

Preliminary Draft Text Amendment for 45-Day Public Comment

Hennepin Lyndale Lagoon and Lake Pedestrian Oriented Overlay District Rezoning Study and Text Amendment

August 15, 2016

ARTICLE II. - PO PEDESTRIAN ORIENTED OVERLAY DISTRICT

551.150. - Hennepin Lyndale Lagoon and Lake area

The following additional regulations shall govern development within the PO Overlay District the area shown on the official zoning map:

- (1) *Prohibited uses.* Principal parking lots shall be prohibited in the Hennepin Lyndale Lagoon and Lake area
- (2) Automobile repair, minor. Notwithstanding the standard provisions of the pedestrian oriented overlay, minor automobile repair is not prohibited when all vehicle and material storage is within the building or located to the rear of the building and vehicle access doors do not face Hennepin, Lyndale, Lake or Lagoon.
- (3) *Building Placement:* Notwithstanding the provisions of the OR Districts, the first floor of buildings shall be located not more than eight (8) feet from the front lot line.
- (4) *Building façade window area.* Notwithstanding the provisions of section 530, Site Plan Review, the bottom of any window used to satisfy the ground floor window requirement for nonresidential uses may not be more than two (2) feet above the adjacent grade.
- (5) *Building entrance:* In the case of a corner lot an operational principal entrance shall be located not more than 15 feet from the building walls abutting the street corner.
- (6) *Building alteration or replacement.* The alteration of an existing building shall not result in a reduction of the existing number of stories (e.g., a two-story building shall not be reduced to a one-story building or be replaced by less than a two-story building).
- (7) *Minimum floor area.* New development in Commercial, OR2 and OR3, and Industrial districts shall be subject to a minimum floor area ratio requirement of one (1.0). Individual phases of a phased development may be less than this minimum, provided the entire development meets the minimum requirement. Building shall be a minimum of two (2) full floors in height. For purposes of this provision, a mezzanine shall not count as a floor. This requirement shall not apply to the expansion of buildings existing on the effective date of this section.
- (8) *Density bonuses.* Notwithstanding the provisions of the Commercial Districts, new development is subject to the following bonuses
 - (a) Bonus for enclosed parking. The maximum floor area ratio may be increased by twenty-five (25) percent if all parking is provided within the building, entirely below grade, or in a parking garage of at least two (2) levels.
 - (b) Bonus for mixed use buildings. The maximum floor area ratio may be increased by twenty-five (25) percent where residential uses are located above a ground floor in which at least fifty (50) percent of the gross floor area is devoted to commercial retail uses.
 - (c) Bonus for affordable housing. The maximum floor area ratio of new cluster developments and new multiple-family dwellings of five (5) units or more may be increased by twenty-five (25) percent if at least twenty (20) percent of the dwelling units meet the definition of affordable housing.

- (9) *Building Height: Notwithstanding the provisions of the C1 zoning district, the maximum as-of-right building height is four (4) stories or 56 feet, whichever is less*
- (10) *Off-street parking.* Nonresidential uses shall not be required to provide accessory off-street parking facilities.
- (11) *Vehicular access.* In the case of a corner lot, curb cuts shall be prohibited along Hennepin, Lagoon, Lyndale, Nicollet Avenues and Lake Street.
- (12) *Off-street parking dimensions.* Parking lots shall be limited to not more than forty (40) feet of street frontage, excluding any required landscaping or screening.
- (13) *Bicycle parking.* Nonresidential uses required to provide bicycle parking by Chapter 541, Off-Street Parking and Loading, shall provide a minimum of four (4) bicycle parking spaces or one (1) space per two thousand (2,000) square feet of gross floor area, whichever is greater.