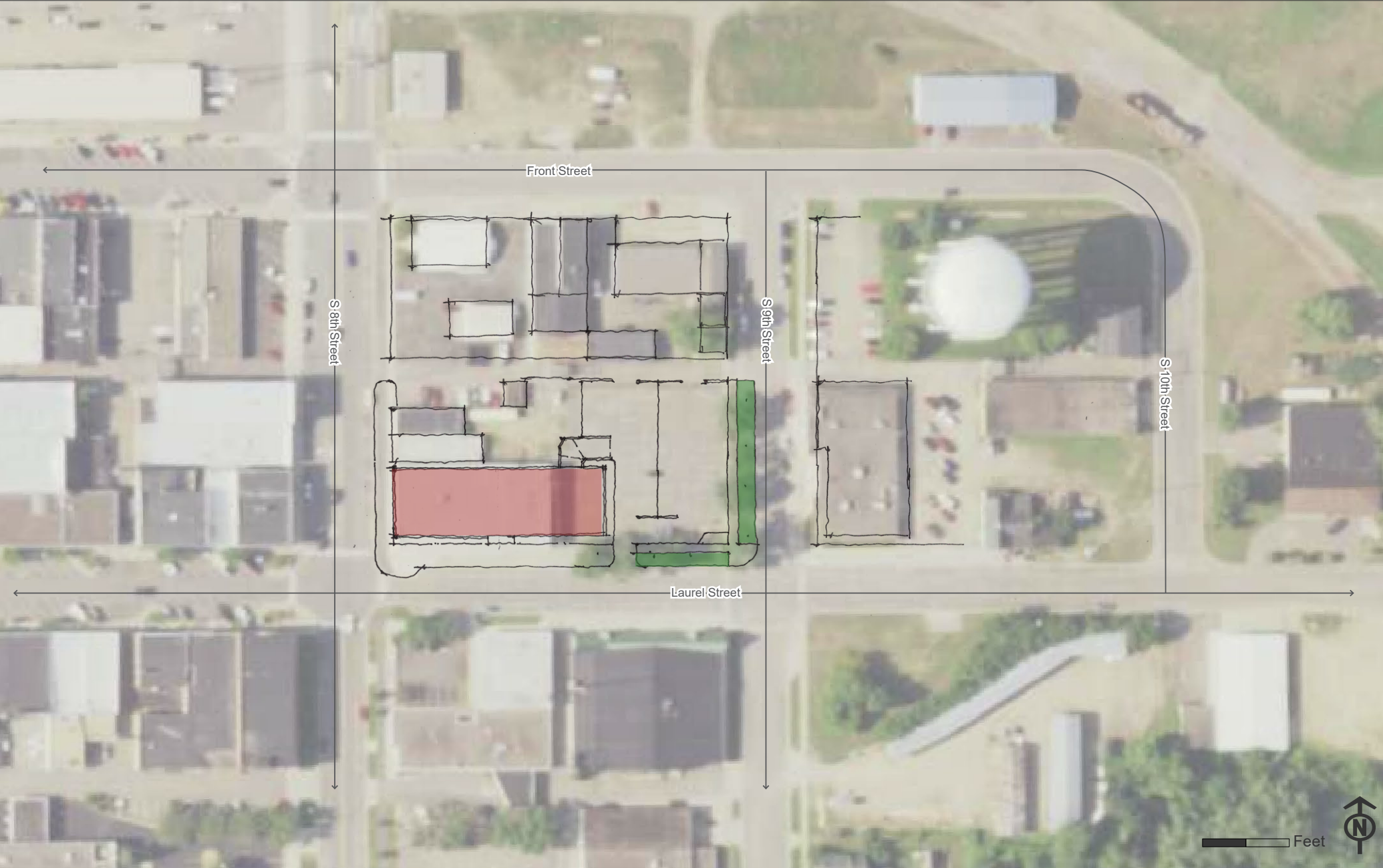
Future Land Use Categories

- Development Reserve
- Low-Medium Density
- Medium-High Density
- Mixed Residential
- Public, Semi-public, Institution
- Park and Open Space

- Gateway District
- Mixed Commercial-Residential
- Neighborhood Mix
- Downtown
- Commercial
- Industrial



1
Miles



Block Scale: Mixed Commercial DRAFT 2/3/2021



This aerial map displays the layout of Oak Lawn Township in Brainerd. The map features several key elements:

- Geographic Labels:**
 - Oak Lawn Township:** Labeled at the top and right edges of the map.
 - Brainerd:** Labeled in the center-top and bottom-center areas.
 - MN State Hwy 25:** A road running diagonally from the top-left towards the bottom-right.
 - Oak Street/MN State Hwy 18:** A horizontal road running across the middle of the map.
- Property and Building Footprints:** Various colored polygons (red, green, yellow) represent different types of buildings and lots, including residential structures, commercial buildings, and sports fields.
- Infrastructure:** Roads, parking lots, and green spaces are clearly delineated.
- Map Tools:**
 - A **Scale Bar** in the bottom right corner indicates distances in **Feet**.
 - A **North Arrow** is located in the bottom right corner, pointing towards the top of the image.

Form-based Code

- Prominent public realm vs. Residual open space
- Streets as multi-modal places vs. Moving cars
- Form vs. Use
- Mixed-use vs. Single use
- Connected vs. Separated
- Regulations vs. Guidelines
- Predictable result vs. Negotiated outcome
- Place vs. space

Code Examples

- MN State Capitol Zoning and Design Rules (2010)
- City of Madison, WI Zoning Rewrite (2012)
- Bottineau LRT Station Area Codes (2018)

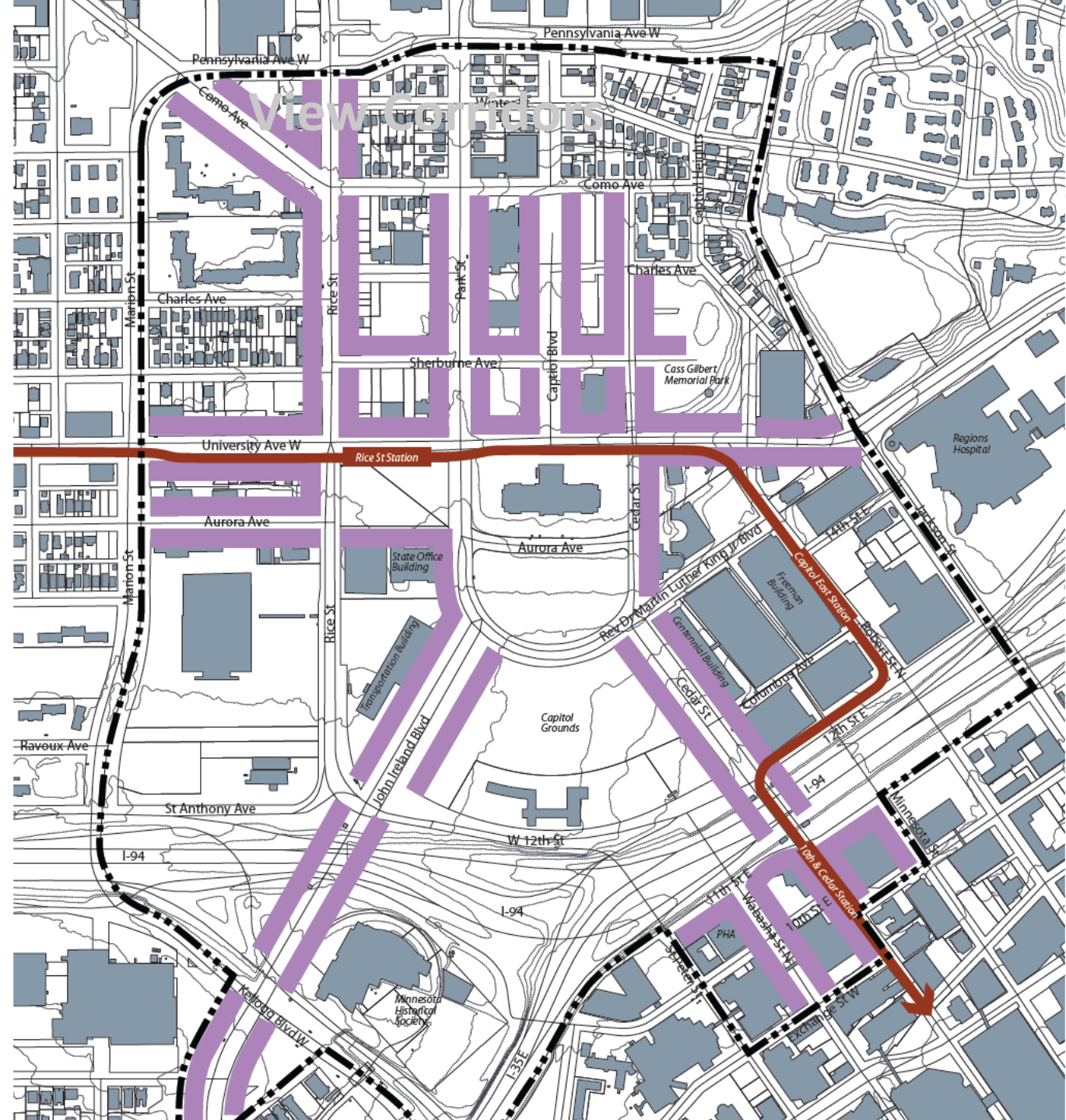
Capitol Area Architectural Review Board Zoning and Design Rules

Minnesota State Capitol



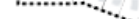
View Corridors

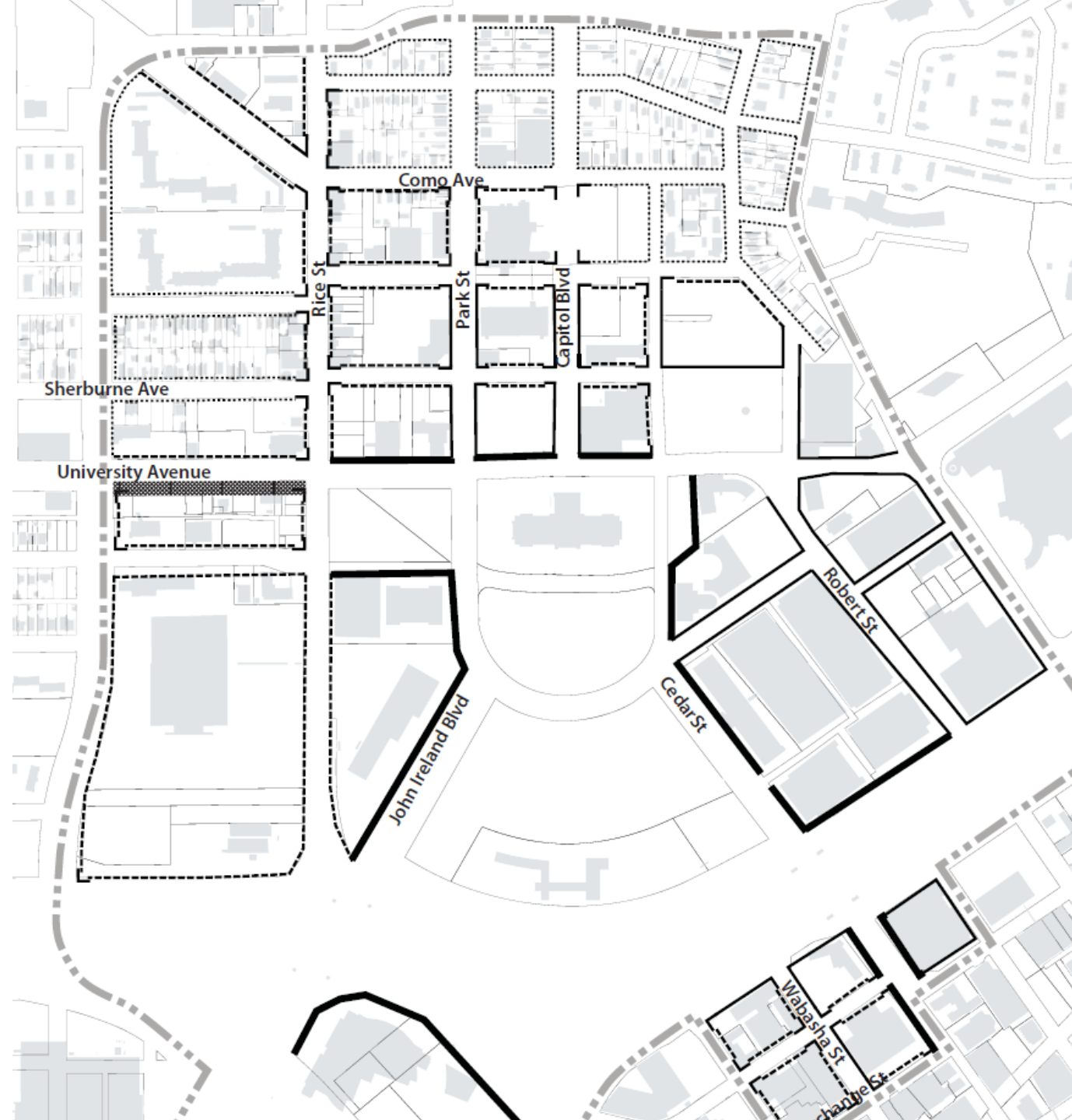
Recognizing and preserving important views and frontages was a specific goal of the zoning code update



Frontage Map

- Capitol View
- Capitol Mall
- Civic
- Flexible
- Residential

Frontage Type		Setback from street	Minimum Height
Capitol Mall		30'-40'	3 stories
Capitol View		0'-5'	2 stories
Civic		5'-15'	3 stories
Flexible		0'-20' (0' on corners)	2 stories
Residential		15'-25'	-

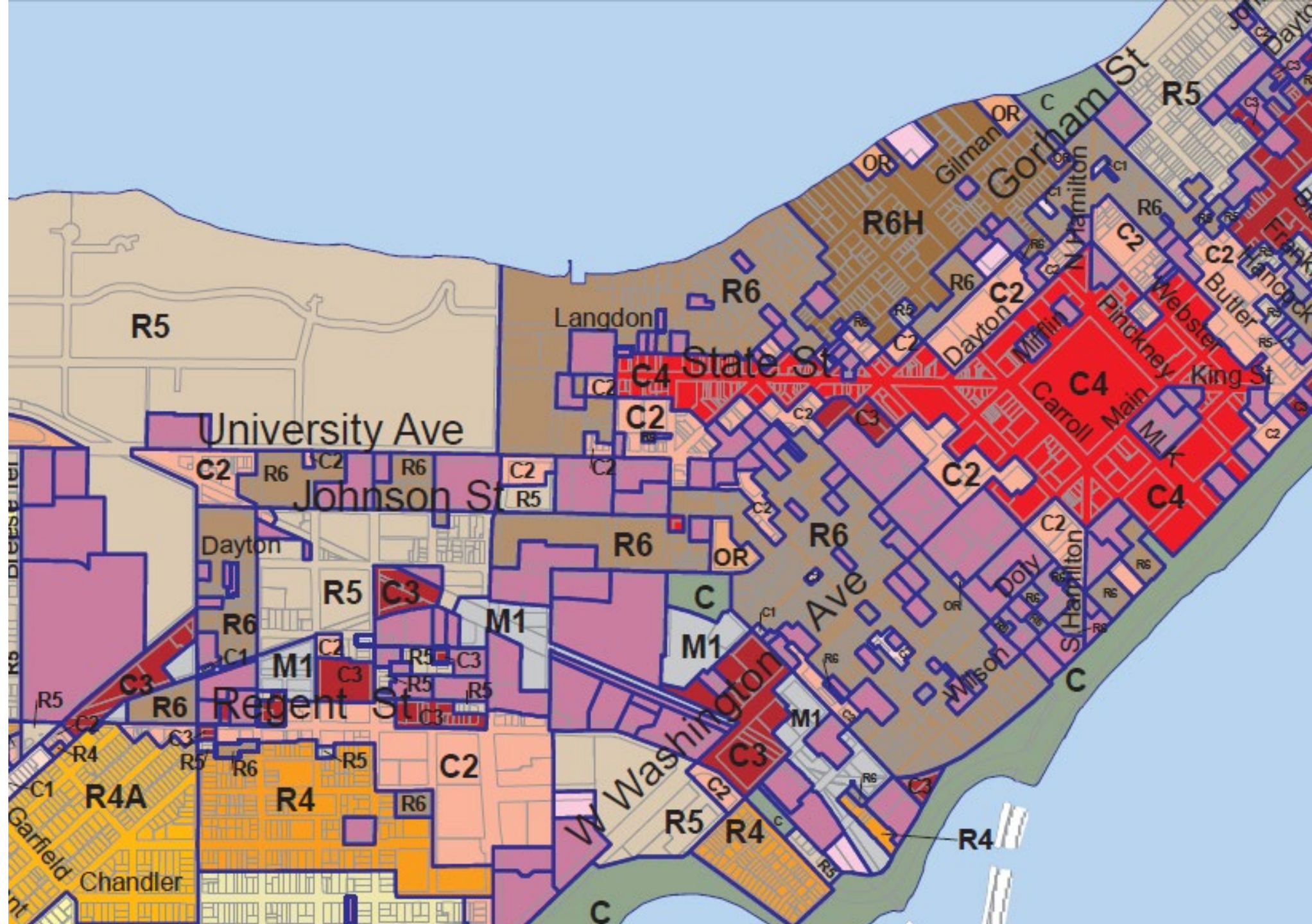


Zoning Code Rewrite

Madison,
Wisconsin



Madison,
WI
500+PUDs



Defining Character Areas

Initial step to preparing a code that responded to the variety of development areas

RESIDENTIAL

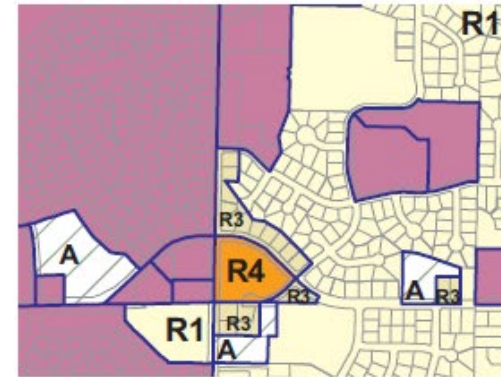
Characteristics

Map Examples

Images

Contemporary Suburban Neighborhood

- Eclectic architectural styles.
- Curvilinear streets, some cul-de-sacs.
- Often master-planned, with higher density housing along major roadways.
- Internal open space and trail systems are common.

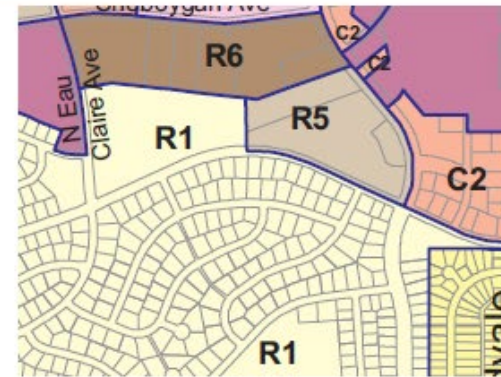


Plan: LDR, MDR
Zoning: R1, PUD, PRD



Contemporary Suburban (Multi-family)

- Concentrations of two-family, townhouse, or multi-family housing along major roadways or as part of master-planned developments.
- Styles from revival to contemporary.
- Attached garages or surface parking.
- Curvilinear streets, some cul-de-sacs or courts.



Plan: MDR, HDR
Zoning: R4, R5, R6, PUD, PRD

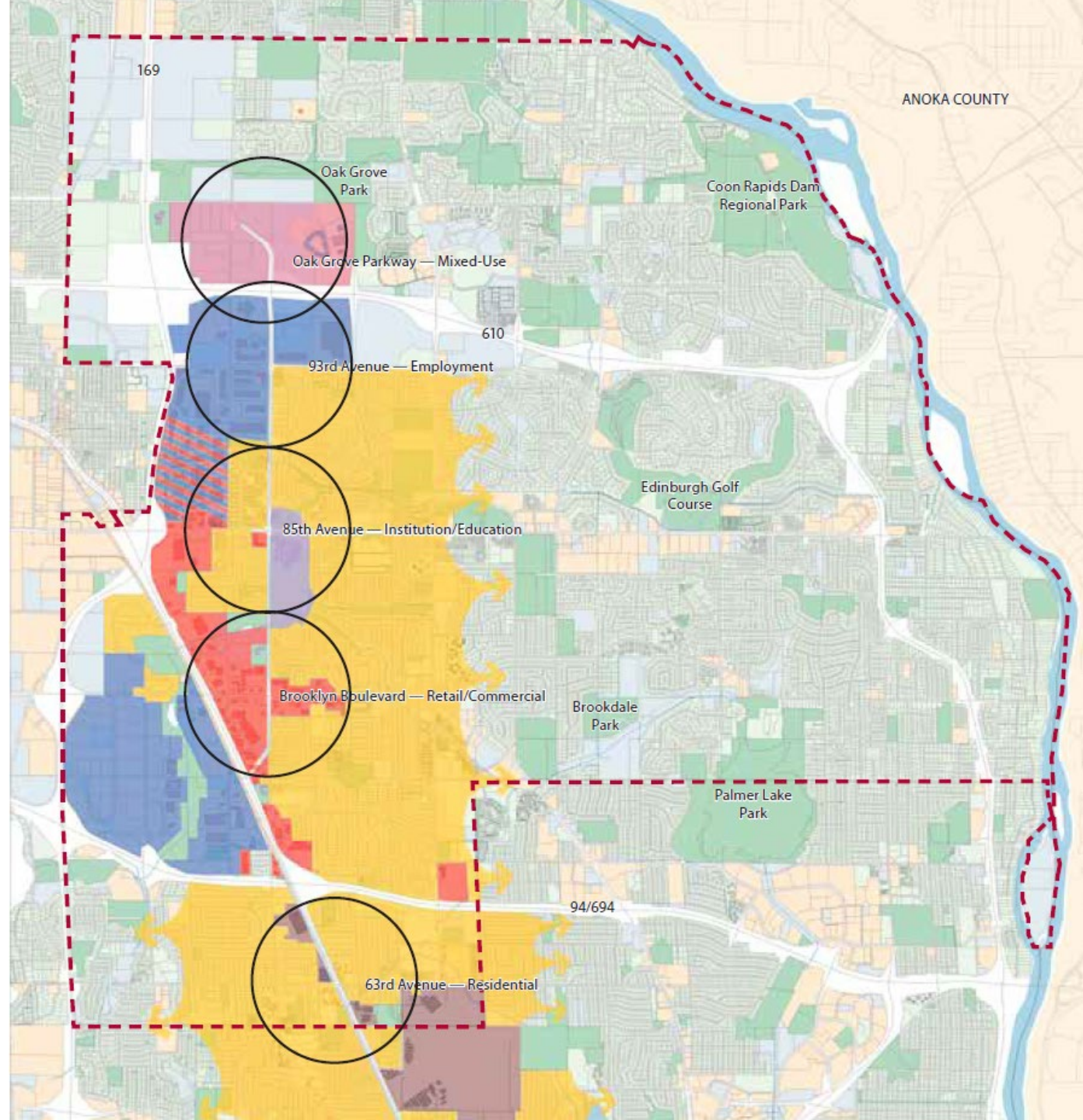


Defining Character Areas

Williamson Street, located on the isthmus, could not have been rebuilt using the old zoning code



Bottineau LRT Corridor Brooklyn Park, MN



Why?

- Form + use
- Remove barriers to investment over the long term
- Provide a predictable implementation process; developers know what to expect
- Allow new development to improve the public realm

How?

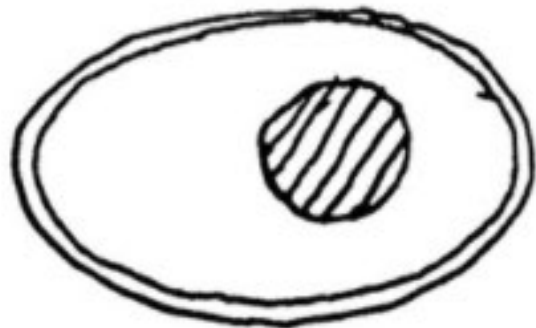
- Focus on a deliberate arrangement of building & street
- Reinforce and define walkable environment
- Allow greater range of uses & heights in the station area
- Reduce parking requirements
- Preference for approval by right





THE CITY AS AN EGG

boiled



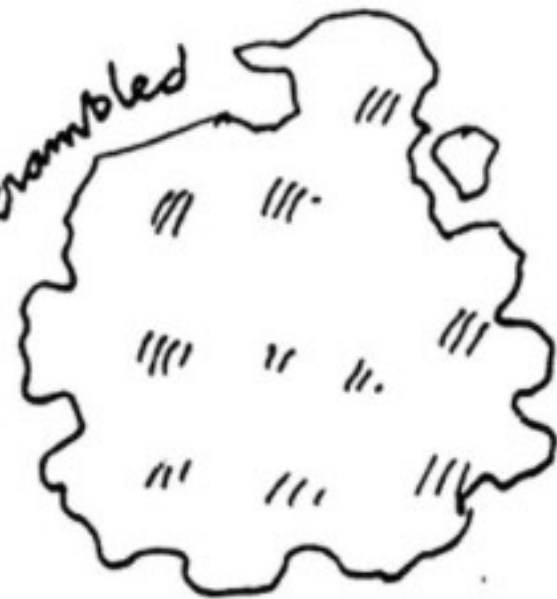
ANCIENT

fried



17-19 CENT.

scrambled



MODERN

Smart Growth Principles

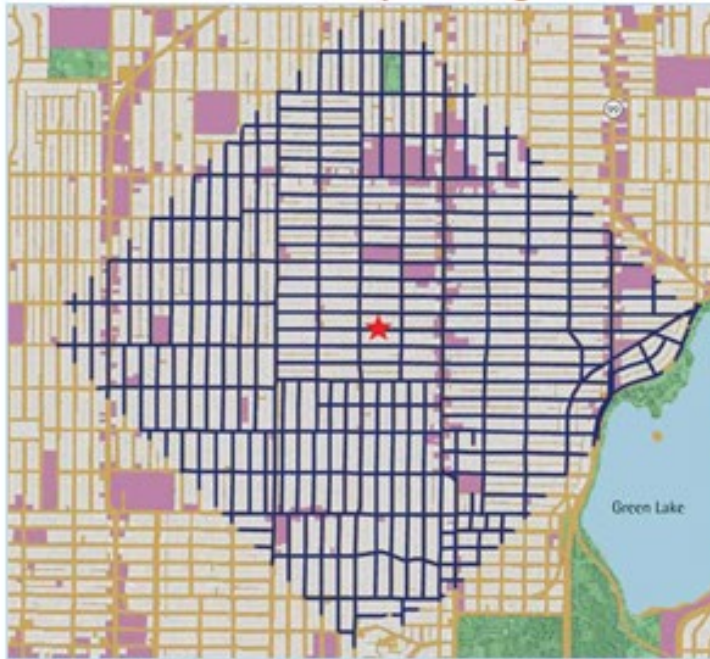


Smart Growth America

Improving lives by improving communities

- Mix land uses
- Take advantage of compact building design
- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Foster distinctive, attractive communities with a strong sense of place
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Strengthen and direct development towards existing communities
- Provide a variety of transportation choices
- Make development decisions predictable, fair, and cost effective
- Encourage community and stakeholder collaboration in development decisions

One-Mile Walk in a Compact Neighborhood



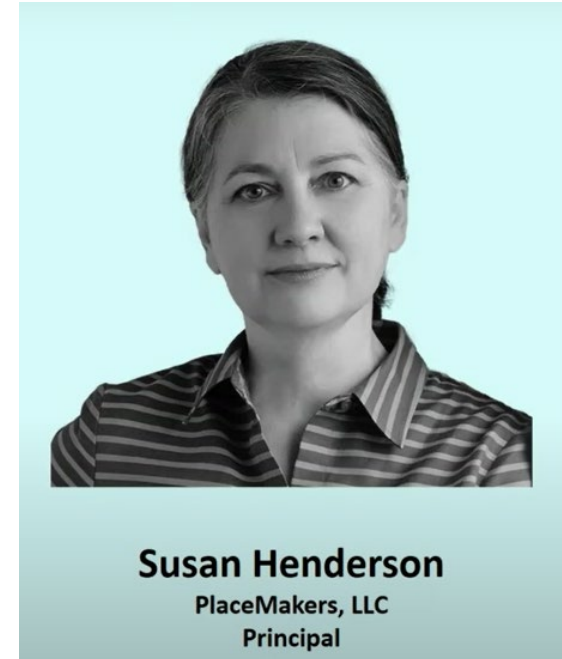
A one-mile walk in Seattle's Phinney Ridge takes you through a grid-like street network with a mix of residences and businesses.

One-Mile Walk in a Sprawling Suburb



A one-mile walk in Bellevue, WA with cul-de-sacs and winding streets has few shops and services within walking distance.

Maps courtesy of Lawrence Frank & Co. and the Sightline Institute.

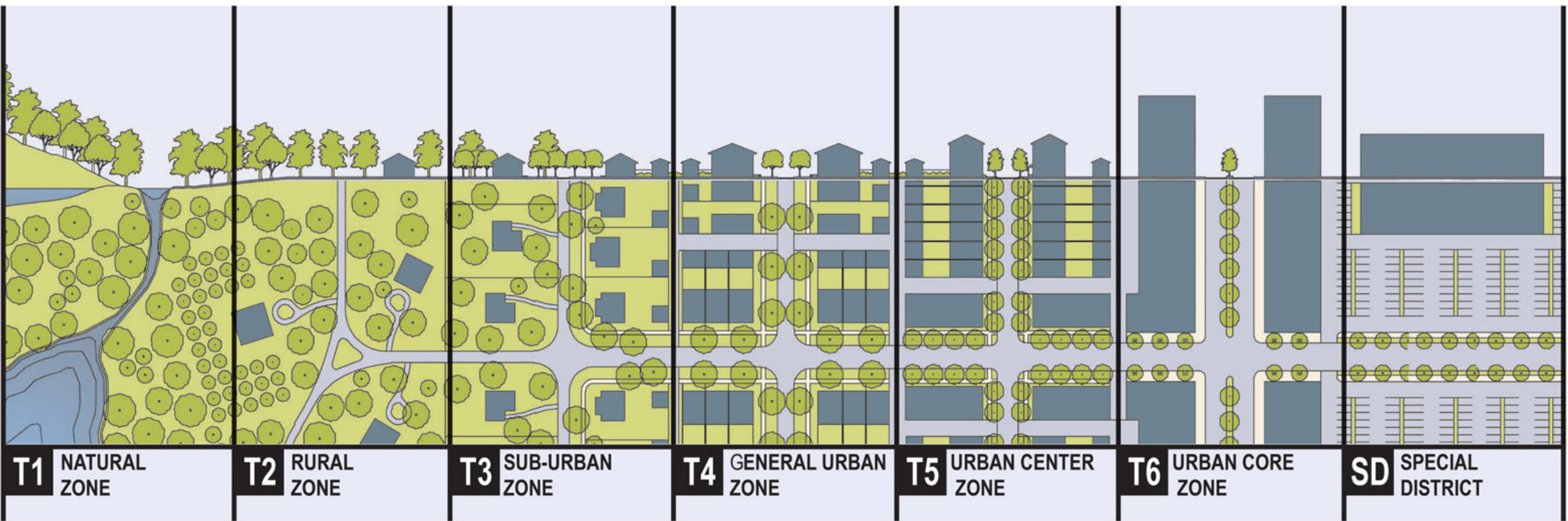


Susan Henderson
PlaceMakers, LLC
Principal

What makes a neighborhood walkable?

- **A center:** Walkable neighborhoods have a center, whether it's a main street or a public space.
- **People:** Enough people for businesses to flourish and for public transit to run frequently.
- **Mixed income, mixed use:** Affordable housing located near businesses.
- **Parks and public space:** Plenty of public places to gather and play.
- **Pedestrian design:** Buildings are close to the street, parking lots are relegated to the back.
- **Schools and workplaces:** Close enough that most residents can walk from their homes.
- **Complete streets:** Streets designed for bicyclists, pedestrians, and transit.

Walkability: Its not about the buildings or even the streets. Its about the experience.



T1	NATURAL ZONE	T2	RURAL ZONE	T3	SUB-URBAN ZONE	T4	GENERAL URBAN ZONE	T5	URBAN CENTER ZONE	T6	URBAN CORE ZONE	SD	SPECIAL DISTRICT
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Community Character

Goals & Policies

GOAL 1: Preserve and repurpose historic assets.

Policies:

1. Seek small-scale opportunities to reinforce local history and identity through incentives and programs.
2. Develop local preservation initiatives.
3. Make downtown a destination within the community.
4. Transform historic sites to serve today's contemporary needs through adaptive reuse.
5. Support the transition of businesses in the community and provide new business owners the tools and programs necessary to rehabilitate old structures.
6. Strike a balance between preserving historic structures and building new within all land uses.

Housing

Goals & Policies

GOAL 1: Provide a diverse mix of housing choices for all stages of life, income ranges, and ownership/rental preferences.

Policies:

1. Complement Brainerd's entry-level and affordable housing options by encouraging other move-up and mid-to upper-end, market-rate housing options.
2. Expand home ownership and rental opportunities through rehabilitation and new construction.
3. Rehabilitate and/or replace substandard housing with units that are decent, safe, healthy, affordable, and of appropriate size to meet the city's current and future housing needs.
4. Facilitate the maintenance of existing housing and rental units to ensure they are in decent, safe, and healthy condition.
5. Ensure an adequate supply of quality and affordable housing units for current and future residents.

GOAL 2: Encourage the preservation and historical significance of existing neighborhoods.

Policies:

1. Identify the historic nature of each neighborhood throughout the city.
2. Encourage the creation of neighborhood associations.
3. Encourage energy efficiency and sustainability in home renovation and new construction.
4. Support development and infrastructure improvements that complement the unique architectural styles and development patterns that define individual neighborhoods.
5. Develop friendly, safe, and welcoming neighborhoods that encourage interaction through all stages of life.
6. Seek ways to encourage mixed-use development/redevelopment in and around the downtown area.

Economic Development

Goals & Policies

GOAL 1: Support infill and redevelopment throughout Brainerd as a strategic component of growth.

Policies:

1. Drive infill development and redevelopment towards areas where current infrastructure is present, or places where high levels of blight or disinvestment exists.
2. Invest in community improvements that will spur and support revitalization or redevelopment.
3. Evaluate the near and long-term fiscal impacts of annexation and development proposals.
4. Reclaim underutilized infrastructure within the city (industrial sites, rail lines, parking lots, blighted structures, vacant blocks).

Land Use

Goals & Policies

GOAL 1: Support mixed-use development that is focused on integration instead of the separation of land uses.

Policies:

1. Deploy smart growth principles to achieve economic, environmental, and community aspirations:
 - i. Mix land uses.
 - ii. Take advantage of compact design.
 - iii. Create a range of housing opportunities and choices.
 - iv. Create walkable and bikeable neighborhoods.
 - v. Foster distinctive, attractive neighborhoods with a strong sense of place.
 - vi. Preserve open space, farmland, natural beauty, and critical environmental areas.
 - vii. Strengthen and direct development toward existing neighborhoods.
 - viii. Provide a variety of transportation options.
 - ix. Make development decisions predictable, fair, and cost-effective.
 - x. Encourage community and stakeholder collaboration in development decisions.
2. Develop complete neighborhoods that meet the needs of all people within a comfortable walking or bicycling distance.
3. Allow a mix of land uses in appropriate locations, leading to lively neighborhoods.

GOAL 2: Through thoughtful planning, maintain the unique identity of the city and all the appropriate land uses that support it.

Policies:

1. Support development that enhances the identity and community character of Brainerd.
2. Ensure appropriate transitions between rural and urban areas through appropriate land use practices.
3. Promote reinvestment in the city's main highway corridors and downtown.
4. Help existing places thrive.
5. Encourage mixed-use neighborhoods that are walkable and bikeable, ones that provide the daily services that residents need within walking distances of their homes.
6. Maintain the appropriate blend of historical and modern structures.
7. Encourage development proposals that seek to rehabilitate historic structures through adaptive reuse.

Mixed residential : This category is intended to promote neighborhoods with a variety of housing types and densities within a single development. A wide range of housing types are appropriate within this category : single -family, twin homes, duplex (side -by -side and stacked), triplex, fourplex, row houses, town houses, cottage court, courtyard building, multiplex, apartments, condos, and other housing typologies that align with the intent of the development. No single type should dominate any given area. This land use type would benefit from sub -area and master planning efforts.

Key words: neighborhoods; variety of housing types and densities; not dominated by a single type

Physical characteristics: small/medium/large residential types

Current zoning: R-1A, R-1, R-2, R-3, R-MH

Neighborhood mix: This category includes a mix of low intensity business uses such as office and limited commercial , that serve the everyday needs of residents and are located within or adjacent to neighborhoods, providing neighborhood amenities. This category also includes low, medium, and high -density residential uses such and single -family homes (attached and detached), twin homes, town homes, row houses, duplex (stacked and side -by -side) , triplex, fourplex, bungalow course, cottage courts, courtyard buildings, multiplexes, and apartments. This future land use category aligns with form base code principles .

Key words: neighborhood & district level; light/general commercial uses; medium/high density residential

Physical characteristics: small commercial buildings; small/medium/large residential types

Current zoning: R-1A, R-1, R-2, R-3, R-MH, B-1, B-2,

Mixed commercial -residential: This category supports the development of a mix of light, general, and commercial mixes in addition to medium and high density residential. Residential types include a wide range of housing typologies; single - family, twin homes, duplex (side -by -side and stacked), triplex, fourplex, row houses, town houses, cottage court, courtyard building, multiplex, apartments, condos, and other housing typologies that align with the intent of the development. Commercial uses include those meant to serve the daily needs of people, office, professional services, medical, public, retail, and similar business types. This category focuses on an appropriate blend of these uses, seeking a balance of commercial and percent residential uses; where no single type dominates any given area

Key words: neighborhood & district level; light/general commercial uses; low/medium/high density residential

Physical characteristics: small commercial buildings; small/medium/large residential types

Current zoning: R-1A, R-1, R-2, R-3, R-MH, B-2, B-4

Downtown commercial: This category applies to the larger downtown Brainerd district, encouraging businesses that facilitate a pedestrian -oriented environment. This category encourages retail and commercial services, higher density residential, live/work, service, office, governmental, and public uses.

Key words: pedestrian-oriented/walkable; social/civic hub(?); larger downtown district

Physical characteristics: primary, compact form, mixed use buildings; less intense, secondary district

Current zoning: B-3, B-4

Gateway district: This category identifies portions of the city that are located at major entrances to the city and require higher-quality design elements and building construction for new commercial development.

Key words: higher quality design elements; aesthetic travel corridor; walkability; auto-oriented & residential

Physical characteristics: auto-highway oriented buildings

Current zoning: B4, B6

Commercial: This category applies to commercial development outside of the central business district, providing services and retail and serving the adjacent neighborhoods, community, and regional needs.

Key words: arterial highway network

Physical characteristics: large scale retail buildings

Current zoning: B1, B2, B4



Downtown

There is a 'general' area that can be thought of as downtown that includes a range of uses, building types, etc. The zoning code can address this area with form standards but with less specificity than the core.



Downtown Core

The core is a more defined area that has a very distinct character related to its built form and less so about its allowed uses; the code can be pretty specific about how buildings behave and perform here.



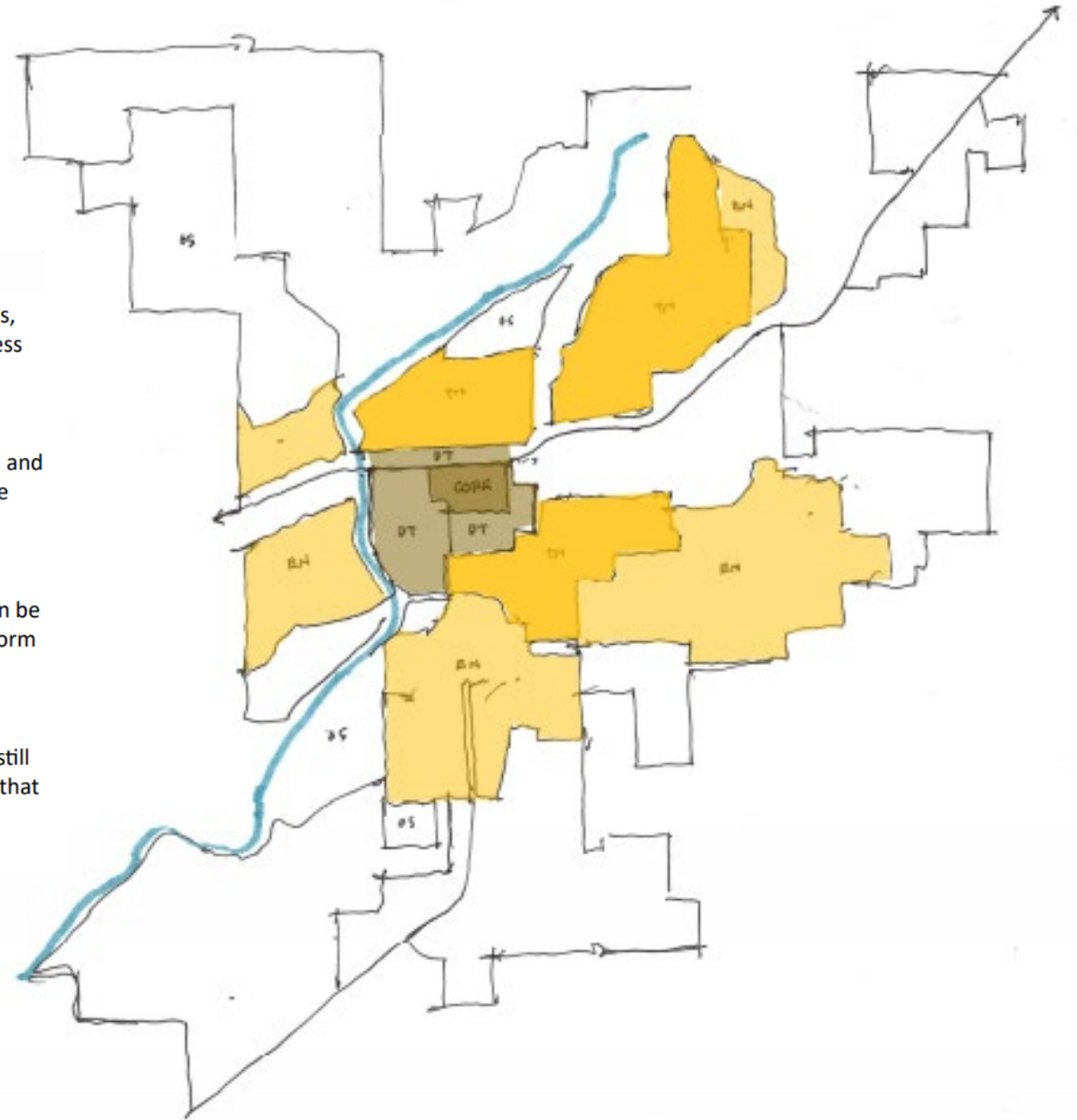
Traditional Neighborhood

These are very well formed, and in many cases historic residential neighborhoods that can be described well beyond just low-medium density. The code can directly address the key form givers of these neighborhoods.



Established Neighborhood

Developed neighborhoods that may not have as unique characteristics as traditional but still have certain form and built features (street types, open spaces, era of construction, etc.) that go beyond being described as low-medium or medium-high density.



City of Brainerd Zoning Map





Site Scale

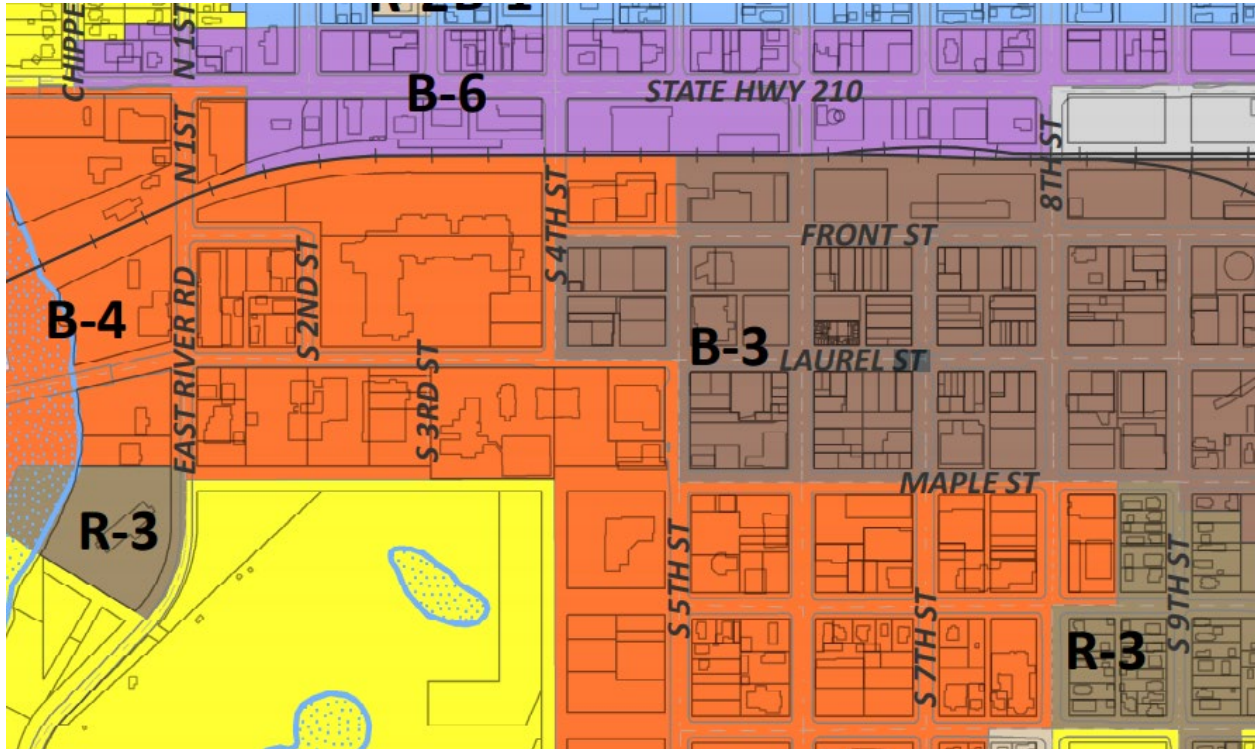
8th Street S & Laurel St.



Program

- mixed-use building
- first floor commercial
- up to 40 units of “workforce housing” (\$900-1,200/month range)
- 4-5 story building
- possible parking structure for tenants and residents

8th Street S & Laurel St.



Angle of Parking (A)	Stall Width (B)
90°	10' 0"
75°	10' 0"

B3 District

- Conditional Uses. A. Residential and provided that: 1. Residential and non-residential uses shall not be contained on the same floor and no residential use shall be located on the first floor. 2. Residential and non-residential uses shall have separate entrances and exits.
- PUD – no first floor residential
- Height – 45'

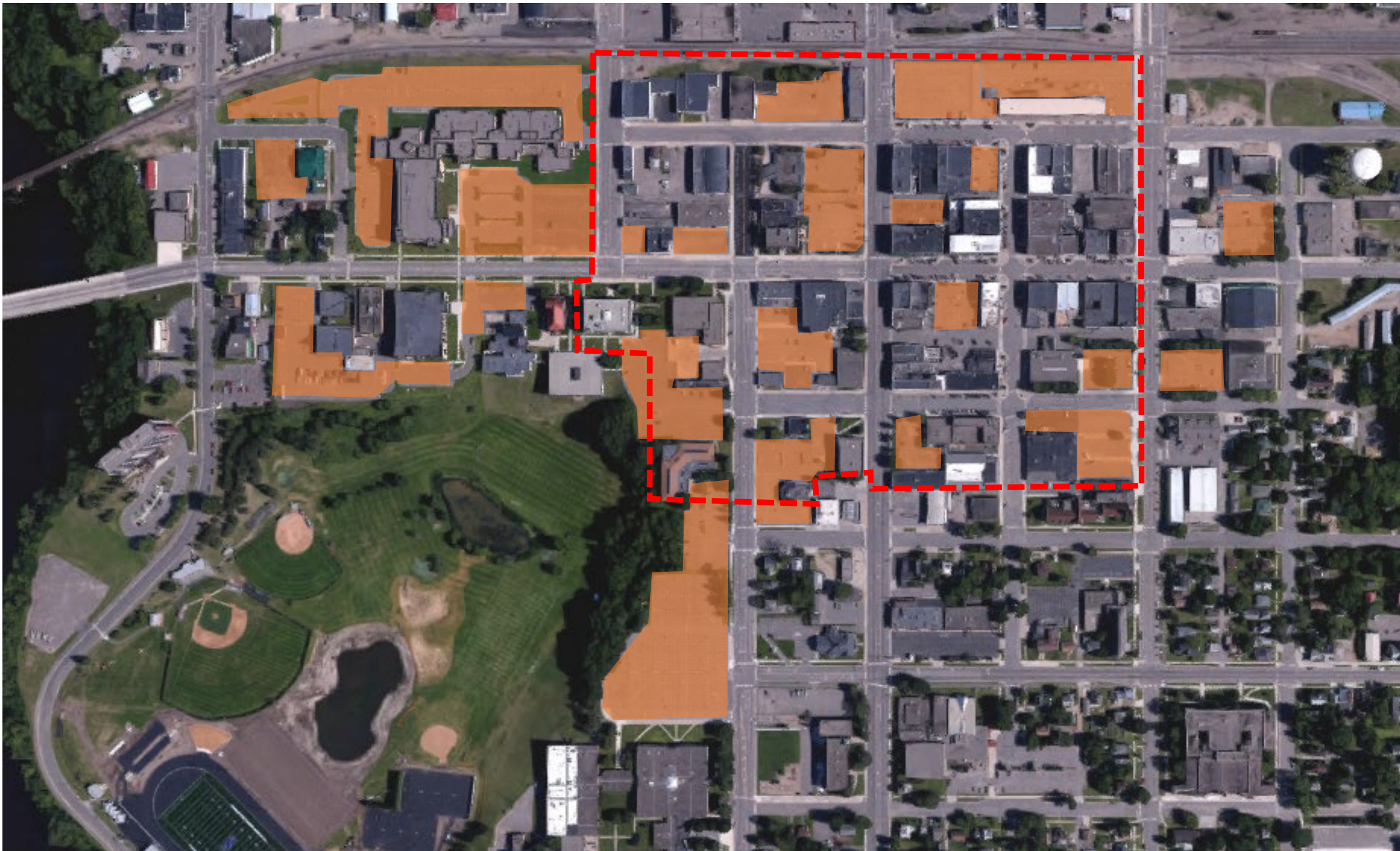
Districts exempt from the minimum off-street requirements:

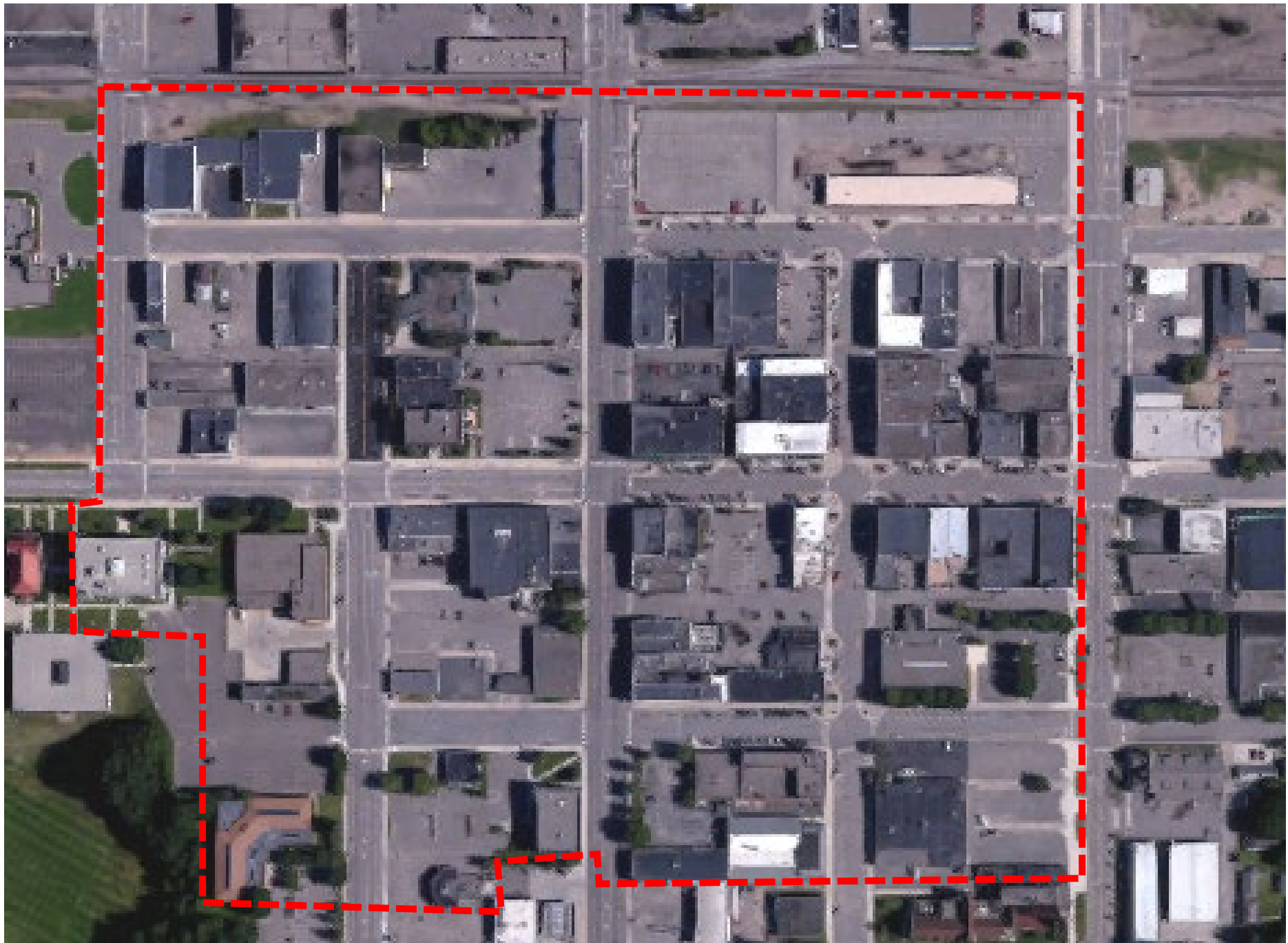
B-4 (Gen Bus.)

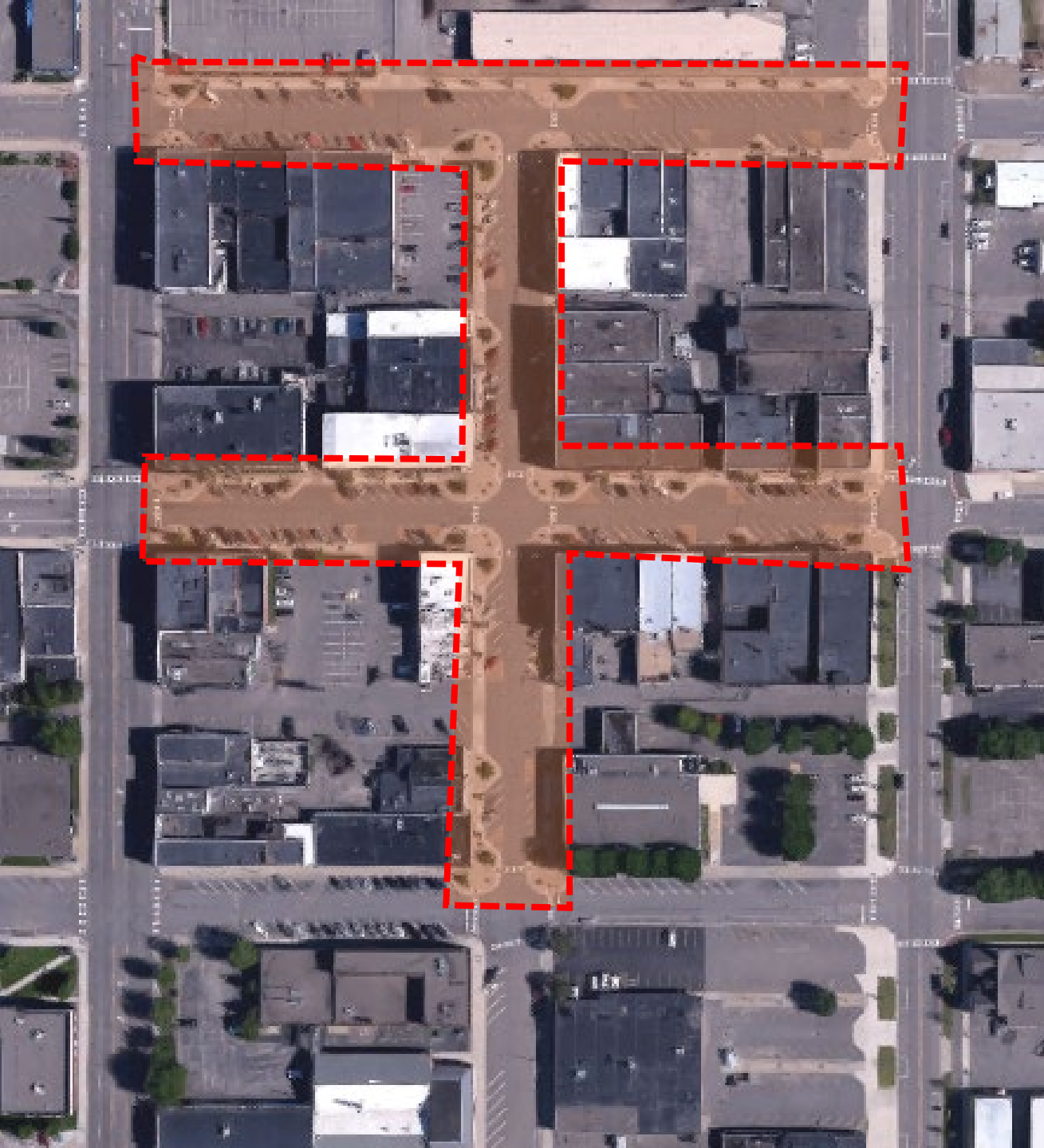
B-5 (Commercial Amusement)

B-6 (Washington Street)

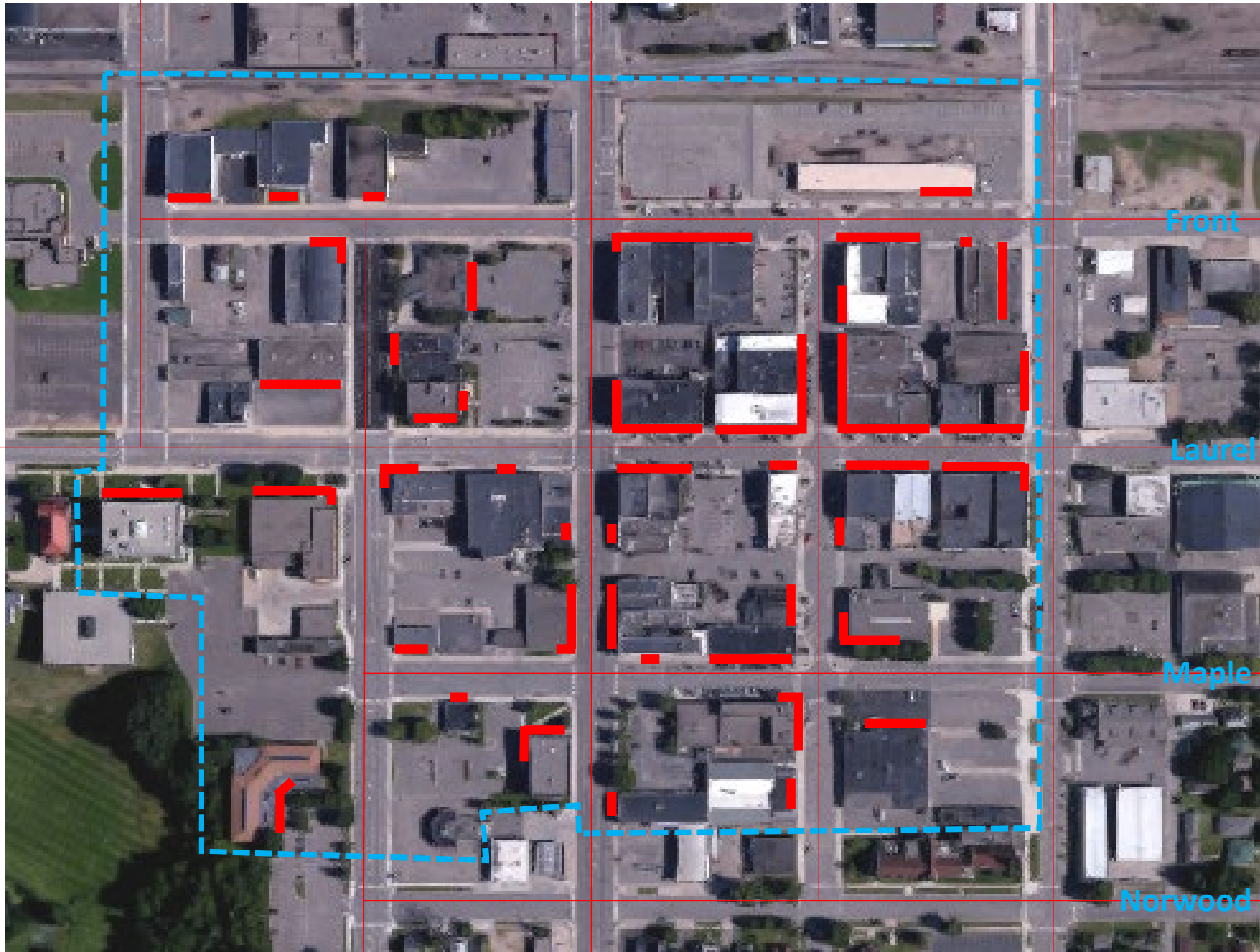


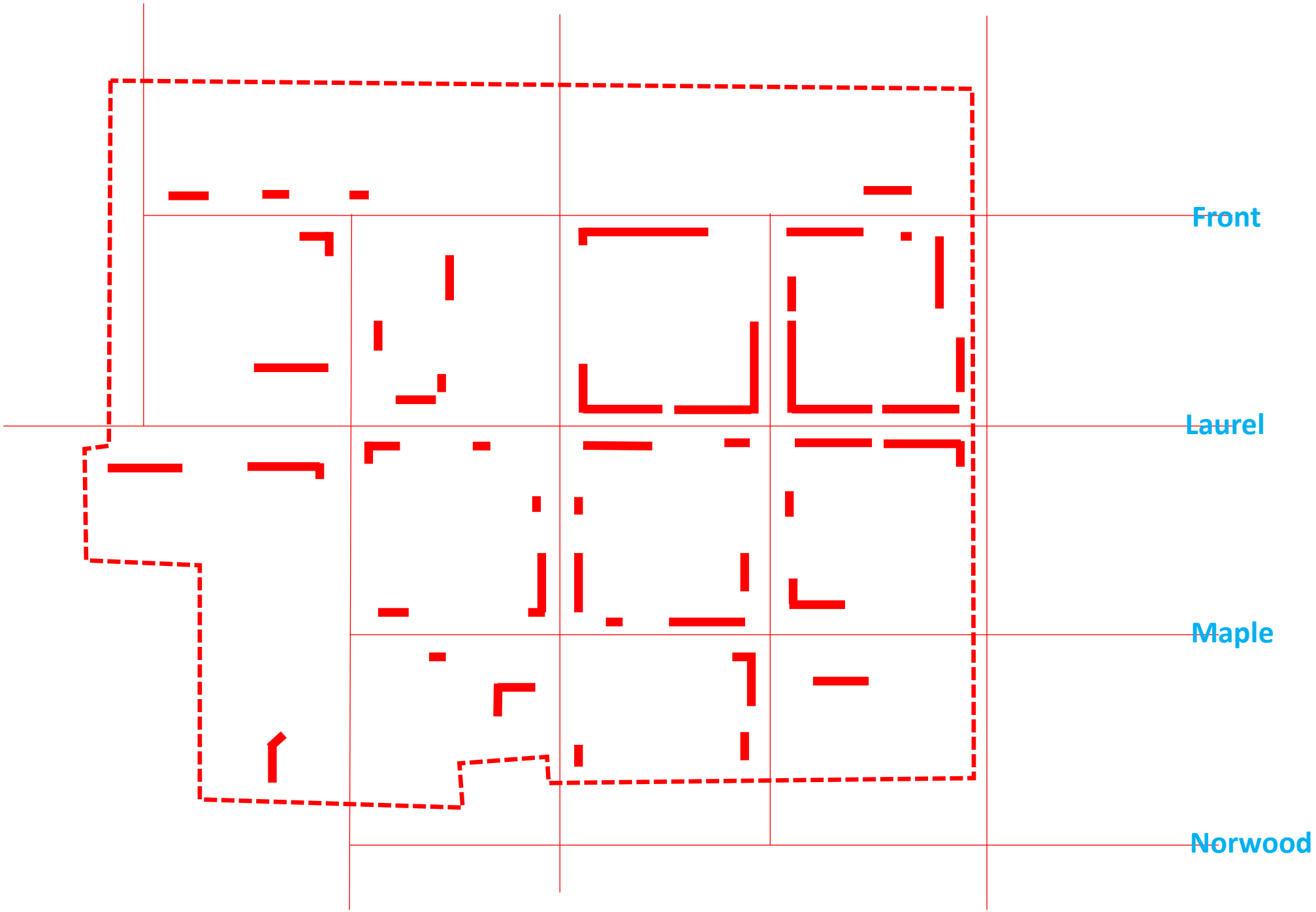


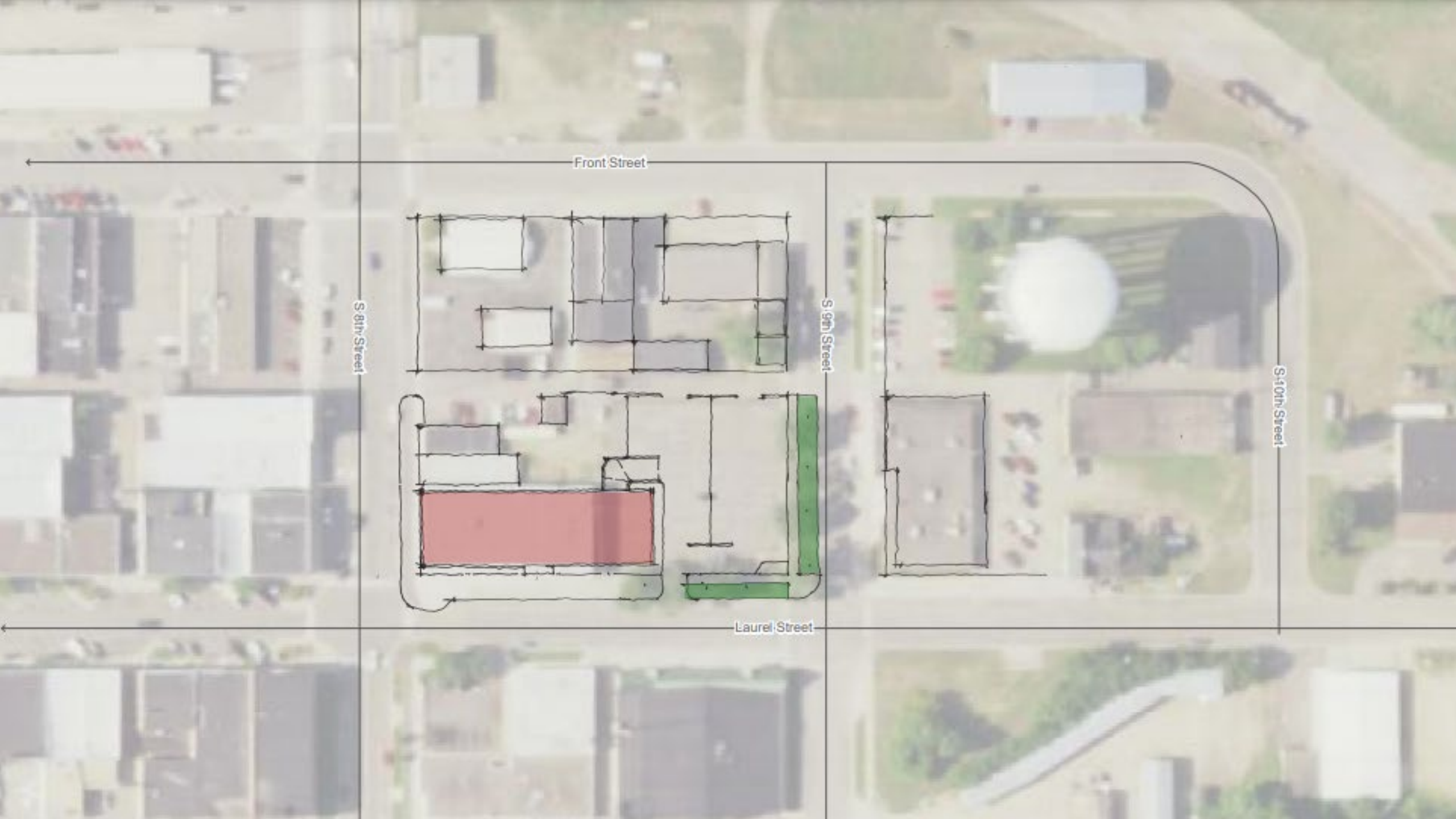




Priority pedestrian
improvements







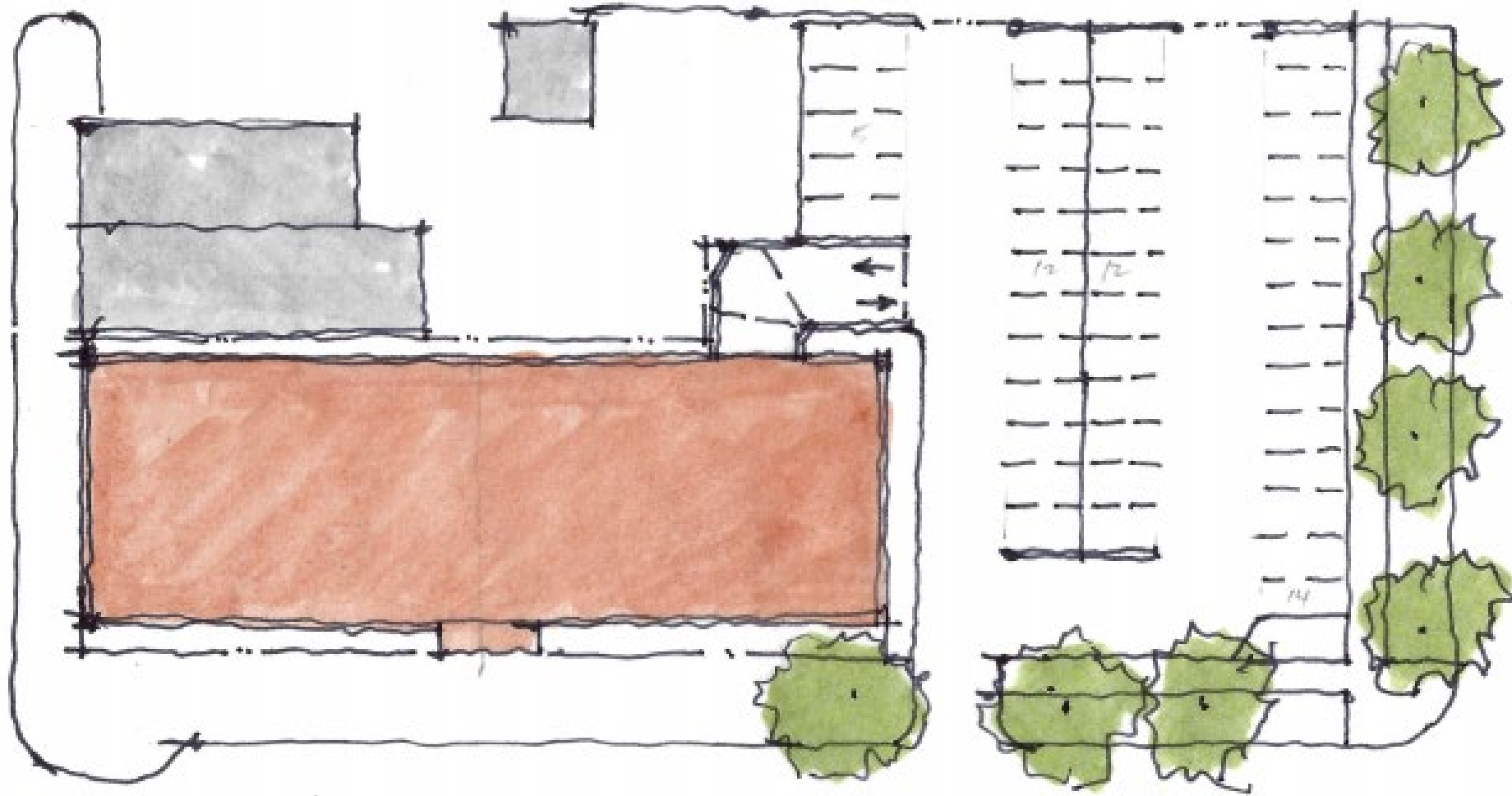
Front Street

S 8th Street

S 9th Street

S 10th Street

Laurel Street



Development Summary

Plate = 12,160 sf/gross

Leasable ground floor = 8,600 sf/net

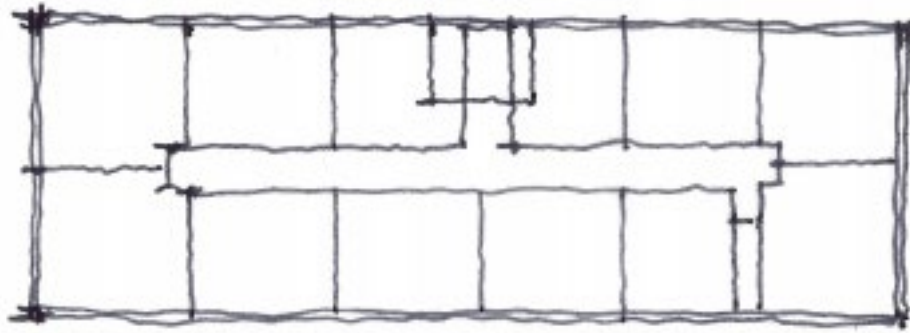
Units = 36 (@ 860 sg/gross average)

Surface parking = 43 (46 @ 9' stall width)

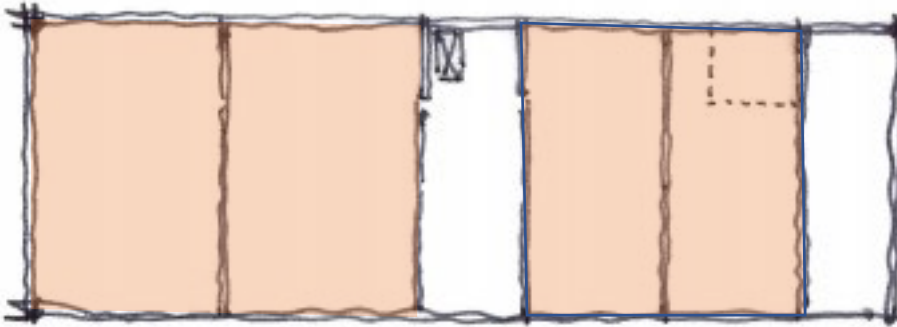
Below grade parking = 30

Retail parking @1/200 sf = 43

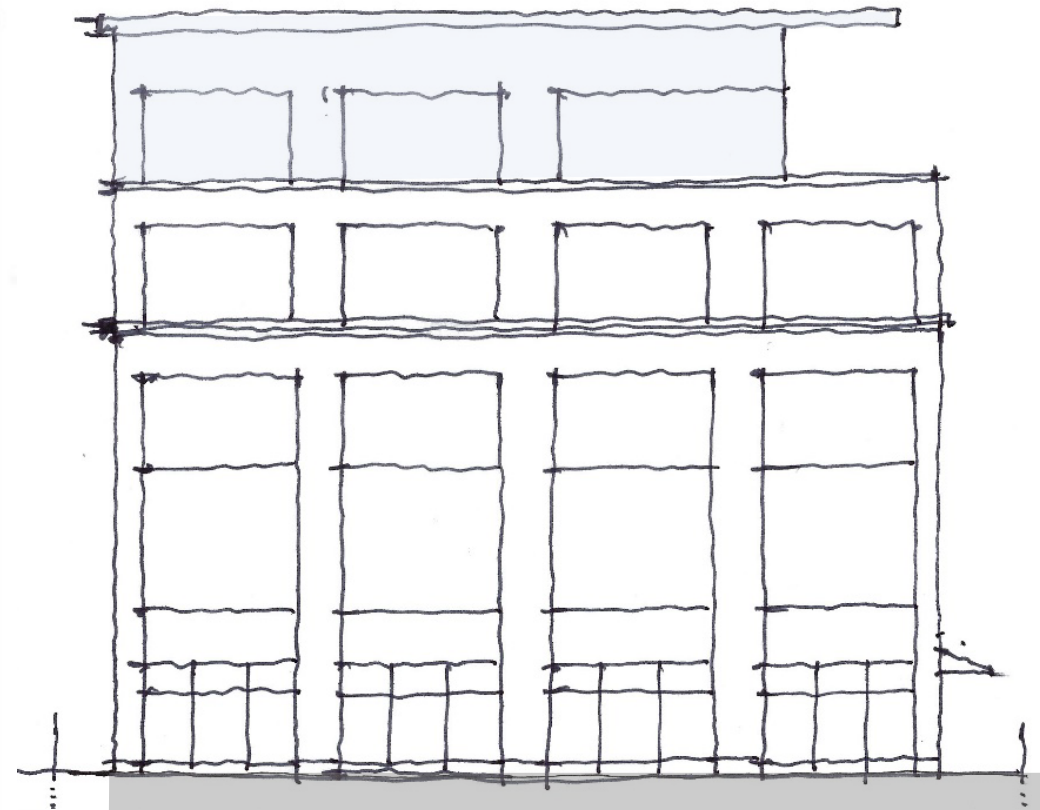
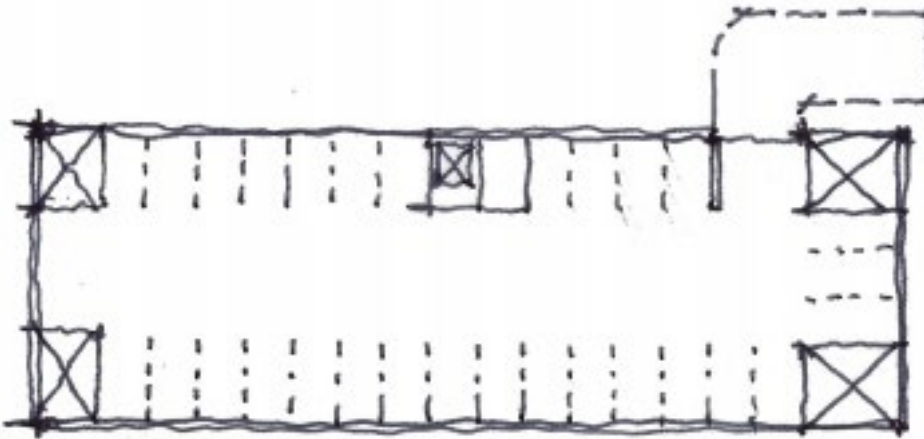
Typical
residential floor



Ground
floor



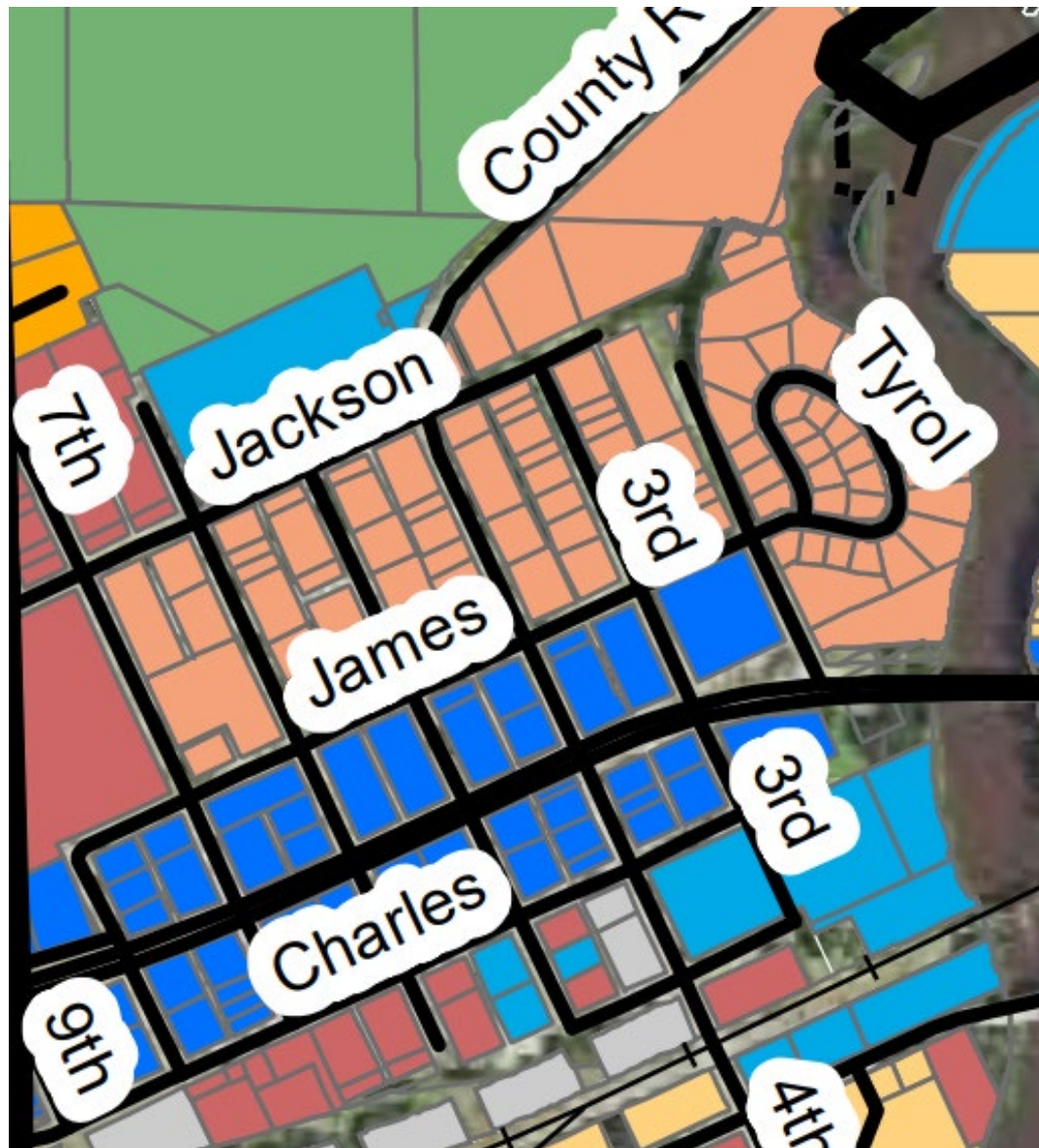
Lower
level



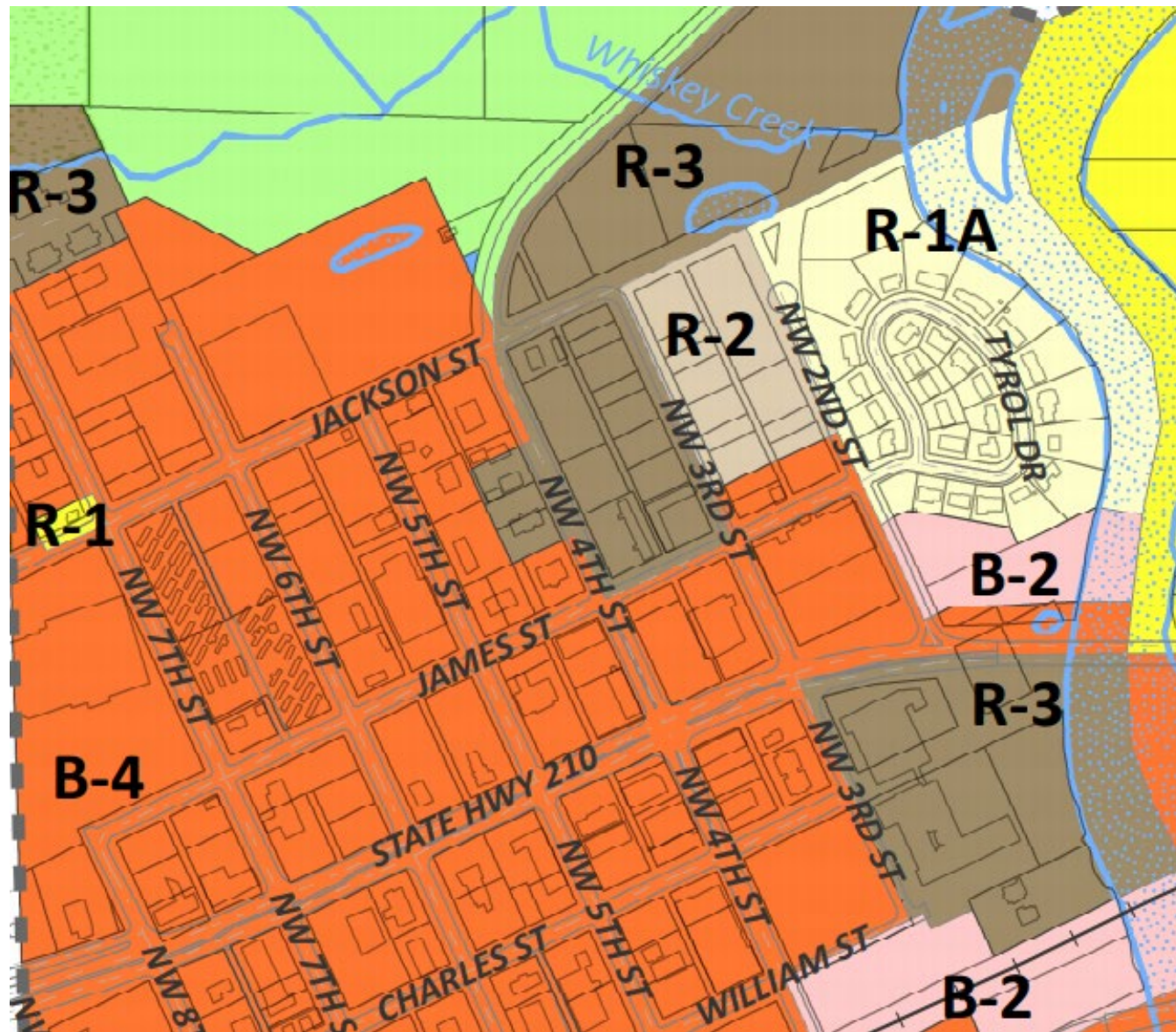
West elevation



Block Scale

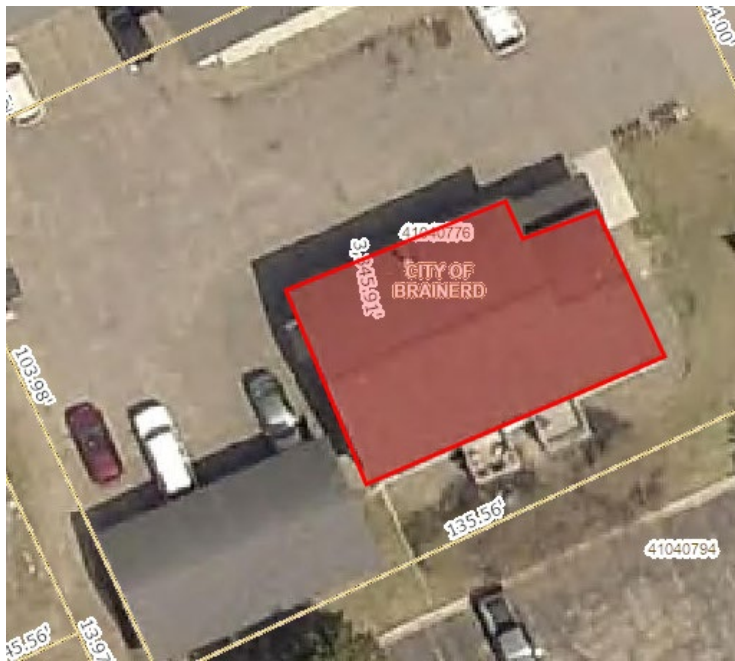


Future Land Use



Curent Zoning





Hertz Linda R



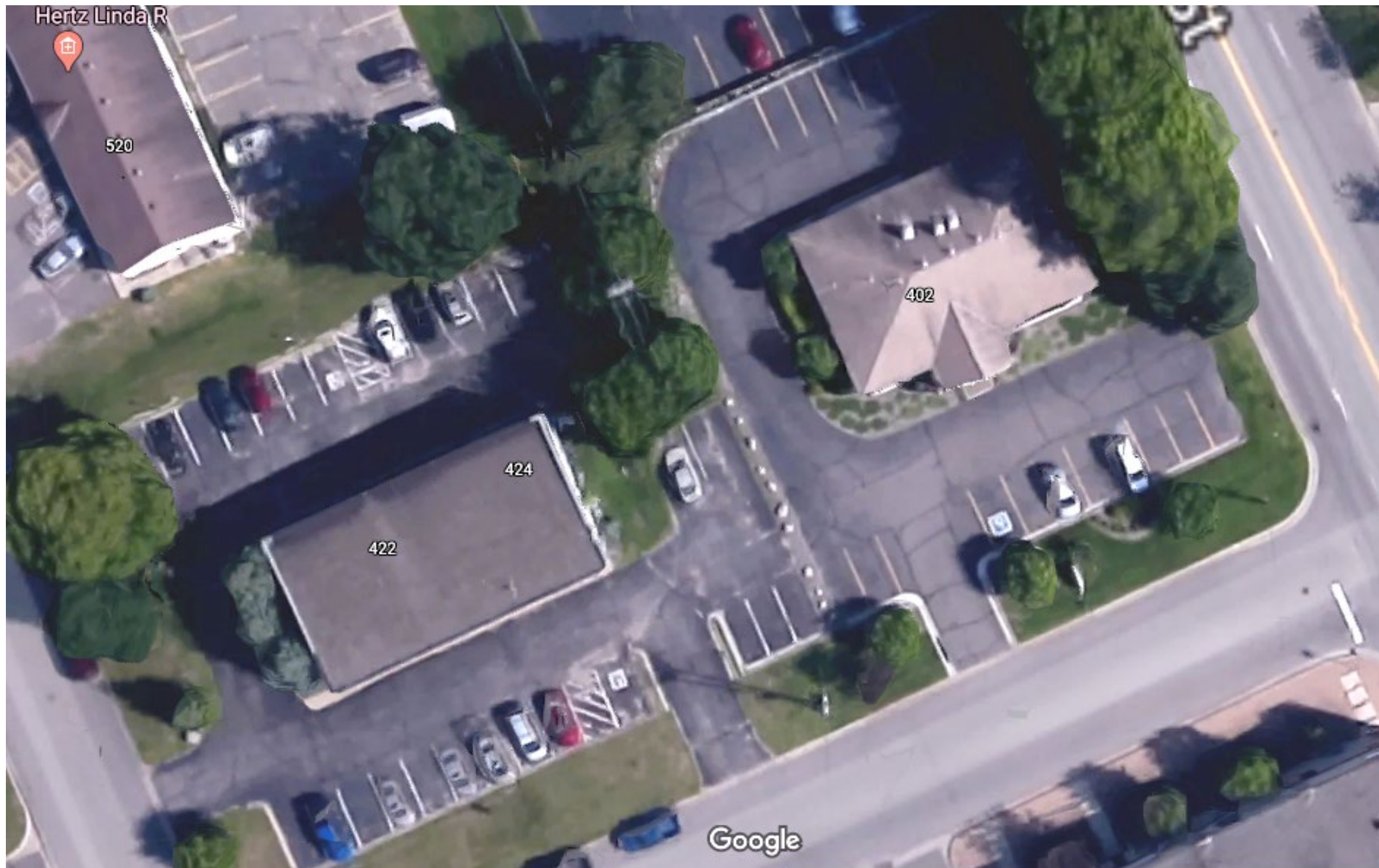
520

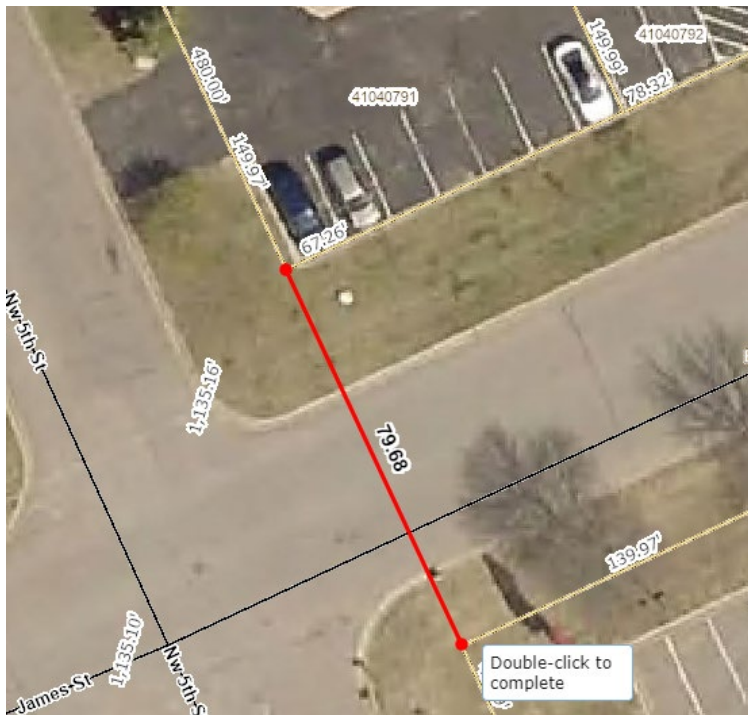
402

424

422

Google



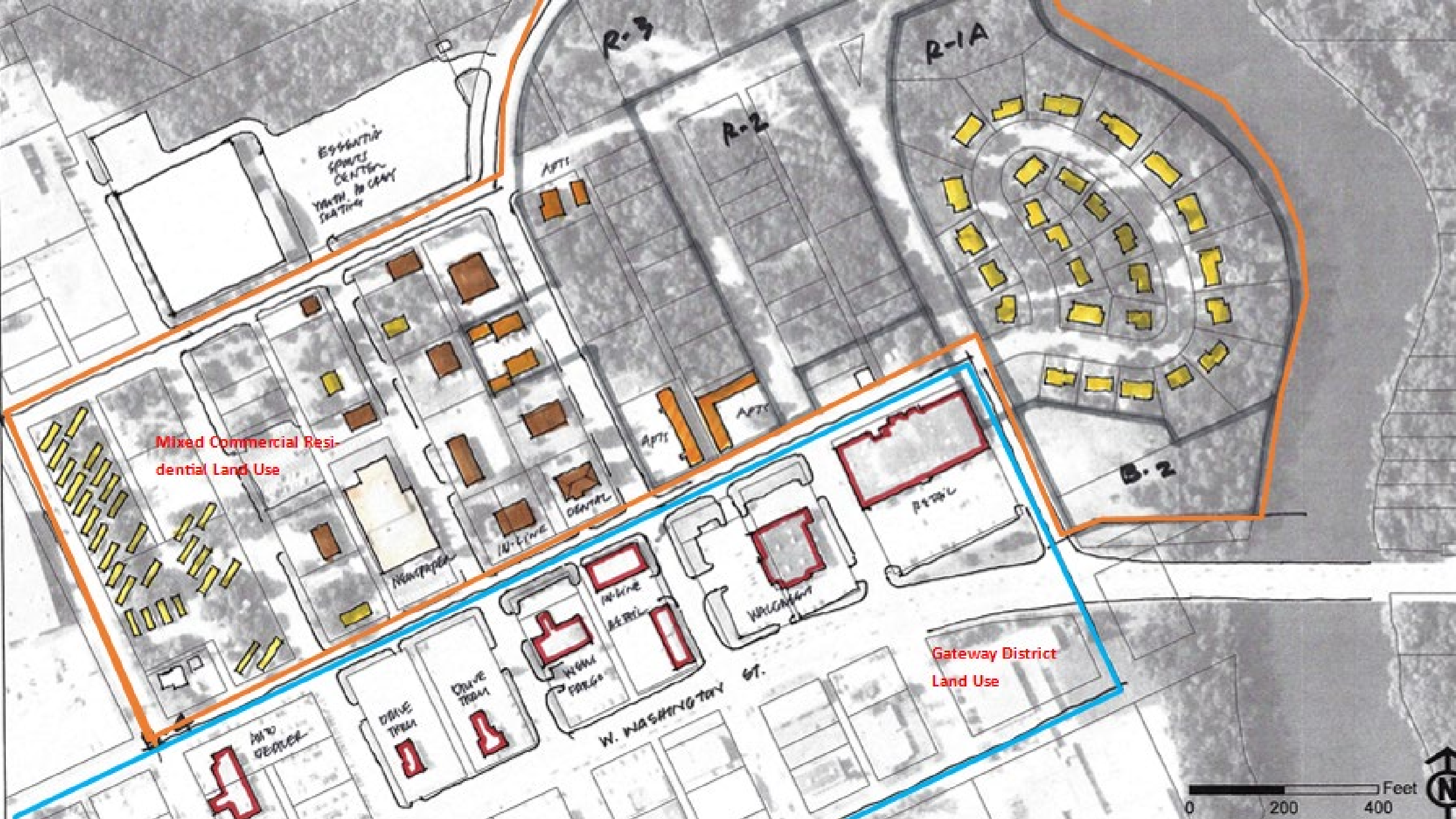


James St

ROW = 80'

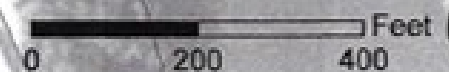
Moving surface = 40'





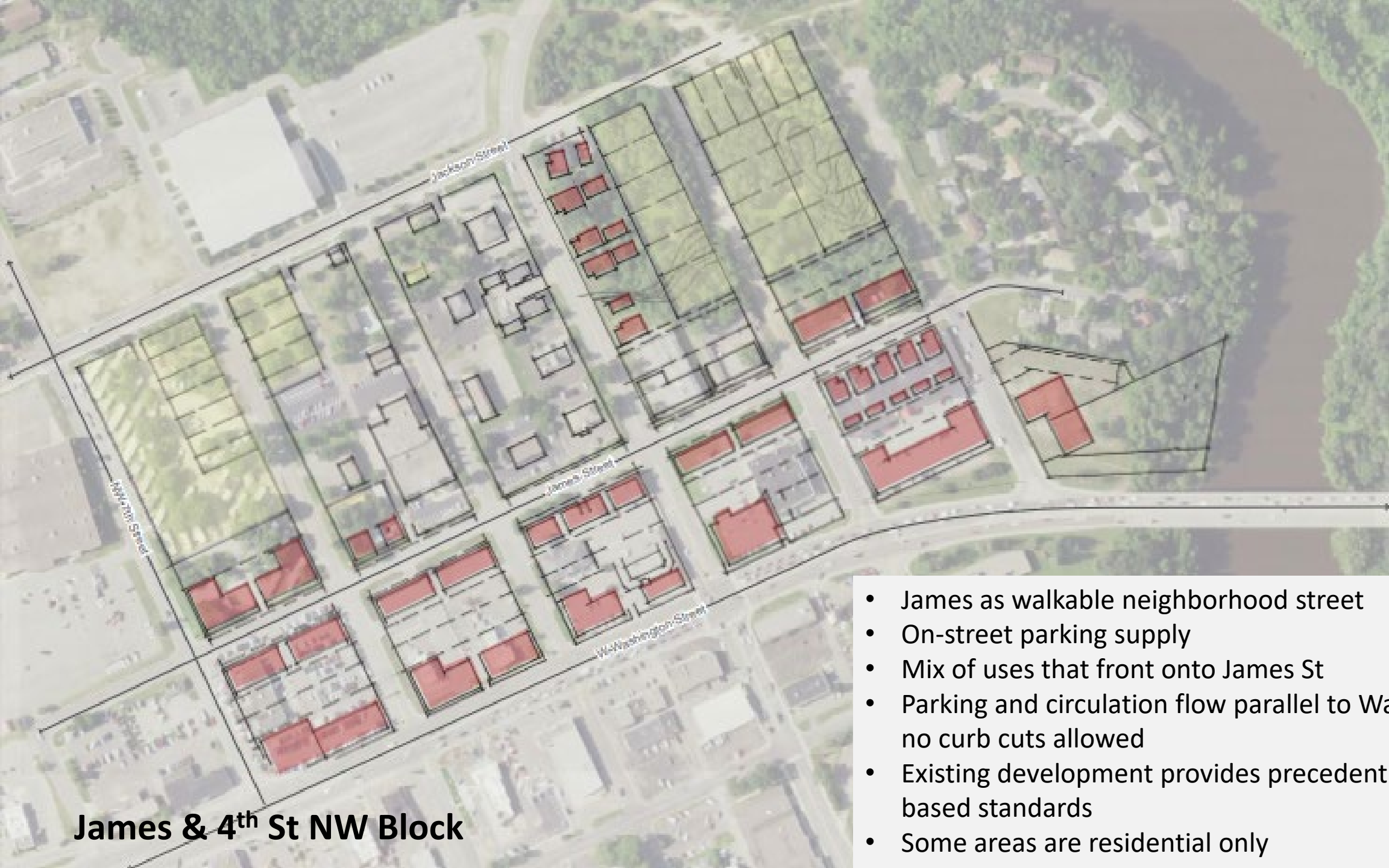
Mixed Commercial Residential Land Use

Gateway District Land Use









James & 4th St NW Block

- James as walkable neighborhood street
- On-street parking supply
- Mix of uses that front onto James St
- Parking and circulation flow parallel to Washington; no curb cuts allowed
- Existing development provides precedent for form-based standards
- Some areas are residential only



James & 4th St NW Block

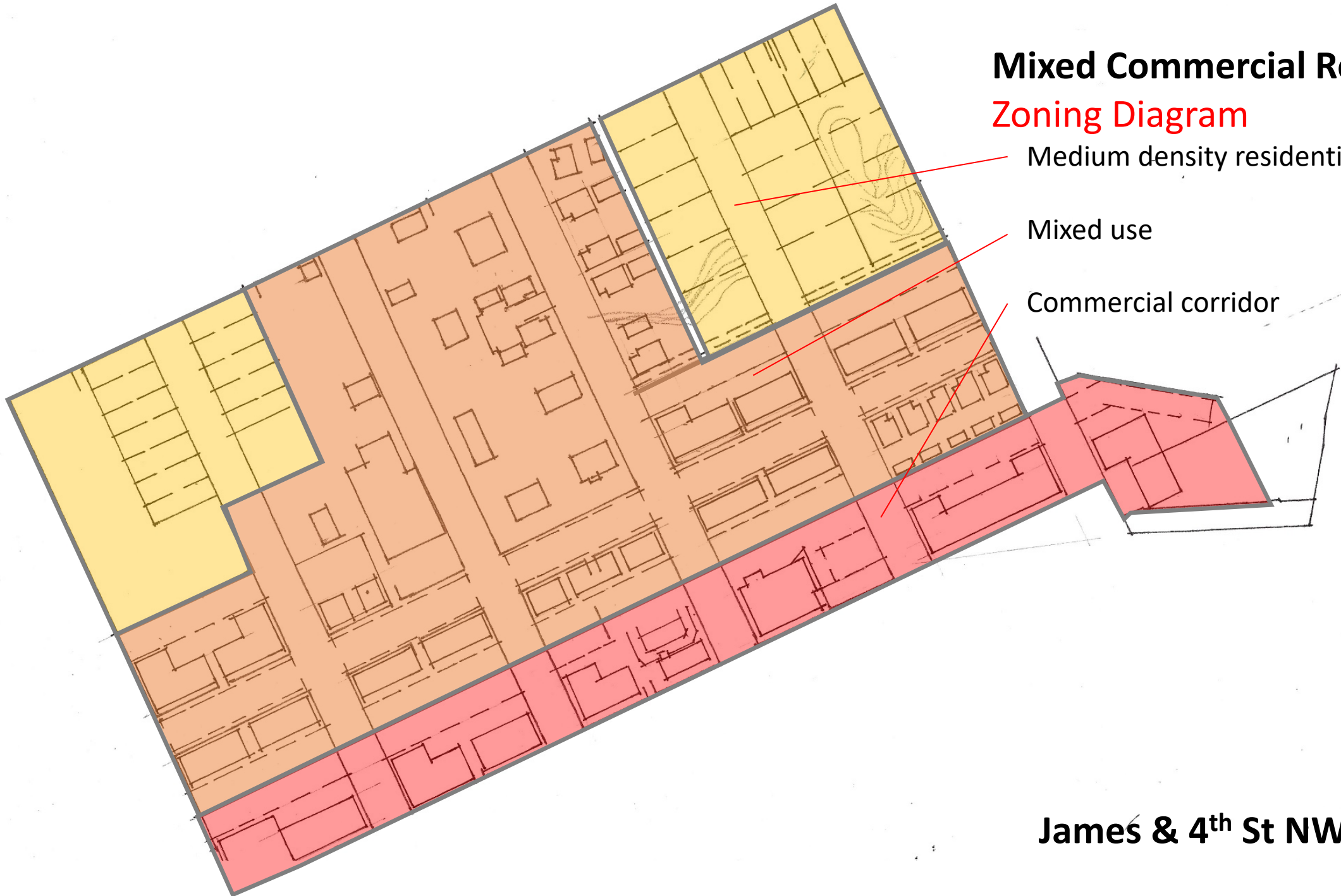


Mixed Commercial Residential Zoning Diagram

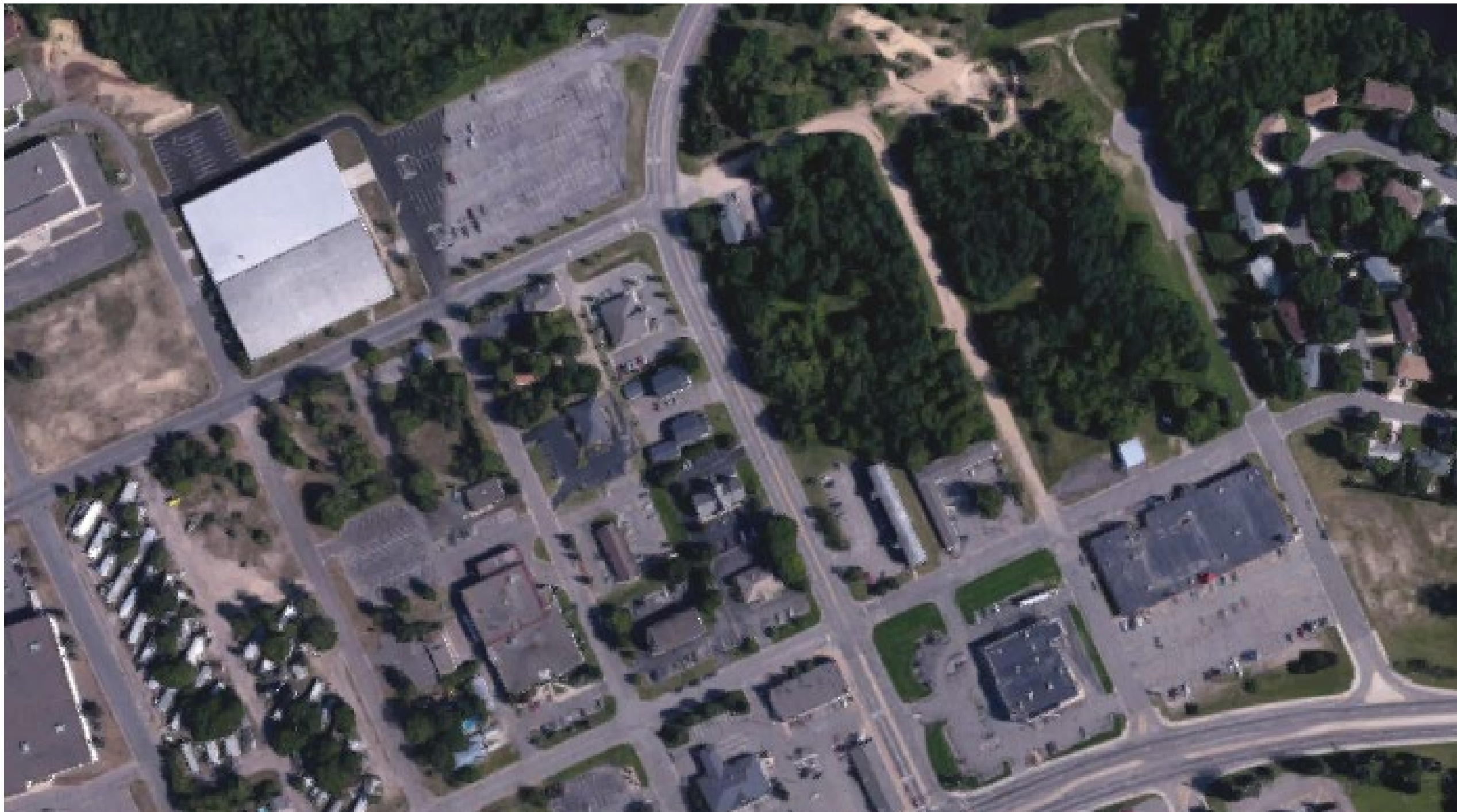
Medium density residential

Mixed use

Commercial corridor

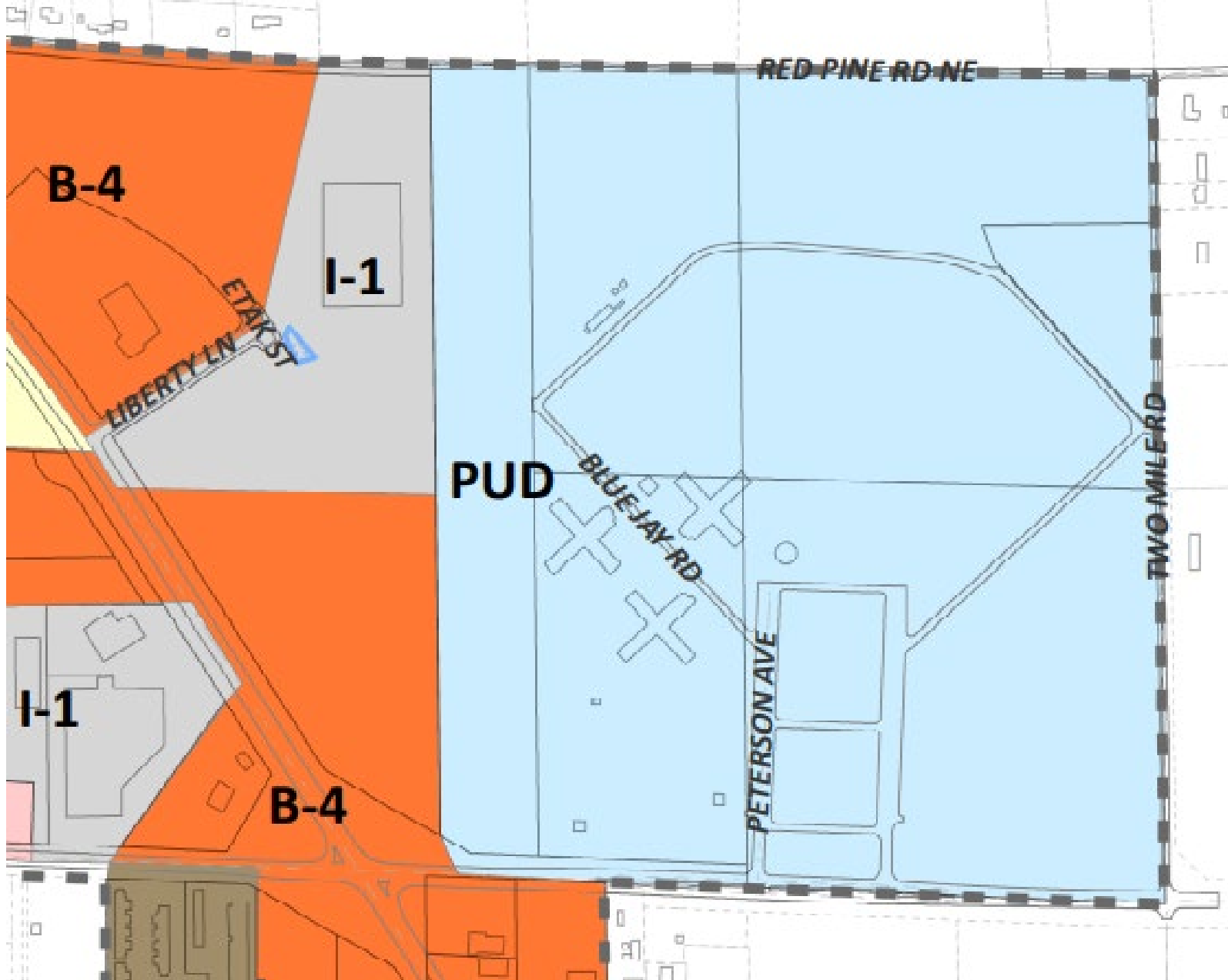


James & 4th St NW Block





Neighborhood Scale



PUD District



Northern Pacific Rd

SE 13th St

Laurel St

Laurel St

14th St SE

SE 15th St

SE 16th St

Maple St

Maple St

Maple St

SE 11th St

Norwood St

Norwood St

Norwood St

SE 11th St

SE 17th St

SE 18th St

Vic's Auto Repair

Oak St

Oak St

SE 11th St SE

SE 12th St

SE 13th St

14th St SE

SE 15th St

SE 16th St

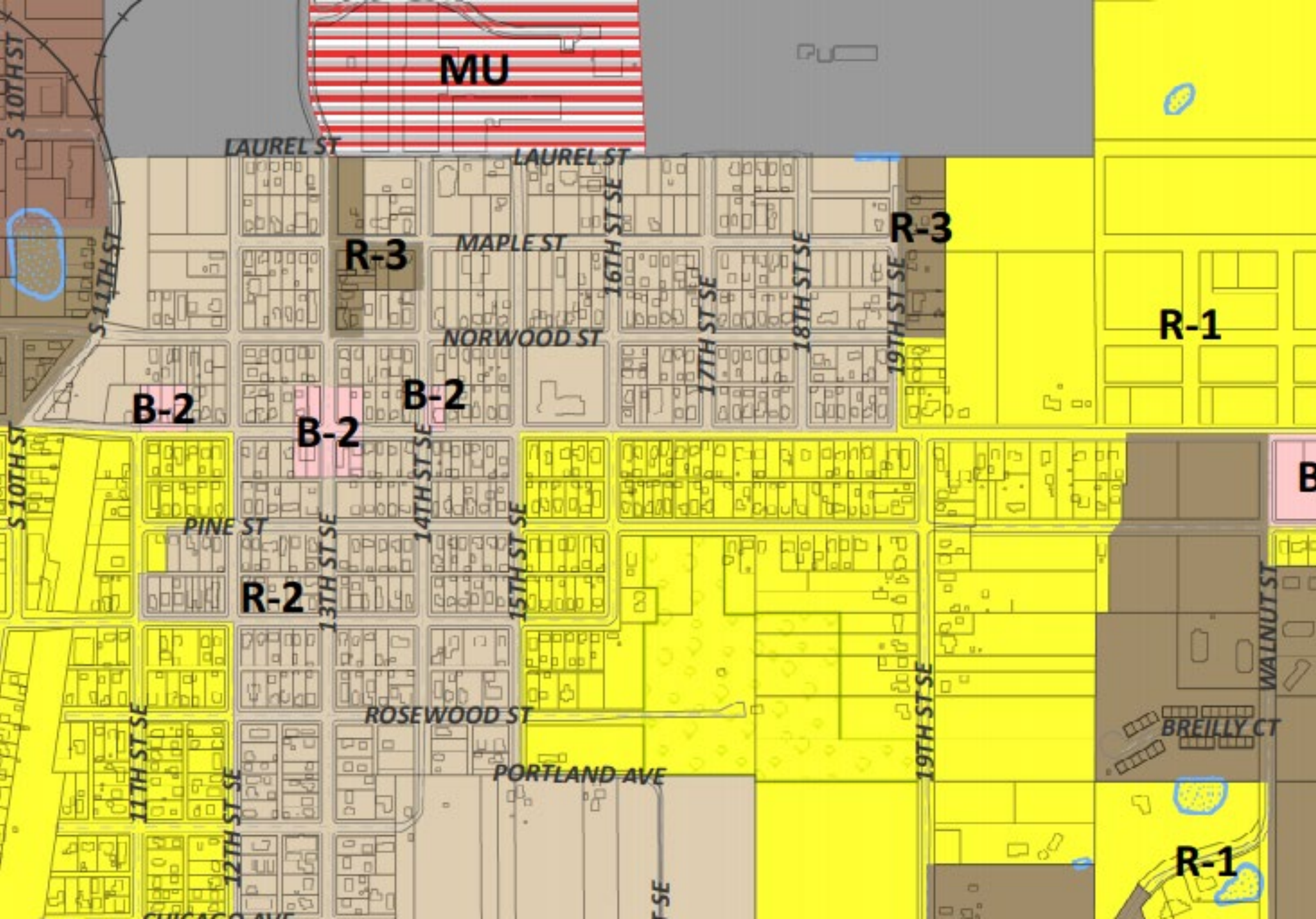
SE 19th St

Pine St

Pine St

Pine St

Google





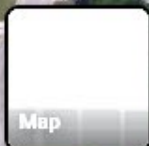
Search Google Maps



See travel times, traffic and nearby places



M



Map



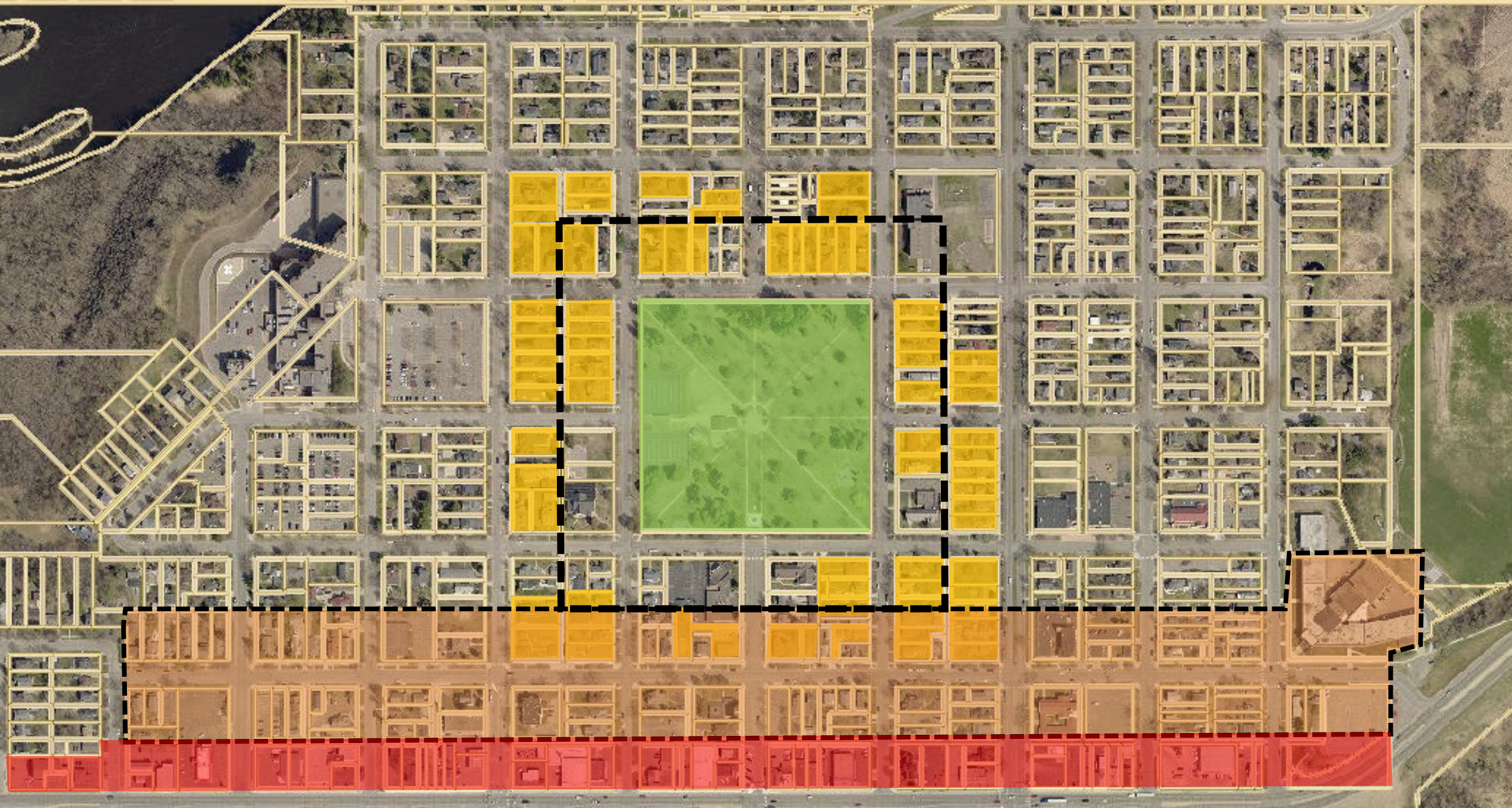
2D



Google

Imagery ©2021 Google Imagery ©2021 Maxar Technologies USDA Farm Service Agency Map data ©2021 United States Terms Send feedback 200 ft

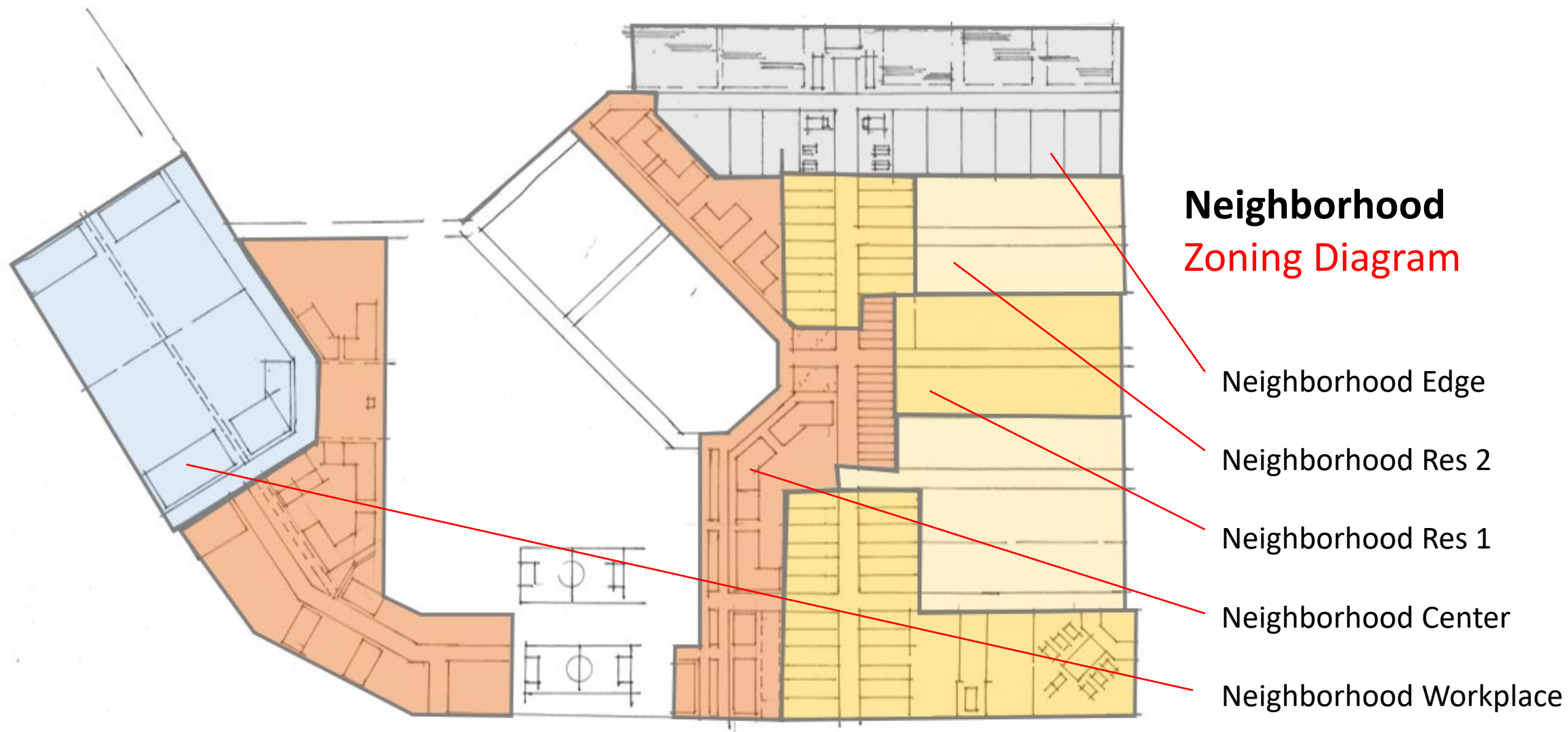


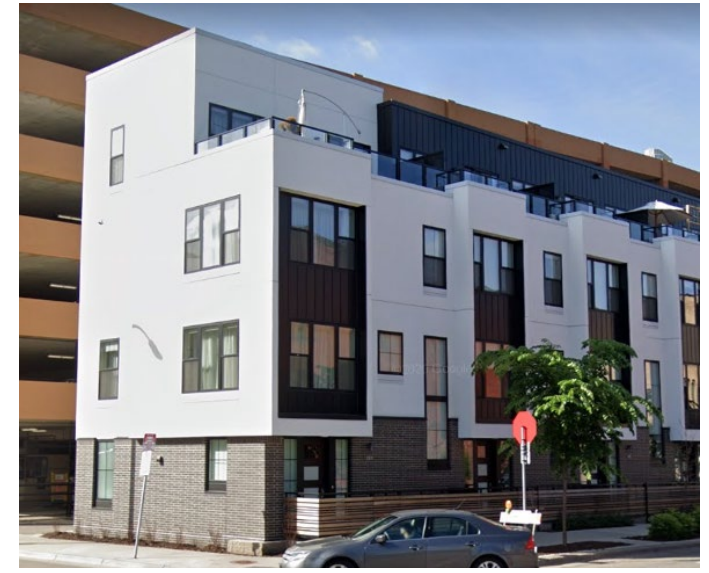




Neighborhood Concept

- Connected compact street & block pattern; center organized around “campus”
- Includes ‘workplace’ district
- Range of residential districts
- At least 7 different residential types
- Commercial uses at high visible locations but still walkable from neighborhood

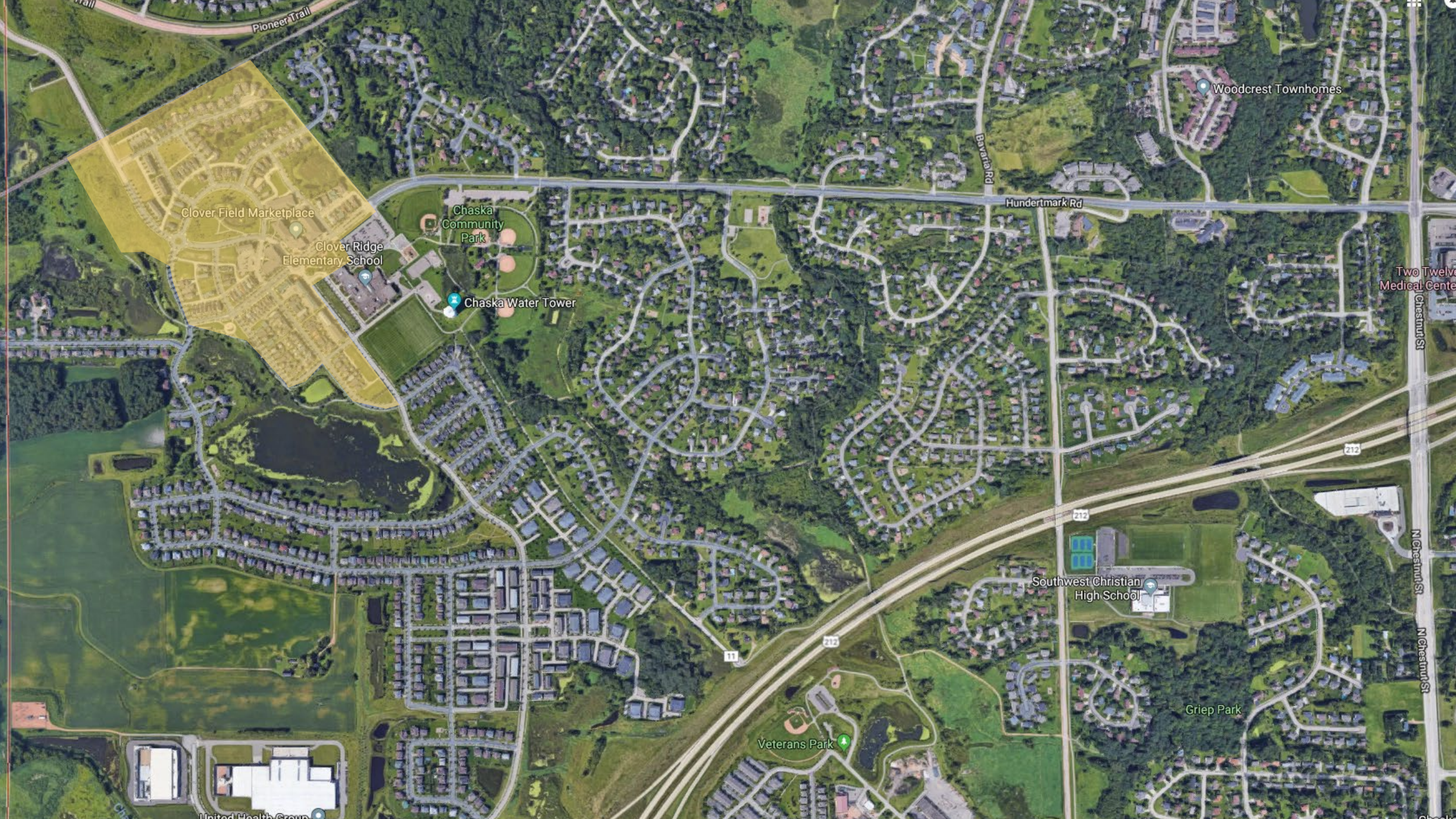




Residential Building Types: Multi-unit house, Mews townhouse, Liner rowhouse, Small apartment, Live/work, Apartment



Ped/Bike Street/West (F1, F2, F3)



Clover Field Marketplace

Clover Ridge
Elementary School

Chaska
Community
Park

Chaska Water Tower

Hundertmark Rd

Woodcrest Townhomes

Two Twelve
Medical Center

N Chestnut St

N Chestnut St

N Chestnut St

Southwest Christian
High School

Griep Park

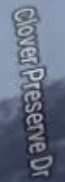
Veterans Park

United Health Group





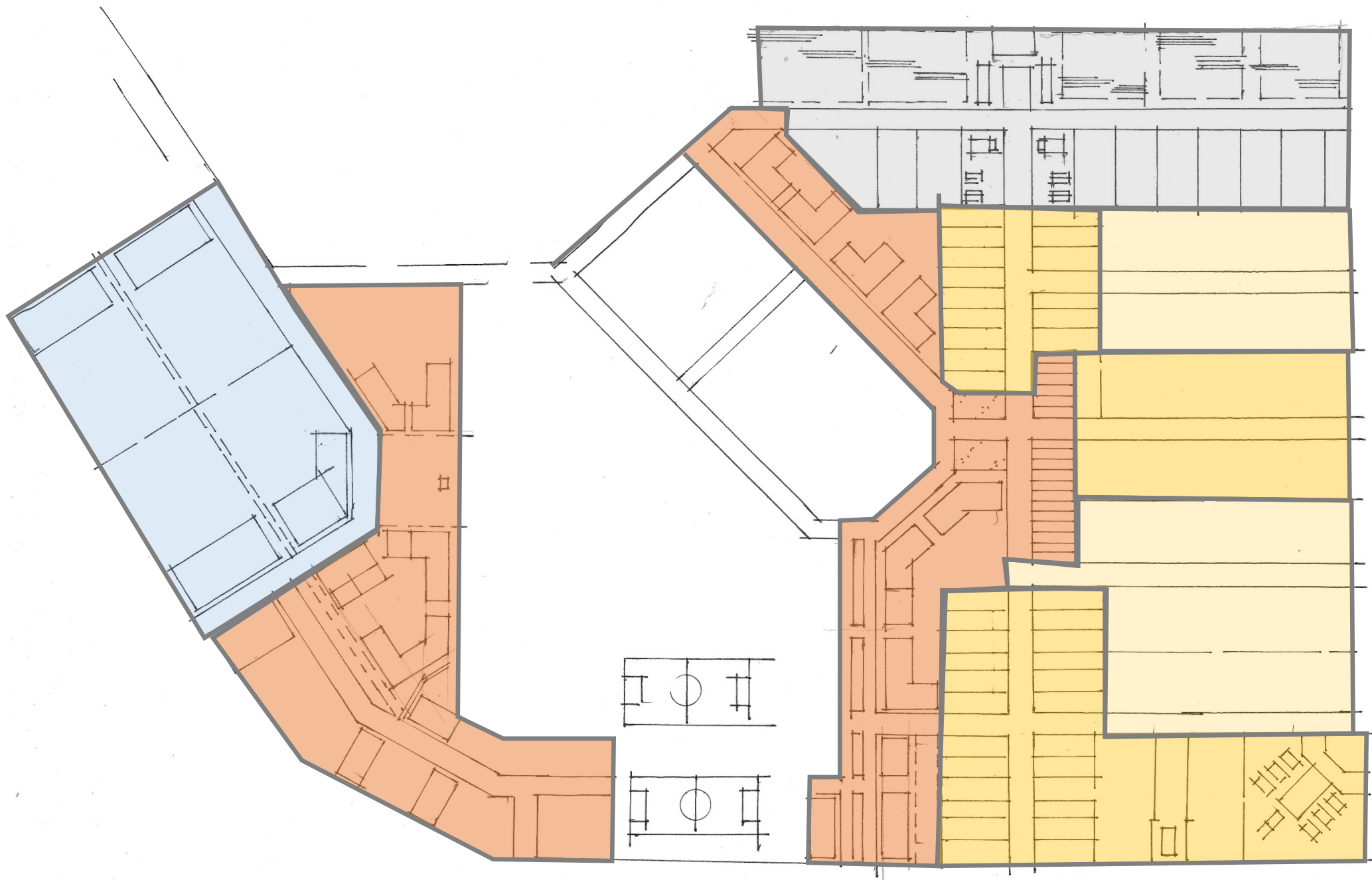






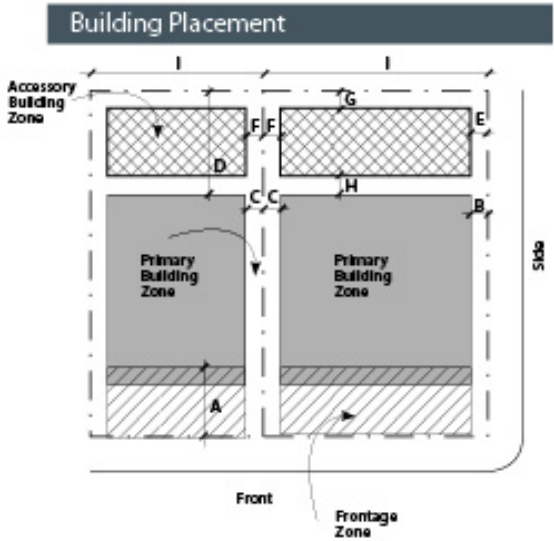






District Standards

- Setbacks
- Accessory Buildings
- Building Types
- Parking Location
- Height



Primary Building Zone Setbacks

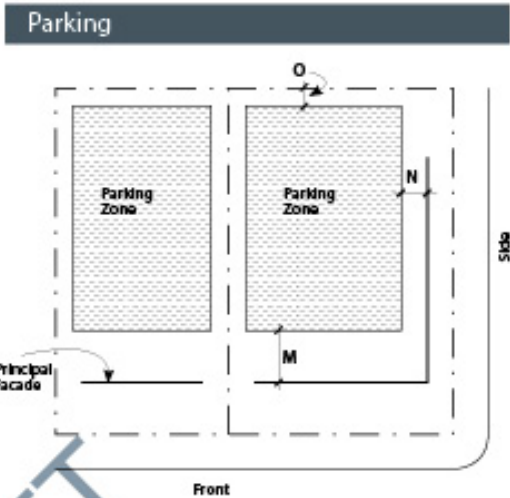
Front Yard (see Frontage Map)	
Corner Side Yard	5'
Interior Side Yard	5'
Rear Yard	25'

Accessory Building Zone Setbacks

Corner Side Yard	3'	E
Interior Side Yard	5'	F
Rear Yard	5'	G
Separation from Primary Building	6'	H
Maximum Number	2 bldgs	
Max. Accessory Bldg. Coverage	35% rear yd	

Allowed Building Type Minimum Lot Width

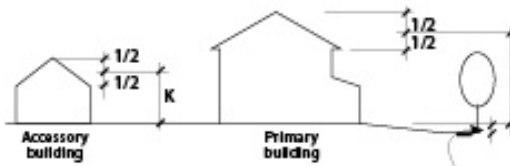
Single family detached	35'	I
Two family: Twin	25'	I
Two family: Duplex	35'	I
Townhouse	20'	I
Small Apartment (3-4 units)	40'	I
Large Apartment (5+ units)	50'	I



Location (min setback from Principal Facade)

Front	20'	M
Side	5'	N
Rear (no alley)	4'	O
Rear (from Alley)	1'	O

Height



Building Maximum	35'	J
Accessory Building Maximum	17'	K
Finish Ground Floor Level	18"	L



Williamson St. & S. Baldwin St.

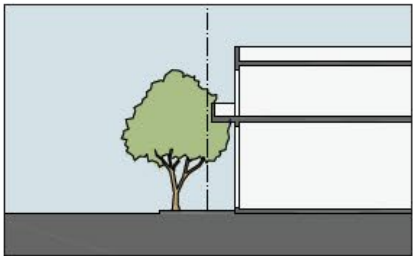
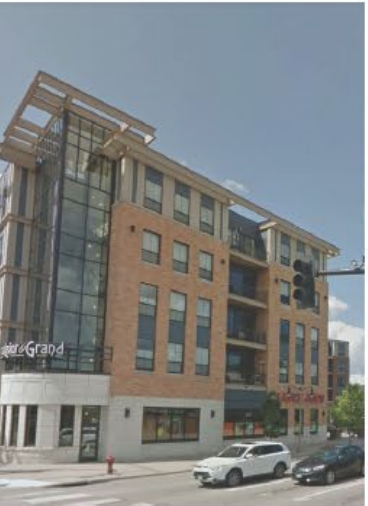


Village District

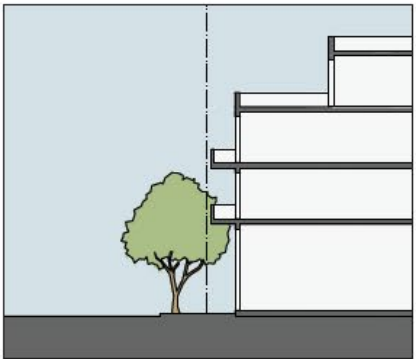
- Allow mixed land uses while encouraging compact and pedestrian oriented development”
- No permitted uses
- Build-to line 0-10’
- 65% building frontage
- Parking not permitted in front yard
- Drive thru lanes are allowed only to the side or rear of the building



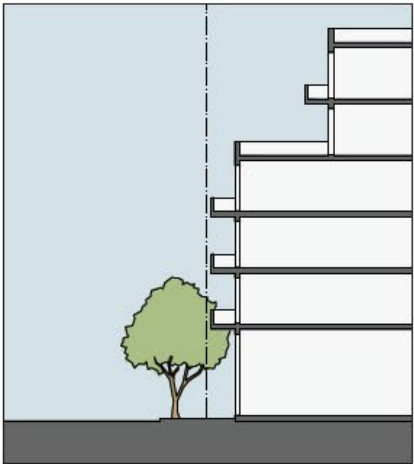
Range of Uses



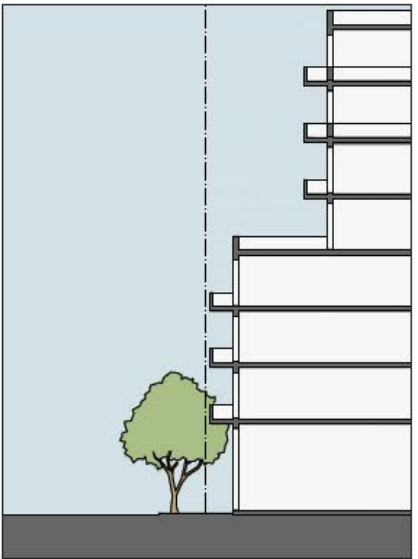
Up to 2 stories



Up to 4 stories

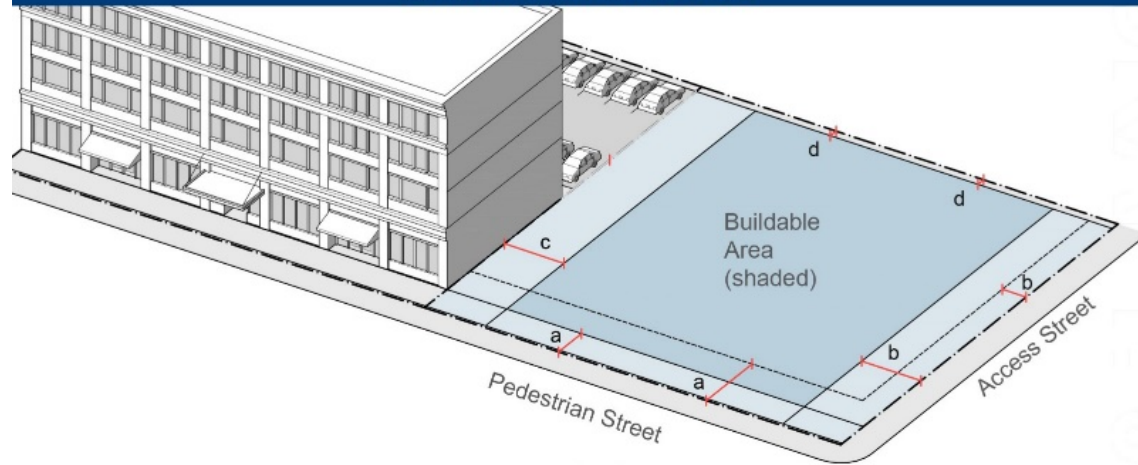


Up to 6 stories



Up to 8 stories

DEVELOPMENT STANDARDS



BUILDING SETBACKS

PARKING AND STORAGE SETBACKS

a	Pedestrian Street	1 - 18 ft. max.	h	Pedestrian Street	18 ft. min.
b	Access Street	2 ft. min.	i	Access Street	8 ft. min.
c	Side Site Line	0 ft. or 6 ft. min.	j	Side Property Line	0 ft. min.
d	Rear Site Line	3 ft. min.	k	Rear Property Line	3 ft. min.

MINIMUM FRONTAGE

LOT COVERAGE

Pedestrian Street:	70% min.	Lot coverage by buildings:	70% max.
Access Street:	40 ft. min. from pedestrian streets		

FRONTAGE YARD TYPES (TABLE 18.620.06)

Pedestrian Street:	shallow, urban or pedestrian forecourt
Access Street:	shallow, urban, pedestrian forecourt, vehicular forecourt or screened parking
Additional Requirements:	common yard and fenced yard permitted for single family residential only

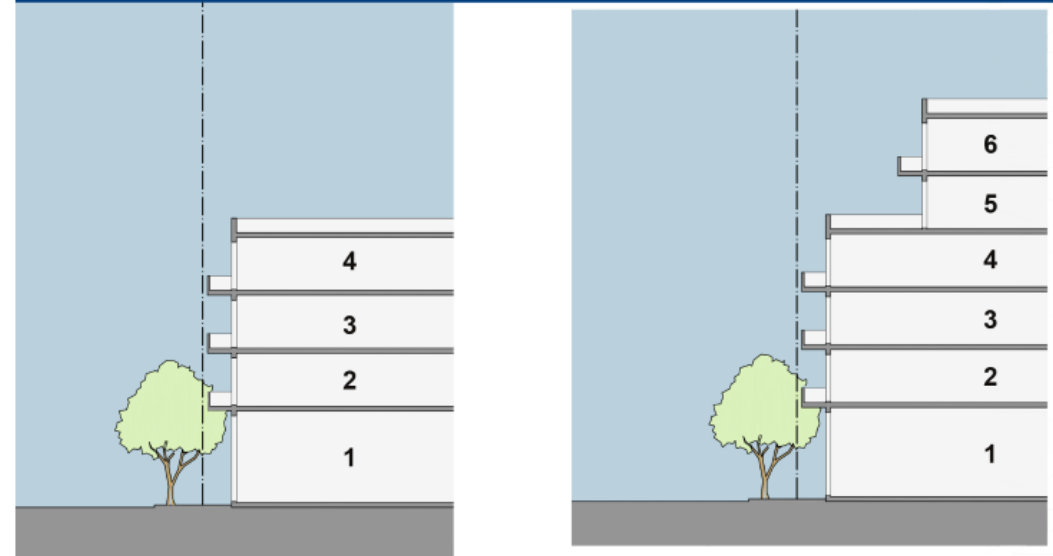
FACADE TYPES (TABLE 18.620.08)

Pedestrian Street:	all; porch and stoop for access to ground floor residential uses only
Access Street:	all; porch and stoop for access to ground floor residential uses only

MINIMUM GLAZING

Pedestrian Street Ground:	60%
Access Street Ground:	30%
Second Floor:	40%
Upper Floors:	30%

DEVELOPMENT STANDARDS



BUILDING HEIGHT

BUILDING STEPBACKS

Building Height:	4 stories	15' stepback is required for all stories above 4 upon transit approval
Transit Bonus:	2 stories	
Parking structures:	Building height minus one story	

PERMITTED USES

RESIDENTIAL	CIVIC (INSTITUTIONAL)
P Single Family Residential	C Basic Utilities
P Multi Family Residential	C Medical Centers
P Mixed-Use Residential	P All Other Civic per Title 18
C Transitional Housing	INDUSTRIAL
R Home Occupation	P Research and Development (accessory use only)
	N All Other Industrial per Title 18
COMMERCIAL	OTHER
C Major Event Entertainment	R Wireless Communication Facilities
C Outdoor Entertainment	N All Other "Other" per Title 18
N Adult Entertainment	
R Outdoor Sales	
N Animal-Related	
N Auto-dependent (Section 18.620.050.B)	N Not Permitted
R Non-Accessory Parking	P Permitted
R Maker Space	R Permitted with Restrictions (Section 1
R All Other Commercial per Title 18	C Conditional (Section 18.330)

