

BRAINERD PLANNING COMMISSION
Workshop

Wednesday, October 13, 2021
6:00 p.m.
Fire Department Training Room
23 Laurel St.

1. Call To Order
2. Roll Call
3. Approval/Amendment Of Agenda
4. Zoning Code Commercial Standards Discussion

Documents:

[COMMERCIAL DISTRICTS DRAFT 10082021 FOR PC.PDF](#)

5. Adjourn

Brainerd, MN
Section 515 (DRAFT ZONING DISTRICTS)

515 ZONING DISTRICTS

515.58 Town Center TC-1 District

515.58.1 Purpose of TC-1 Zoning District. The purpose of this district is to encourage the continuation of a viable, traditional downtown area by allowing retail, service, office and entertainment facilities and public and semi-public uses as well as multi-family dwelling units.

515.58.2 Permitted Uses. See Table [X] for permitted, accessory, interim, and conditional uses.

515.58.3 Uses by Administrative Permit.

List to be developed with Table of Use Discussion.

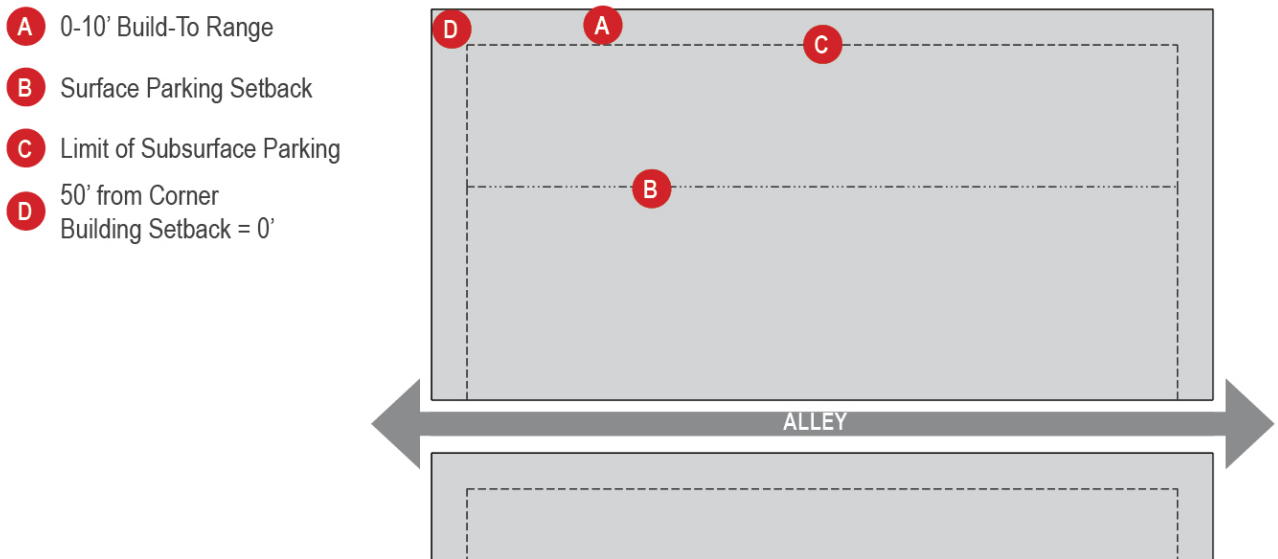
515.58.4 TC-1 Zoning District Dimensional Standards

Table __. TC-1 Dimensional Standards – Density, Lot Size, Coverage and Height Standards

Lot Dimensions		
	Lot Size	None
	Density (maximum)	20+ units per acre
	Lot Frontage on Public Roads	All lots must have public street frontage
Principal Building Setbacks		
A	Build-to Range	0'-10'
	Side Yard Build-to Range	0'-10'
	Rear Yard Setback	0'
Accessory Building Standards		
	Location	Rear 50 % of lot
	Side Yard Setback	0'
	Rear Yard Setback	0'
	Size	500 SF max.
	Number	1
	Impervious Surface Coverage	100%
	Principal structure height	45'
Other Standards		
D	Frontage at lot corners	50' from corner building setback shall be 0'
B	Surface Parking Limit	60' from Alley ROW

Brainerd, MN
Section 515 (DRAFT ZONING DISTRICTS)

Figure X. TC-1 Density and Lot Dimensional Standards Diagram



Brainerd, MN
Section 515 (DRAFT ZONING DISTRICTS)

515.59 Main Street Zoning District (MS-1)

515.59.1 Purpose of GL-1 Zoning District. The purpose of this district is to encourage the continuation of a viable, traditional downtown area by allowing a mix of retail and commercial uses that physically contribute to and reinforce the well-formed, walkable development pattern.

515.59.2 Permitted Uses. See Table [X] for permitted, accessory, interim and conditional uses.

515.59.3 Uses by Administrative Permit.

List to be developed with Table of Use Discussion.

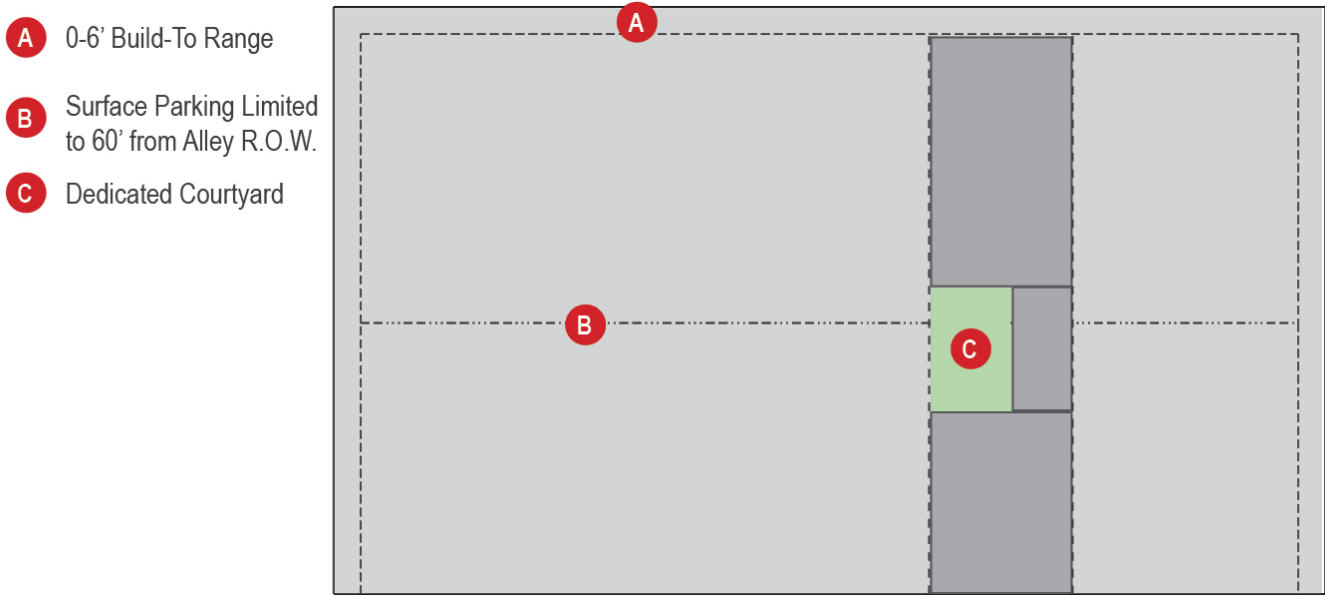
515.59.4 MS-1 Zoning District Dimensional Standards

Table __. MS-1 Dimensional Standards – Density, Lot Size, Coverage and Height Standards

Lot Dimensions		
	Lot Size (range) Density (maximum)	Not applicable 20+ units per acre
	Lot Frontage on Public Roads	All lots must have public street frontage
Principal Building Setbacks (Minimum)		
A	Build-to Range	0-6'
	Side Yard Setback	0'
	Rear Yard Setback	0'
B	Surface Parking Limit	60' from Alley ROW
Accessory Building Standards (NOT PERMITTED)		
	Front Yard Setback	
	Side Yard Setback	
	Rear Yard Setback	
Coverage and Height Standards (Maximum)		
	Impervious Surface Coverage	100%
C	▪ Live/Work Building Coverage	80% 10% (max.) of lot for dedicated courtyard
	Principal structure height	45'
Other Standards		
	Frontage Required	Shopfront

Brainerd, MN
Section 515 (DRAFT ZONING DISTRICTS)

Figure X. MS-1 Density and Lot Dimensional Standards Diagram



Brainerd, MN
Section 515 (DRAFT ZONING DISTRICTS)

515.60 General Commercial (GC-1)

515.60.1 Purpose of GC-1 Zoning District. The purpose of the General Business District is to allow more intensive commercial uses that require the primary street network for access and circulation.

515.60.2 Permitted Uses. See Table [X] for permitted, accessory, interim and conditional uses.

515.60.3 Uses by Administrative Permit.

List to be developed with Table of Use Discussion.

515.60.4 GC-1 Zoning District Dimensional Standards

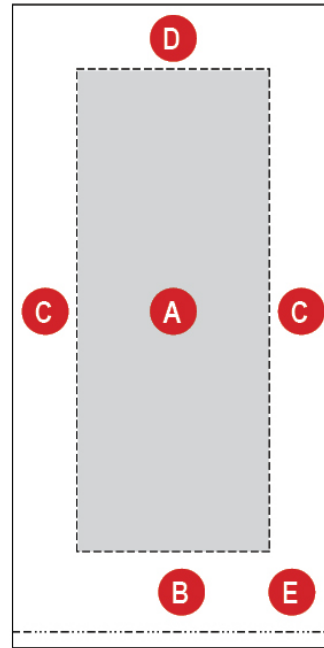
Table __. GC-1 Dimensional Standards – Density, Lot Size, Coverage and Height Standards

Lot Dimensions		
	Lot Size (minimum)	15,000 SF
A	Buildable Area (minimum)	Outside all setbacks
	Lot Frontage on All Roads (minimum)	100'
Principal Building Setbacks (Minimum)		
B	Front Yard Setback	30'
C	Side Yard Setback	20'/30' corner
D	Rear Yard Setback	20'
Accessory Building Standards		
	Location	Rear 50% of lot
	Side Yard Setback	0'
	Rear Yard Setback	0'
	Size	500 SF max.
	Number	1
Coverage and Height Standards (Maximum)		
	Impervious Surface Coverage	90%
	Maximum Height	35'
Other Standards		
E	Parking Setback/Front	5'
	TBD	

Brainerd, MN
Section 515 (DRAFT ZONING DISTRICTS)

Figure X. GC-1 Density and Lot Dimensional Standards Diagram

- A** Buildable Area
(Shown in Gray)
- B** Front Setback = 30'
- C** Side Setback = 20'
- D** Rear Setback = 20'
- E** Parking Setback/Front = 5'



Brainerd, MN
Section 515 (DRAFT ZONING DISTRICTS)

515.61 Commercial Corridor District (CC-1)

515.61.1 Purpose of CC- 1 Zoning District. The purpose and intent of the district is to provide zoning regulation flexibility to permit development consistent with land use patterns along the Washington Street corridor from NW 7th Street to N 10th Street.

515.61.2 Permitted Uses. See Table ____ for permitted, accessory, interim and conditional uses.

515.61.3 Uses by Administrative Permit.

List to be developed with Table of Use Discussion.

515.61.4 CC-1 Zoning District Dimensional Standards

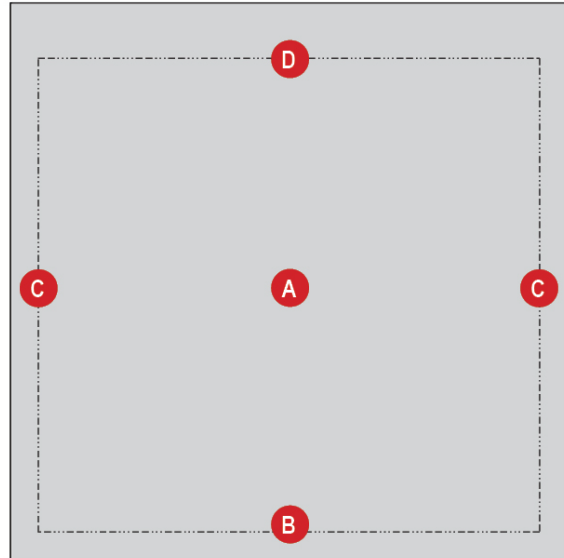
Table __. CC-1 Zoning District Dimensional Standards – Density, Lot Size, Coverage and Height Standards

Lot Dimensions		
	Lot Size (minimum)	none
	Lot Frontage on All Roads	All lots must have public street frontage
Principal Building Setbacks (Minimum)		
	Front Yard Setback	none
	Side Yard Setback	none
	Rear Yard Setback	10' adjacent to public ROW; 0' adjacent to Rail ROW
Accessory Building Standards		
	Location	Rear 50% of lot
	Side Yard Setback	0'
	Rear Yard Setback	0'
	Size	500 SF max.
	Number	1
Coverage and Height Standards (Maximum)		
	Principal structure height	35'
A	Impervious Surface Coverage	90%
Other Standards		
B	Parking Setback/Front	10'
C	Parking Setback/Side	5'
D	Parking Setback/Rear	10' adjacent to public ROW; 0' adjacent to Rail ROW

Brainerd, MN
Section 515 (DRAFT ZONING DISTRICTS)

Figure X. CC-1 Density and Lot Dimensional Standards Diagram

- A** Maximum Lot Coverage = 90%
- B** Front Parking Setback = 5'
- C** Parking Setback/Side = 5'
- D** Parking Setback/Rear = 10'



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Brainerd, MN
Section 515 (DRAFT ZONING DISTRICTS)

515.62 Commercial Corridor District (CC-2)

515.62.1 Purpose of CC-2 Zoning District. The purpose and intent of the district is to provide zoning regulation flexibility to permit development consistent with land use patterns along the Washington Street corridor from NW 7th Street to N 10th Street that support walkable development patterns and connections to the neighborhoods.

515.62.2 Permitted Uses. See Table ____ for permitted, accessory, interim and conditional uses.

515.62.3 Uses by Administrative Permit.

List to be developed with Table of Use Discussion.

515.62.4 CC-2 Zoning District Dimensional Standards

Table __. CC-2 Zoning District Dimensional Standards – Density, Lot Size, Coverage and Height Standards

Lot Dimensions		
A	Lot Size (minimum)	15,000 SF
	Lot Frontage on All Roads (minimum)	All lots must have public street frontage
	Frontage	Principal Façade must front onto Avenue
Principal Building Setbacks (Minimum)		
C	Principal Façade Build-to Range (Avenue)	0-10'
	Side Yard Setback	none
	Rear Yard Setback	5'
Accessory Building Standards		
	Location	Rear 50% of lot
	Side Yard Setback	0'
	Rear Yard Setback	0'
	Size	500 SF max.
	Number	1
Coverage and Height Standards (Maximum)		
	Principal structure height	35'
B	Impervious Surface Coverage	90%
	Principal Façade Glazing (Avenue)	65%
	Secondary Façade Glazing (Washington)	50%
Other Standards		
D	Parking Setback/Public Street	10'
E	Parking Setback/Side/Rear/Alley	5'
	Parking Fronting onto Public ROW	Min Screen or wall and landscape

Brainerd, MN
Section 515 (DRAFT ZONING DISTRICTS)

Figure X. CC-2 Density and Lot Dimensional Standards Diagram

