

CITY OF COON RAPIDS, MINNESOTA

CHAPTER 11-2800

PORT DISTRICT

11-2801 Intent. This Chapter enables the creation of Port districts to promote the unified development and revitalization of designated areas. Port districts should direct:

- (1) compact, vigorous, mixed use development;
- (2) distinct unifying urban design themes, well-maintained properties, and a well-organized vehicular and pedestrian circulation pattern;
- (3) higher-density residential developments around community-oriented or destination-oriented commercial, historical, and recreational land uses;
- (4) attractive developments constructed of high quality materials that incorporate innovative designs and reflect a distinctive, unique character; and
- (5) development consistent with the goals of the Coon Rapids Boulevard Framework Plan including:
 - (a) businesses concentrated in Port Districts;
 - (b) residential, institutional, and open space uses between the Port Districts;
 - (c) mixed use and multi-use development;
 - (d) housing serving community needs;
 - (e) increased open space; and
 - (f) distinct design themes for each Port District.

The mixture of compatible land uses within each Port is essential to establishing the level of vitality and intensity needed to support associated retail and service uses. Each Port shall have a distinct, individual design theme, as exemplified by its landscape, architecture, lighting and color styles, planned public amenities, and allowed uses.

11-2802 Definitions.

(1) Port or Port District. A Preservation or Renovation Tract is a defined zoning district within the City, created with the intent of encouraging development or redevelopment according to a defined theme, within a defined framework of public and private improvements and amenities.

(2) Port Elements Plan. A city-developed plan, adopted by resolution, to promote Port continuity and theme that may prescribe, in both graphic and verbal form, public and private improvements including, but not limited to, site architecture, landscape materials and treatments, lighting design, building treatments and colors, signage, fences, walls, railings, seating, litter receptacles, and other street furniture and structures.

(3) Port Master Plan. A conceptual plan for an entire Port that includes, but is not limited to, proposed uses and use relationships, densities or Floor Area Ratios for each use classification, site circulation, pedestrian systems, parking plans, open space locations, and examples of proposed building types. A Port Master Plan may be developed by the City or by a private developer, landowner, or other applicant. [Revised 12/3/02, Ordinance 1791]

GENERAL DISTRICT STANDARDS

11-2803 Uses.

(1) Use Table. Permitted, conditional, and accessory uses are specified in the following table as “P,” “C,” and “A,” respectively. Uses not permitted in some Port Districts are specified as “NP” and uses not listed in the table are not permitted in any Port District.

Use	Port District			
	River-walk	Campus Square	Evergreen	Wellness
Residential Uses				
Dwellings				
Townhouse/single-family attached dwelling	P	P	NP	P
Multiple-family dwelling (more than four units)	P	P	NP	P
Live-work unit	P	P	NP	P
Congregate Living				
Community residential facility serving up to 16 residents	P	P	NP	P
Community residential facility serving more than 16 residents	C	C	NP	C
Dormitories	NP	C	NP	C
Nursing homes, boarding care, assisted living	P	P	NP	P
Institutional and Civic Uses				
Educational Facilities				
Group family day care, family day care, group day care	P	P	P	P
Public or private grades K-12 schools	C	NP	NP	NP
College, university, seminary, etc.	C	C	C	C
Trade school, arts school, dance school, etc.	C	C	C	C
Social, Cultural, Religious and Recreational Facilities				
Public library	P	P	P	P
Community center, art center, museum	P	P	P	P
Public and private park, playground	P	P	P	P
Private nonprofit recreation center, pool	P	P	P	P
Church, chapel, synagogue, or similar place of worship	C	C	C	C
Public Service and Utilities				
Governmental buildings and structures without outdoor storage	C	C	C	C
Public utility buildings and structures without outdoor storage	C	C	C	C
Commercial and Office Uses				
Offices	P	P	P	P
Medical and dental clinics and offices	P	P	P	P
Bed and breakfast residence (up to six rooms)	C	C	NP	C
Parking – principal use	C	C	C	C

Service businesses ²	P	P	P	P
Bank, financial institution	P	P	P	P
Food and related goods ³	P	P	NP	NP
General retail ⁴	P	P	P	P
Eating places ⁵	P	P	P	P
Day care center	P	P	P	P
Funeral home, mortuary	P	P	P	P
Laundromat (self-service)	P	P	P	P
Hospital	NP	NP	NP	P
Motel, hotel, inn	C	C	P	C
Photocopying	P	P	P	P
Veterinary clinic (no exterior animal runs)	P	P	NP	NP
Printing and publishing	C	C	C	C
Studios of artists or craftspeople	P	P	P	
Service businesses with showroom or workshop, including office - warehouses (contractor, painter, etc.)	C	C	C	C
Small appliance repair (excluding internal combustion engines)	P	P	NP	NP
Theaters, assembly halls	C	C	NP	NP
Health clubs and fitness centers	C	C	C	C
Indoor recreation (bowling, billiards, etc.)	C	C	NP	NP
Commercial outdoor recreation (swim club, miniature golf, etc.)	C	C	NP	NP
Limited production and processing[, not more than 10,000 square feet ⁶	C	C	C	
Vehicle Services				
Convenience stores with accessory car washes and/or fuel sales, provided no more than eight (8) dispensing hoses may be operable simultaneously	C	C	C	NP
Convenience stores with accessory car washes and/or fuel sales, provided no more than 16 dispensing hoses may be operable simultaneously	NP	NP	C	NP
Auto repair, detailing or servicing with or without fuel sales	C	C	NP	NP

¹ May not occupy more than 5% of the total development area in Port Riverwalk.

² Service businesses: Service businesses include provision of services to the general public that produce minimal off-site impacts. Service businesses include but are not limited to the following:

- barber and beauty shops
- dry-cleaning (direct customer service; plants servicing more than one retail outlet are not permitted)
- interior decorating/upholstery
- locksmith
- mailing and packaging services
- radio and television service and repair
- shoe repair

tailor shop
watch repair, other small goods repair
picture framing

³ Food and related goods: These uses include the following uses, characterized by the sale of food and related goods to the public for consumption off the premises.

grocery store, supermarket
butcher shops
bakeries
candy
greengrocer, other specialty food
catering

⁴ General retail: General retail sales include the retail sale of products, sometimes with provision of related services, to the general public that produce minimal off-site impacts. General retail sales include but are not limited to the following:

antiques and collectibles store
art gallery
bicycle sales and repair
book store, music store
clothing and accessories
drugstore, pharmacy
electronics sales and repair
florists
jewelry store
hardware store
liquor store
news stands, magazine sales
photographic equipment; film developing
stationery store
picture framing

⁵ Eating places:

restaurants with or without liquor sales,
delis, take-out establishments
cafes, coffee shops

⁶ Limited production and processing. These uses produce minimal off-site impacts due to their limited nature and scale, and are considered compatible with office, retail and service uses. Limited production and processing may include wholesale and off-premises sales. Limited production and processing includes:

apparel and other finished products made from fabrics
computers and accessories, including circuit boards and software
electronic components and accessories
film, video and audio production
food and beverage products, except no live slaughter, grain milling, cereal, vegetable oil or
vinegar processing
precision medical and optical goods
signs, including electric and neon signs
watches and clocks
wood crafting and carving
wood furniture and upholstery

(2) Conditional Use Standards. Drive-through uses or any use that exceeds the size requirements listed may be allowed as conditional uses. To the extent not otherwise required by

Sections of 11-309 through 11-319 (Conditional Use Permit Procedures and Requirements), no conditional use may be granted unless the applicant demonstrates the proposed use:

- (a) advances the intent of this Chapter;
- (b) allows for development of the property in an efficient, well-organized way; and
- (c) is incorporated into a plan that provides substantial site amenities, buffers, and other elements.

(3) Licensing Standards Apply. Uses allowed herein are allowed only to the extent of further requirements under Title 5 (Licensing Procedures).

(4) Flexible Developments under Chapter 11-2900 are not permitted. [Revised 6/1/04, Ordinance 1841]

(5) Varied density residential under Chapter 11-2700 is not permitted. [Revised 12/3/02, Ordinance 1791]

11-2804 Mixed Uses Encouraged. Compatible permitted and conditional uses may be combined within the same building.

(1) A development area, as defined by a port master plan, of five (5) acres or more must include at least two of the following Table 11-2803(1) use categories:

- (a) Commercial Uses.
- (b) Residential Uses.
- (c) Institutional Uses.
- (d) Office Uses.
- (e) Civic Uses.

(2) If over 50 dwelling units are proposed in a site plan or Port Master Plan, at least two housing types must be included from the Table 11-2803(1) use categories. [Revised 12/3/02, Ordinance 1791]

11-2805 Gross Densities.

(1) Minimum Density. Eight (8) units per acre, to include live-work units and units in mixed use buildings.

(2) Maximum Density.

- (a) Townhouses or live-work units: 15 units per acre
- (b) Multi-family buildings: 30 units per acre
- (c) Mixed use buildings and senior apartments: 30 units per acre

[Revised 12/3/02, Ordinance 1791]

11-2806 Dimensional Standards, Residential, and Live-Work Uses.

(1) Height. The majority of all buildings on any parcel or development site shall be a minimum of 20 feet in height. Buildings with two (2) floors above grade are encouraged.

(2) Minimum Lot Area. 2,000 square feet for attached units such as townhouses; 6,000 square feet for all other buildings.

(3) Minimum Lot Width. 24 feet for attached units; 50 feet for all other buildings.

(4) Setbacks.

(a) Principal or accessory structures from.

(i) Arterial Streets: a minimum of 30 feet as measured from the curb except that in no event shall the setback be less than 22 feet from the street right-of-way.

(ii) Collector and Local Streets: Minimum 10 feet; zero (0) feet for live-work units, and maximum 20 feet as measured from the street right-of-way.

(iii) Side or Rear Property Line: 10 feet minimum; add one (1) foot of setback for each additional one (1) foot of height above 35 feet.

(b) Parking areas:

(i) From Street Rights-of-Way: No less than the setback of the principal structure.

(ii) From Adjacent Properties: 10 feet.

Notwithstanding these requirements, no structure may encroach into any right-of-way, sidewalk, or similar easement.

(5) Maximum impervious coverage: 80 percent of development area.

(6) Minimum Finished Floor Area Per Unit.

Number of bedrooms	Townhouse or Live - Work Unit	Multiple Family/Retirement or Handicapped
Efficiency	NA	500 square feet/440 square feet
One	700 square feet	600 square feet/520 square feet
Two	800 square feet	700 square feet/600 square feet
Three or more	960 square feet	800 square feet plus 100 square feet for each additional bedroom over three

(7) Open Space. The following minimum square footage of private and common open space shall be provided. The common open space area shall be contiguous, may include setback areas, and shall be suitable for recreational or scenic use by residents of the development.

Open Space	Private	Common	Common
	Townhouse or Live-Work Unit	Multiple Family	Retirement or Handicapped
Square feet of open space required per unit	500	Efficiency - 250 One Bedroom - 250 Two Bedrooms - 350 Three or more Bedrooms - 450	250

(8) Parking.

Residential Type	Minimum Parking Spaces Per Unit			
	Common Off-street	Garage	Private Off-street	Total
Live-Work	.5	1	1.5	3
Townhouse	.5	1	1.5	3
Multiple Family	.25	1	1	2.25
Retirement or Handicapped Multiple Family	.8	.2	.2	1.2

(9) Garages. Garages shall contain a minimum of 300 square feet and a maximum of 75% of the floor area of the unit to which the garage is an accessory use to a maximum of 900 square feet. A garage must have a minimum width of 12 feet and a minimum depth of 22 feet. A common garage parking space shall have a minimum width of 9 feet and minimum depth of 20 feet. [Revised 12/3/02, Ordinance 1791]

11-2807 Dimensional Standards, Nonresidential and Mixed Uses.

- (1) Height. All buildings shall be a minimum of 20 feet in height. Buildings with two (2) or more floors above grade are encouraged.
- (2) Minimum Lot Area. The lot area shall be sufficient to accommodate principal and accessory buildings, and required parking, setbacks, and landscaped areas.
- (3) Minimum Lot Width. Free-standing buildings, 50 feet; attached storefronts, 20 feet.
- (4) Setbacks.
 - (a) Principal or accessory structures in Ports Campus Square and Riverwalk from:
 - (i) Arterial streets: a minimum of 30 feet as measured from the curb except that in no event shall the setback be less than 22 feet from the street right-of-way.
 - (ii) Collector and local streets: minimum 10 feet; zero (0) feet for live-work units, and maximum of 20 feet as measured from the street right-of-way.
 - (b) Principal or accessory structures in Ports Evergreen and Wellness from:
 - (i) Arterial streets: 50 feet, except if the arterial street boulevard exceeds 20 feet, the building setback from the right-of-way may be reduced to a minimum of 10 feet, provided a minimum of 70 feet is maintained between the building and the arterial street curb.
 - (ii) Collector and local streets: a maximum of 50 feet
 - (c) Principal or accessory structures in all ports:
 - (i) Side or rear yard: 10 feet minimum unless attached.
 - (ii) Between principal structures: 20 feet minimum unless attached.
 - (d) Parking areas in all Ports:
 - (i) From street rights-of-way: 20 feet minimum.
 - (ii) From adjacent residential properties: 10 feet minimum.
 - (iii) From adjacent nonresidential properties: five (5) feet, unless parking areas are combined or shared.
- (5) Minimum Floor Area Ratio. .6 (based on lot area for a specific building).
- (6) Maximum Impervious Coverage. 80 percent of development area.
- (7) Building Floor Areas. In Ports Campus Square and Riverwalk, minimum 2,000 square feet; maximum 20,000 square feet with no single use in a building exceeding 15,000 square feet. In Ports Evergreen and Wellness, minimum 5,000 square feet and no maximum floor area requirement. [Revised 12/3/02, Ordinance 1791]

11-2808 Development Guidelines. The guidelines in Section 11-2711 shall apply, except in Ports Evergreen and Wellness where Sections 11-2711(1), (3), and (4) may be waived to ensure compatibility between proposed and desirable existing buildings. [Revised 12/3/02, Ordinance 1791]

11-2809 Street Design.

- (1) Intent. Local and connecting streets within each Port shall be designed to encourage walking and cycling, to calm traffic, and to maximize pedestrian connections to adjacent neighborhoods and land uses. To achieve these goals, local streets should be relatively narrow and should include street trees and sidewalks on both sides. The following criteria and standards apply to all new streets and extensions of existing streets.
- (2) Connectivity. Streets shall connect with or terminate at other streets unless no other arrangement is practical. Cul-de-sac streets are prohibited unless necessitated by physical or site constraints.
- (3) Sidewalks. Public streets shall be designed with sidewalks on both sides. Nonresidential sidewalk width shall be five (5) feet or more, and eight (8) feet or more in areas of high pedestrian activity.

(4) Street Trees. Street trees shall be provided along all streets at regular intervals to define street edges, to buffer pedestrians from vehicles, and to provide shade. Trees should be located in a planting strip at least five (5) feet wide between the curb and sidewalk, or in an approved planter or planting structure.

(5) Public Residential Streets.

(a) Right-of-way: 50 feet minimum

(b) Pavement width: 32 feet minimum with parallel parking on one side.

(6) Nonresidential Streets.

(a) Right-of-way: 60 feet minimum

(b) Pavement width: 38 feet minimum with parallel parking on both sides; 40 feet minimum with diagonal parking on both sides.

(7) Traffic Calming. Traffic calming methods such as reduced curb radii, narrowed pavement at pedestrian crosswalks, speed tables, and bump-outs at mid-block or intersections should be used where appropriate to improve pedestrian safety and slow through traffic. [Revised 12/3/02, Ordinance 1791]

11-2810 [Reserved for future use]

11-2811 Master Plan Procedure and Requirements.

(1) Plan Review. A Port Master Plan must be approved prior to the submission of a site plan for development. The Port Master Plan shall be approved in preliminary and final form. The Port Master Plan, and individual site plans under it, shall be in such form and according to standards on file with the Community Development Director. A Port Master Plan must conform to the requirements of this Chapter and applicable Port Elements Plan.

(2) Preliminary Port Master Plan Procedure. A complete Preliminary Port Master Plan must be submitted at least 30 days prior to the Planning Commission meeting. The Planning Commission shall conduct a public hearing in accordance with Section 11-306 and shall make a recommendation to the City Council, which shall approve or deny the Plan.

(3) Final Port Master Plan Procedure. A complete Final Port Master Plan in substantial conformity to the Preliminary Port Master Plan must be submitted at least 30 days prior to the Planning Commission meeting. The Planning Commission shall make a recommendation to the City Council, which shall approve or deny the Plan. [Revised 12/3/02, Ordinance 1791]

11-2812 Site Plan Procedure.

(1) Preliminary and Final Site Plan. A preliminary site plan may be submitted separately, and may be so required by the Community Development Director for large, phased, or complicated developments; otherwise, a preliminary and final site plan may be submitted concurrently. The plan must be in conformity with the Port Master Plan and Port Elements Plan, and must be submitted at least 30 days prior to the Planning Commission meeting.

(2) Planning Commission Procedure. The Planning Commission shall, for a preliminary site plan or for combined preliminary and final site plans, conduct a public hearing in accordance with Section 11-306 and shall make a recommendation to the City Council.

(3) Final Plan Procedure. When not submitted concurrently, a complete final site plan in substantial conformity to the approved preliminary site plan must be submitted at least 30 days prior to the Planning Commission meeting. The Planning Commission shall make a recommendation to the City Council, which shall approve or deny the Plan.

(4) The duration of the final site plan approval shall be governed by Section 11-326. [Revised 12/3/02, Ordinance 1791]

11-2813 Use and Standards Flexibility Rules.

(1) During the site plan consideration process, the Planning Commission shall provide a recommendation to the City Council regarding any proposed dimensional, design standard, or use flexibility request.

(2) Dimensional Flexibility. The City Council may approve modification of one or more area or dimensional standards of an underlying district if an applicant demonstrates such modification will result in better integration of uses or additional public amenities that will further the intent of this Chapter.

(3) Design Standard Flexibility. The City Council may approve an alternative approach to meeting any of the design standards in this Chapter if an applicant demonstrates such modification is necessary to respond to site conditions, will result in better integration of uses or additional public amenities, and will further the intent of this Chapter.

(4) Use Flexibility. The City Council may approve a use, density of use, or mix of uses different from what is allowed upon findings that:

(a) The modification significantly advances the intent of this Chapter;

(b) The modification is necessary to develop the property in an efficient, well-organized way; and

(c) The plan provides significant site amenities, buffers, and other elements to offset any potential harmful effects that could be caused by the use. [Revised 12/3/02, Ordinance 1791]

11-2814 Severability. If any section or portion of any section of this Chapter is deemed invalid or unconstitutional by a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the other sections or portions of sections of this Chapter. [Adopted 5/7/02 , Ordinance 1760]

