

City Council Workshop Agenda

**Brainerd, Minnesota
October 11th, 2021
6:00 P.M.**

City Hall Council Chambers

1. Call to Order

2. Roll Call

3. Approval/Amendment of Agenda

4. Presentation of Market Study for Management/ Non-Union Employees

5. Zoning Code Update (Residential Standards)

6. Adjourn

___ K. Stunek
___ G. Johnson
___ D. Pritschet
___ T. Stenglein
___ T. Erickson
___ M. O'Day
___ K. Bevans
___ D. Badeaux

Any individual needing special accommodations, please call 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>	

[illegible]

[illegible]

Minnesota Municipal Utilities Association

2021 Salary Survey

*Population Data Source: 2020 League of Minnesota Cities Directory of Minnesota City Officials

City	Pop.	2020 Retail Revenue	2020 Electric Labor Costs	Oper Union	Union Name	Contract Expires	General Manager	Operations Manager	Water/WW Division Manager	Finance Officer	Computer Prog/ Analyst	Customer Service Supv./Mgr.
Worthington	13,510	\$ 24,732,846	\$ 1,189,179	Yes*	IUOE Local # 49*	12/31/2021	69.71		46.90	58.84		43.03
New Ulm	13,645	\$ 39,104,709	\$ 3,043,454*	Yes	IBEW	12/31/2021			45.32	53.97		
Marshall	13,783	\$ 42,993,208	\$ 3,087,521	No			83.29	59.30	53.24	53.24		53.24
Alexandria	13,951	\$ 28,456,234	\$ 3,674,822	Yes	IBEW Local # 949	12/31/2022	79.23	67.64	52.40	64.76		39.35
Hutchinson	14,260	\$ 37,980,837	\$ 5,016,507	Yes	IBEW Local 949	12/31/2021	86.98			64.28	49.21	40.63
Hibbing	16,353	\$ 27,005,060	\$ 853,192	Yes	AFSCME	12/31/2022	60.10	45.67		40.98		30.14
Wilmar	20,096	\$ 29,131,266	\$ 3,008,989	Yes	IBEW Local Union 160	12/31/2023	86.11	63.61	48.41	57.45	46.44	
Austin	25,589	\$ 54,643,233	\$ 2,037,230	Yes	UAW-Local 867	12/31/2022	81.73	67.78	55.31	64.56	52.68	50.17
Owatonna	26,087	\$ 55,644,080	\$ 5,306,726*	Yes	IBEW Local 949	6/1/2021	82.93	74.97	58.36	69.80		53.95

MMUA Average

78.76 63.16 51.42 58.65 49.44 44.36

58.65

Combined Average

68.71

Brainerd - Step 5 Market

70.15 63.14 52.40 47.13 47.13

ADMINISTRATOR/DEPT HEADS - 2021 MARKET STUDY

CITIES:

	CITY ADMIN	CITY ENG/ PW DIR	COM DEV DIRECTOR	FINANCE DIRECTOR	POLICE CHIEF	FIRE CHIEF	HR DIRECTOR	IT/GIS DIRECTOR	*BPU SUPERIN- TENDENT	*BPU FINANCE DIRECTOR
Brainerd's Wage (Step 5)	\$137,197	\$112,237	\$95,014	\$99,757	\$112,237	\$95,014	\$83,782	\$91,333	\$145,912	\$145,912
Median Excluding Brainerd	\$141,908	\$121,486	\$101,884	\$103,459	\$117,942	\$106,851	\$99,798	\$99,798	\$149,656	\$149,656
Brainerd Over/(Under) Median Wage	(\$4,711)	(\$9,249)	(\$6,870)	(\$3,702)	(\$5,705)	(\$11,837)	(\$16,016)	(\$8,466)	(\$3,744)	(\$3,744)

*BPU Positions are based on MMUA study data

NON-UNION SUPERVISORS - 2021 MARKET STUDY

CITIES:	ASST CITY ENG	REC COORD	FIRE MARSHAL/ DEP CHIEF	DEPUTY POLICE CHIEF	POLICE ADM SUP	CITY BLDG OFFICIAL	TRANSIT COORD	*OPERATIONS MGR	*WASTEWATER SUP	*ACCT SUP	*TECH SUP
Brainerd's Wage (Step 5)	\$76,170	\$76,170	\$83,782	\$93,163	\$69,139	\$76,170	\$83,782	\$131,331	\$108,992	\$98,030	\$98,030
Median excluding Brainerd	\$94,266	\$70,056	\$94,882	\$99,382	\$63,096	\$84,636	\$83,782	\$136,448	\$106,038	\$87,006	\$102,357
Brainerd Over/ (Under) Median Wage	(\$18,096)	\$6,114	(\$11,099)	(\$6,219)	\$6,043	(\$8,466)	\$0	(\$5,117)	\$2,954	\$11,024	(\$4,326)

*BPU positions are based on MMUA study data



Brainerd City Council Agenda Request

Requested Meeting Date: October 11, 2021

Title of Item: Zoning Code Residential Standards Discussion

☐ 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: Community Development Director	Department: Community Development
Presenter (Name & Title): David Chanski & Jennifer Haskamp	Estimated Time Needed: 90 minutes
Summary of Issue: Draft residential standards for the new zoning code have been drafted and are attached. The proposed standards were presented to the Planning Commission in a workshop on September 22 and have been updated to incorporate the comments and recommendations of the Commission. Staff's desire is to take a short time to present these standards to the Council and then spend the remainder of the time listening to the Council's comments, concerns, recommendations, and directions for moving forward.	
Alternatives, Options, Effects on Others/Comments: Staff wants to emphasize that the standards present in the attached document are by no means set in stone. They are a result of the policies and direction laid out in the Comprehensive Plan, are informed by GIS and architectural analysis, and through input received throughout the process from the Planning Commission, City Council, and public.	
Recommended Action/Motion: Conduct a thorough review of the attached material and provide staff with direction as we seek to produce finalized residential standards for the new zoning code in coming weeks.	
Financial Impact: Is there a cost associated with this request: ☐ Yes ☒ No What is the total cost, with tax and shipping \$ _____ Is this budgeted? ☐ Yes ☐ No <u>Please Explain:</u>	

Brainerd, MN
Section 515.57 (DRAFT RESIDENTIAL ZONING)

515 ZONING DISTRICTS

Subd. 1. Summary. This Section establishes the Zoning Districts and their corresponding dimensional standards and regulations in the City. All parcels within the City are zoned with a Base Zoning District and may also be zoned within an Overlay District. The Special Districts are assigned to a specific project or character area and must relate to the Base District Zoning.

515.51 Zoning Districts Established

Subd. 1. Table of Established Base, Overlay and Special Zoning Districts. The following table is provided to summarize and identify the Zoning Districts in the City. The table is organized by Character Area which describes the dominant development pattern and use of the area. The following Character Areas are established: Agricultural and Rural, Contemporary Residential, Traditional Neighborhood, Downtown, Commercial and Industrial, and Special Districts. The Overlay Districts and Special Districts may be present in any of the Character Areas.

Table 1. Zoning Districts, District Type and Character Areas.

District Type	Zoning District	Abbreviation
Base	Character Area: Agricultural and Rural Districts	
	Rural Living 1	RL-1
	Rural Living 2	RL-2
	Garden Living	GL-1
Base	Character Area: Contemporary Residential Districts	
	Contemporary Neighborhood 1	CN-1
	Contemporary Neighborhood 2	CN2
Base	Character Area: Traditional Neighborhood Districts	
	Traditional Neighborhood 1	TN-1
	Traditional Neighborhood 2	TN-2
	Traditional Neighborhood 3	TN-3
Base	Character Area: Downtown Districts	
	Town Center	TC-1
	Main Street	MS-1
Overlay	Character Area: Commercial and Industrial Districts	
	General Commercial	GC-1
	Commercial Corridor	CC-1
	Limited Industrial	I-1
	General Industrial	I-2
Special	PUD or Overlay Districts	
	TBD	

Brainerd, MN
Section 515.57 (DRAFT RESIDENTIAL ZONING)

515.52 Base Zoning Districts

Subd. 1. Assigned Base Zoning Districts. All parcels, lots and land within the City are Zoned with a Base District designation. The Base Districts establish and assign dimensional standards for all lots, improvements, subdivisions and other uses as described and regulated within this Chapter. A parcel of land, development or contiguous area may be subject to an Overlay District which may assign additional dimensional standards and rules as described in Section 515_____

Table 2. Summary of Dimensional Standards for Base Districts.

Zoning District	Rural Living		Garden Living	Contemporary Neighborhood		Traditional Neighborhood			Town Center	Main Street	General Commercial	Corridor Commercial	Light Industrial	General Industrial
Abbreviations	RL-1	RL-2	GL-1	CN-1	CN-2	TN-1	TN-2	TN-3	TC-1	MS-1	GC-1	CC-1	LI-1	GI-1
Density (DU/AC)	4 DU/40 AC	Max. 1 DU/AC	2 DU/AC to 1 DU/AC	3-5 DU/AC	4-12 DU/AC	4-9 DU/AC	9-20 DU/AC	9-20 DU/AC up to 45						
Lot Size (New Lot)	2.0 Min	32,670 SF	15,000-43,560 SF	10,000-21,780 SF	Up to 15,000 SF	5,000-7,500 SF	4,000 SF Min.	20 AC (new)						
Frontage on Public Street	300' Min.	150'	80' Min.	75' – 90'	65' – 80'	50' – 60'	45'-60'	Per Regulating Plan						
Lot Coverage (Maximum)	25%	25%	25%	35%	60%	60%	75%	Per Regulating Plan						
Principal Building Height (Maximum)	35'	35'	35'	35'	35'	35'	35'	Per Regulating Plan						

(A) Base Zoning District Exceptions and Considerations. The following exceptions and considerations are provided for all Base Zoning Districts. Dimensional Standards specific to Base Zoning Districts are provided in [Subd. X through Subd. X] of this subsection.

I. Base Zoning District Standards for Utility Services (Water and Sewer). The dimensional standards for each lot or parcel are determined by the type of utility service present and available. The following standards shall apply:

- a. Buildable Area. The minimum Buildable Area for lots or parcels not served by water and sewer shall have a minimum of 0.75 acres of contiguous land outside all required setbacks.
- i. There is no minimum Buildable Area if municipal or public water and sewer is available, and the lot or parcel is served by the system. The Building Area shall be deemed all are within a lot outside required yard setbacks.

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Section 515.57 (DRAFT RESIDENTIAL ZONING)

515.51 Rural Living Zoning Districts (RL-1 and RL-2)

515.51.1 Purpose of RL Zoning Districts. The Rural Living Zoning Districts are intended for areas where Urban Services are not presently available. Lands zoned RL-1 do not currently have Urban Services, but future subdivision may occur when the expansion of Urban Services is economical. Lands zoned RL-2 are served by private well and septic and there are no plans for future expansion of Urban Services to the property.

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

515.51.3 Uses by Administrative Permit.

List to be developed with Table of Use Discussion.

515.51.4 RL-1 and RL-2 Zoning District Dimensional Standards

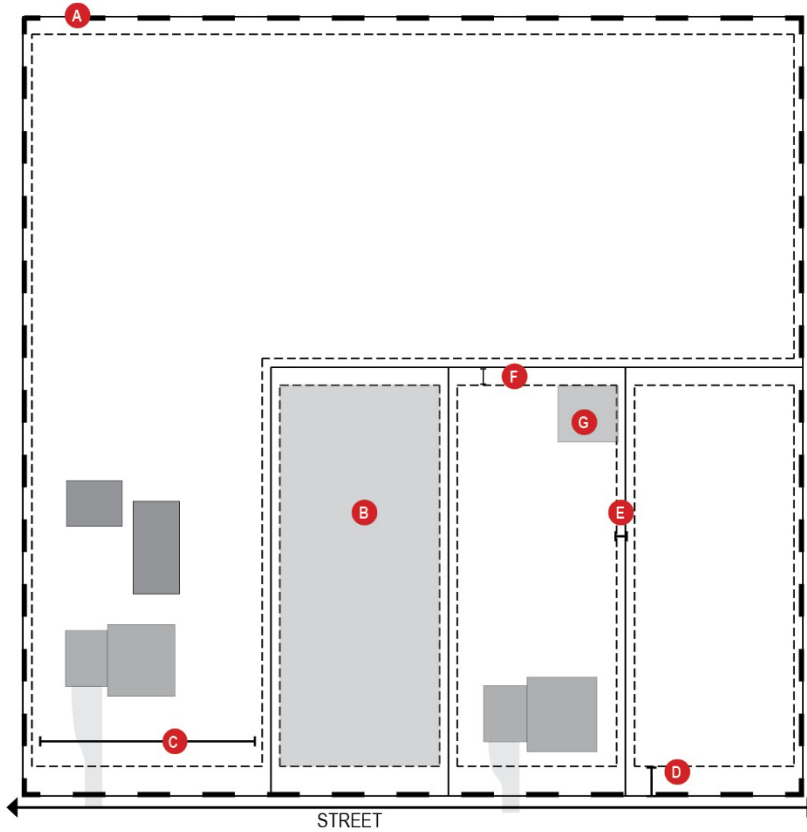
Table __. RL-1 and RL-2 Dimensional Standards – Density, Lot Size, Coverage and Height Standards

Lot Dimensions			
		RL-1	RL-2
A	Lot Size (minimum) Density (maximum)	1 Acre 4 DU/40 AC	0.75 Acre 1 DU/1AC
B	Buildable Area (minimum)	0.75	.75
C	Lot Frontage on All Roads (minimum)	150'	150'
Principal Building & Attached Accessory Building Standards			
D	Front Yard Setback	50'	
E	Side Yard Setback	15'	
F	Rear Yard Setback	30'	
	Accessory Building SF, attached	Counts towards Total Allowable SF	
	Accessory Building Number, attached	Does not count towards Permitted Number	
Accessory Building Standards			
G	Location, detached	Behind Principal Building	
I	Side Yard Setback / Ag Use, detached	15'/100'	
J	Rear Yard Setback / Ag Use, detached	30'/100'	
	Total Allowable Accessory Building SF/ Ag Use	4,000 SF or 10% whichever is less/unlimited Ag Use	
	Total Number of Permitted Accessory Buildings / Ag Use	3 / up to 2 Additional for Ag Use	
	▪ Exception if no Attached Accessory Building is present, total Number Permitted	4	
	Accessory Dwelling Unit (ADU), attached or detached	Permitted	
	▪ Maximum size of ADU (attached or detached)	TBD	
Coverage and Height Standards (Maximum)			
	Impervious Surface Coverage	25%	
	Principal structure height/accessory	35'	

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	Accessory structure height	Up to 35' but may not exceed height of principal structure
	Ag Accessory structure height	No limit
Other Standards		
	TBD	

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



Brainerd, MN
Section 515.57 (DRAFT RESIDENTIAL ZONING)

515.52 Garden Living Zoning District (GL-1)

515.52.1 Purpose of GL-1 Zoning District. This District is intended for areas where Urban Services are available, and lots and parcels are served by public water, sewer, stormwater, streets and other public infrastructure. Lands zoned Garden Living are predominantly developed with single-family detached buildings and supporting accessory uses.

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

515.52.3 Uses by Administrative Permit.

List to be developed with Table of Use Discussion.

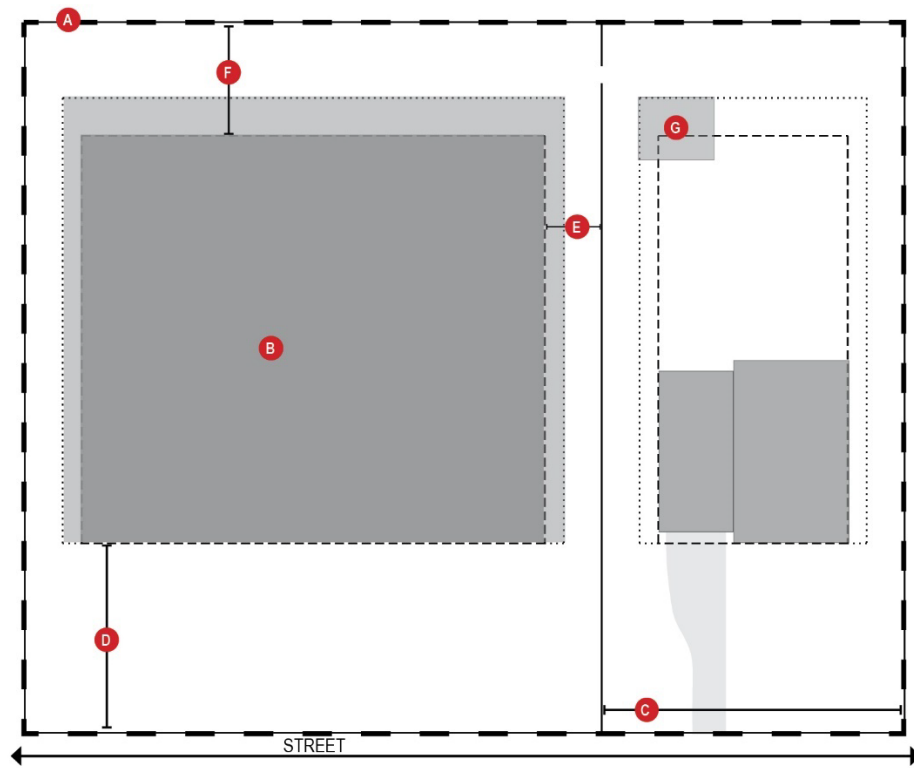
515.52.4 GL-1 Zoning District Dimensional Standards

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

Lot Dimensions		
A	Lot Size (range) Density (maximum)	15,000 SF – 43,560 SF (1 Ac.) 2 DU/AC – 1 DU/AC
B	Buildable Area	Area outside of all yard setbacks, and outside OHWL or Shoreland Setback for Riparian Lot
C	Lot Frontage on All Roads (minimum) Lot Frontage on cul-de-sac (minimum)	80 FT 45 FT
Principal Building & Attached Accessory Building Standards		
D	Front Yard Setback	50'
E	Side Yard Setback	15'
F	Rear Yard Setback	30'
	Accessory Building SF, attached	Counts towards Total Allowable SF
	Accessory Building Number, attached	Does not count towards Permitted Number
Accessory Building Standards		
G	Location	Riparian – Permitted in Front of Principal Building must meet Principal Building setback Non-Riparian – Behind Principal Building
	Side Yard Setback, detached	10'
	Rear Yard Setback, detached	20'/or if Riparian Shoreland Overlay Standards Apply
	Total Allowable Accessory Building SF	1,500 SF or 5%, whichever is greater
	Total Number of Permitted Accessory Buildings	3
	▪ Exception if no Attached Accessory Building is present, Number Permitted	4
	Accessory Dwelling Unit (ADU), attached or detached	Permitted
	▪ Maximum size of ADU (attached or detached)	?
Coverage and Height Standards (Maximum)		
	Impervious Surface Coverage	35%
	Principal structure height	35'
	Accessory structure height	Up to 35' but may not exceed height of principal structure
Other Standards		
	TBD	

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

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Section 515.57 (DRAFT RESIDENTIAL ZONING)



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Section 515.57 (DRAFT RESIDENTIAL ZONING)

515.53 Contemporary Neighborhood 1 (CN-1)

515.53.1 Purpose of CN-1 Zoning District. This District is intended for predominantly single-family detached residential uses and associated accessory uses. Lots in this District are typically developed with front-loaded garages, with larger private yard spaces. The lots are wider with principal structures setback and connected to public right-of-way with a private driveway.

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

515.53.3 Uses by Administrative Permit.

List to be developed with Table of Use Discussion.

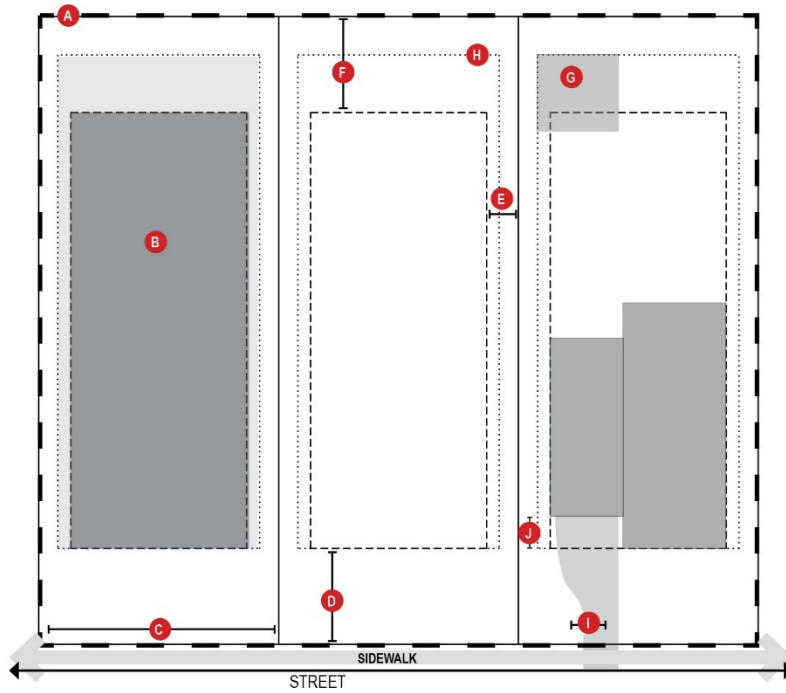
515.53.4 CN-1 Zoning District Dimensional Standards

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

Lot Dimensions		
A	Lot Size Density	10,000 SF – 21,780 SF 3 – 5 DU/ AC
B	Buildable Area (minimum)	Outside all setbacks
C	Lot Frontage on All Roads (minimum)	75'/90' max
Principal Building & Attached Accessory Building Standards		
D	Front Yard Setback	30'
E	Side Yard Setback	10'/20' corner
F	Rear Yard Setback	30'
	Accessory Building SF, attached	Counts towards Total Allowable SF
	Accessory Building Number, attached	Does not count towards Permitted Number
Accessory Building Standards		
G	Location (Front)	Behind principal building
H	Side Yard Setback	6' /12' corner
H	Rear Yard Setback	12'
	Total Allowable Accessory Building SF	1,500 SF or 10%, whichever is greater
	Total Number of Permitted Accessory Buildings	2
	▪ Exception if no Attached Accessory Building is present, total Number Permitted	3
	Accessory Dwelling Unit (ADU)	Permitted if attached to Principal structure
	▪ Maximum size of ADU	TBD
Coverage and Height Standards (Maximum)		
	Impervious Surface Coverage	50%
	Principal structure height	35'
	Accessory structure height	Up to 35' but may not exceed height of principal structure
Other Standards		
I	Driveway	Width at ROW max is 12'
J	Garage	Must be setback minimum of 5' from Principal Structure
	Sidewalk/Trail Standards	See Subdivision Ordinance Section [XXXX]

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Section 515.57 (DRAFT RESIDENTIAL ZONING)

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



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Section 515.57 (DRAFT RESIDENTIAL ZONING)

515.55 Contemporary Neighborhood 2

515.55.1 Purpose of CN-2 Zoning District. This District is intended for predominantly single-family detached residential uses and associated accessory uses. Some single-family attached uses may be present woven throughout this District. Lots in this District are typically developed with front-loaded garages and principal structures setback and connected to public right-of-way with a private driveway.

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

515.55.3 Uses by Administrative Permit.

List to be developed with Table of Use Discussion.

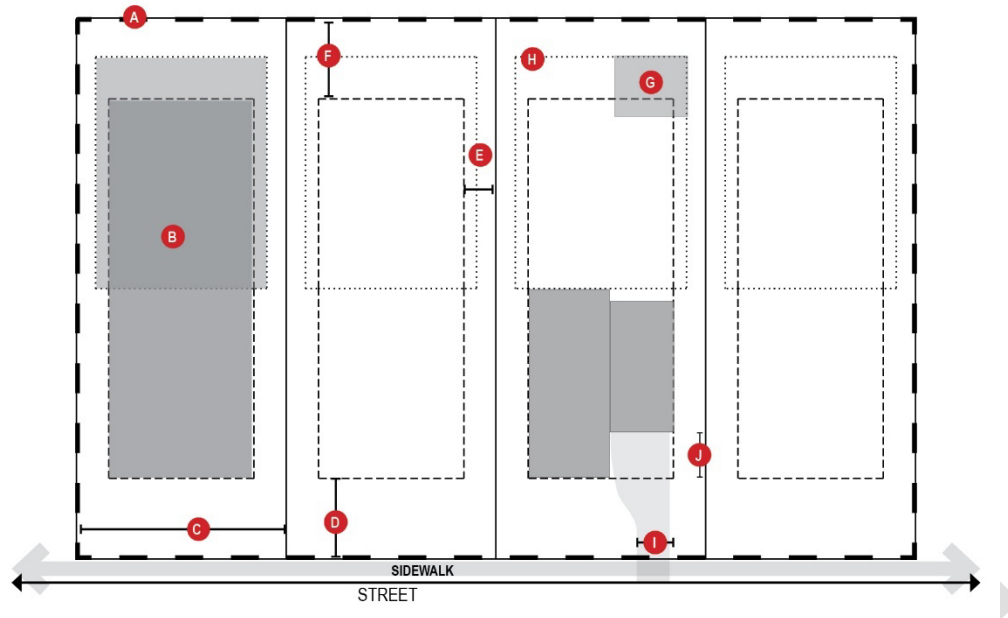
515.55.4 CN-2 Zoning District Dimensional Standards

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

Lot Dimensions		
A	Lot Size Density	Up to 15,000 SF 4 – 12 DU/AC
B	Buildable Area (minimum)	Outside all setbacks
C	Lot Frontage on All Roads (minimum)	65' – 80' max
Principal Building & Attached Accessory Building Standards		
D	Front Yard Setback	25'
E	Side Yard Setback	10'/20' corner
F	Rear Yard Setback	25'
	Accessory Building SF, attached	Counts towards Total Allowable SF
	Accessory Building Number, attached	Does not count towards Permitted Number
Accessory Building Standards		
G	Location, detached	Behind Principal Building
H	Side Yard Setback, detached	6'/12' Corner
H	Rear Yard Setback, detached	12'
	Total Allowable Accessory Building SF	750 SF or 10%, whichever is greater
	Total Number of Permitted Accessory Buildings	2
	▪ Exception if no Attached Accessory Building is present, total Number Permitted	3
	Accessory Dwelling Unit (ADU), attached or detached	Permitted on Corner lot, by CUP on interior lot
	▪ Maximum size of ADU (attached or detached)	TBD
Coverage and Height Standards (Maximum)		
	Impervious Surface Coverage	50%
	Principal structure height	35'
	Accessory structure height	Up to 35' but may not exceed height of principal structure
Other Standards		
I	Driveway	If front loaded, Width at ROW max is 12'
J	Garage	Must be setback minimum of 5' from Principal Structure
	Sidewalk/Trail Standards	See Subdivision Ordinance Section [XXXX]

Brainerd, MN
Section 515.57 (DRAFT RESIDENTIAL ZONING)

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



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Section 515.57 (DRAFT RESIDENTIAL ZONING)

515.56 Traditional Neighborhood 1 (TN-1)

515.56.1 Purpose of TN-1 Zoning District. The TN-1 traditional neighborhood district is intended to provide for a compact, pedestrian-oriented mix of residential uses. This District reinforces the existing pattern of small, connected lots, blocks and street and supports future development or redevelopment that is consistent with this pattern.

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

515.56.3 Uses by Administrative Permit.

List to be developed with Table of Use Discussion.

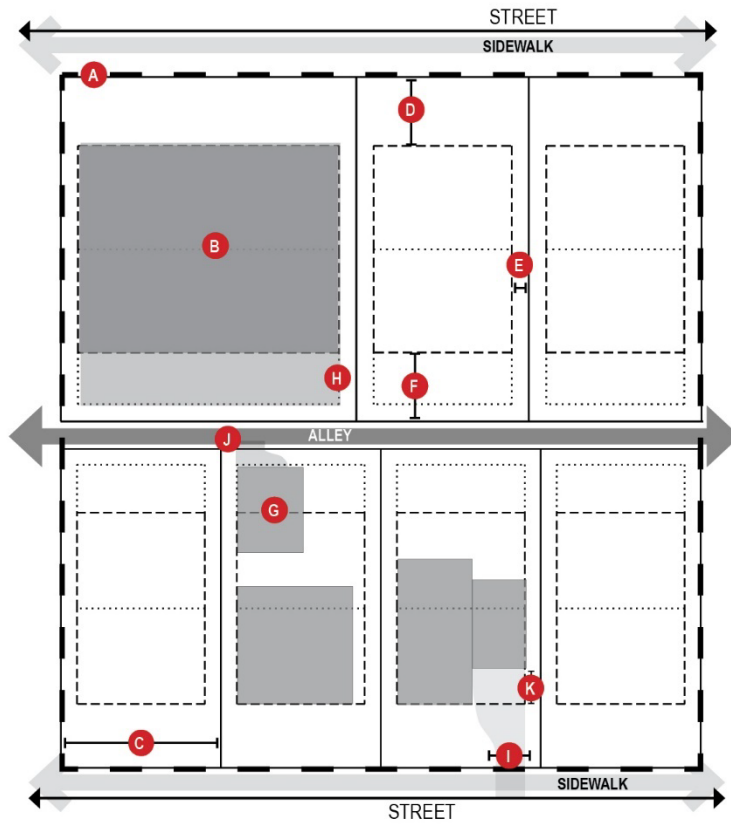
515.56.4 TN-1 Zoning District Dimensional Standards

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

Lot Dimensions		
A	Lot Size Density	5,000-7,500 SF 4-9 DU / AC
B	Buildable Area (minimum)	Outside all setbacks
C	Lot Frontage on All Roads	50 – 60'
Principal Building & Attached Accessory Building Standards		
D	Front Yard Setback (min/max)	20' minimum/30' maximum
E	Side Yard Setback (minimum)	5'/15' corner
F	Rear Yard Setback (minimum)	20'
	Accessory Building SF, attached	Counts towards Total Allowable SF
	Accessory Building Number, attached	Does not count towards Permitted Number
Accessory Building Standards		
G	Location, detached	Behind Principal Building
H	Side Yard Setback, detached	5' / 10' corner
H	Rear Yard Setback, detached	5'
	Total Allowable Accessory Building SF	750 SF or 10%, whichever is greater
	Total Number of Permitted Accessory Buildings	2
	▪ Exception if no Attached Accessory Building is present, total Number Permitted	3
	Accessory Dwelling Unit (ADU), attached or detached	Permitted on Corner lot; CUP for interior lots
	▪ Maximum size of ADU (attached or detached)	TBD
Coverage and Height Standards (Maximum)		
	Impervious Surface Coverage	60%
	Principal structure height	35'
	Accessory structure height	Up to 35' but may not exceed height of principal structure
Other Standards		
I	Driveway	If front loaded, Width at ROW max is 12'
J	Alley	If present, access and garage/parking is required
	Garage	If front loaded, must be setback minimum of 5' from Principal Structure
	Sidewalk/Trail Standards	See Subdivision Ordinance Section [XXXX]

Brainerd, MN
Section 515.57 (DRAFT RESIDENTIAL ZONING)

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



Brainerd, MN
Section 515.57 (DRAFT RESIDENTIAL ZONING)

515.56 Traditional Neighborhood 2 (TN-2)

515.56.1 Purpose of TN-2 Zoning District. The TN-2 traditional neighborhood district is intended to provide for compact, pedestrian-oriented mix of residential and neighborhood-serving commercial uses. This District reinforces the existing pattern of small, connected lots, blocks and street and supports development and redevelopment consistent with this pattern.

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

515.56.3 Uses by Administrative Permit.

List to be developed with Table of Use Discussion.

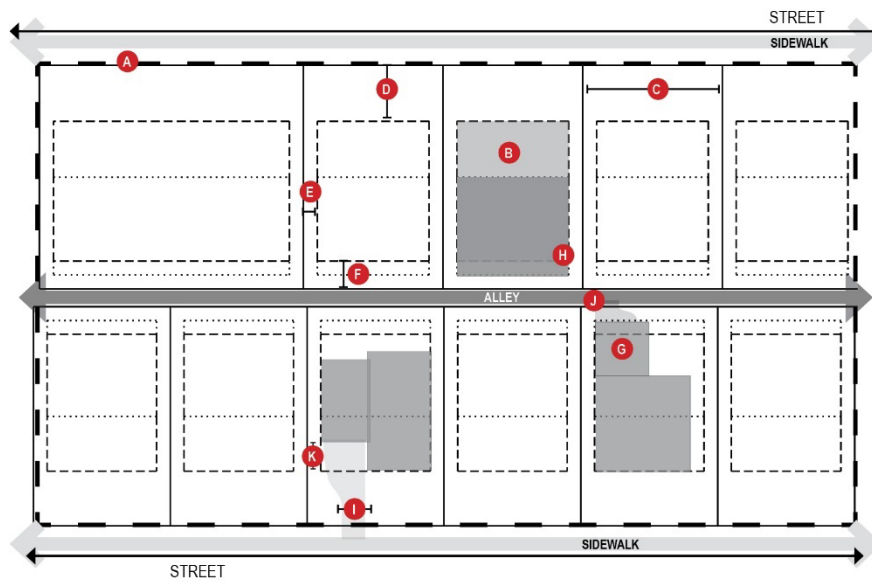
515.56.4 TN-2 Zoning District Dimensional Standards

Table __. TN-2 Dimensional Standards – Density, Lot Size, Coverage and Height Standards

Lot Dimensions		
A	Lot Size Density	4,000 SF 9 – 20 DU/AC (20+ DU/AC requires CUP)
B	Buildable Area Floor Area Ratio (FAR) for commercial use	Outside of all setbacks 0.5
C	Lot Frontage on All Roads	50'
Principal Building & Attached Accessory Building Standards		
D	Front Yard Setback	0' - 20' if Commercial is Principal Use, 5' – 20' if Residential is Principal Use
E	Side Yard Setback	5'/10' corner
F	Rear Yard Setback	10'
	Accessory Building SF, attached	Counts towards Total Allowable SF
	Accessory Building Number, attached	Does not count towards Permitted Number
Accessory Building Standards		
G	Location, detached	behind Principal Building
H	Side Yard Setback, detached	5' /10'
H	Rear Yard Setback, detached	5'
	Total Allowable Accessory Building SF	750 SF or 10%, whichever is greater
	Total Number of Permitted Accessory Buildings	2
	▪ Exception if no Attached Accessory Building is present, total Number Permitted	3
	Accessory Dwelling Unit (ADU), attached or detached	Permitted
	▪ Maximum size of ADU (attached or detached)	TBD
Coverage and Height Standards (Maximum)		
	Impervious Surface Coverage	75%
	Principal structure height	35'
	Accessory structure height	Up to 35' but may not exceed height of principal structure
Other Standards		
I	Driveway	If front loaded, Width at ROW max is 12'
J	Alley	If present, access and garage/parking is required
K	Garage	If front loaded, must be setback minimum of 5' from Principal Structure
	Sidewalk/Trail Standards	See Subdivision Ordinance Section [XXXX]

Brainerd, MN
Section 515.57 (DRAFT RESIDENTIAL ZONING)

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



Brainerd, MN
Section 515.57 (DRAFT RESIDENTIAL ZONING)

515.57 Traditional Neighborhood 3 (TN-3)

515.57.1 Purpose of Zoning District. This District is intended to allow larger sites/parcels (typically undeveloped “greenfield” sites) to be developed as a full mixed use, traditional neighborhood that is walkable, connected by a prominent public realm and supports a wide range of residential (attached and detached), commercial and community uses. The structure of the TN-3 district provides the City and future development groups with the regulations and guidelines needed to develop a comprehensive, resilient, and walkable neighborhood. The district regulations provide the following:

- A network of connected streets and blocks.
- General block sizes and configurations that support the Future Land Use plan.
- Maximum block perimeters that foster attractive, safe, and walkable environments, while enhancing circulation through the site.

515.57.2 Regulating Plan. The TN-3 district is implemented through a Regulating Plan, approved with the rezoning to TN-3, which includes a combination of at least two of the three intensities described below and regulated by Table X. Areas must be divided into neighborhoods by the introduction of a primary thoroughfare network, and then into blocks by the completion of the streets and open spaces. As the area is subdivided to generate blocks, parcels and individual building sites, the Regulating Plan assigns intensities that may be refined with approval by the Zoning Administrator according to Section [XXX.XXX]. Regulating plans, consisting of one or more maps, must show the following:

- District boundaries
- Existing infrastructure including streets, parks and open space
- Thoroughfare network according to subsection 515.57.8
- Park/open space area.

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

515.57.4 Uses by Administrative Permit.

List to be developed with Table of Use Discussion.

515.57.5 TN-3 Zoning District Dimensional Standards

Table ____ TN-3 Dimensional Standards – Density, Lot Size, Coverage and Height Standards

Lot Dimensions		
A	Lot Size (minimum) Density (maximum)	20 acres minimum 9 – 20 DU/Acre up to 45 DU/AC
B	Buildable Area (minimum)	Outside all Setbacks
C	Lot Frontage on All Roads (minimum)	45' – 60'
D	Block dimensional standards	Per Regulating Plan standards
Principal Building & Attached Accessory Building Standards		
E	Front Yard Setback	0 - 20'
F	Side Yard Setback	5'/10' corner
G	Rear Yard Setback	10'

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	Accessory Building SF, attached	Counts towards Total Allowable SF
	Accessory Building Number, attached	Does not count towards Permitted Number
Detached Accessory Building Standards		
H	Location, detached	Behind Principal Building
I	Side Yard Setback, detached	5' /10'
I	Rear Yard Setback, detached	5'
	Total Allowable Accessory Building SF	750 SF or 10%, whichever is greater
	Total Number of Permitted Accessory Buildings	2
	▪ Exception if no Attached Accessory Building is present, total Number Permitted	3
	Accessory Dwelling Unit (ADU), attached or detached	Permitted
	▪ Maximum size of ADU	TBD
Coverage and Height Standards (Maximum)		
	Impervious Surface Coverage	Per Regulating Plan standards
	Principal structure height	Per Regulating plan
	Accessory structure height	Up to 35' but may not exceed height of principal structure
Other Standards		
J	Driveway	If front loaded, Width at ROW max is 12'
K	Alley	If present, access and garage/parking is required
L	Garage	If front loaded, must be setback minimum of 5' from Principal Structure
	Sidewalk/Trail Standards	See Subdivision Ordinance Section [XXXX]
	Neighborhood Park Standards	10,890 – 43,560 SF

Figure X. TN-3 Density and Lot Dimensional Standards Diagram

TO BE INSERTED

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515.57.6 Regulating Plan Standards for TN-3 Zoning District

515.57.7 Block standards

- A. Length = 500 ft max (mid-block passage allows additional length)
- B. Perimeter = 1500-1800 linear feet
- C. Block dimensions. Block length and perimeter may be adjusted up to 20% with approval from the Zoning Administrator due to topography, existing development conditions, or if the block is at the perimeter of the TN-3 regulating plan. Block lengths up to 800 ft. may be approved if a mid-block pedestrian passage is provided.
- D. Block Sizes: Blocks shall be compact so that they are comfortably walkable and appropriate for their context.
- E. Block sizes are flexible, but the perimeter shall not exceed 1,800 linear feet. An average block perimeter less than 1,500 feet is preferred.
- F. Exceptions may be made for natural elements such as wetlands, trees, topography, and cultural resources, to be incorporated into the site design

515.57.8 Thoroughfare standards.

- A. All thoroughfares must connect to other thoroughfares, forming a network.
- B. New thoroughfares must connect wherever possible to thoroughfares on adjacent sites. Cul-de-sacs may only be permitted by approval of the Zoning Administrator to accommodate specific site conditions.
- C. New thoroughfare sections may be created using the standards in Table [X]
- D. Mid-block pedestrian passages.
 - 1. In areas with adequate vehicular capacity, pedestrian-only connections may be used mid-block and will count as a new edge in block perimeter calculations.
 - 2. Parking lot layout.
- E. In addition to the parking regulations of Section [X], parking lots in TN-3 must be laid out as blocks per Table [X], with utilities located in the drive aisles. Drive aisles must have adequate width to redevelop with rights-of-way required by one or more of the thoroughfare sections in Table [X] Street ROW.

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Figure X. Residential Alley R-20

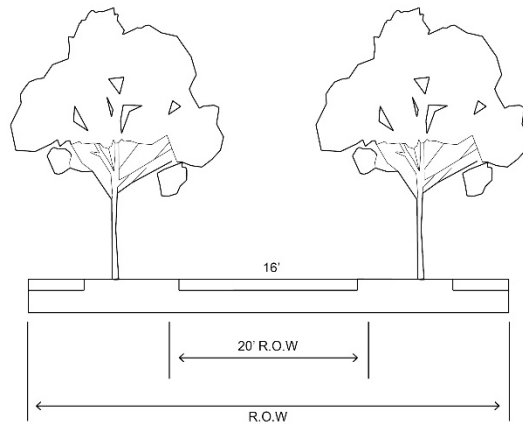


Figure X. Commercial Alley C-24

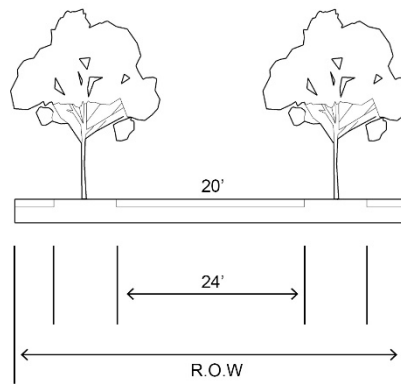


Figure X. Local Street TN-54

Parking: One Side



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Figure X. Traditional Parkway TP-78
With Dedicated Bike Lane

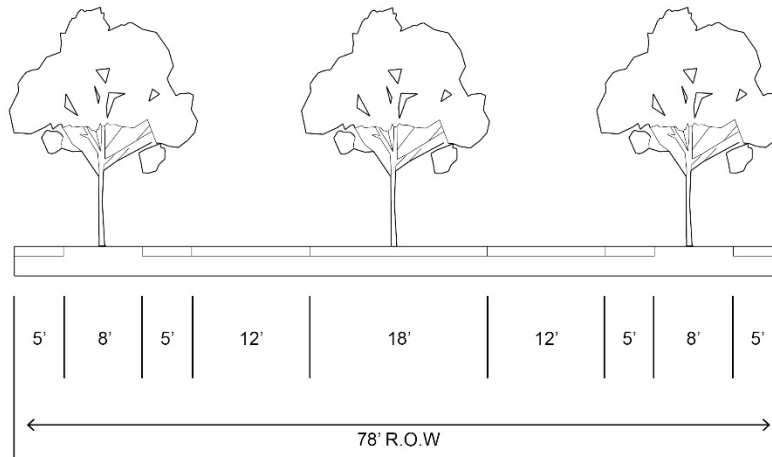
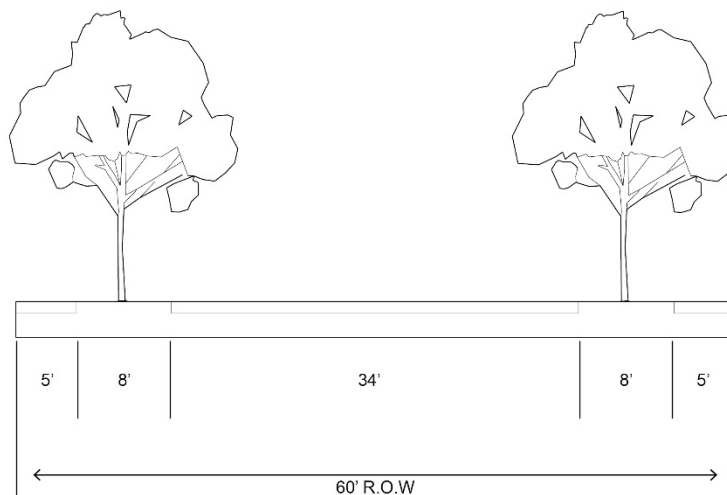


Figure X. Local Street TN-60
Parking: Two Sides.



515.57.9

Lot standards.

- A. Lots must have minimum and maximum widths according to Table [X]
- B. Each lot must have a primary frontage along a vehicular thoroughfare, except up to 20% of the parcels in a Regulating Plan may front a civic space or pedestrian passage.
- C. Where lots have multiple frontages, one frontage line must be designated as primary and any other frontage lines must be designated as secondary.

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515.57.10 Intensities.

- A. TN-3 intensities are comprised of:
- B. **Low intensity:** Consists of medium density residential areas, with a mix of uses, home occupations, and accessory buildings. It contains a wide range of building types — houses, courtyard housing, townhouses, duplexes, triplexes, small apartment buildings, and neighborhood commercial uses.
- C. **Medium intensity:** Consists of a mix of uses but is primarily medium to high density residential and neighborhood commercial uses.
- D. **High intensity:** Consists of higher density mixed-use buildings that accommodate retail, offices, institutions, and multi-family housing.