

**BRAINERD CITY COUNCIL
Workshop**

Monday, July 12, 2021
6:00 p.m.
Fire Department Training Room
23 Laurel St.

1. Call to Order
2. Roll Call
3. Approval/Change of Agenda
4. Zoning Code Annotated Outline Presentation and Discussion
5. Adjourn

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



Brainerd City Council Agenda Request

Requested Meeting Date:

Title of Item:

☐ INFORMATION ONLY ☐ CONSENT AGENDA ☐ P&F COMMITTEE ☐ SPW COMMITTEE ☐ MAIN AGENDA	Action Requested: ☐ Approve/Deny Motion ☐ Adopt Resolution (attach draft) ☐ Direction Requested ☐ Discussion Item ☐ Hold Public Hearing* ☐ Ordinance 1 st Reading <i>*provide copy of published hearing notice</i>
Submitted by:	Department:
Presenter (Name & Title):	Estimated Time Needed:
Summary of Issue:	
Alternatives, Options, Effects on Others/Comments:	
Recommended Action/Motion:	
Financial Impact: <i>Is there a cost associated with this request:</i> ☐ Yes ☐ No <i>What is the total cost, with tax and shipping</i> \$ _____ <i>Is this budgeted?</i> ☐ Yes ☐ No <i>Please Explain:</i>	

CITY OF BRAINERD, MINNESOTA

DRAFT Annotated Outline Zoning Code Update

July 12, 2021

This page is intentionally blank



CONTENTS

Part 1: PURPOSE OF ANNOTATED OUTLINE

Part 2: ORGANIZATION

Part 3: CHARACTER AREAS

Part 4: PROPOSED ZONING CODE OUTLINE

Part 5: ZONING DISTRICT RECOMMENDATIONS

Part 6: COMPARISON TABLE OF PROPOSED SECTIONS & CURRENT CODE

This page is intentionally blank



PART 1: PURPOSE OF ANNOTATED OUTLINE

The purpose of this annotated outline is to propose a revised format and organization to the City of Brainerd's Zoning Code. As presented, the proposed format will transition the City's current, traditional Zoning Code to a Character-Based organization of the Zoning Districts, focusing on creating a simplified and synthesized format that is user-friendly.

The updated Zoning Code will:

- Consolidate and synthesize the City's existing Zoning Districts into new Character-Based Zoning Districts.
- Reduce repetition and redundancy by incorporating physical and site standards into the revised Zoning Districts.
- Update and revise Zoning Districts to support and be consistent with the City's Future Land Use Plan.
- Reorganize the code structure so that administrative sections, including master glossary, are placed after zoning and development standards are established.

1

Portions of the following Sections, specifically those standards related to dimensional standards, that address the City's Overlay Districts will be incorporated into the updated Zoning Code. The following ordinances/code sections may be included:

- Section 500 – Subdivision Ordinance
- Section 530 - Shoreland Ordinance

References

This Zoning Ordinance update process to-date has included surveys, workshops and meetings. The materials, outcomes and recommendations from these activities serve as the basis for this annotated outline. An inventory of memos and/or activities to date is provided:

Memos & Documents

- October 22, 2020 - Issue Identification Questionnaire – City Staff and Planning Commission
- December 9, 2020 – Draft Visioning Memo “High Risers”
- April 16, 2021 – Recommendations to incorporate in the Annotated Outline

Meetings & Workshops

- October 21, 2020 – Planning Commission
- December 16, 2020 – Planning Commission
- February 3, 2021 – Work Session
- April 28, 2021 – Work Session
- March – April, 2021 – Technical Advisory Group
- May 19, 2021 – Planning Commission
- June 23, 2021 – Planning Commission

PART 2: ORGANIZATION

The updated Zoning Code will be organized to 1) better align the intent and purpose of the individual Zoning Districts and related development standards; 2) to improve readability and useability; and 3) will move general administrative sections, rules and definitions further back in the code document format.

2

The proposed code is based on the characteristics of existing development patterns that are consistent with the City's vision for the future. The areas in the City's commercial areas and neighborhoods that represent the desired development pattern will provide the foundation to the updated Zoning Districts. The identified characteristics are the fundamental elements that determine how the code will be written and how development standards will be defined for each new district. In that sense, the code parameters and regulations are not new but rather extracted from the local conditions of traditional and contemporary neighborhoods, sub-areas, commercial corridors and downtown blocks. What's new is old.

This approach values the established character of neighborhoods such as North Brainerd, Northeast Brainerd and the Oak Street area as well as the urban formed, walkable streets and blocks of downtown. Likewise commercial corridors and contemporary neighborhoods have unique conditions of site and building arrangements that will be used as a foundation from which the revised district standards are prepared. The objective of the revised code is to ensure new development or redevelopment is consistent with the City's goals and aspirations while balancing the standards with the market's expectations.

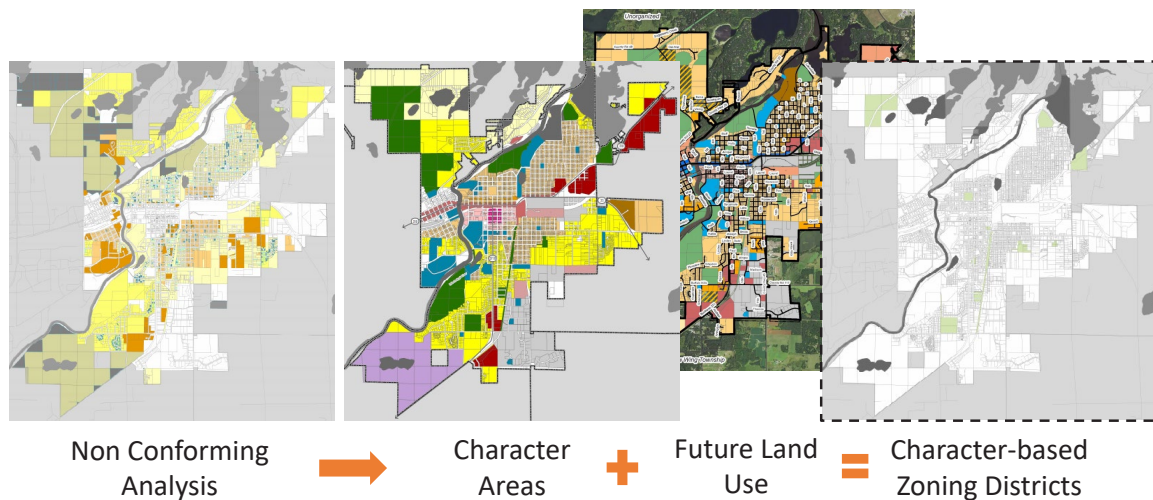
Specifically, the revised zoning code will be reorganized to:

- Clarify the rules and regulations of the current code. The current code is vague in certain sections (e.g. Section 17 – General Building, Use, and Design Provisions) and then overly specific in others, creating conflict. The revised code will correct these inconsistencies and will make it easier to follow by introducing clear standards.
- Synthesize the administration, process and procedures sections to make navigation of the process easier to follow and understand from the perspective of the applicant and/or developer.
- Reduce and/or remove the legalese to help create a more usable code.
- Present standards using tabular, graphic or diagrammatic forms to eliminate and reduce confusion regarding definitions and standards.
- Clearly define conditional, permitted and unpermitted uses for each district and the uses will be updated to align with the intent and purpose of each district.

Further, the revised Zoning Code will be consistent with the adopted 2035 Comprehensive Plan and Future Land Use Plan. The updated zoning code will be organized using Character-Based Zoning Districts that are informed by the Comprehensive Plan and Future Land Use Plan. The process to derive the revised Zoning Districts is demonstrated below.

3

Figure 1. Character-Based Zoning District Process



PART 3: CHARACTER AREAS

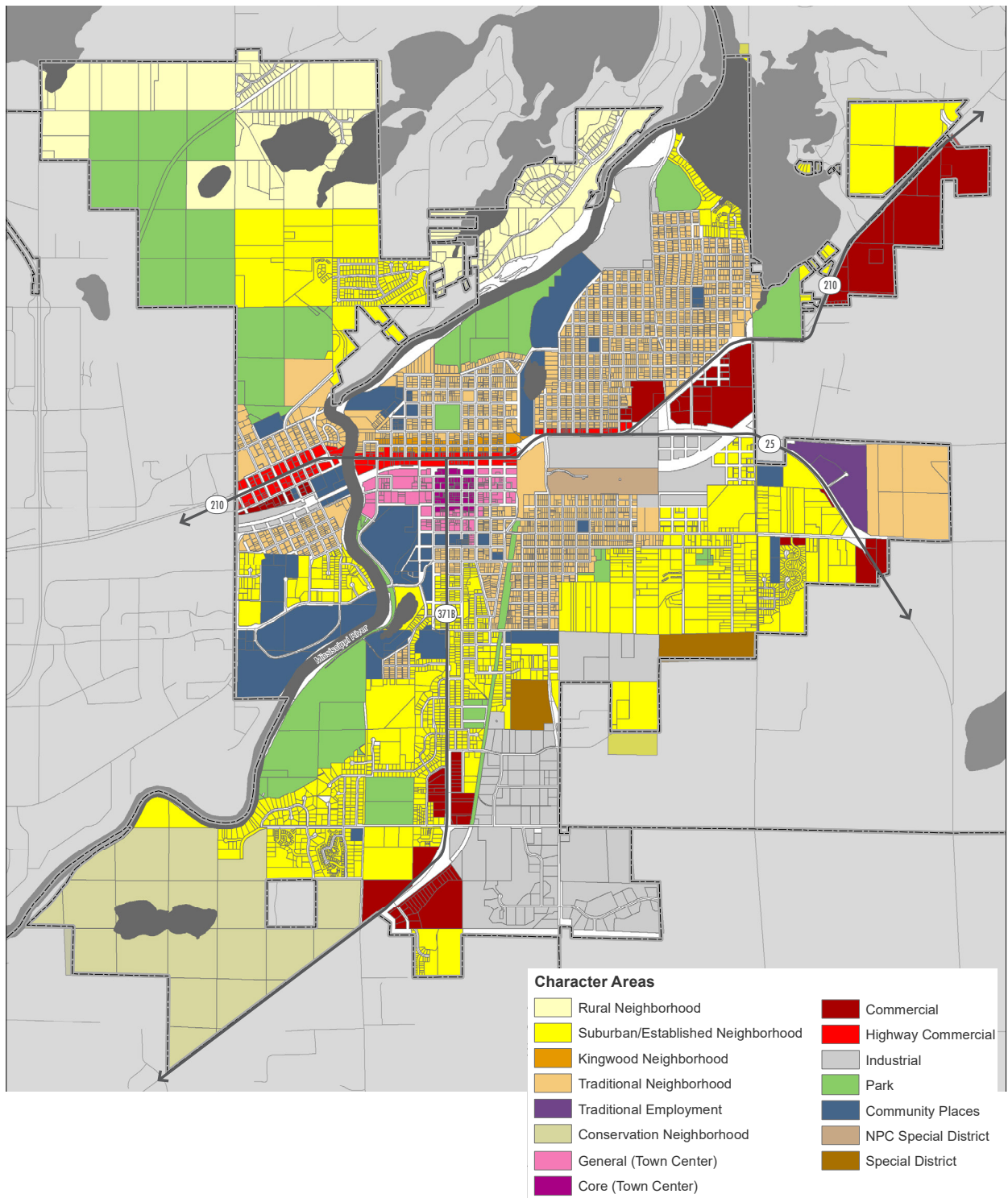
The purpose of the Character Area analysis is to provide the basis for the updated Zoning District standards. Therefore, to appropriately define the Zoning Districts a Character-Based analysis must be performed first. As denoted on Figure 1 Character-Based Zoning District Process performing an existing conditions analysis of the physical and development characteristics of Brainerd today included issue identification, non-conforming analysis and physical observation to establish and define the geographic Character Areas (Figure 2). The defined Character Areas serve as a way to organize the existing or the desired development pattern as defined within the Comprehensive Plan. The Character Areas inform the revised Zoning District definitions and standards that are summarized in Part 5 and Part 6 of this Annotated Outline. As reference Table 1 Character Areas and Corresponding Zoning Districts identifies which existing and proposed Zoning Districts are contained within the defined Character Area.

Table 1— Character Areas and Corresponding Zoning Districts

Character Areas	Correlated Existing Zoning Districts	Proposed Zoning Districts (Introduced in Part 5 and Part 6)
Rural Neighborhood	Rural AG (R-A)	<i>Rural Living, Garden Living</i>
Suburban/Established Neighborhood	Rural Residential/SF Estate	<i>Contemporary Neighborhood</i>
Suburban/Established Neighborhood	Single Family (R-1A)	<i>Contemporary Neighborhood</i>
Traditional Neighborhood	Single Family (R-1)	<i>Traditional Neighborhood 1, 2</i>
Traditional Neighborhood	Medium Density (R-2)	<i>Traditional Neighborhood 1, 2</i>
Traditional Neighborhood	High Density (R-3)	<i>Traditional Neighborhood 2, 3</i>
Traditional Neighborhood	Residential Office (B-1)	<i>Traditional Neighborhood 1, 2, 3</i>
Traditional Neighborhood	Neighborhood Business (B-2)	<i>Traditional Neighborhood 2, 3</i>
Traditional Employment	Residential Office, Neighborhood Business	<i>Traditional Neighborhood 2,3</i>
Core (Town Center)	Central Business District (B-3)	<i>Town Core</i>
General (Town Center)	General Business District (B-4)	<i>Town Center</i>
Commercial & Highway Commercial	Washington St (B-6)	<i>Commercial Corridor</i>
Industrial	Light Industrial (I-1)	<i>Industrial</i>
Industrial	General Industrial (I-2)	<i>Industrial</i>
TBD	Commercial Amusement (B-5)	<i>TBD</i>
NPC Special District	Mixed-Use	<i>TBD</i>
Special	Manufactured Housing	<i>MH/to be determined</i>
Park	Single Family (R-1)	<i>TBD</i>
Community Place	Single Family (R-1)	<i>TBD</i>

**TBD = to be determined*

Figure 2. Character Areas



The following definitions and descriptions of key Character Areas are provided. Generally, the purpose of the Character Area definitions is to help refine and define the dimensional, physical and use standards of the revised Zoning Districts.

CHARACTER AREA: Rural Neighborhood

The Rural Neighborhood Character Area is comprised of existing Zoning Districts for Agriculture, Rural Residential and Single-Family Estate uses that require large or very large lots for residential use. The character of these areas are defined by large lots with trees, wetlands, hobby farms and other small agricultural uses. Many of the lots/parcels within this Character Area today are non-conforming with current standards, so the intent is to ‘right-size’ lots to reduce or eliminate the nonconformities in the revised Zoning District. The revised Zoning Districts will be oriented to Character Areas that support “rural” and “garden living” residential uses on lots of ½ acres or greater, with the larger lots served by individual well and septic sewer systems.

Physical Form	Character Area Defined By	Example Zoning Districts	
		RL	GL
Single-family structures and accessory buildings	X	X	X
Large lots with green space, trees, mowed area and vegetation	X	X	X
Homes are setback from street frontage, often buffered with landscaping	X	X	
Uses			
Small hobby farms or other small agricultural uses	X	X	
Predominantly Single-Family detached	X	X	X
Properties greater than 2-acres have private well and septic		X	
Lots 1/2 acre or greater have municipal utilities			X



Rural Living > 5 acres



Garden Living 20,000 SF to 5 Acres

CHARACTER AREA: Suburban/Established Neighborhoods

Beyond the traditional residential areas are neighborhoods that have been developed beginning in the 1960's and have progressed to today; suburban patterns that are more auto-centric with an emphasis on one-level living, larger yards/setbacks and cul-de-sac streets define the character of the Suburban/Established Neighborhoods.

Physical Form	Character Area Defined By	Example Zoning District CN
Larger yards and private green spaces	X	X
Front loaded garages, typical	X	X
Auto-oriented pattern	X	X
Minimal pedestrian network	X	
Cul-de-sac streets	X	
Uses		
Single-family detached	X	X
Home Based Business		X

7



Northwest Brainerd: Suburban pattern is platted and development pattern will continue.

CHARACTER AREA: Conservation Neighborhood

This area is currently undeveloped and is generally comprised of open space, natural resources and some agricultural uses. This area is identified as one of the City's potential growth areas in the Comprehensive Plan and on the Future Land Use Plan. The extensive network of natural resources and open spaces should inform any future development and will be used to create an innovative development pattern not currently present in the City.

Physical Form	Character Area Defined By	Example Zoning Districts	
		Conservation 1	Conservation 2
Connected network of open spaces, green ways and natural areas	X	X	X
Development is organized to protect and preserve highest quality natural areas.	X	X	X
Developments consider "complete neighborhoods" with prominent parks, trails and open space	X	X	X
Uses			
Single-family detached residential		X	X
Single-family attached residential			X
Mixed-residential uses clustered		X	X
Neighborhood commercial/retail			X



Example Concept of Conservation Neighborhood in SW Brainerd

CHARACTER AREA: Traditional Neighborhoods

The Traditional Neighborhood Character Areas are compact, pedestrian-oriented urban neighborhoods today and are intended to foster and support this development pattern in the future. The corresponding revised Zoning Districts will encourage a compatible mix of commercial and residential uses within buildings, sites and blocks; new development that relates to and reinforces the public realm of streets/parks/corridors, and additional choices in housing. Example Traditional Neighborhood Character Areas include:

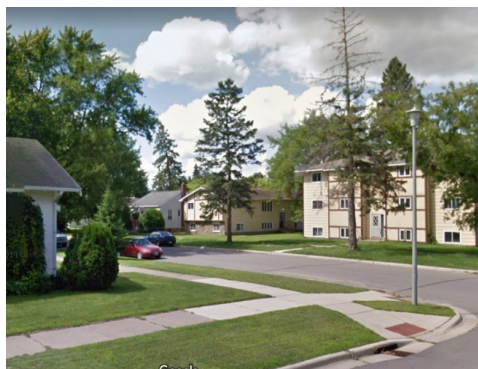
- North Brainerd (including Kingwood Street)
- Northeast Brainerd
- Oak Street Neighborhood

Physical Form	Character-Area Defined By	Example Zoning Districts		
		TN 1	TN 2	TN 3
Compact/pedestrian friendly (sidewalks)	X	X	X	X
Main entrance fronts street	X	X	X	X
Vehicle access in rear (most alley loaded)	X	X	X	X
Typical porch/stoop at entry	X	X	X	X
2-2.5 stories	X	X	X	
Minimum 20' front yard setback	X	X	X	
Pitched roofs	X	X	X	
Common gable/dormer facing street	X	X	X	
Uses				
Single-family	X	X	X	X
Attached Single-family (Duplex/Tri-plex)		X	X	X
Multi-family		X	X	X
Corner Convenience Store			X	X
Small Office			X	X
Coffee Shop			X	X
Parks	X	X	X	X

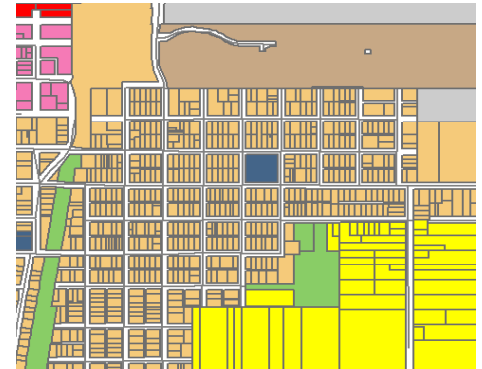
9



Example of existing single-family development pattern and form



Apartment across the street from single-family:
C St. NE and 3rd Ave NE



The Oak Street Neighborhood contains an established traditional development pattern and neighborhood scale mix of uses.

CHARACTER AREA: Town Center – Core & General

The Character Area described as the Town Center can be broken into two Character Areas: the Core, and the Center. The Core of the Town Center is characterized by a viable, traditional downtown area that allows retail, personal services, office, entertainment/restaurants and public and semi-public uses. The broader Town Center includes those uses found in the Core, but is more flexible offering a range of uses including attached single-family and multi-family residential. The existing character today is defined, but this Character Area is heavily defined by the aspirations and vision of the City described in the Comprehensive Plan. The intent is to not only maintain and support the existing patterns, but to enhance, grow and build on the character of this area to create a vibrant Town Center.

Physical Form	Character Area Defined By	Example Zoning Districts	
		TC 1	TC 2
Dominant 2-story development pattern	X	X	
Main entrances front street		X	X
Reduced setbacks from side-yards and rear-yards	X	X	X
Clearly defined public realm space	X	X	X
Walkable	X	X	X
Uses			
Mixed-use buildings	X	X	X
Retail	X	X	X
Office	X	X	X
Personal services (i.e. barber, hair salon)	X	X	X
Entertainment/restaurants	X	X	X
Public/semi-public uses	X	X	X
Attached single-family			X
Multi-family			X



The downtown 'core' includes active building frontages that define a very walkable built environment and convenient on-street parking.

CHARACTER AREA: Commercial & Highway Commercial

A number of major thoroughfares and state highways are zoned for commercial uses that support drive-up and drive-through development as well as larger in-line and large-format commercial/retail uses. These areas include Washington St W and NE.

Physical Form	Character Area Defined By	Example Zoning Districts	
		CC	CG
Drive-throughs	X	X	X
Signage faces major roadways/Buildings highly visible to passing traffic	X	X	X
Car and vehicle oriented (not pedestrian friendly)	X		
Multi-modal oriented (auto, car, bicycle, etc.)		X	X
Uses			
Small-scale commercial/retail	X	X	
Big-box commercial/retail	X		X
Office			X
Creative Light Industrial	X		X

11

CHARACTER AREA: Industrial

Brainerd contains light and general industrial uses in discrete geographic locations throughout the City. It is anticipated that the character of the existing industrial areas will remain as-is and the development patterns will continue.

Physical Form	Character Area Defined By	Example Zoning Districts	
		I 1	I 2
Large tracts of land dominate, with significant impervious surface area	X	X	X
Access is generally priority for users and locations must be accessible to region	X	X	X
Architecture and architectural detail is minimal	X		X
Uses			
Light Industrial	X	X	
Heavy Industrial			X
Creative Industrial		X	X

CHARACTER AREA: Community Places

There are several areas within the City that are intended to bring the community together, where residents can congregate or meet in more formal ways. The character of these areas is distinct, but oftentimes woven into the fabric of existing neighborhoods. Examples of Community Places include schools and school campuses, churches, synagogues, libraries, museums, etc.

Physical Form	Character Area Defined By	Example Zoning District CP
Large single-use buildings with community gathering spaces	X	X
One or Two story structures	X	X
Ample Parking with connected walkways	X	X
Uses		
Public and Private Schools (elementary, middle, high)	X	X
College/Technical School Campus	X	X
Places of Worship	X	X
Accessory Residential Uses		X
Libraries	X	X
Museums		X

CHARACTER AREA: Parks

Brainerd has an extensive network of public parks that are used for active and passive recreational uses. The character of the City's park area differs by location, but generally offers residents a place to enjoy the outdoors.

Physical Form	Character Area Defined By	Example Zoning District TBD
Large open spaces	X	X
Connected trails and sidewalks to park amenities	X	X
Active/Programmed Spaces (e.g. baseball field, soccer pitch, tennis courts, etc.)	X	X
Passive/natural areas	X	X
Park Pavilion/Restrooms/etc.	X	X
Uses		
Programmed spaces for baseball, soccer, tennis, etc.	X	X
Improved/paved trails	X	X
Footpaths/off-road trails	X	X
Water access (fishing piers, boat launch, beaches, etc.)	X	X

PART 4: PROPOSED ZONING CODE OUTLINE

The revised Zoning Code outline with notations is proposed:

I. Title

This section will include the materials related to the legal authority, purposes, and applicability of the Zoning Code. In addition, it will describe the relationship between the Zoning Code and other City, State, and Federal regulations, as well as private restrictive covenants. It will include the effective date and reference the non-conforming section as it applies to the transition.

II. Zoning Districts

This section establishes the Zoning Districts and their purposes. As described in Section 3, the revised Character-Based Zoning Districts are intended to better align with the desired development pattern of an area. New Character-Based Zoning is focused on the form of the development patterns rather than the use-based standards contained in the current zoning code. The revised Character-Based Zoning Districts are primarily defined as the base zoning district and every parcel will be zoned with a designation. Depending on the physical location or development pattern, land may also be subject to an Overlay Zoning District or Special Zoning District. The following draft Character-Based Zoning Districts are established:

13

Table 2– Proposed Character-Based Zoning Districts

Proposed Base Zoning District	Abbreviated
Rural Living District	RL
Garden Living District	GL
Contemporary Neighborhood District	CN
Traditional Neighborhood District	TN 1, TN2, TN3
Town Center	TC 1
Town Core	TC 2
Commercial Corridor	CC
Commercial General	CG
Industrial	I 1, I 2
Community Place	CP
Overlay Districts	
Shoreland Overlay	SO
Floodplain Overlay	FO
Mississippi River Critical Corridor Area Overlay	MRCCA
Planned Unit Development	PUD

III. General Building, Use & Design Standards

This section is intended to combine and incorporate portions of Section 15-37, and will incorporate new Character-Based standards that support the intent and purpose of each district. This section is new, but most of its content exists spread intermittently throughout the existing Code. The various regulations sprinkled throughout the current code will be organized by topic, and where prudent may remain as standalone sections (e.g. Signs may remain an independent section). This section will also identify whether the standard applies during subdivision, development/land use application review, or both. The following existing code sections will serve as the foundation for this section:

- Section 15 – Non-Conforming Lots, Buildings, Structures
- Section 16 – Lot and Yard Provisions
- Section 17 – General Building, Use, and Design Provisions
- Section 18 – Outdoor Lighting
- Section 19 – Fences
- Section 20 – Landscaping, Green Space and Screening
- Section 22 – Parking
- Section 23 – Off-street Loading
- Section 24 – Outdoor Storage
- Section 37 – Signs

Further refinement of permitted, conditionally permitted and unpermitted uses will be contained within this section. If applicable, use-specific regulations will be contained within this section. The following existing code sections will serve as the foundation for this section:

- Section 26 – Home Businesses and Home Extended Businesses
- Section 27 – Model Homes
- Section 29 – Commercial Day Care Facilities
- Section 30 – Mining and Extraction
- Section 31 – Bed and Breakfasts
- Section 33 – Adult Establishments
- Section 34 – Wind Energy Conversion Systems (WECS)
- Section 35 – Antennas and Towers
- Section 36 – Essential Services

IV. Rules & Administration

This section will consolidate, synthesize and simplify the information contained in the current Brainerd code which currently separates each process/procedure as independent sections. The contents of the current code are cumbersome and repetitive making it difficult to understand. This section is intentionally placed sequentially after the Zoning Districts and General Building, Use and Design Standards sections to reduce repetition and confusion. The purpose of this section is to be accurate, clear and concise to improve the land use review process.

The code will include a new summary table related to land development and redevelopment that will indicate what review procedure is applicable, who has decision-making authority and the applicable code section reference where development standards are contained. A sample excerpt of a table is provided for reference:

Table 3. Sample Table Excerpt

Land Use Approval Review Procedures					Review Decision Making Body			
Procedure	Code Reference	Public Hearing	15.99	462.358 (plat)	Staff	Park Commission	Planning Commission	City Council
Development Permits								
Conditional Use	XXX	X	X		X		X	X
Variance	XXX	X	X		X		X	X
Etc...								

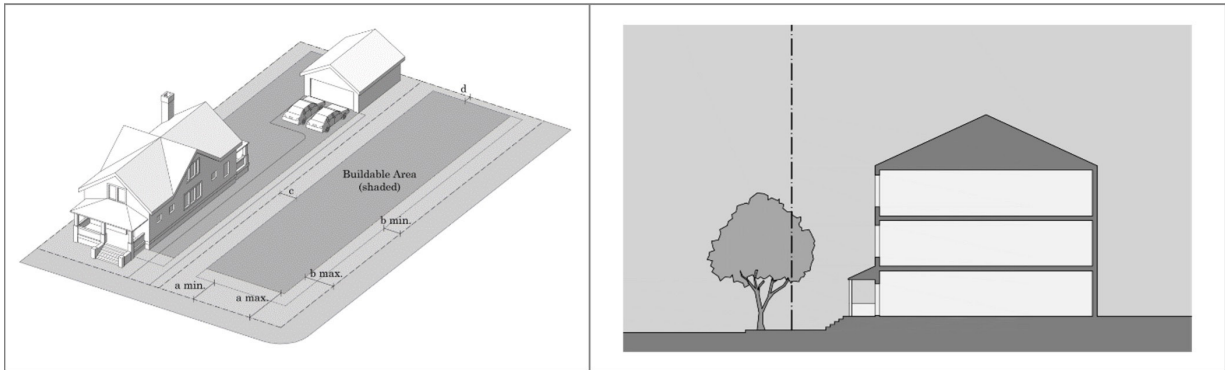
15

V. Definitions

The final Section will collect and consolidate all definitions found throughout the Zoning Code and incorporate any new definitions into one section. For clarity, the definitions will be organized by three interpretation categories: Rules of Interpretation and Word Construction, Rules of Measurement, and Definitions.

PART 5: ZONING DISTRICT RECOMMENDATIONS

This section addresses the proposed general changes to existing residential, commercial, and mixed-use Zoning Districts. Generally, the Industrial and Overlay districts are not proposed to change significantly. Each proposed district will be organized to focus on primary form-based requirements addressing building frontage, building type and related physical standards in a graphic format similar to the example below.



Simple graphics will improve the readability and comprehension of how lots should be improved. This exhibit show how buildings are arranged on a lot, buildable area, accessory structure location, setbacks, height and street frontage all in a single view.

Coding with Form-based Elements

The new Code is intended to emphasize the arrangement of urban form that reinforces traditional character such as walkable blocks, multi-modal streets, mix of uses and a highly connected public realm. This is a departure from the more common Euclidean-based zoning that originated in the 1930's with the purpose of separating uses often as a means to ensure residential uses were the least impacted by industrial, manufacturing and utility uses. For



Form-based elements can include:

- Height & Building Type
- Transparency (% of glazing on the facade)
- Materials & Color
- Building Frontage (e.g., shopfront [shown] or common entry or stoop)
- Public Realm (sidewalk width/materials, landscape, related amenities)

Brainerd this means understanding the unique physical qualities of the built environment and translating them into time-tested building and development forms (i.e., street/block patterns, building types, building/street frontages, architectural details/dimensions, landscape/streetscape, materials/construction methods and density/use). This approach places a greater importance on the identification and arrangement of successful form-based elements and less importance on the strict regulation of use. To varying degrees, this methodology/approach will be incorporated into the revised Zoning Districts to reinforce and support the Character-Based analysis presented in Section 3 of this annotated outline.

Residential Districts

Corresponding Proposed Zoning: Rural Living, Garden Living, Contemporary Neighborhood, Traditional Neighborhood-1 (Discussion)

For the residential districts the recommended approach is to consolidate all uses into a single use table that will be much easier and simpler to read and interpret; also, in most districts, relocating the dimensional and performance criteria into a similar, single table for ease of reference and readability. The residential districts are proposed to be re-organized according to traditional, contemporary or large lot development that corresponds to the common characteristics and conditions of those areas.

17

Suggested Typical Residential District Outline:

- 1.) Purpose/intent
- 2.) Permitted uses (separate consolidated use table)
- 3.) Accessory uses (separate use table)
- 4.) Interim uses (separate use table)
- 5.) Conditional uses (separate use table)
- 6.) Uses by administrative review
- 7.) Lot standards (separate consolidated table)
- 8.) Performance standards (separate table)
- 9.) Building form standards (incorporates design requirements from R-1, R-2 and R-3)



A Traditional Neighborhood district could regulate new green-field development such as the area around the MN Dept of Human Services campus.

Traditional Neighborhood Districts (Mixed-Use)

Corresponding Proposed Zoning: Traditional Neighborhood 2, Traditional Neighborhood 3

Kingwood Street and the area north/northwest of James Street (between 2nd and 7th St NW) are evolving mixed-use traditional neighborhood areas that will benefit from revised zoning regulations that support/encourage a compatible mix of residential and non-residential uses in a more walkable pattern.



Kingwood Street is different and has a greater variety of building types, uses, entries (fronting Kingwood and N/S streets), setbacks/ yards, parking, adaptive reuse, etc. (approx. 9 different building types) include conditions that are residential in character but accommodate business and commercial uses similar to those permitted in the existing B-1 and B-2 zoning districts.

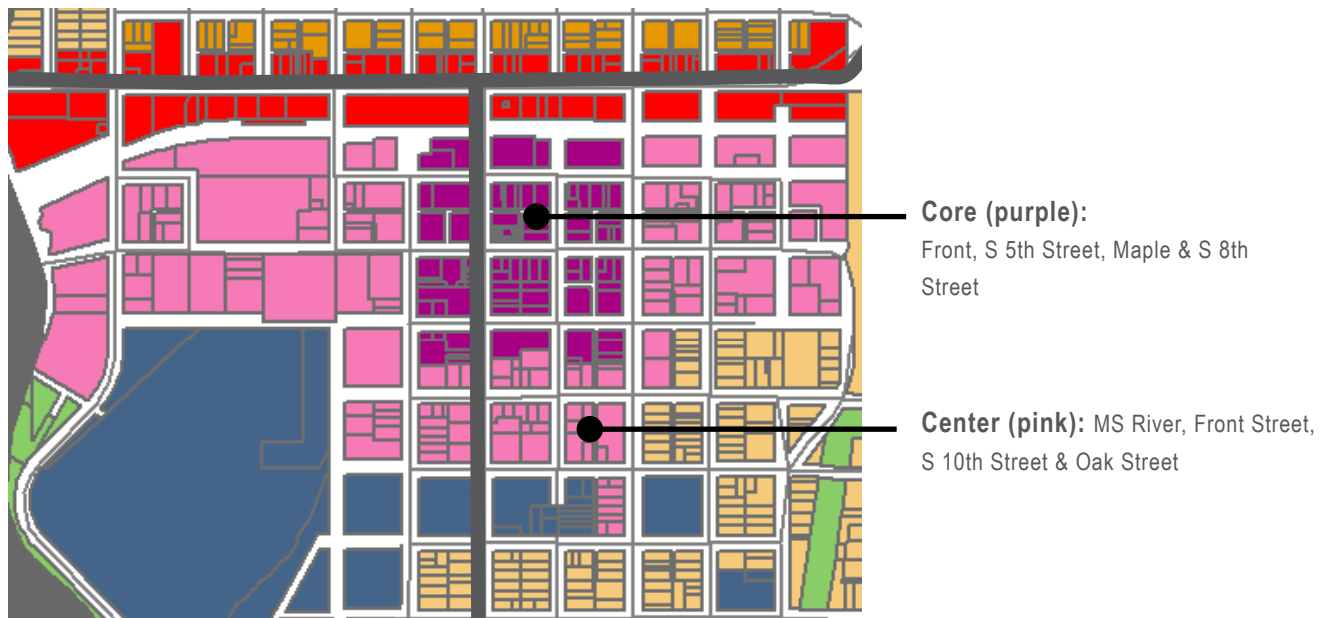


James Street is a traditional neighborhood mixed-use district and using a Traditional Neighborhood zoning will further support the Mixed Commercial Residential guiding through reinforcing the walkable pattern with residential-scaled commercial buildings that transition to more intense uses at and along Washington Street.

Town Center Area

Corresponding Proposed Zoning: TC 1 and TC 2

The downtown area includes a wide range of uses, building types and development patterns including the well defined Laurel Street, to the Crow Wing Government Center, to the rail corridor and a variety of residential uses. The Character Area analysis suggests a larger general 'Town Center' that encompasses the more compact 'Town Core'. The Core lends itself to a pure form-based code; the Center should have more flexibility to support change and growth including a broader choice of housing options by-right.



19

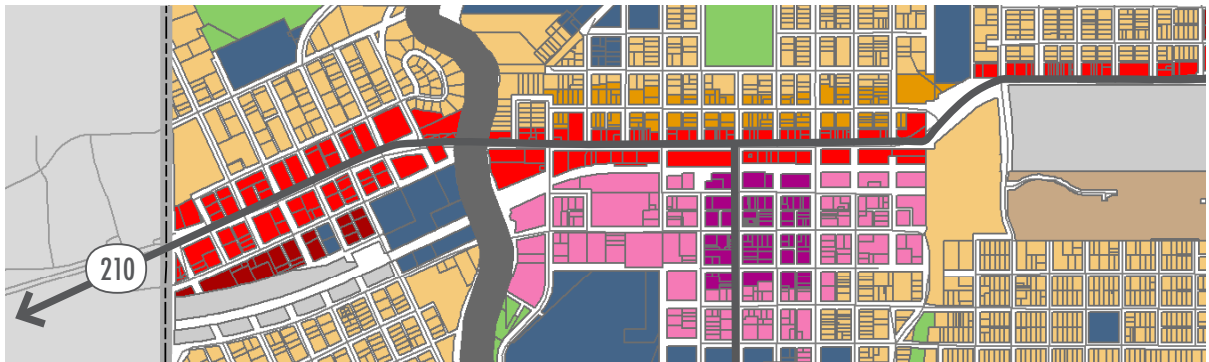


Conditions in the 'Center' areas include more surface parking lots and a wider range of uses including some light industrial businesses.

Highway & Commercial General

Corresponding Proposed Zoning: CC and CG

Washington Street (Hwy 210/371B) is a major thoroughfare and commercial corridor in Brainerd containing remnants of older urban commercial buildings, more recent drive through restaurants, in-line retail spaces and large format stores. The Future Land Use category 'Gateway District' includes much of the highway commercial in Brainerd and calls for a higher standard with design elements, aesthetics, walkability and identity. The current B-6 Zoning District that corresponds to Washington Street allows a broad range of uses many which are auto-oriented as is common for this corridor. A revised Commercial Corridor district will reinforce these uses and also address some of the aesthetic and walkability issues as noted by the Future Land Use Plan.



Highway commercial areas front both sides of Washington Street; revised district standards will address how new investments and redevelopment can reinforce more walkable connections into the neighborhoods and improve on the site and visual quality of the corridor.



Recent new development on Washington is based on the auto-oriented standards of the current code (image left); drive through restaurants and other uses can be allowed and reinforce a walkable pattern (image right).

Industrial, Environmental & Other Areas

Corresponding Proposed Zoning: I1, I2

It is anticipated that the industrial districts will remain essentially the same as well as the Overlay Environmental Districts. Transient Food Unit Overlay has been recently updated and the one Mixed Use District (which applies specifically to the Northern Pacific Center site) will remain though with a possible title change.

PART 6: COMPARISON TABLE OF PROPOSED SECTIONS AND CURRENT CODE

The following table provides a high-level summary of the Sections contained within this Annotated Outline. The purpose of this table is to identify and “map” the current Code sections to the new code organization. A subsequent table will be prepared to identify sections proposed for either removal, or for relocation to other parts of the City Code.

Table 4. Proposed Code Comparison with Existing Code Sections

21

Section	Subsection	Proposed Code

TO BE COMPLETED AS PART
OF DRAFTING PROCESS