

LH AND PO OVERLAY DISTRICT COMPARISON

LH = LH Linden Hills Overlay District (existing)

PO = PO Pedestrian Oriented Overlay District with Linden Hills area (proposed)

Use restrictions

	LH Overlay (existing)	PO Overlay - Linden Hills area	Resulting Change
Prohibited uses	* Drive-through facilities * Automobile service uses * Video stores exceeding 2,000 SF * Bicycle and in-line skate rental	* Drive-through facilities * Automobile service uses * Transportation uses	* "Transportation uses" added as a prohibited use. * "Video stores" and "Bicycle and in-line skate rental" removed from prohibited uses.
Prohibited signs	* Pole signs * Backlit awning signs * Backlit insertable panel projecting signs.	* Pole signs * Backlit awning/canopy signs * Backlit insertable panel projecting signs.	Backlit canopy signs added as a prohibited sign type.
Restricted uses	Fast food restaurant may only be located in existing storefront buildings.	Fast food restaurant may only be located in existing storefront buildings.	No change.
Encouraged features	Commercial deliveries must conform to existing road/truck use restrictions on residential streets. Straight trucks or smaller vehicles are preferred to semis.	* Shared parking * Awnings and canopies	* Shared parking and awnings and canopies added as encouraged features. * Public Works continues to enforce truck use restrictions.

Parking design

	LH Overlay (existing)	PO Overlay - Linden Hills area	Resulting Change
Parking location	On-site accessory parking facilities must be located to the rear or interior side of the site, within the building, or entirely below grade.	On-site accessory parking facilities shall be located to the rear or interior side of the site, within the building, or entirely below grade.	No change.
Parking dimensions	Parking lots may not exceed 60% of any street frontage.	Parking lots may not exceed 60% of any street frontage.	No change.
Driveway width	Limited to 20 feet of street frontage.	Not addressed in PO. The zoning code maximum is 25 feet (Chapter 541).	Maximum driveway width increases from 20' to 25'.
Off-site parking	n/a	Off-site parking serving nonresidential uses in the Linden Hills area may be located in any commercial district or in the residence and office residence districts if accessory an existing institutional or public use.	Off-site parking serving nonresidential uses in the Linden Hills area may be located in any commercial district or in the residence and office residence districts if accessory an existing institutional or public use.

Building design

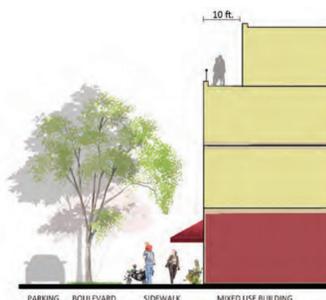
	LH Overlay (existing)	PO Overlay - Linden Hills area	Resulting Change
Building placement	Buildings must be 8 feet or closer to all front and corner lot lines.	Buildings must be 8 feet or closer to all front and corner lot lines.	No change.
Principal entrances	At least 1 principal entrance shall face the street.	At least 1 principal entrance shall face the street.	No change.
Windows (nonresidential)	At least 40% of the first floor of non-residential uses facing a public street shall be windows.	At least 40% of the first floor of non-residential uses facing a public street shall be windows.	No change.
Top floor setbacks and setbacks	n/a	* Requires the top story of any commercial building or multiple-family dwelling to be set back 10 feet from any street-facing façade of the building. * Requires the top floor of a building of 3 or more stories to be set back 10 feet or more from the applicable interior side or rear yard setback required from an abutting R1, R1A, R2 or R2B zoned property.	* Requires the top story of any commercial building or multiple-family dwelling to be set back 10 feet from any street-facing façade of the building. * Requires the top floor of a building of 3 or more stories to be set back 10 feet or more from the applicable interior side or rear yard setback required from an abutting R1, R1A, R2 or R2B zoned property.

Parking requirements (non-residential)

	LH Overlay (existing)	PO Overlay - Linden Hills area	Resulting Change
Minimum requirement	See handout and other board.	75% of the requirement specified in Chapter 541.	* Reduction in the minimum parking requirement for all non-residential uses. * Removes increased minimum parking requirement for certain uses in LH.
Maximum allowance	150% of the minimum requirement in Chapter 541.	75% of the maximum allowed in Chapter 541, provided that a development with 1 or more nonresidential uses shall not be restricted to fewer than 10 parking spaces on a zoning lot.	* Changes calculation from "150% of minimum" in Chapter 541 to "75% of maximum" in Chapter 541. * If there is more than 1 nonresidential use, the maximum can't go below 10 total spaces.
Restaurant/coffee shop seating plan	All restaurants and coffee shops shall provide a complete accounting of the number of indoor and outdoor customer seats and shall post any approved site plans that include outdoor seating.	n/a	Removes restaurant seating plan requirement.

Site plan review

	LH Overlay (existing)	PO Overlay - Linden Hills area	Resulting Change
When it's required	Required per Chapter 530, plus any buildings or additions ≥3,000 sq. ft. GFA, or increasing impervious parking area resulting in facility of 10+ spaces.	Required per Chapter 530 (new buildings, additions ≥1,000 sq. ft., principal parking facilities, plus many more situations).	More situations will be subject to site plan review (buildings/additions between 1,000 and 3,000 square feet and additional specific uses).
Differences	* 1 canopy tree (on-site or in public ROW) required for every 15 feet of parking lot frontage along a public street. * The 6' hedge required between all commercial buildings and R or OR district boundaries. * A loading facility shared by 2 or more uses may be provided in lieu of 1 required parking space.	* The site plan review standards in Chapter 530, in combination with other applicable policies of the zoning code, capture all LH Overlay District site plan review standards except for those standards found to the right. * 1 on-site canopy tree required for every 25 feet of parking lot frontage. * Many more standards.	* Projects subject to site plan review will need to meet more standards. * Calculation for canopy tree requirement changes. * Screening requirement between commercial buildings and R/OR district and shared loading facility provision is removed.



Cross section illustrating a new 4-story mixed use development with the upper story stepped back from the front facade line by 10 feet.



Stepping back upper stories and articulating the rear facade can reduce the overall mass and scale of new development. This is especially important in transition areas.