



AGENDA
COMMUNITY ADVISORY COMMITTEE
CITY OF WHITE BEAR LAKE, MINNESOTA
WEDNESDAY, FEBRUARY 7, 2024
6:30-8:30 PM
CITY HALL (note change of location)

- 1. WELCOME AND INTRODUCTIONS**
- 2. MEETING PURPOSE AND OVERVIEW**
 - a. Prior CAC meeting summary
 - b. Project schedule and milestones
 - c. Objectives for today's meeting
- 3. DIRECTIONS REPORT OVERVIEW**
 - a. Overview of report
 - b. Priority areas for updates
- 4. PLACE TYPE APPROACH**
 - a. Approach to zoning using place types
 - b. Connection to comprehensive plan
- 5. PLACE TYPES DISCUSSION**
 - a. Overview of place type locations and descriptions
 - b. Work group discussion
- 6. ZONING CODE NEXT STEPS**
 - a. Next steps using place types in code update process
 - b. Key discussion items: design and height
- 7. PUBLIC OUTREACH AND NEXT STEPS**
 - a. Planning for public engagement
 - b. Schedule for future CAC meetings
- 8. ADJOURNMENT**



City of White Bear Lake
Community Development Department

MEMORANDUM

TO: Zoning Code Update Community Advisory Committee (CAC)
FROM: Jason Lindahl AICP, Community Development Director
DATE: February 7, 2024
SUBJECT: Zoning Code Update Draft Assessment & Project Direction Report

SUMMARY

The Zoning Code Update Community Advisory Committee (CAC) will review and provide feedback on the draft Assessment and Project Direction Report (Direction Report). Staff and the consultant team will use feedback from the CAC as they prepare the report for further review and comment at an upcoming public open house.

BACKGROUND INFORMATION

The draft Direction Report summarizes the consultant team's initial recommendations regarding the scope and direction to pursue when crafting the new zoning code. Initially, the document serves as a point of discussion to help guide staff and the consultant team when drafting the new zoning code. Ultimately, the intent of this draft document is to provide a sense of the general direction to be pursued in the zoning update, not to identify the specifics of every needed or proposed change.

After review of the draft Direction Report by the CAC, the next step will be to gather wider community feedback at an upcoming public open house. Staff and the consultant team will use feedback from the CAC and general public to then finalize the Direction Report. The report will then serve as a general road map for drafting the updated zoning code.

The updated zoning code will then be brought back to the CAC in three draft parts (or modules) for further review, discussion and comment. Staff and the consultant team will use feedback gathered at each stage of the process to work toward crafting a public review draft of the entire zoning code. The public review draft zoning code will then be presented to the public, Planning Commission and City Council for further consideration.

The Direction Report document is divided into two sections. The first section provides background information and preliminary recommendations about the zoning code text. The second section is the Place Types Analysis which includes a draft place types map, description of each place type (Centers, Neighborhoods and Districts), and preliminary recommendations for a new zoning map. These preliminary recommendations are intended to serve as the starting point for discussion before beginning work on the zoning code update. Recommendations can and will be revised and tailored in response to local review and feedback encountered as the project proceeds.

ANALYSIS

During the meeting, staff and the consultant team will present the draft Direction Report to the CAC for discussion and feedback. Key questions that will be part of the meeting discussion include:

1. Zoning Approach. Which areas of the community should be guided by conventional zoning and which should use the place-based approach?
2. Building Height. What areas of the city may be appropriate to allow height above 3-stories or 36 feet?
3. Storefronts. Storefronts are a key feature of the downtown and other Center place-types. However, they must be placed strategically to promote economic development. Where should storefronts be allowed or prohibited within the community?

RECOMMENDATION

The Community Advisory Committee will review, discuss and provide feedback on the Zoning Code Update Draft Assessment and Project Direction Report.

ATTACHMENTS

Zoning Code Update Draft Assessment and Project Direction Report
December 5, 2023 Community Advisory Committee Meeting Notes



ZONING CODE UPDATE

CITY OF WHITE BEAR LAKE

ASSESSMENT AND PROJECT DIRECTION REPORT



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CODAMETRICS
FROM PLANS TO PLACES

duncan | associates

DRAFT

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PLACE TYPES

Introduction

Types

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Introduction

The City of White Bear Lake has embarked on a project to update the city's zoning and development regulations, which were originally adopted in 1983. The update is needed not only to provide a more modern regulatory tool set, but also to help ensure implementation of the city's *2040 Comprehensive Plan*.

Minnesota law requires that the city's zoning and development regulations (including the zoning map) are consistent with the comprehensive plan. To ensure that White Bear Lake's regulations are properly aligned with the comprehensive plan, the regulations will need to be revised and supplemented to:

- Continue to promote the downtown area as key asset and focal point of the community;
- Support context-sensitive infill and redevelopment of underutilized sites;
- Promote more walkable, mixed-use development patterns;
- Offer a greater range of housing choices for city residents;
- Promote sustainability, resiliency and protection of natural resources; and
- Rely on predictable and efficient development approval procedures.

The update project also provides an opportunity to ensure that the regulations are easy to use, administer and enforce.

This report summarizes the consultant team's initial recommendations regarding the scope and direction to be pursued in the zoning and development regulations update. The report is intended to provide a sense of the general direction to be pursued in the update, not to identify the specifics of every needed or proposed change. After review by the project advisory committee, the report will serve as a general blueprint for creation of the updated regulations.

In preparing the report, a variety of policy documents and regulations were reviewed to gain an understanding of the city's existing planning and regulatory framework. Early project work also involved examining existing neighborhoods, corridors, and districts to gain a better understanding of place types throughout the city, including land uses, building forms, open space, and other character-defining features.

Key Advisors

Advisory Committee

A community advisory committee has been appointed to work with staff and the consultant team on the zoning code update project. The committee's role is to provide high-level guidance and oversight and to help ensure that various perspectives and opinions are considered.

Community Advisory Committee

Kevin Edberg
Bill Walsh
Jim Berry
Ken Baltzer
Jan Johnson
Sara Markoe-Hanson
Chris Frye
Sharon Hanifl-Lee
Mike Greenbaum
Nora Slawik

General Public

The general public will be kept informed about the project and engaged at key points in the code update effort.

The city's [website](#) will serve as a key portal for sharing information about the zoning code update project, including the posting of documents and announcements about project meetings and events. Once draft regulations are ready for review, city staff and the consultant team will conduct meetings to introduce the public review draft and solicit input on the updated zoning code text and zoning map.

Focus Groups

Focus groups will be convened as needed to provide the consultant team with a first-hand account of the views of groups directly affected by zoning regulations.

Planning Commission

The planning commission will have a formal role towards the end of the code update process. As with any proposed zoning text or map amendment, the planning commission will conduct public hearings and ultimately issue a recommendation to the city council.

Beyond their formal role, the planning commission has representation on the community advisory committee (Jim Berry and Ken Baltzer). City staff and the consultant team will provide periodic project status updates as part of regular planning commission meetings.

City Council

As with the planning commission, the city council will play a vital role in the adoption process and have final decision-making authority on all zoning code text

and map amendments. Beyond their formal final decision-making role, the city council is represented on the community advisory committee (Kevin Edberg and Bill Walsh).

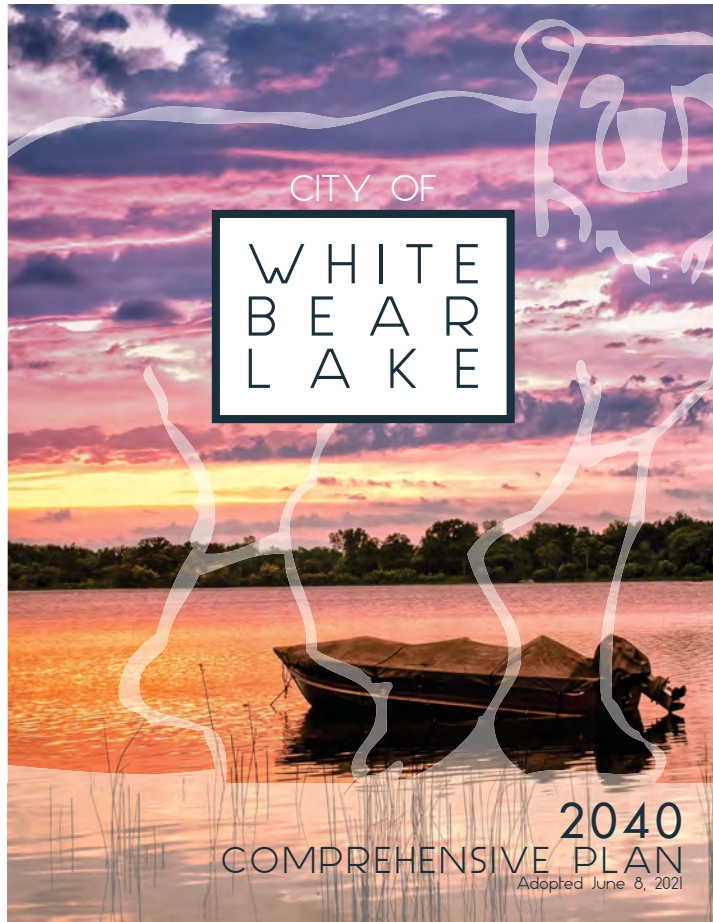
Consultant Team

The city has retained a team of consultants to prepare the updated regulations. The team is led by Bolton & Menk of Minneapolis and includes zoning code specialists, Codametrics and Duncan Associates.

Work Plan

The project work plan, which is expected to take approximately 15 months to complete, is summarized in the following timeline.

TASKS	APPROXIMATE MONTHS FROM PROJECT START															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
1 Discovery and Directions	1	●	2	3												
2 Initial Draft Update				●	4	●	5	●	6	●						
3 Public Review Draft											●	7	●			
4 Adoption														8	9	
<ul style="list-style-type: none"> 1 = (On-Site) Meetings 1 = Public Meetings ● = Online Meetings with Staff and/or Workgroup to Present/Discuss Deliverables 	MEETING 1: Kickoff and Listening Sessions, Field Surveys	MEETING 2: Workgroup Meeting	MEETING 3: Initial Public Meeting	MEETING 4: Workgroup Meeting, Module 1 Presentation	MEETING 5: Workgroup Meeting, Module 2 Presentation	MEETING 6: Workgroup Meeting, Module 3 Presentation	Online Meeting with Workgroup and Staff to Present Public Review Draft	MEETING 7: Public Open House	MEETINGS 8 AND 9: Adoption Meetings							
DELIVERABLES	Public Input Strategy Plan	Place Typology Report, Diagnosis Report Presentation Public Meeting Materials		Initial Draft Code Update Module 1 Module 2 Module 3				Public Review Draft Presentation Public Open House Boards		Public Hearing Draft Presentations Final Documents						



One of the key objectives of the zoning and development regulations update project is to ensure consistency with and implementation of adopted plans.

Recommended Direction

The following pages present broadly framed observations and preliminary recommendations for the development regulations update. These recommendations are intended to serve as the starting point for discussion before beginning work on the update. Recommendations can and will be revised and tailored in response to local reviews and issues encountered as the project proceeds. It is important to point out that any shortcomings stated or implied are not intended to reflect poorly on previous authors or upon public officials and staff charged with administering them. The types of issues identified here are commonplace, as land use and planning policies evolve and as regulations are incrementally revised in response to ever-emerging issues.

1. Ensure Consistency with Comprehensive Plan

The 2040 comprehensive plan establishes a framework for guiding physical, social, and economic change. Among other things, it is intended to help guide the city’s future growth and development and enhance the relationship between different types of land uses. Each chapter of the plan provides background and context and presents a series of guiding principles to shape city policies and initiatives. The plan’s final chapter focuses on implementation, identifying actions that will help accomplish established goals.

As noted in the introduction, Minnesota communities must ensure that zoning and development regulations are aligned with their comprehensive plans. To ensure that White Bear Lake’s regulations are consistent with the 2040 comprehensive plan, the updated regulations will need to address at least the following implementation actions identified in the 2040 plan:

The plan calls for new zoning districts to align with the new “Arts & Culture” and “Neighborhood” mixed-use land use designations.

The promotion of compact, walkable development patterns is a key foundation of the plan’s land use recommendations.

RELEVANT IMPLEMENTATION ACTIONS (2040 Comprehensive Plan)

LAND USE

- Create new zoning districts and bulk regulations to reflect the newly created Future Land Use designations
- Promote and encourage compact development and integrated land uses that minimize the need to drive
- Focus redevelopment and intensity of uses around areas of public investment, such as County Road E
- Provide a mix of integrated community uses—housing, shops, workplaces, schools, parks, civic facilities—within walking or bicycling distance
- Continue to strengthen and reinforce the critical mass of retail, office, residential, and entertainment offerings in the downtown
- Promote parking area design [that] minimize its visual and physical impact on the built environment
- Plan for appropriate amenities, high quality design, pedestrian and bicycle facilities, and open space in higher growth areas, particularly in mixed use districts along higher intensity corridors

One of the comprehensive plan’s prominent themes is its repeated calls for more walkable, mixed-use development patterns.

In contrast to single-use zoning, mixed-use zoning promote a combination of land uses in a given area. Promoting a mix of residential, retail, service and entertainment uses helps create walkable, connected places where people can live, work and play.

Mixed-use can come in the form of “vertical mixed-use” buildings, where different uses are found within the same building (e.g.,ground-level storefronts with residential or office space on upper floors). Mixed-use development can also come in the form of “horizontal mixed-use” communities where single-use buildings occupied by different land uses are integrated within a single neighborhood or development project.

There are many benefits of walkable mixed-use development patterns. They are more compact and they tend to be more economically viable. Because mixed-use projects are more densely developed, they can also broaden the property tax base for local governments. Finally, there is growing evidence that mixed-use environments have positive public health benefits because they facilitate walking, cycling, and non-motorized transportation.

New mixed-use zoning districts should be added to the zoning code and such districts should be applied in locations where a change in single-use development patterns is desired, as indicated in the comprehensive plan.

RELEVANT IMPLEMENTATION ACTIONS (2040 Comprehensive Plan)**NATURAL RESOURCES AND RESILIENCY**

- Protect and increase the quality, quantity and diversity trees.
- Promote use of electric vehicles through establishment of strategically located electric charging stations and municipal fleet purchases.
- Promote emerging renewable energy technologies.

The update project offers an opportunity to advance several of the city's environmental, sustainability and resiliency goals. The updated regulations should include appropriate regulations and incentives that address such issues as:

- Use of renewable energy sources;
- Promotion of green development practices, including low-impact infrastructure solutions;
- Zoning for community gardens and other forms of urban agriculture;
- Connectivity and walkability; and
- Continued protection of flood-prone areas and sensitive natural resources.

ECONOMIC COMPETITIVENESS

- Foster development and optimize land use in underutilized retail nodes and vacant properties, particularly along County Road E corridor.
- Attract reinvestment on west side of Highway 61.
- Continue to attract retail, restaurants and services to downtown that serve as destinations/experiences.
- Ensure emerging mixed use nodes and districts provide multi-modal access and reflect the character and identity of surrounding neighborhoods.

As the city's zoning map is evaluated as part of the development regulations update, it will be important to maintain an adequate supply of land zoned for employment- and revenue-generating land uses and to protect such areas from encroachment by incompatible uses.

Additionally, maintaining a supply of smaller scale commercial spaces should be addressed in the zoning update. The retention of older buildings with reasonable rents as well as designating appropriate locations for live-work spaces can support burgeoning start-ups and small businesses.

Finally, the zoning regulations update presents an opportunity to address aspects of the changing workplace (e.g., home occupations) and new economy that are not adequately covered by the current regulations.

As a largely, built-out city, infill and redevelopment of "opportunity sites" will be key to continuing growth of the city's tax base.

RELEVANT IMPLEMENTATION ACTIONS (2040 Comprehensive Plan)

TRANSPORTATION

- Complete site specific traffic analysis for new and redevelopment projects.
- Follow a Context Sensitive design approach for all projects.

Walkable neighborhoods and a complete transportation system that includes support for walking and bicycling are key to realizing the vision established in the 2040 comprehensive plan.

The updated regulations should address walkability by requiring buildings to interface directly with sidewalks, and promoting context-sensitive building designs that consider and respond to abutting street types.

When large properties are redeveloped, the updated regulations should require that such parcels be master planned to include predictable street types, block patterns, and a distribution of building forms and uses.

HOUSING

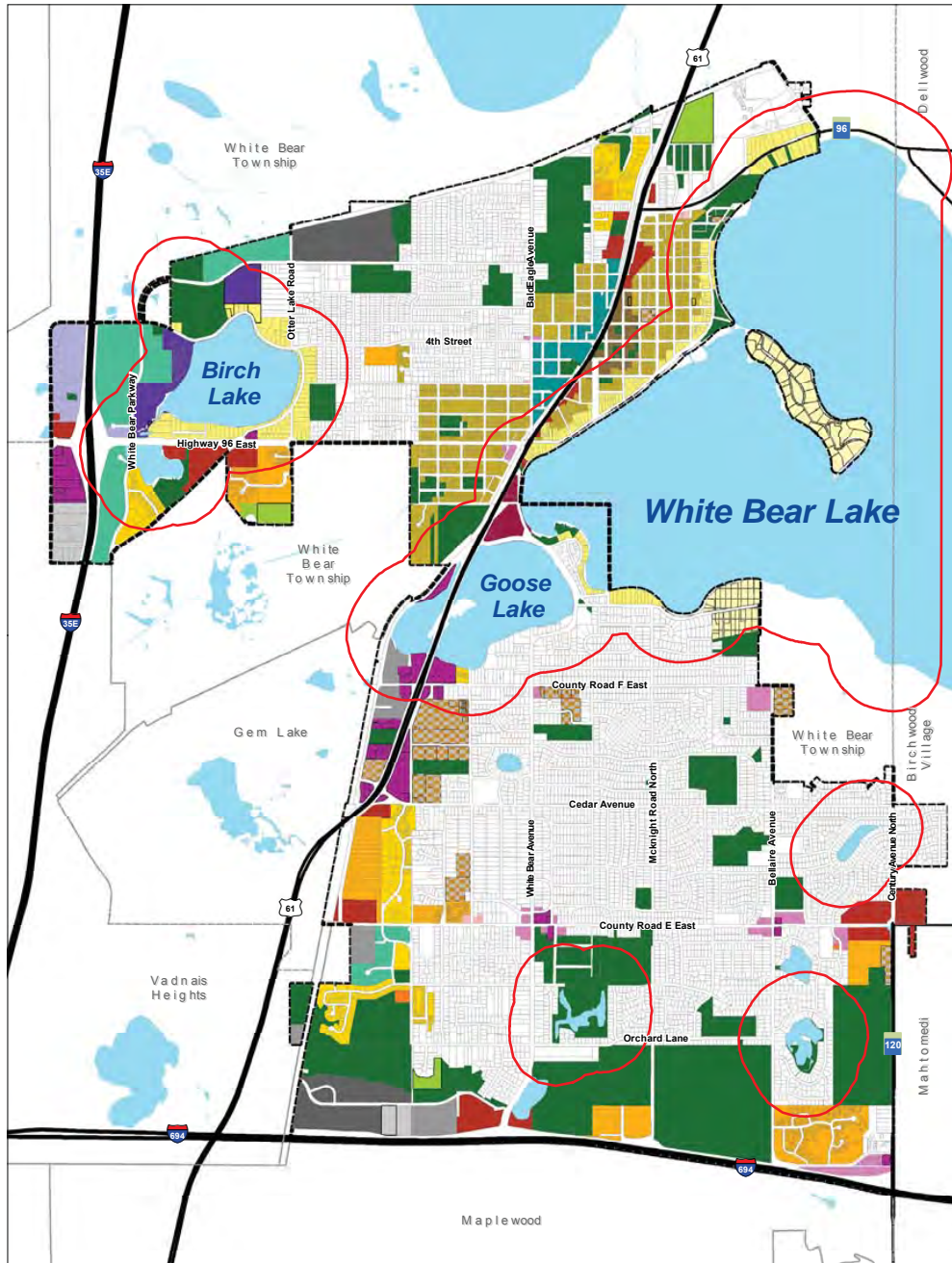
- Support the development of moderate to high density housing in appropriate locations, particularly near commercial nodes and activity centers.
- Develop new housing opportunities as part of mixed-use developments.
- Examine housing policies that preserve and promote affordable housing opportunities available throughout the community.
- Explore regulations in medium-density residential districts that guide development towards more community space...
- Continue to encourage design elements that foster a sense of community and facilitate interaction and socialization among residents.

While elements of the comprehensive plan suggest a desire for greater housing variety and choice, current city zoning is geared primarily toward accommodating detached houses on moderate- to large-size lots. In fact, well over half of the city’s land area is zoned exclusively for single-unit dwellings.

In order to better align with the 2040 comprehensive plan, the updated zoning regulations should accommodate a wider range of housing options by allowing additional housing types in one or more districts. Among the approaches that should be considered are:

- Rezoning corridors and nodes to accommodate higher density housing;
- Relaxing or eliminating multi-family density limits and instead focusing on building scale and design-based regulations as the chief controls on mixed-use and multi-unit residential buildings;
- Allowing small-scale, multi-unit residential buildings in more locations/ districts, including as a transition between low-density residential and higher intensity areas;
- Adjusting minimum lot area requirements, as needed, to address lawfully created (nonconforming) lots;
- Review the CUP process for accessory dwelling units; and
- Promoting inclusion of affordable dwelling units in larger projects.

The city council is having an on-going discussion about housing policy which will be used to inform the zoning code update process.



Over one-half of the city's land area is zoned exclusively for single-unit detached houses

Legend	
— Shoreland Zoning Districts	— P: Public
B-1: Neighborhood Business	PZ: Performance Zone
B-2: Limited Business	PZR: Performance Zone Residential
B-3: Auto Oriented Business	R-2: Single Family Residential
B-4: General Business	R-3: Single Family Residential
B-5: Central Business	R-4: Single Family - Two Family Residential
BW: Business Warehouse	R-5: Single Family - Two Family Medium Density Residential
DBD: Diversified Business Development	R-6: Medium Density Residential
DCB: Diversified Central Business	R-7: High Density Residential
I-1: Limited Industry	R-B: Residential Business Transition
I-2: General Industry	R1-I: Low Density Single Family - Island
LVMU: Lake Village Mixed Use	R1-S: Low Density Single Family - Shoreland
O: Open Space	

**CITY OF WHITE BEAR LAKE
2018 ZONING MAP**

2. Modernize Use Regulations

White Bear Lake’s current zoning code lists hundreds of residential, business, civic/institutional and other uses that may—or may not—be allowed in one zoning district or another. These “use regulations” and the way in which principal uses are classified and defined should be updated.

The current code’s use typology could be simplified and collapsed into a more concise and logical use classification system that includes just a few dozen broad land use *categories*. This change would modernize an outmoded system and allow the city to better respond to economic and business cycle changes.

In addition to updating the way in which land uses are classified, the new zoning code should present use regulations in tabular format, rather than the current practice of including long lists of allowed uses within the pages of each zoning district. A single use table will be easier to understand and, importantly, much easier to keep up-to-date and accurate as use regulations are amended in the future.

USE CATEGORY Use Subcategory	DISTRICTS																Reference					
	A	DX1	DX2	DXR	MX1	MX2	MX3	RX1	RX2	CX	EX	I1	I2	N1, N2, N3, N4, N5	NX1	NX2, NX2a		NX3	NM	P1	P2	
Stable	●	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Veterinary	●	●	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	3.5.2
Assembly and Entertainment																						
Small	-	●	●	●	○	●	●	○	●	●	●	-	-	-	-	○	○	-	-	○	3.4.3	
Large	-	●	●	●	-	●	●	-	●	●	●	-	-	-	-	○	-	-	-	○	3.4.3	
Broadcast or Recording Studio	-	●	●	-	-	●	●	-	●	●	●	●	●	-	-	-	-	-	-	●	3.5.4	
Business or Trade School	-	●	●	●	○	○	●	●	●	●	●	●	●	-	-	-	-	-	-	-	3.5.5	
Commercial Service																						
Consumer Maintenance and Repair	-	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	3.5.6	
Personal Service	-	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	3.5.6	
Studio or Instructional Service	-	●	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	3.5.6	
Day Care	-	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	3.5.7	
Day Services, Adult	-	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	3.5.8	
Eating and Drinking Places																						
Restaurant	-	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	3.5.9	
Bar	-	○*	○*	○*	-	○*	○*	-	-	○*	○*	-	-	-	-	-	-	-	-	-	3.5.9	
Financial Service (except as below)																						
Check Cashing	-	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	-	3.5.10	
Pawnshop	-	-	-	-	-	-	●	-	-	●	-	-	-	-	-	-	-	-	-	-	3.5.10	
Delayed Deposit Service	-	-	-	-	-	-	●	-	-	●	-	-	-	-	-	-	-	-	-	-	3.5.10	
Bail Bonds	-	-	-	-	-	-	●	-	-	●	-	-	-	-	-	-	-	-	-	-	3.5.10	
Funeral or Mortuary Service	-	-	-	-	-	-	-	●	-	●	●	●	●	-	-	-	-	-	-	-	3.5.11	

Sample Use Table

3. Address Accessory Uses and Structures

While modernizing the *principal* use regulations is surely important, much of the day-to-day work of zoning administration involves *accessory* uses and structures. In zoning parlance, accessory uses and structures are typically characterized as activities or structures that are subordinate and incidental to the principal use or building on the property and that are customarily found in association with such principal use or structure. As such, accessory use and structure regulations are very important for residents as they seek to understand applicable regulations governing structures such as fences, decks, sheds, docks, garages, and play equipment and activities such as home-based work, accessory apartments, and short-term rentals.

The city's current accessory use regulations are relatively complex and scattered throughout various sections of the zoning code. As part of the update, all accessory use regulations should be consolidated and simplified to the extent possible. The regulations will be supplemented as necessary to address emerging issues.

4. Update Definitions

The updated regulations should include a comprehensive set of modern, easy-to-understand and illustrated definitions of specialized development-related terms.

5. Increase Reliance on Objective Standards

Some important provisions of the existing regulations are stated as “recommended” actions and “encouraged” features. These types of provisions add a level of uncertainty to the development approval process.

To the extent possible, the city's updated regulations should make greater use of clear, objective development regulations, which will, in turn, enable more efficient staff-level review and decision-making and a more predictable framework for approval of projects that meet the city's defined objectives for high-quality development. After all, an efficient, transparent development approval process is one of the best economic development incentives a city can offer.

6. Simplify Lot and Building Regulations

“Lot and building regulations” refer to controls governing minimum lot size, setbacks, height, lot coverage, and dwelling unit density. These existing district-specific regulations will be reviewed and revised, as necessary, to promote context-sensitive development patterns as well as ease of use and understanding. As the project progresses, we will also offer more specific recommendations to revise or eliminate controls that are overly complicated or that run counter to city land use, housing, and other planning policies.

7. Consolidate Zoning Classifications

With 30 zoning districts, the White Bear Lake zoning code appears to present an opportunity to clean-up and consolidate redundant and unused or under-used districts.

Existing Zoning Districts

White Bear Lake’s current zoning code includes 27 base zoning districts and three overlays.

While there is clearly no shortage of districts, few if any of these classifications express the city’s identity, distinguish the physical character of the many different areas of the community, or define a true “sense of place.”

RESIDENTIAL (10)	INDUSTRIAL(2)
R-1I, Low density single family	I-1, Limited industry
R-1S, Low density single family	I-2, General Industry
R-2, Single family	SPECIAL PURPOSE (8)
R-3, Single family	O, Open space conservation
R-4, Two family	PZ, Performance
R-5, Medium density	PZ-R, Performance residential
R-6, Medium density	PUD, Planned unit development
R-7, High density	DBD, Diversified business
R-B, Residential-business	DCB, Diversified central business
R-MH, Mobile home park	LVMU, Lake village mixed-use
BUSINESS/COMMERCIAL (7)	P, Public facilities
B-1, Neighborhood business	OVERLAYS (3)
B-2, Limited Business	S, Shoreland
B-3, Auto-oriented business	FP, Floodplain
B-4, General business	W, Wetlands
B-5, Central business	
B-6, Commercial recreation	
B-W, Business-warehouse	

8. Eliminate Artificial Density Limits; Focus on Building Scale and Design

The zoning code’s current “building density” limits—expressed as maximum caps on the number of dwelling units allowed per acre of land—represent an abstract metric with no real relationship to project design or how well a development fits into surrounding neighborhood context. Moreover, since all zoning districts impose limits on the physical size of buildings that can be constructed—through setback, height, lot coverage and similar controls—density limitations are artificial and redundant constraints. Most important, however, is the fact that the sorts of density limits imposed by the current zoning code stifle production of moderate- to high-density housing and construction of smaller, more affordable dwelling units.

The current density limits should be eliminated in favor of regulations that more directly address building and site design considerations. By removing such controls, this recommended change has the potential to:

- Increase the supply of smaller, more affordable dwelling units in multi-unit buildings; and

- Allow more flexibility for multi-unit building developers to offer units of varying sizes and price points.

9. Transition to Place-Based Regulations

The zoning and development regulations update project offers an opportunity to employ greater use of place-based land use controls (often referred to as “form-based” zoning). Such an approach would reap benefits in terms of greater predictability and promotion of desired urban design physical character.

Form-based zoning is an increasingly popular alternative to conventional zoning. In simple terms, form-based codes focus primarily on building form or physical character and secondarily on use. In contrast, conventional zoning has historically focused almost exclusively on use. Form-based controls are intended to achieve a particular type of “place,” based on a shared vision for an area. This type of approach has proven very effective in helping local governments foster and create walkable, mixed-use communities.

To the extent that conventional zoning attempts to address form or character, it does so in sometimes ineffective ways, relying on abstract concepts such as “maximum density,” “minimum lot area per dwelling unit,” and

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135-1. BUILDING TYPES

Commercial Cottage

135-1.6 Commercial Cottage

1.6.1 DESCRIPTION & INTENT

The Commercial Cottage building type is a small-scale building for use at mixed-use nodes and along mixed-use corridors. This building functions well as a transitional building between commercial uses and residential uses, but can also occur within a neighborhood commercial area.

While this building does not necessarily create streetwall, it can contribute to the walkability of an area by being built close to the front lot line and including an entrance and shop windows facing the street.

Parking is located in the rear of the lot behind the building or, in some locations, small interior- side yard parking lots.

1.6.2 ILLUSTRATIVE IMAGES

The images shown in Figure 1.6.A are intended to illustrate the general character intent for the building type. The buildings and sites in each image may not fulfill all of the building type requirements.

Figure 1.6.A. Example Illustrations of Commercial Cottage Building Type

CITY OF DES MOINES CHAPTER 135: PLANNING DRAFT

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135-1. BUILDING TYPES

Commercial Cottage

1.6.3 COMMERCIAL COTTAGE REGULATIONS

	MX1	MX3	RX1	NOTES/REFERENCES
A. Building Siting (Refer to Figure 1.6.B)				
1 Multiple Principal Buildings	Permitted	Permitted	Permitted	See Table 1.6.1 for double frontage lots adjacent to N districts. See Table 1.6.2 for requirements of multiple buildings.
2 Maximum Building Width	45	60	60	See Table 1.6.1 for measurement information.
3 Primary Frontage Build-to-Zone (ft)	5-15	5-20	5-20	Minimum pedestrian area is required per Table 1.6.1 for measurement information.
4 Non-Primary Frontage Build-to-Zone (ft)	5-10	5-10	5-10	Minimum pedestrian area is required per Table 1.6.1 for measurement information.
5 Minimum Interior Side Setback (ft)	7.5, 10 abutting another zone			See Table 1.6.1 for landscape buffer.
6 Minimum Rear Setback (ft)	25	25	25	See Table 1.6.1 for double frontage lots adjacent to N districts.
7 Maximum Impervious Area	25% 10%	25% 10%	25% 10%	See Table 1.6.1 for measurement information.
8 Surface Parking/Loading Location	Rear yard, limited side yard only			See Table 1.6.1 for limited side yard parking requirements.
9 Garage/Loading Entrance Location	Alley; if no alley exists or is planned, one driveway off each non-primary street if no alley or non-primary street exists, one driveway off a primary street with approval of city engineer			See Table 1.6.1 for additional driveway requirements.
B. Height (Refer to Figure 1.6.C)				
1 Minimum Overall Height	1.5 stories	1 story	1 story	See Table 1.6.1 for measurement information.
2 Maximum Overall Height	3 stories	3 stories	3 stories	See Table 1.6.1 for measurement information.
3 All Stories:				Story heights are measured floor-to-floor. See Table 1.6.1 for measurement information.
4 Minimum Height (ft)	8.5	8.5	8.5	
5 Maximum Height (ft)	12	12	12	

Figure 1.6.B. Commercial Cottage Building Siting

135-1-22 DRAFT JULY 26, 2017

DRAFT

135-1. BUILDING TYPES

Commercial Cottage

	MX1	MX3	RX1	NOTES/REFERENCES
C. Uses (Refer to Figure 1.6.C)				
1 Primary Frontage Facade Ground Story	Any permitted use category except residential			See Table 1.6.1 for uses per zoning district. See Table 1.6.2 for uses per zoning district.
2 Non-Primary Frontage, All Upper Stories, & Basement	Any permitted use			See Table 1.6.1 for uses per zoning district.
3 Required Occupied Space	Minimum 20-foot depth on all full height floors of primary frontage			See Table 1.6.1 for definition.
4 Parking/Loading within Principal Building	Not permitted			Refer to occupied space above.
D. Street & Public Way Facades and Roof Requirements (Refer to Figure 1.6.D)				
1 Minimum Primary Frontage Ground Story Transparency	55% measured between 2 ft and 8 ft; blank wall limitations apply	45% measured between 2 ft and 8 ft; blank wall limitations apply	15% blank wall limitations apply	See Table 1.6.1 for measurement and for definition of the blank wall limitations.
2 Minimum Transparency per Each Story & Any Half Story	15% blank wall limitations apply			See Table 1.6.1 for measurement and for definition of the blank wall limitations.
3 Entrance Location & Number	Principal entrance required on primary frontage facade			See Table 1.6.1 for principal entrance requirements.
4 Primary Frontage Entryway(s) Configuration	Entrance must transition from the sidewalk via a stoop, minimum 4 ft deep by 4 ft wide, or a porch, minimum 8 ft deep by 8 ft wide			See Table 1.6.1 for principal entrance requirements. See Table 1.6.1 for definition.
5 Primary Frontage Entrance & Ground Story Elevation	Ground story shall be within 30 inches vertically of adjacent sidewalk elevation OR between 30 inches and 5 feet with visible basement (transparency required)			See Table 1.6.1 for definition.
6 Primary Frontage Ground Story Vertical Facade Divisions	None required			See Table 1.6.1 for definition.
7 Horizontal Facade Divisions	None required			See Table 1.6.1 for definition.
8 Permitted Roof Types	Pitched only			See Table 1.6.1 for roof types.

Figure 1.6.C. Commercial Cottage Height & Uses Requirements

Figure 1.6.D. Commercial Cottage Facade Requirements

CITY OF DES MOINES CHAPTER 135: PLANNING DRAFT 135-1-23

Sample pages from form-based code

“bufferyards.” Such abstract measures suggest specificity and precision, but they produce unpredictable and often unsatisfying results. These types of regulations and ordinance requirements can be difficult for ordinance users to understand and challenging for staff to administer and enforce.

Another way to think about the distinction between conventional and form-based regulations is that conventional zoning regulations generally focus on proscriptions, provisions describing the limits of what is allowed (e.g., don’t build closer to a property line than x, taller than y or more units than z). Form-based zoning regulations, on the other hand, are largely focused on prescriptions, regulations describing in some detail the types of buildings and development features that are required (e.g., do build within this area and do include sidewalk-facing doors and windows). Elements of the existing B-5 (Central Business District) “building scale and design standards” are examples of more form-based controls, although they also include elements akin to vague design guidelines, which are not necessarily appropriate for inclusion in a zoning code.

10. Revamp “Planned Unit Development” Provisions

The existing PUD (planned unit development) district regulations provide flexibility by allowing prospective developers to essentially propose their own zoning and development standards, subject to consistency with the comprehensive plan and review and approval by the city council.

The theory behind the PUD zoning tool is that it can be used to accommodate development that would be difficult or impossible to carry out under otherwise applicable zoning regulations. The process of establishing PUD zoning involves more upfront planning and public involvement than does a standard rezoning. While PUD-style zoning provisions are found in most older zoning regulations, communities are increasingly moving away from this type of open-ended, unpredictable approach and towards large-scale development regulations that offer greater certainty for property owners and the community as a whole.

The updated zoning regulations should include a revamped version of the PUD tool that will retain needed flexibility, while at the same time ensuring that large-scale redevelopments result in an overall system of walkable streets and blocks, smaller-scaled open spaces, and a mix of uses and building forms. The process for approval of such large-scale developments should generally follow the same as approach as today, moving from approval of overall (concept) plan to more detailed final development plans when individual phases of the project are carried out.

11. Consolidate and Update Landscape Regulations

The city’s landscape, buffer and tree regulations are scattered throughout various section of the zoning code. These regulations should be consolidated and updated as necessary to reflect the plan goals for mixed-use development patterns and to more clearly state expectations for on site

landscape and right-of-way streetscape treatments. The updated regulations should acknowledge a variety of site conditions and constraints and allow for administrative flexibility.

12. Illustrate and Summarize Sign Regulations

White Bear Lake’s sign regulations were last updated in 2017. They appear to be comprehensive in nature and follow a content-neutral approach, consistent with established law. The code will be updated to include illustrations and tabular summaries of sign regulations. Substantive modification of existing standards will be proposed if recommended by staff or the community advisory committee.

13. Rethink Parking Requirements

White Bear Lake’s minimum off-street parking requirements are similar to those found in many older codes. As can be expected for a code last comprehensively updated in the early 1980s, the requirements are outdated, devoid of context consideration, and, in many cases, excessive. Excessive off-street parking requirements for nonresidential development can lead to the over-development of parking infrastructure, which can in turn inhibit reuse of older buildings and thwart infill and redevelopment efforts. Excessive residential parking requirements that do not take unit type or size into account can result in an increase in the cost of housing and thereby contribute to a lack of affordability.

The zoning code update process will provide an opportunity to review the city’s parking needs and suggest options to modernize and “right-size” the standards to fit White Bear Lake. Modernized regulations may offer several advantages, including reduction of hard-surfaced area, more efficient stormwater management, and better control over the “heat island” effect. Lowering the amount of area devoted to surface parking can also reap community appearance benefits and improve safety, comfort and access for non-motorized travelers.

Other parking changes that should be considered:

- Requiring greater provision of bicycle parking, including short-term (visitor) spaces and long-term (tenant/employee) spaces;
- Allowing greater flexibility for meeting parking and transportation access demands;
- Expressly allowing the use of pervious paving materials and bioretention areas within parking lots;
- Requiring parking (and charging stations) for electric vehicles within large parking lots; and
- Adding vehicle stacking (and escape lane) requirements for drive-through uses.

Existing Parking Requirements

Use/Building Type	Minimum
Multi-unit residential	2 per unit
Retail	5 per 1,000 sq. ft.
Restaurant	1 per 2.5 seats
Office	5 per 1,000 sq. ft.

14. Consolidate and Clarify Procedures

Existing zoning and subdivision approval procedures are repetitious, verbose and overly complex. The update project will present multiple opportunities to reformat information in a more understandable and easy-to-follow manner. The codes' administrative and procedural sections include some provisions that do not necessarily need to be codified and could be presented instead on application forms, submittal checklists, and separately established fee schedules.

All zoning and subdivision review and approval procedures should be consolidated into a single article of each respective code. Grouping the various review and approval processes, including required notice and appeal procedures, would make it easier to find information in the document. Also, by using principles of parallel construction (i.e., structuring similar code sections in a sequential, consistent manner), required procedural steps will be made clearer and more consistent.

15. Remove Application Fees from Codes

Both the zoning code and subdivision code specify required filing fees for various types of applications and permits. Codification of fee amounts within the pages of these codes is inefficient. Instead a schedule of fees should be established by resolution of city council. Such an approach would make it far easier to amend fees in light of changes in the actual costs of administration



Flowcharts, such as the sample presented above, will be used to summarize the development review procedures.

and processing.

16. Expand Range of Eligible Administrative Variances

The zoning code authorizes administrative (staff-level) variances in the following very limited circumstances:

- To make additions to existing nonconforming structures;
- To add a second accessory structure on a lot (larger than 120 square feet);
- To increase rear yard coverage by accessory uses and structures above otherwise applicable limits;
- To comply with the average front setbacks of adjacent structures rather than district minimums;
- To use or add a parking space in front of a house; and
- To increase the coverage of ground-mounted solar energy systems above otherwise applicable limits.

The inclusion of administrative variance authority is a recognized best practice and should be continued. Moreover, as part of the update, it will likely be possible to identify additional minor adjustments that would be reasonable to allow through the administrative variance process.

17. Unify and Simplify Nonconformity Regulations

In the parlance of zoning, “nonconformities” are lots, uses, buildings, structures and other site features that complied with regulations in effect at the time of establishment, but that no longer comply with zoning regulations because the rules were changed—or were first instituted—after such situations were established. Nonconforming status could be related to virtually anything now addressed by current controls, including failure to meet current use, lot size (area or width), building setback or building height regulations.

Some people confuse “nonconforming” with “illegal.” A more apt description might be “previously conforming,” because it more clearly indicates that such situations did comply with applicable rules at one point in time. The stigma of nonconforming status sometimes results in fairly harsh regulatory treatment.

The existing zoning code includes a section addressing nonconforming situations (§1302.010) but it also includes dozens of stand-alone nonconformity provisions in other sections of the code, most of which are redundant and some of which are inconsistent with the more general regulations of §1302.010.

The existing nonconformity regulations should be consolidated to the extent possible. They should also be edited to address issues of clarity and revised to allow greater flexibility in dealing with nonconforming situations that are not likely to cause substantial adverse impacts on the surrounding area.

User Friendly Code Features

- Focused chapters
- Detailed table of contents
- Illustrations/graphics
- Short sentences, sections
- Tables, charts
- Accurate, hyper-linked cross-references
- Legally defensible, plain language

Care will be taken to ensure that any new or modified regulations do not create needless nonconformities or pose a significant stumbling block to context-appropriate redevelopment activities in the city.

18. Reorganize

The city’s current zoning and development regulations are codified in Articles 12, 13, and 14 of the White Bear Lake municipal code. The articles include seven chapters ranging in length from one paragraph to 152 pages.

White Bear Lake Planning and Land Use Regulations

Article XII: Building Regulations

Chapter 1202: Sign Code (24 pages)

Article XIII: Zoning Code

Chapter 1301: Administration (57 pages)

Chapter 1302: General Provisions (78 pages)

Chapter 1303: Zoning Districts (152 pages)

Chapter 1305: Enactment (1 page)

Article XIV: Subdivision Code

Chapter 1401: Subdivision Code (61 pages)

One important goal for the update project is to ensure that the city’s updated zoning and development regulations are easier to use and understand than their present-day counterparts. Substantive regulations should be clear, comprehensive and internally consistent. Administrative and procedural provisions should be streamlined, consistent and easy to understand. The regulations should be logically organized, well-formatted and easy to use.

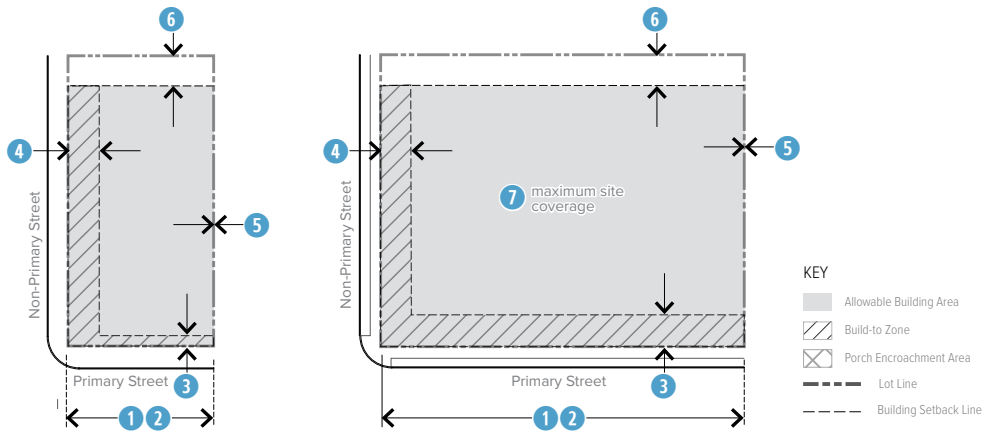
As is true of most older codes, the way in which information is organized and presented in the current code could be improved to promote easier navigation and better understanding. Many important provisions, particularly in the zoning code, are obscured by placement in overly long chapters with very general titles. The zoning code’s “General Provisions” chapter, for example, contains multiple “buried” sections dealing with important zoning topics, such as accessory uses and structures, parking, nonconformities, and landscaping and screening...to name a few. The code lacks page layout and navigational features found in more user-focused documents and often presents information using overly complicated legalese.

19. Include Tables and Illustrations

The existing regulations contain very few tables and lack explanatory graphics or illustrations. Presenting key regulations in tables can help eliminate repetition, as well as the types of inconsistencies and internal conflicts that can occur when the same regulations are restated in multiple sections of a code.

The new regulations should also include illustrations and graphics—instead of just long passages of text—to help convey the meaning of regulatory concepts.

Figure 3.20-B. Storefront Building Siting



3.20.4. BUILDING SITING. See Figure 3.20-B					
	DX1	MX1, MX2	MXN	Additional/References	
1	Lot Width	18 ft.	—	50 ft. min.	
2	Primary Street Streetwall	90% min.	75% min.	75% min. 100 ft. max.	See courtyard, outdoor dining, and seating allowances per 3.20.10.A . Min. pedestrian area required per 3.20.10.B .
3	Primary Street Build-to Zone	0 min. 5 ft. max.	0 min. 15 ft. max.	0 min. 15 ft. max.	Through-lots addressed per 3.20.10.D . See XXX for measuring.
4	Non-Primary Street Build-to Zone	0 min. 10 ft. max.	0 min. 15 ft. max.	0 min. 15 ft. max.	
5	Side Setback	0 or, if set back, min. 5 ft.	0 min. Min. 5 ft. adjacent to other building type	0 min.	
6	Rear Setback	15 ft. min.	15 ft. min.	20 ft. min.	Buffer required adjacent to N zones per 3.20.10.I
7	Site Coverage	95% max.	95% max.	85% max.	See XXX for measuring site coverage.

Presenting lot and building regulations in tables, with standards keyed to diagrams, can help convey important information in a way that is easy to understand.

20. Update Format and Layout

Modern codes use distinct, variable-size typefaces for section and subsection headings, with indented or “nested” text to help indicate the hierarchical nature of code sections, subsections and paragraphs. Generous white space and illustrations should be used to enhance the document’s visual appearance and improve its readability. Page headers and footers should be added to serve as navigational aids for code users.

Modern Format & Page Layout

6.0 Building Design
6.30 Entrance Types

6.30 Entrance Types

6.30.1 ENTRANCE TYPES GENERALLY
 The following applies to entrance types in street yards, on the exterior of any building type except House types.

A. Step Layout. The following applies to exterior steps associated with an entrance type:

- (1) When located perpendicular to the facade and street, steps must be a minimum of 4 feet in width.
- (2) In narrower front yards, step runs longer than 4 feet should be located with the centerline parallel to the building.
- (3) Step runs should be limited to no more than 5 risers with landings in between for ease of use.

B. Step Sizes. Risers on exterior steps associated with an entrance type must be the minimum height required to reach the required height, ideally between 4 and 7 inches. Treads must be as deep as possible for a comfortable walk, typically between 10 and 12 inches.

C. Retaining Walls. The following applies to all retaining walls in any street yard due to entrance type elevations:

- (1) Retaining walls must be no more than 2.5 feet in height above grade. Multiple 2.5-foot retaining walls with sloped landscape in between may be used to accommodate taller elevations.
- (2) Retaining walls must be faced in an allowable major facade material.
- (3) Landscape beds may not be sloped greater than 3:1.

D. Railings. Railings must be constructed of steel on all building types except House types.

E. Other Entrance Type Configurations. Other configurations for similar entrance types may be approved by the PZC, provided the intent of the entrance type is maintained.

6.30.2 STOREFRONT ENTRANCE TYPE

A. Intent. Storefront entrance types are intended to provide at grade access between the store and adjacent sidewalk creating a high level of permeability. See [Figure 6-E](#).

B. Recessed Entrance. Where the sidewalk outside the storefront is less than 7 feet in width, measured perpendicular to the facade, entrances must be recessed as follows:

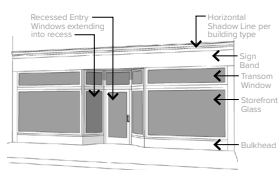


Figure 6-E. Example of a Storefront Entrance

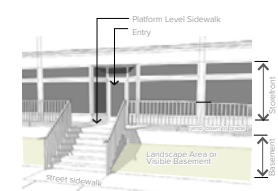


Figure 6-F. Example of Elevated Storefront

6-6 CITY OF BRIDGEPORT CT Zoning Code

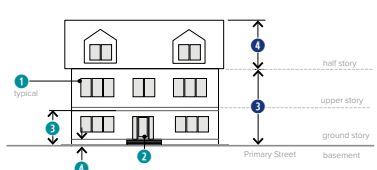
Navigation Aids

Illustrations

Hierarchical Layout

3.0 Site & Building Types
3.110 House C Building Type

Figure 3.110-E. House C Facades



ZONES		Additional/References	
N3			
3.110.8. PRIMARY & NON-PRIMARY FACADES. See Figure 3.110-E			
1	Transparency: Primary Facades Non-Primary Facades	12% min. 10% min. On the primary facade, no bays or 10 ft. wide sections of any story may be without transparency	Measured per story, including any half stories, visible basement, or towers with full-floor height. See 14.20.1 for measuring transparency.
2	Building Entrances Location	Primary or courtyard facade	
3	Entrance Transition Type	Porch or stoop	See 6.30 for entrance types.
4	Ground Story Elevation above Grade	Between 12 in. and 30 in. above grade or between 30 in. and 4 ft. with a visible basement	

ADOPTED November 29, 2021 CITY OF BRIDGEPORT CT 3-81

Diagrams

Tables

PLACE TYPES

INTRODUCTION

Purpose

Purpose

To Document the City by Place-Type in order to create zoning districts that are place-relevant, and place-responsive.

Analysis was informed by existing zoning, redevelopment sites, field work other city plans (Lake Village, Arts District), and feedback from the Community Advisory Committee and focus groups

The Comprehensive Plan is our guiding document.

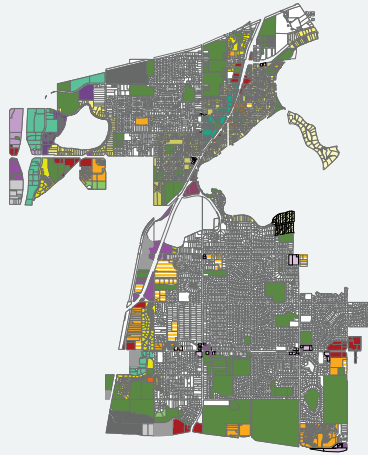
New code is intended to provide the tools to implement the Comprehensive Plan.

The Place Type Analysis includes recommendations for which areas should be guided through Place-Based Zoning; and which should be guided through Conventional Zoning.

Some questions:

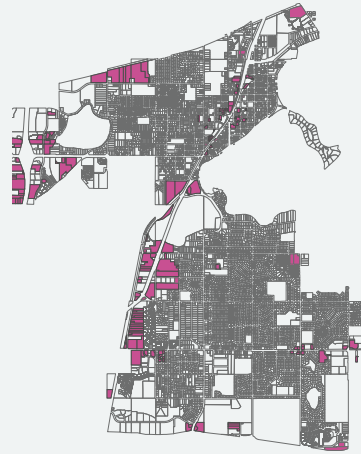
1. **Zoning Approach.** Which areas of the community should be guided by conventional zoning and which should use the place-based approach?
2. **Building Height.** What areas of the city may be appropriate to allow height above 3-stories or 36 feet?
3. **Storefronts.** Storefronts are a key feature of the downtown and other centers place-types. However, they must be placed strategically to promote economic development. Where should storefronts be allowed or prohibited within the community?

Methodology for Determining Place Types



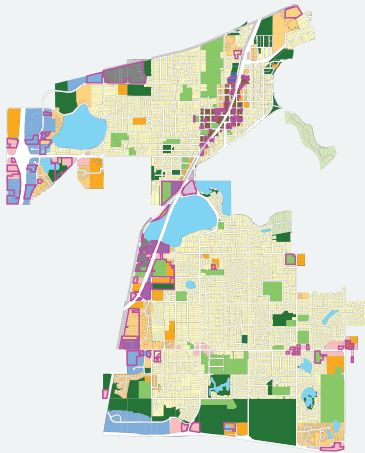
Existing Zoning

+



Redevelopment Sites
(likelihood to change)

+



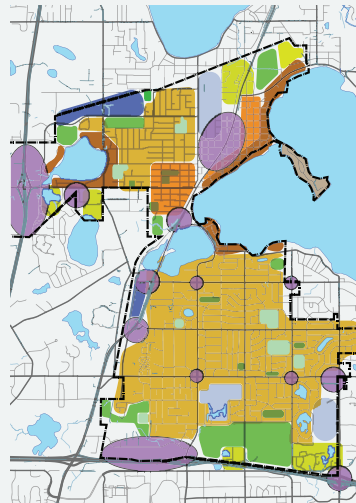
Comp Plan Guidance

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Field Work

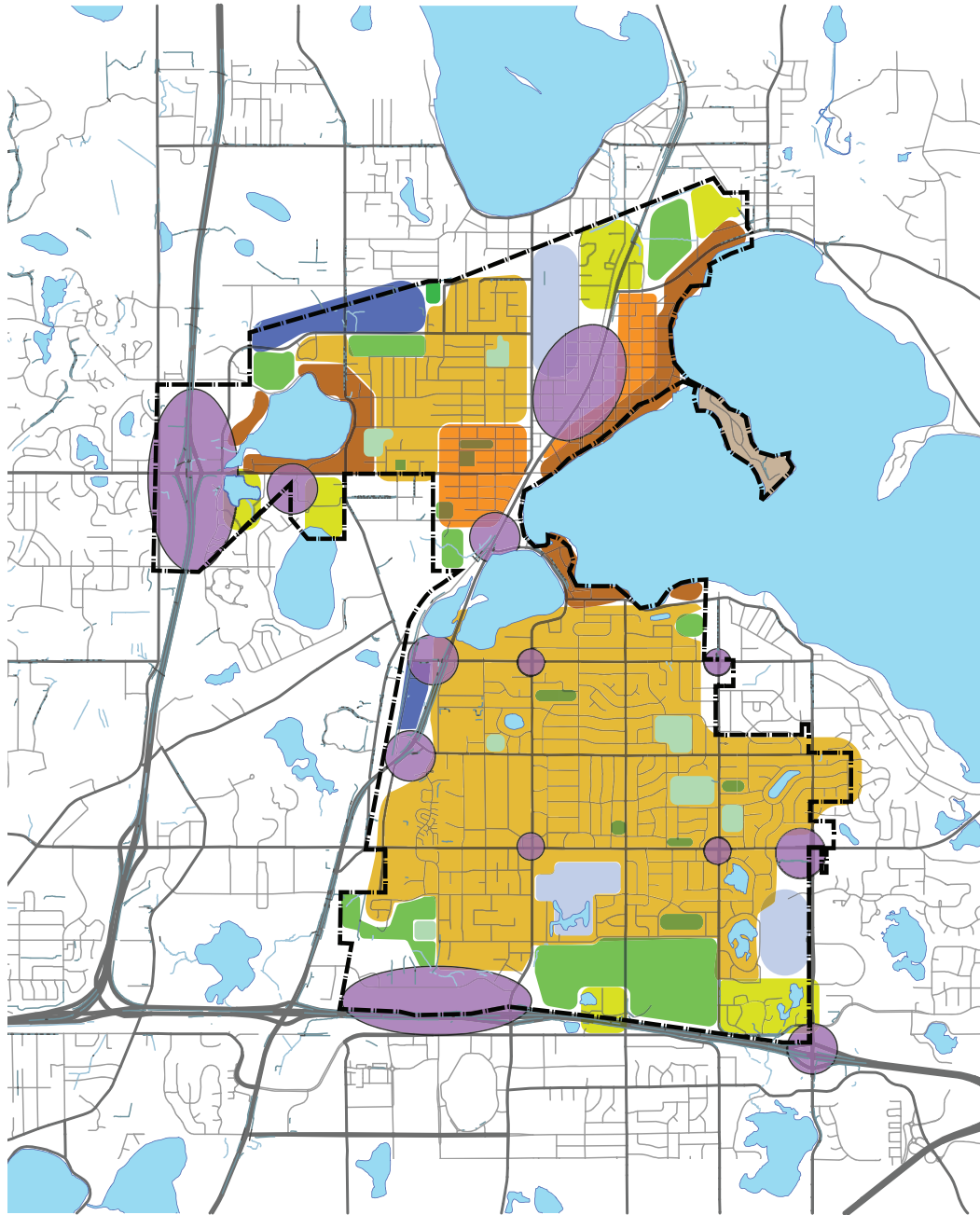
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- Neighborhoods
- Centers
- Districts

Place Types

Place Types in White Bear Lake



Step 1. Define the General Place Type

Neighborhood, District, or Center

Step 2: Discovery OR Survey

What currently exists, what is anticipated per the comprehensive plan, and what are the goals for the place type?

Step 3: Place Type Specific

What, Where and How to manage the place type with zoning regulations

While neighborhoods, centers and districts are distinct places, together they support and define the overall identity and form of the community.

Neighborhoods:

Places that are primarily residential - with houses, apartments, and other residential buildings. Often some smaller neighborhood supporting uses such as schools, small retail, and places of worship exist within some neighborhoods. Parks are often a key feature of a neighborhood.



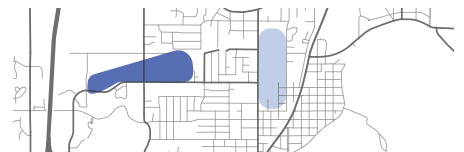
Centers:

Centers are compact, mixed-use places providing shopping, dining, services, employment opportunities serving either adjacent neighborhoods, the city as a whole, or the region, depending on the scale and location. Center have housing within them, however it is not the dominant use.



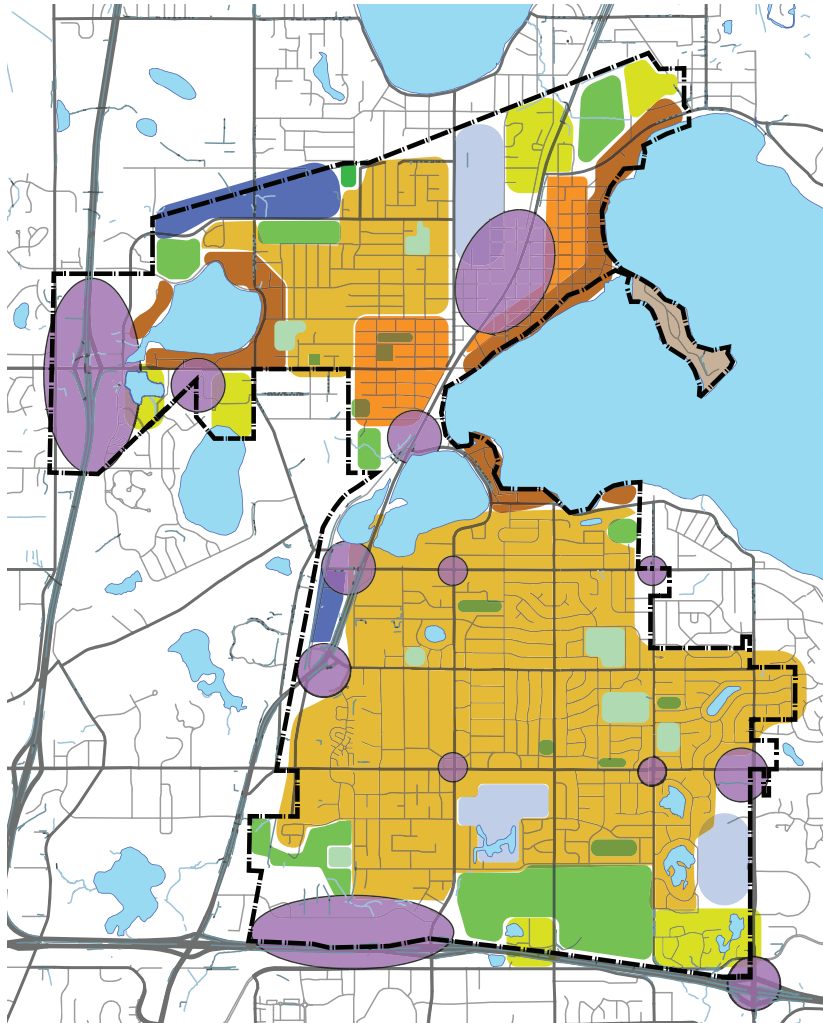
Districts:

Larger single use areas of the city that are typically separated from other uses because they have specific needs to function - such as industry, an airport, or a large campus



Current Zones within Place Types

Place Types



NEIGHBORHOODS		
Place Type	Primary Current Zone	Secondary Current Zone
Island	R-1	
Lakeside	R-2	
Traditional	R-4	R-5
Suburban	R-3	R-4
Multi Family	R-6	R-7

CENTERS		
Place Type	Primary Current Zones	Secondary Current Zones
Downtown	B-5, DCB, R-4	B-4, B-2, P
Regional	DBD, BW, PZ, PZR	B-4, R-7
Community	B-4	R-6, B-3, B-2
Neighborhood	B-3, B-2, B-1	R-7, R-3

DISTRICTS		
Place Type	Primary Current Zones	Secondary Current Zone
Industrial	I-1, I-2, BW	DBD
Campus	P	

Schools	
Parks/Conservancy	

Approaches: Conventional and Place-Based

CONVENTIONAL APPROACH

A conventional zoning approach focuses primarily on the use of a site, rather than the design. While it typically has provisions for setbacks and height, conventional zoning is designed to maintain a small range of uses. conventional zoning is proposed to be applied to stable areas of the city where minimal change is anticipated. Existing zoning in these locations generally works well, though the new code may offer some streamlining, and minor adjustments. The overall purpose of the conventional approach is to maintain stability of uses and permit existing patterns to continue.

Conventional zoning will also allow minor adjustment to better match existing conditions and reduce the need for variances.

PLACE-BASED APPROACH

A place-based approach is proposed in those areas of the city that have a clearly defined pedestrian-oriented character that is at risk of being lost, or in locations where changes are anticipated and a more pedestrian-oriented character is desired. For those reasons, place-based zoning is typically more prescriptive towards built form, creating a more predictable built result.

Similar to the current treatment of White Bear Lake’s downtown, place based regulations include design standards for both the **BUILDING FACADES** and the **SITE LAYOUT**, focused on the orientation of the building to the pedestrian and regulating windows, doors, and facade materials.

These design standards are usually organized around a series of building types, to aid in a clear understanding of the desired result. The current zoning already uses building types in many ways to accommodate the need for different regulations for different building forms.

SUMMARY OF RECOMMENDED ZONING APPROACH FOR EACH PLACE TYPE

	Centers	Neighborhoods	Districts
Place-Based Approach	Downtown Core		
	Downtown Edge		
	Community Center Core		
	Community Center Edge		
	Neighborhood Center Core		
Conventional Approach	Downtown Subcore	Neighborhood Traditional	Industrial
	Regional Center Core	Neighborhood Suburban	Business
	Regional Center Edge	Neighborhood Lakeside	Public/Campus
		Neighborhood Island	
		Neighborhood MF PUD	

Existing Building Forms in the City

Commercial & Civic Building Forms

True Storefront
(all or virtually all walk up oriented)



Semi Storefront
(some walk up and some drive up orientation)



Commercial Center
(primarily drive up orientation)



Office Buildings



Light Industrial / Flex



Civic Buildings



Building Forms

Residential Building Forms

General Building



Row Building



House Building

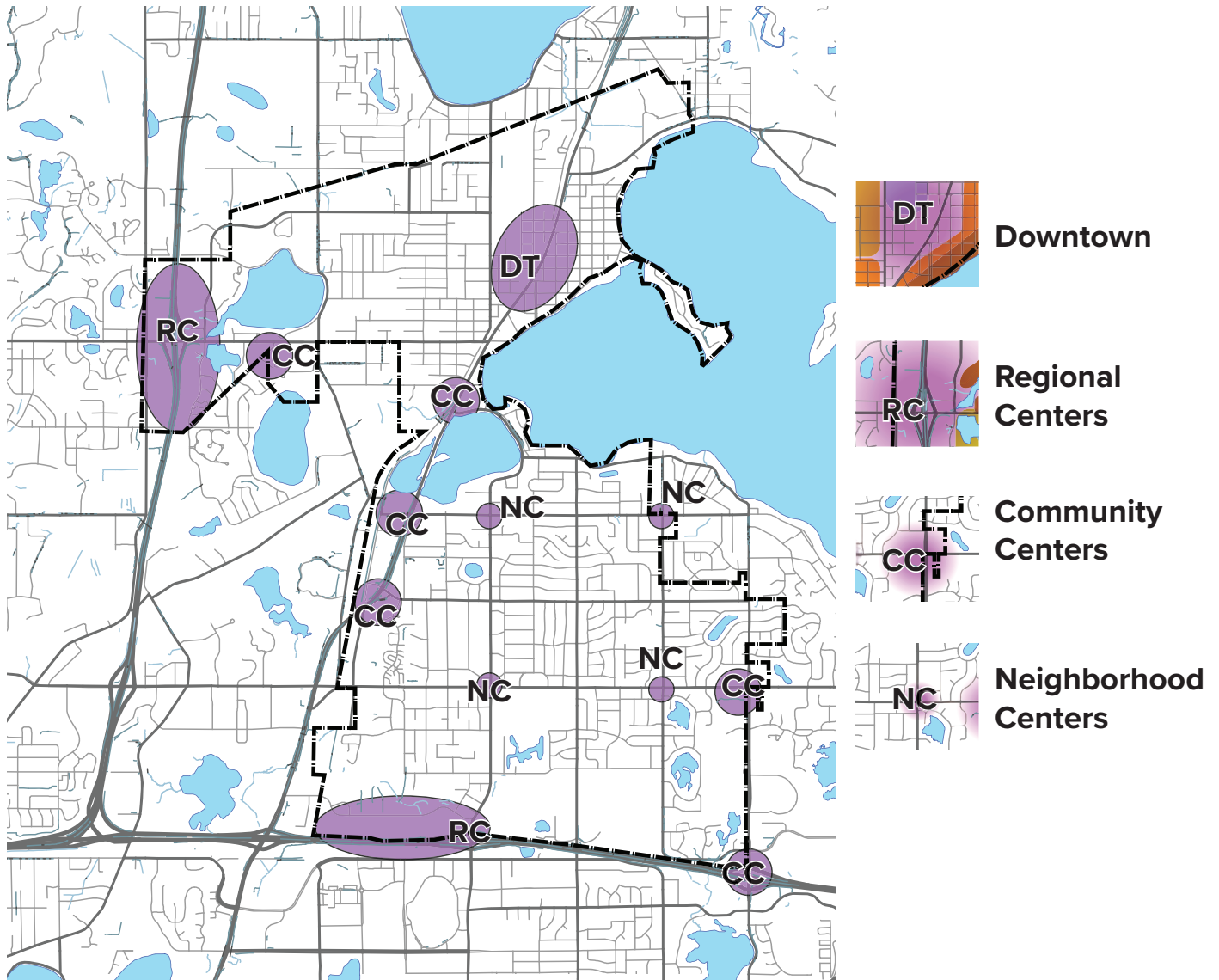


CENTERS, NEIGHBORHOODS AND DISTRICTS

PLACE TYPE: CENTERS

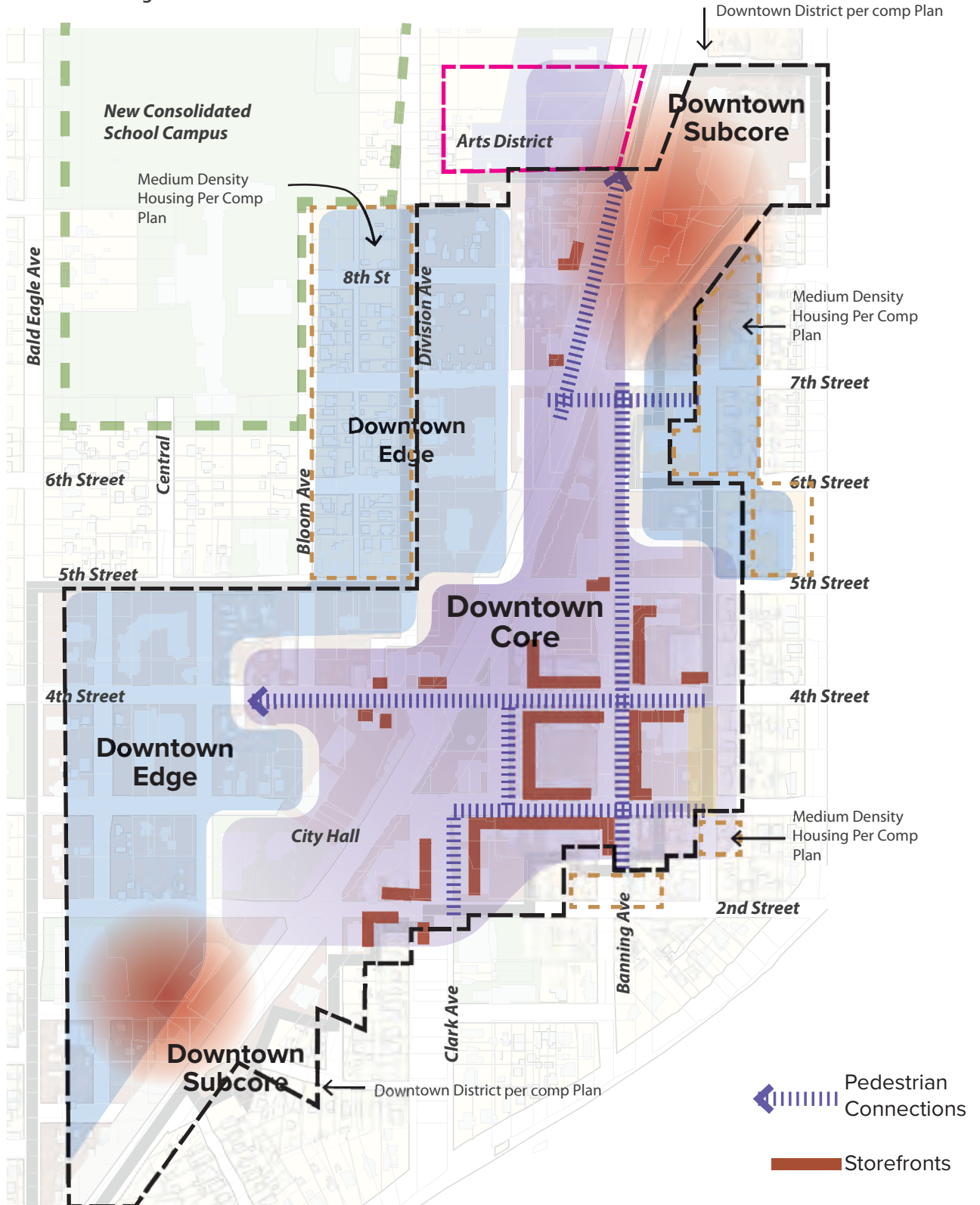
CENTERS are compact, mixed-use places providing shopping, dining, services, and employment opportunities, and serving either adjacent neighborhoods, the city as a whole, or the region, depending on the scale and location. Centers have housing within them, however they are not the dominant use.

Larger **CENTERS** may be subdivided into multiple subareas. For example, the **DOWNTOWN** center includes **CORE, SUBCORE, AND EDGE** areas. Core and subcore areas have more activity, such as shopping, dining, and services, while transition and edge areas transition to adjacent neighborhoods with less intensive uses or lower scaled buildings or a reduction in massing.



DOWNTOWN CENTER

The Downtown is defined by a boundary within the comprehensive plan that expands beyond the traditional storefront core. Based on existing building form and land uses as well as goals and objectives within the comprehensive plan, the downtown has been subdivided into 3 subareas: Downtown Core, Downtown Subcore, and Downtown Edge.



Downtown Core

The Downtown Core is a traditional main-street-style downtown, the most walkable area of the city. In general, parking is located on the street or in the rear of buildings. Sideyard parking may occur along the outer edges of the core, but buildings still have a pedestrian accessible entrance.

The goal is to maintain and reinforce the existing character of the downtown, while extending that character across Highway 61 to the west and up to the Arts District. Auto-oriented uses and drive-throughs are not desired in the downtown.

BUILDING HEIGHTS

Existing Buildings:

- » 1-3 stories

Current Zoning Allows:

- » 3 stories max.

Recommended Zoning:

- » 2 story min, 4 story max & 3 story max abutting single family residential

DESIGNATIONS

Current Zoning:

- » B-5
- » P
- » DCB
- » B-4 (Arts District).

Comp Plan Designation:

- » Downtown,
- » Arts District

RECOMMENDATION:

Recommendation: Place-Based zoning approach that builds upon the design standards of the current code and preserves the built environment of White Bear Lake's historic downtown.



Traditional main-street style **storefront buildings** oriented to the pedestrian.



Single-use, single-story **storefront buildings** in the downtown with pedestrian access.



Strip shopping centers in the downtown oriented to the parking lots with limited ped access.



Traditional main-street style **storefront buildings** oriented to the pedestrian.



Single-use, single-story **storefront buildings** in the downtown with pedestrian access.



Civic-oriented buildings exist throughout the downtown, including the library, City Hall, and churches. Flexibility in the regulations will be needed for these types of buildings.



Pitched roof, cottage-like mixed-use buildings are scattered throughout the core, mimicking some of the houses converted to commercial uses.



Civic-oriented buildings exist throughout the downtown, including the library, City Hall, and churches. Flexibility in the regulations will be needed for these types of buildings.

Downtown Subcore

The Downtown Subcore is located at the north and south gateways to downtown along Highway 61. The buildings and uses in the subcore are more auto-oriented, fronting towards the highway and often with front-yard parking lots. Uses include drive-through facilities at banks and fast food, and suburban offices.

The goal is to continue these uses, while providing some level of pedestrian and bicycle access and design standards for facades.

DESIGNATIONS

Current Zoning:

- » B-4
- » DCB

Comp Plan Designation:

- » Downtown

BUILDING HEIGHTS

Existing Buildings:

- » 1-3 stories

Current Zoning Allows:

- » 3 stories max.

Recommended Zoning:

- » 3 stories max.

Recommendation:

Conventional Zoning that provides flexibility for the uses, with some design standards to ensure buildings provide an appropriate gateway.



Hotel with restaurant on front and parking lots surrounding.



Gas stations are located in each Downtown Subcore area.



Gas stations are located in each Downtown Subcore area.



Bank with drive-through.



Fast food with drive through access are located in the Sub Core

Downtown Edge

The Downtown Edge is located to the west and east of the Downtown Core, providing a transition between the Core and the adjacent neighborhood. The area has a mix of offices and multi-family buildings, along with clusters of single-family houses.

The goal is to support the evolution of this area, including accommodating larger office and residential next to the downtown, and transitioning those buildings and uses down in scale closer to the adjacent neighborhoods. The area is intended to support the downtown core and the emerging Arts District.

DESIGNATIONS

Current Zoning:

- » B-5
- » DCB
- » R4, R7

Comp Plan Designation:

- » Downtown,
- » Medium Density Residential
- » High Density Residential

BUILDING HEIGHTS

Existing Buildings:

- » 1-3 stories

Current Zoning Allows:

- » 3 stories max.

Recommended Adjacent to Core:

- » 2 stories min.; 4 stories max.

Recommended Adjacent to Neighborhoods:

- » 2 stories min; 3 stories max

Recommendation:

Place-Based Zoning Approach that creates a series of building types to accommodate different scales of offices and housing with design standards to support walkability.



Apartment buildings in the downtown Edge.



Office buildings in the downtown edge.



Single-family houses in the Downtown Edge just south of the Arts District.

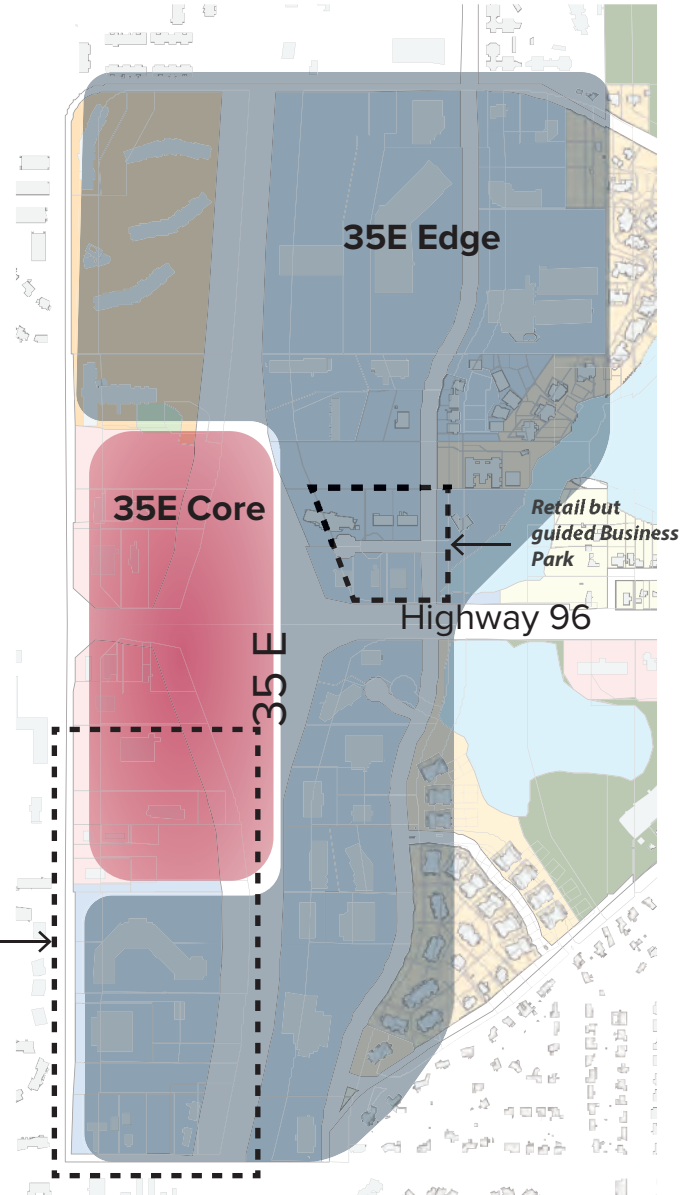
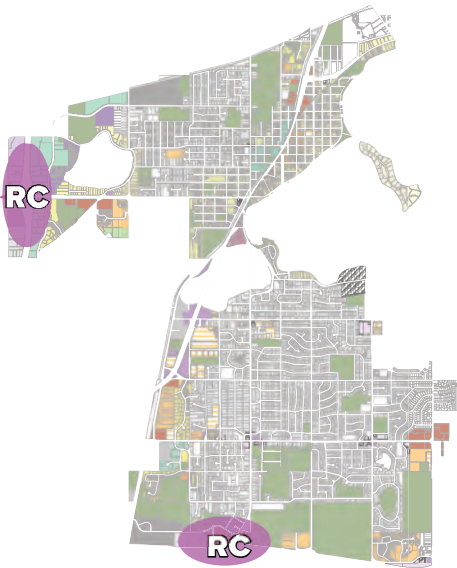


Funeral Home on the edge of the Downtown Edge with residential design characteristics.

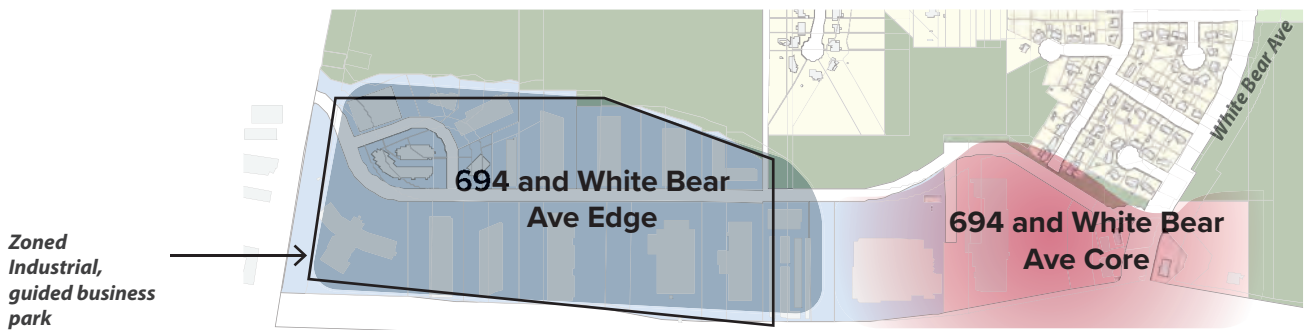
REGIONAL CENTER

Regional Centers tend to be developed as “horizontal mixed-use” places, where the different uses (commercial, residential, and employment) are located each in a separate pod of development with little connection between them. These pods of separate, single uses are spaced apart at the scale of the automobile, with large parking lots and wide streets separating them; making walking or cycling between the uses difficult. The 35E Core is large commercial and the multiple 35E Edge areas contain supporting uses (residential and employment), each on large, separate parcels.

A second regional center exists at 694 and White Bear Ave. this area is smaller than the Regional Center at 35E and it does not contain any housing.



Regional Center at I35E and 96



Regional Center at 694 and White Bear Ave

Regional Center Core

The core area of the Regional Centers is primarily composed of auto-oriented retail uses including gas stations, strip centers, big box stores, car washes, and pharmacy/ convenience stores. Buildings are single use with limited walkability because they are largely separated from each other by parking lots with little to no internal circulation.

The goal is for the Regional Core Area to maintain the high-value commercial and auto-oriented uses that serve the community and beyond, while allowing a full mix of uses vertically (in multistory buildings). More walkability should also be introduced by requiring internal pedestrian connectivity and decreasing spacing between buildings and walkways.

DESIGNATIONS

Current Zoning:

» B-3, B-4

Comp Plan Designation:

» Commercial

BUILDING HEIGHTS

Existing Buildings:

» 1-2 stories for commercial areas

Current Zoning Allows:

» 3 stories max.

Recommended Zoning:

» 5 stories max.

Recommendation:

Conventional Zoning that provides flexibility for the uses, allowing vertically integrated residential and employment uses, with design standards to increase walkability and increase the compactness of development.



Single-use commercial with parking lots in front and no pedestrian amenities.



Two-story medical office building adjacent to a gas station and drive-through restaurant building.

Regional Center Edge

The Regional Center Edge is comprised of both multifamily housing and employment developments that are largely disconnected from each other except by auto-circulation on public streets.

Residential is allowed only where existing in the PZ and, in the DBD, it must be assisted or senior living, requiring a conditional use permit.

The goal is to maintain current uses and forms, while allowing for increased walkability as properties redevelop over time.

DESIGNATIONS

Current Zoning:

- » DBD (@35E)
- » PZ (westside residential at I35E)
- » BZ (SW quadrant at 35E)
- » B-4 (@694)
- » I-1, I-2 (@694)

Comp Plan Designation:

- » Business Park
- » High Density Residential

BUILDING HEIGHTS

Existing Buildings:

- » 1-3 stories for commercial areas

Current Zoning Allows:

- » 3 stories max.

Recommended Zoning:

- » 4 story abutting core or 35E; 3 story abutting neighborhood

Recommendation:

Conventional Zoning that provides flexibility for the uses, allowing vertically integrated residential and employment uses, with design standards to increase walkability and increase the compactness of development and increase the connectedness of the development.



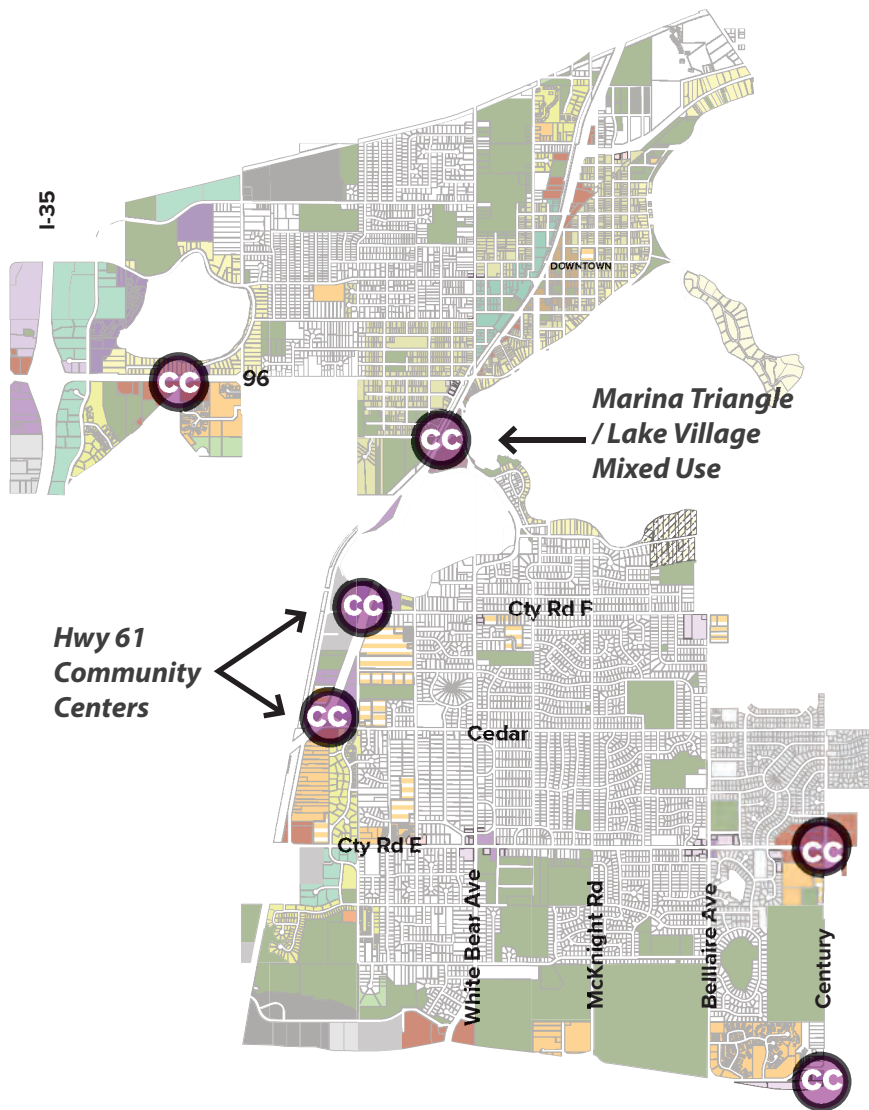
3-story apartment buildings with frontage along Centerville Road.



Business park buildings typically have deep setbacks and loading bays are located on the rear facade.



COMMUNITY CENTERS



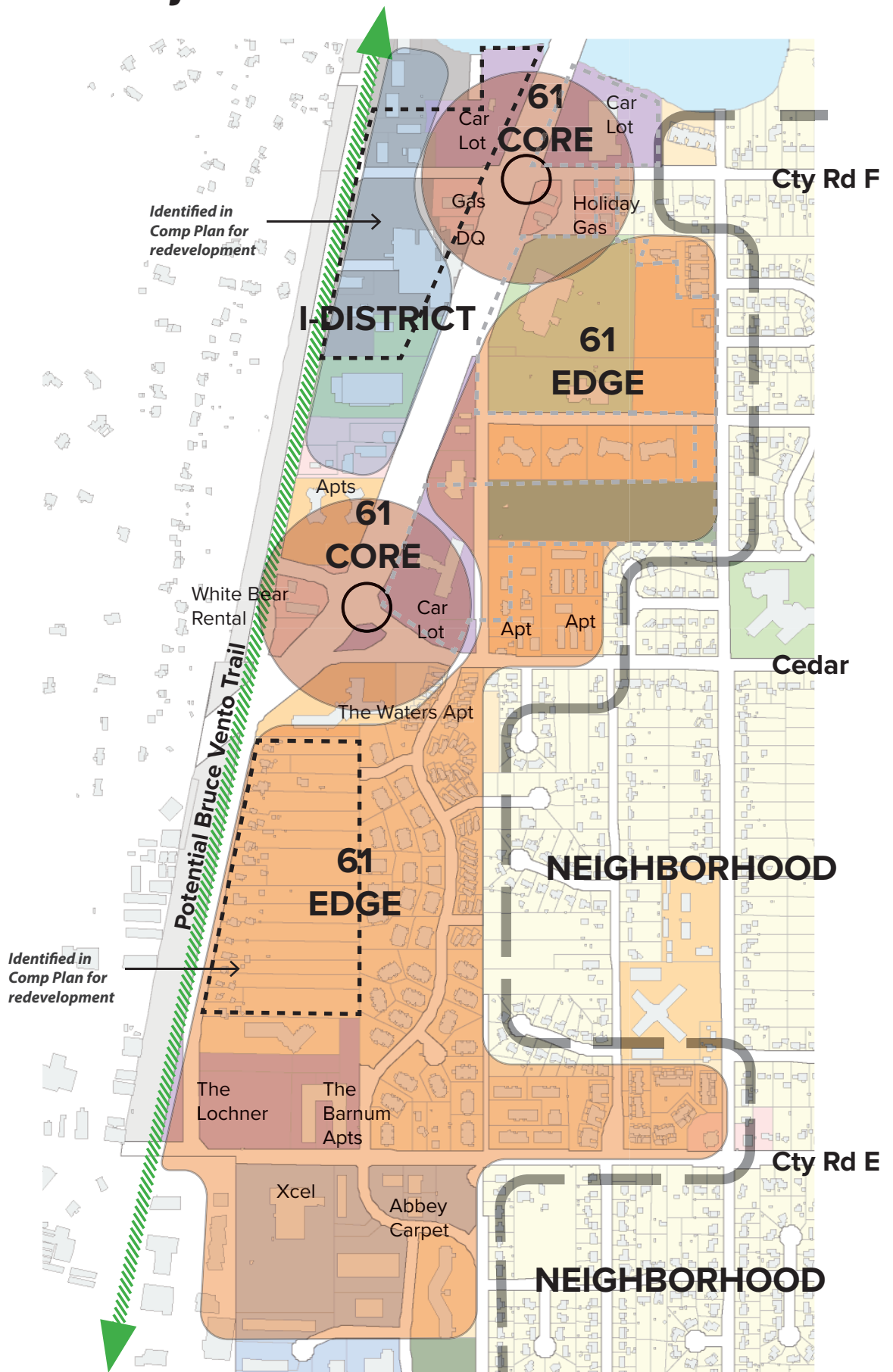
Community Centers

Community Centers are located at main intersections throughout the community, typically towards the edges of the City. They typically contain retail or services uses serving a market area extending across the city. Most buildings are one story in an auto oriented format. However there are examples of multi-story office buildings and in some cases, newer 3 and 4 story apartment buildings.

The goal for Community Centers is to provide a compact mix of neighborhood compatible uses that serve the entire community. Community centers should maintain their focus on retail/ service uses, preferably locating these uses towards the corners, at the intersections where they can best reinforce each other.

Housing should be introduced to these centers, typically located within existing parking lots, between commercial areas and existing neighborhood use, or through the redevelopment of existing buildings.

Highway 61 Community Centers



DRAFT

Highway 61 Community Center Cores

The Highway 61 core is composed of a mix of commercial and residential uses and is currently primarily auto-centric. There has been some recent redevelopment toward higher density residential uses. There is a wide range of existing building types including traditional industrial, commercial, civic, and multi-family.

The comprehensive plan identified these locations for higher density mixed-use. While several auto dealerships exist in this location, the connections to the trail, proximity to the lake, and access to the highway provides an opportunity for the creation of activity centers.

The goal is to identify those properties located at areas of high access and guide them to greater density and walkability while recognizing they have to balance needs of automobiles as well.

DESIGNATIONS

Current Zoning:

- » B-3, B-4
- » R-7

Comp Plan Designation:

- » TOD Mixed Use

BUILDING HEIGHTS

Existing Buildings:

- » 1-4 stories

Current Zoning Allows:

- » 3 stories (R-7 35' max).

Recommended Zoning:

- » 4 stories
- » 5 stories max along Hwy 61
- » 3 stories adjacent to neighborhood

Recommendation:

Place-Based Zoning Approach that creates the potential future of the development of walkable, mixed-use centers in the area.



Several properties in the core areas are used as car dealerships, gas stations, auto oriented businesses, and one story commercial uses.

Highway 61 Community Center Edges

The Highway 61 edge is primarily residential and civic uses, mostly (though not completely) built out.

The area is guided primarily for high density residential with some opportunities for infill, except along Hoffman Road the existing rural single family lots are designated for medium density residential.

The goal is to encourage additional densities in these areas so as to support the 61 Core Areas with a strong customer base. Where possible, they should become more externally focused and connected to the Core areas if possible.

DESIGNATIONS

Current Zoning:

- » R-6, R-7
- » DBD

Comp Plan Designation:

Medium and High Density Residential, Business Park, TOD Mixed-Use (the Barnum and the Lochner apartments)

BUILDING HEIGHTS

Existing Buildings:

- » 3-4 stories for apartment buildings
- 1-2 stories in business parks**

Current Zoning Allows:

- » 3 stories (R-7 35' max).

Recommended Zoning:

- » 4 stories
- » 3 where adjacent to neighborhoods

Recommendation:

Place-Based Zoning Approach that addresses the potential future of the development of walkable, mixed-use centers in the area.



The Waters, a senior housing building in the 61 Edge area is 4 stories



Apartment buildings on Birch Street in the 61 Edge Area



Comprehensive plan calls for medium density housing along Hoffman Road.



The Lochner, currently under construction.



The Barnum apartments



Civic buildings will need to be accommodated.

Lake Village Community Center

The east portion of this Community Center (the Core) is guided by the Marina Triangle Master Plan and implemented by the Lake Village Mixed Use Zoning District which include requirements (and allowances) for ground floor and upper floor uses, shared parking, setbacks per the Master Plan, building materials and other design features common in a place-based approach to zoning. **The goal** is to maintain intent of the Marina Triangle Master Plan.

The west portion of the Community Center is the former Public Works site and is considered the Community Center Edge Located west of highway 61 and surrounded by wetlands, the site is an important redevelopment site for the City. Though the develop ability of the site is unknown (soil conditions, etc) if developable,

The goal is to create a positive gateway to the Downtown area by redeveloping the site with a close relationship to the Marina Triangle area.

DESIGNATIONS

Current Zoning:

- » Core is LVMU;
- » Edge is P, B-4 and R-2

Comp Plan Designation:

- » Mixed Use (former Public Works Site)
- » The Lake Village Master Plan establishes a mixed-use district with a mix of commercial, office, civic institutional and residential. The Plan calls for approximately 50% of uses are non residential and 50% would be residential with densities of 25 to 60 units per acre.

Recommendation:

Place-Based Zoning Approach that helps implement the Lake Village Master Plan, and supports redevelopment of the former public works site

BUILDING HEIGHTS

Existing Buildings:

- » 1 to 3.5 stories

Current Zoning Allows:

- » 3 stories

Recommended Zoning:

- » 4 story in Core (LVMU);
- » 4 stories in the in Edge
- » 3 stories adjacent to neighborhood



3.5 story apartment building that transitions to 2.5 stories facing the lake. Site includes a mix of residential, commercial, civic and open spaces



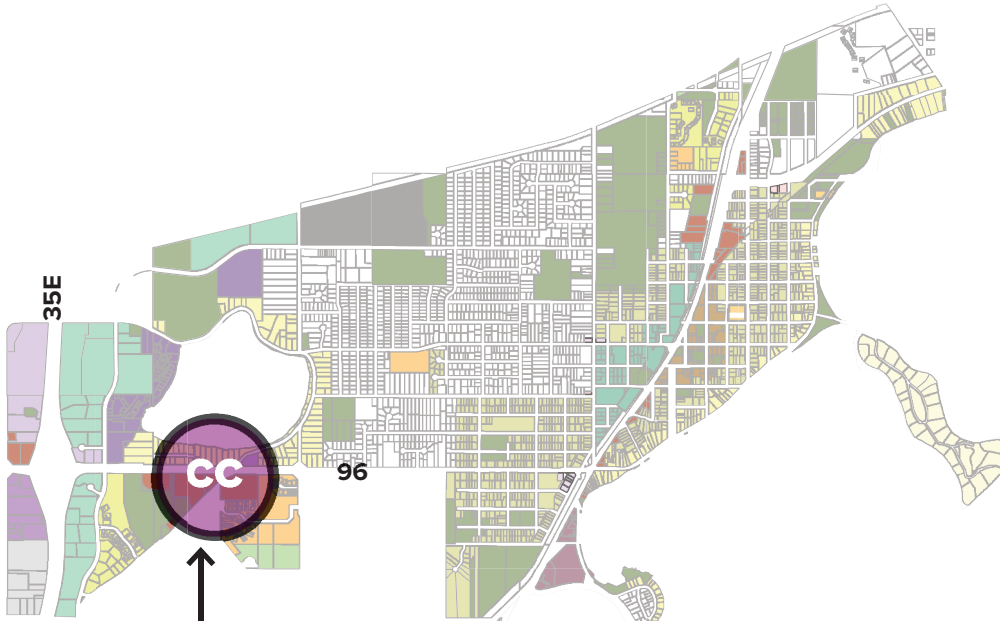
1 story strip commercial between Kowalskis and Boatworks.



Community Center at 61 and White Bear Ave



Additional Community Centers

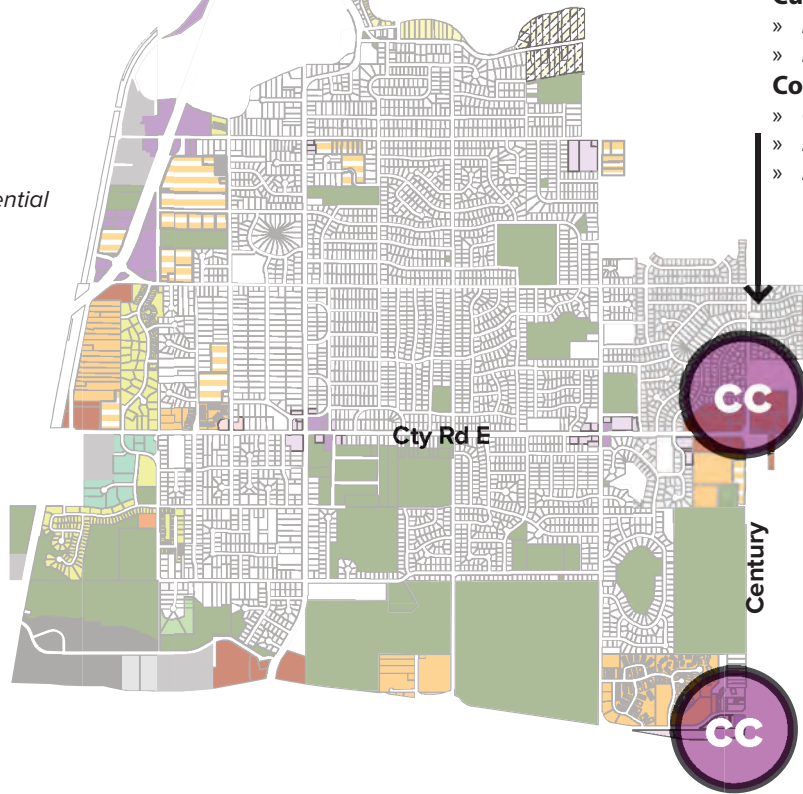


Current Zoning

- » B-3, B-4,
- » R-6

Comp Plan Guidance

- » Commercial
- » Medium Density Residential



Current Zoning

- » B-2, B-4
- » R-6, R-7

Comp Plan Guidance

- » Commercial
- » Neighborhood Mixed Use
- » High Density Residential

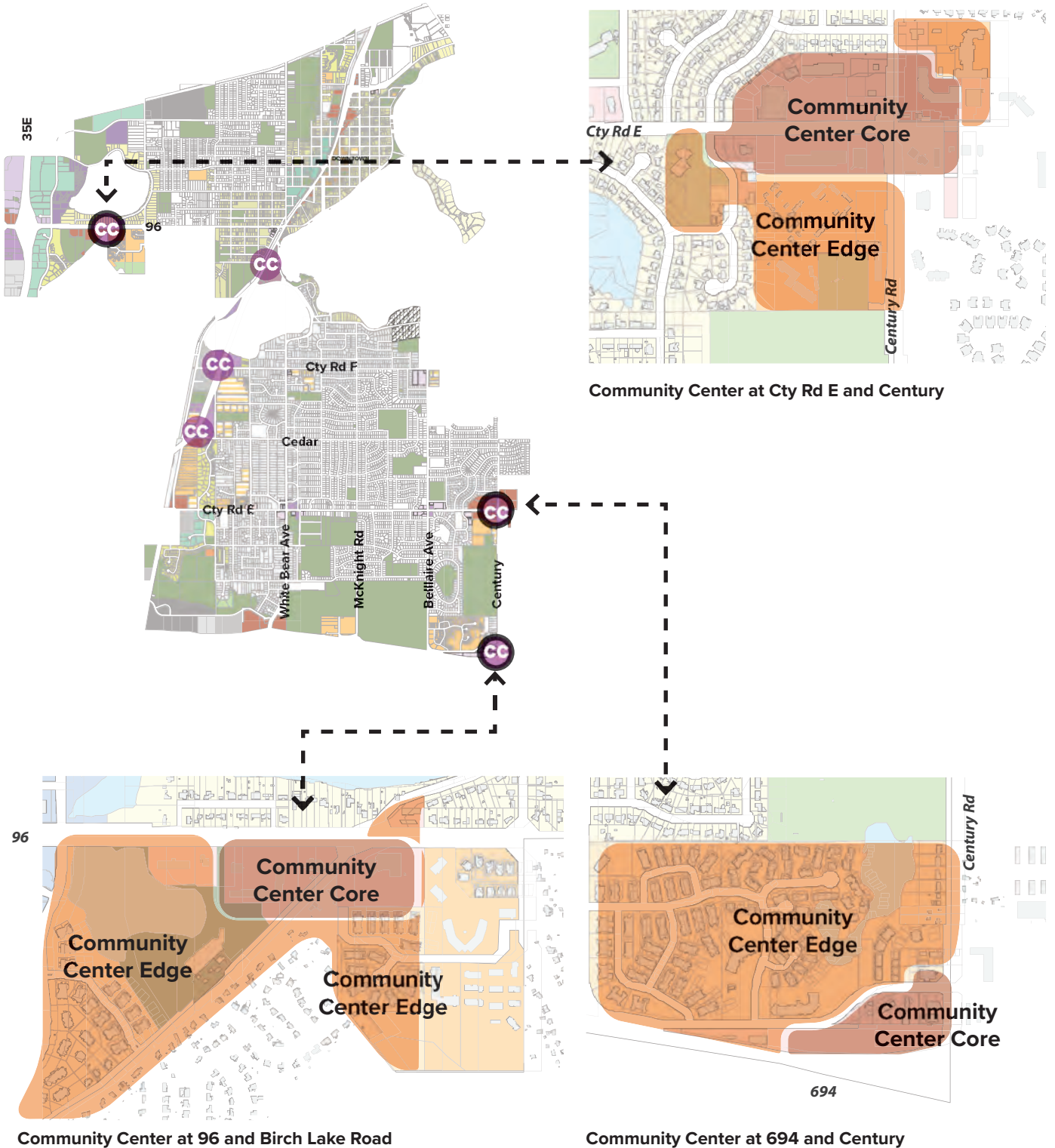
Current Zoning

- » B-2, B-3, RB

Comp Plan Guidance

- » Commercial

Additional Potential Community Centers



Community Center Cores

The Community Center Cores area consists of a range of large, medium, and small format retail buildings surrounding large parking fields. They are located at highly accessible locations.

The goal is to maintain the economic viability of the retail functions by allowing them to evolve into more walkable and higher density locations. While they will remain retail centers, residential uses are permitted in upper floor of buildings at corners and in multi-story buildings located away from the corners.



Existing community center at Cty Rd E and Century Ave. Grocery store anchors the large shopping center.



Typical neighborhood restaurant in a multi tenant one story auto oriented building at White Bear Lake and County Rd E

DESIGNATIONS

Current Zoning:

» B-2, B-3, B-4.

Comp Plan Designation:

Commercial, with some Neighborhood Mixed Use

BUILDING HEIGHTS

Existing Buildings:

» 1 story

Current Zoning Allows:

» 3 stories (R-7 35' max).

Recommended Zoning:

» 4 Story max

Recommendation:

Place-Based Zoning Approach that creates the potential future of the development of walkable, mixed-use centers in the area.

Community Center Edge

The Community Center Edge area surrounding the Core Area and serves as a transition and buffer between the commercial activity at the Core and the Neighborhoods adjacent to it.

The goal is to encourage medium and higher density housing to broaden the range of housing in the community.

DESIGNATIONS

Current Zoning:

» R-5, R-6, some R-7

Comp Plan Designation:

Medium and high density residential

BUILDING HEIGHTS

Existing Buildings:

» 1-3 story

Current Zoning Allows:

» 3 stories (R-7 35' max).

Recommended Zoning:

» 4 story max

» 3 story where adjacent to neighborhood

Place-Based Zoning Approach that creates the potential future of the development of walkable, mixed-use centers in the area.



The Lodge: Residential in the community Center Edge at Century and County Rd E



Townhouses at Hidden Lake Point, at 694 and Century Ave



Small 2 story office building on the south edge of the community center at century and cty Rd 8.

NEIGHBORHOOD CENTERS



Neighborhood Center (Core Only)

Neighborhood Center are located in the southern portion of White Bear Lake at the intersections of high-capacity roads. They contain neighborhood serving commercial uses and positioned along the edges of surrounding neighborhoods.

The goal is to create pockets of highly walkable, accessible neighborhood shops and middle housing (small apartments, townhouses, quads, and duplexes) in locations along corridors and at crossroads. Neighborhood Centers should serve and help enhance the identity of the surrounding neighborhoods. Auto-oriented uses and building forms should not be allowed.

DESIGNATIONS

Current Zoning:

- » B-2, B-3, B-4.

Comp Plan Designation:

Place-Based Zoning Approach to define a series of neighborhood mixed-use and multi-unit building types with design standards.

BUILDING HEIGHTS

Existing Buildings:

- » 1 story

Current Zoning Allows:

- » 3 stories (R-7 35' max).

Recommended Zoning:

- » 4 story abutting Co. Rd. E or F
- » 3 abutting neighborhood

Recommendation:

Place Based Approach for Neighborhood Centers.



Existing Neighborhood Node at Bellaire and County Rd E



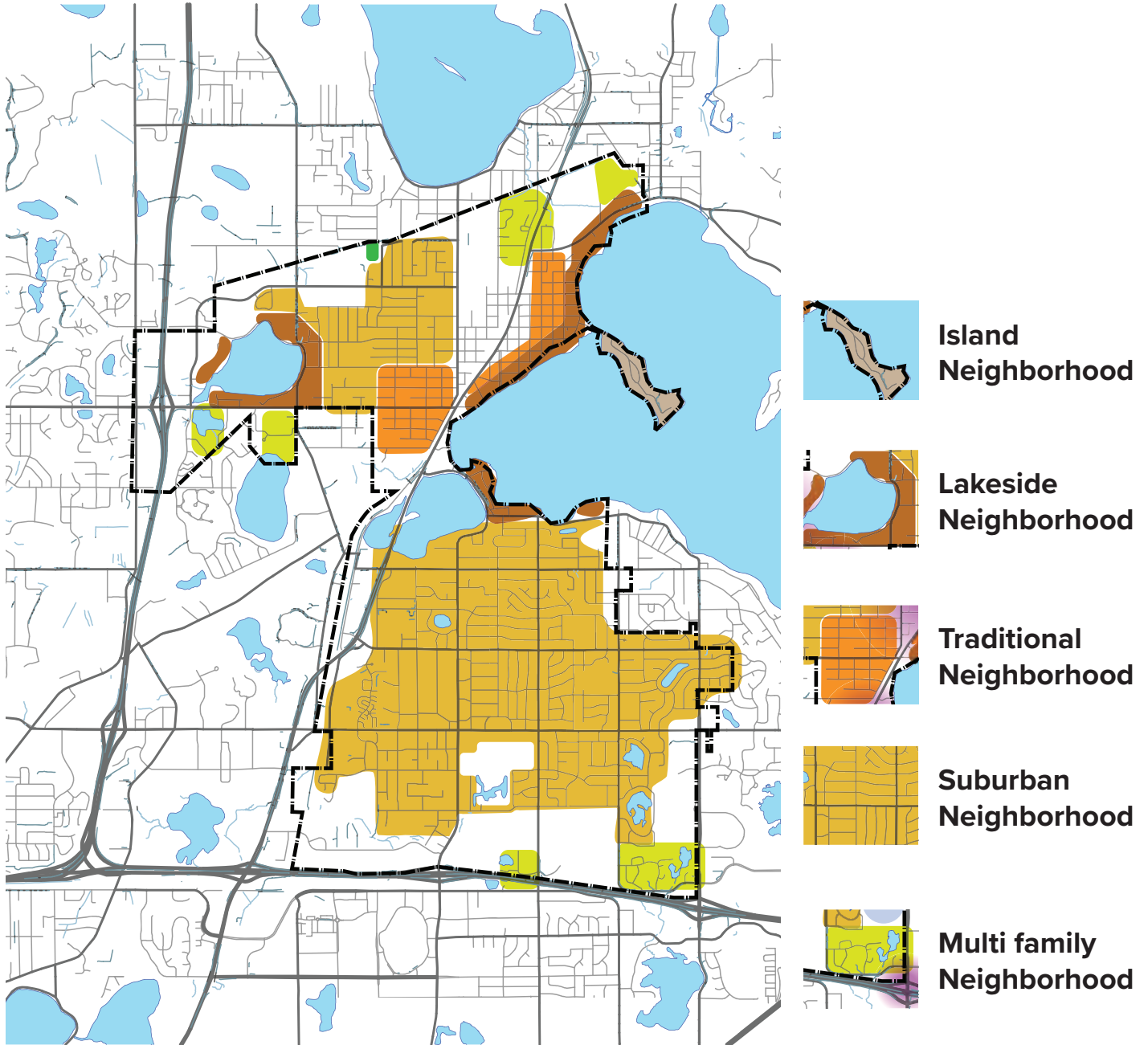
Typical neighborhood service in a one story auto oriented building at White Bear Ave and County Rd E



Typical neighborhood retail in a one story building at White Bear Ave and County Rd F.



PLACE TYPE: NEIGHBORHOODS



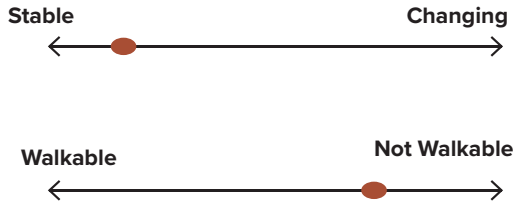
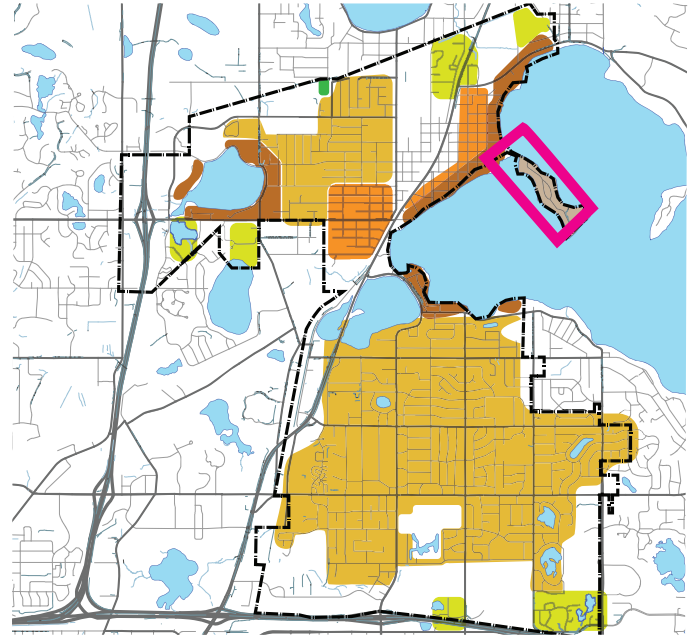
Neighborhoods:

Neighborhoods are places that are primarily residential - with houses, apartments, and other residential buildings. Often some smaller neighborhood supporting uses such as schools, small retail, and places of worship exist within some neighborhoods.

ISLAND NEIGHBORHOOD

The Island Neighborhood is a private island with 30 homes. The lots are approximately 1 acre; each lot has lake frontage and many homes have accessory structures for boathouses, garages, swimming pools, tool houses, and boarding rooms. The island is zoned R1-L (low density single family).

The Island contains homes built across all eras. Approximately a third were built before 1945, and half have been built since 1976.



ZONING STANDARDS

Primary Uses

- » Single-family residential

Primary Zoning (current)

- » R1-L (Single Family Low Density)

Minimum lot size

- » 1 Acre

Minimum lot width:

- » 120 ft

Setbacks

- » Front: 50 ft
- » Side: 15'
- » Rear: 50'

Comprehensive Plan Issues & Policies

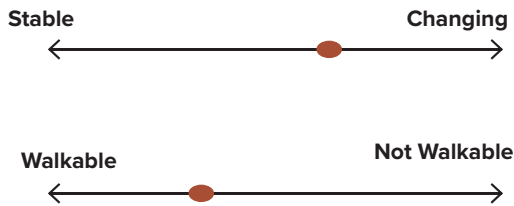
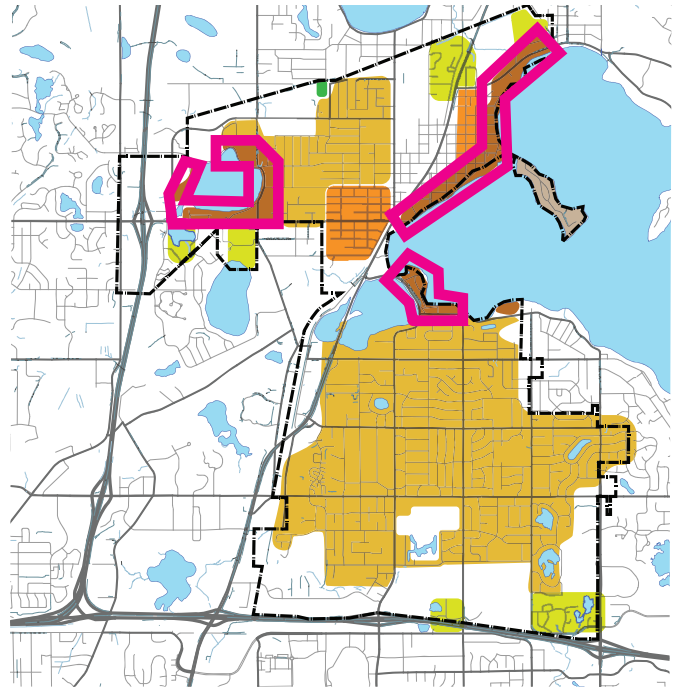
- » The Island Neighborhood is exclusively guided for single family homes.
- » The City does not anticipate significant growth within the Island Neighborhood however it is likely that homes will continue to grow and possibly be replaced.

Recommendation:
Conventional Approach for all Neighborhoods

LAKESIDE NEIGHBORHOOD

The Lakeside Neighborhoods are located along the shores of both White Bear Lake and Birch Lake. The Lakeside Neighborhoods have the same uses (exclusively single family) as the Island Neighborhood. The primary difference between the two districts is lot dimension and provisioning for averaging the front setbacks.

Some houses in the Lakeside District are located directly on the lake, and others have a public street between the house and the lake.



ZONING STANDARDS

Primary Uses

- » Single-family residential

Primary Zoning (current)

- » R2 - Single Family Residential District (also R1-S)

Minimum lot size

- » 15,000 sf

Minimum lot width:

- » 100 ft

Setbacks

- » Front: 25 ft (note "averaging" when applicable)
- » Side: 35 ft
- » Rear: 40 ft



Comprehensive Plan Issues & Policies

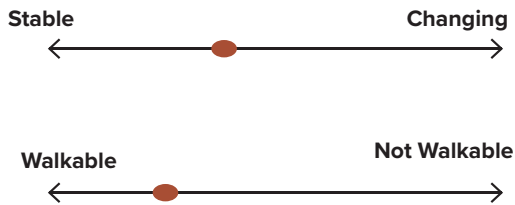
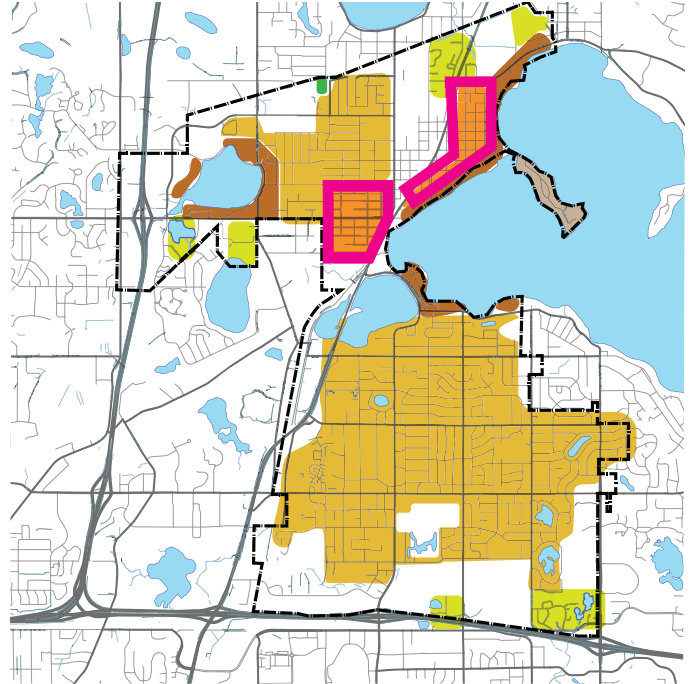
- » The Lakeside Neighborhood is exclusively guided for single family homes.
- » The City does not anticipate significant growth within the Lakeside neighborhood however it is likely that homes will continue to grow and possibly be replaced.



Recommendation:
Conventional Approach for all Neighborhoods

TRADITIONAL NEIGHBORHOOD

Located on both sides of the Downtown, the Traditional Neighborhoods contain a wide array of housing sizes, and styles - with most homes built prior to 1945. Lot sizes range from 2,000 sf to 10,000 sf; house sizes range as well. Generally, the area west of Downtown contains smaller homes and smaller lots, while homes on the east side of Downtown have experienced more investment and have become larger with additions and demolition/rebuild. Traditional Neighborhoods tend to have a grid street network allows for walkability



ZONING STANDARDS

Primary Uses

- » Single-family

Primary Zoning(current)

- » R4 Single and Two family District)

Minimum lot size

- » 7,200 SF, 10,000 Duplex

Minimum lot width:

- » 60 ft (SF), 80 ft (Duplex)

Setbacks:

- » Front: 25 ft
- » Side: 10 ft
- » Rear: 30 ft

COMPREHENSIVE PLAN ISSUES AND POLICIES

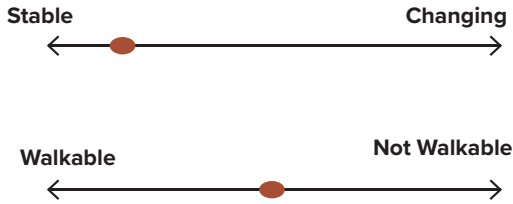
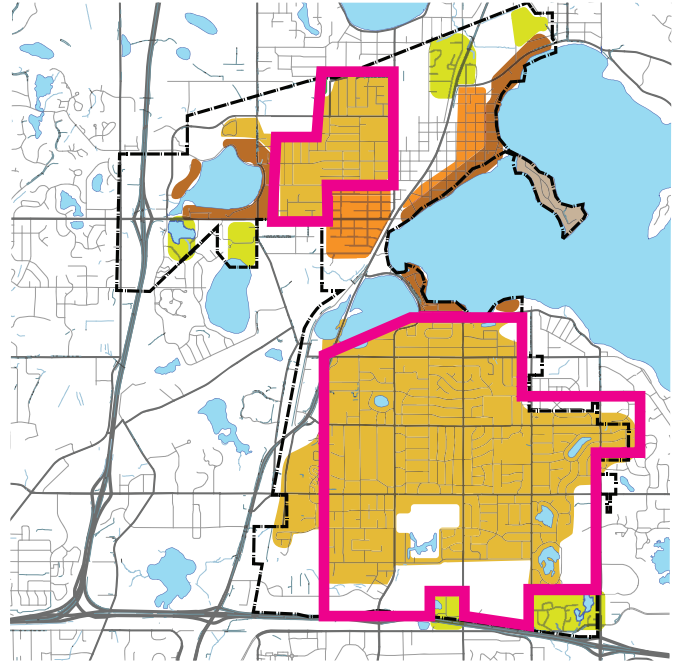
- » The Traditional Neighborhoods are guided Low Density Residential which allows for both single family attached and detached housing.
- » The Traditional Neighborhood includes a scattering of small multifamily, duplexes and accessory dwelling units.
- » The City does not anticipate significant growth within the traditional neighborhood however it is likely that homes will continue to grow and possibly be replaced.

Recommendation:

Conventional Approach for all Neighborhoods

SUBURBAN NEIGHBORHOOD

The Suburban neighborhoods of White Bear Lake were largely developed around the same time in the middle of the 20th Century and have a very uniform character of mostly single-family homes on small to medium sized lots with a scattering of ADU's and duplexes. Some institutional and civic uses such as schools and churches as well as public recreational uses such as parks are mixed in. Very limited neighborhood commercial is found on some busier corridors.



ZONING STANDARDS

Primary Uses

- » Single-family residential

Secondary

- » Educational
- » Parks & Recreation

Minimum lot size

- » 1-,500 SF

Minimum lot width:

- » 80 ft

Setbacks:

- » Front: 30 ft
- » Side: 10 ft
- » Rear: 30 ft

Comprehensive Plan Issues & Policies

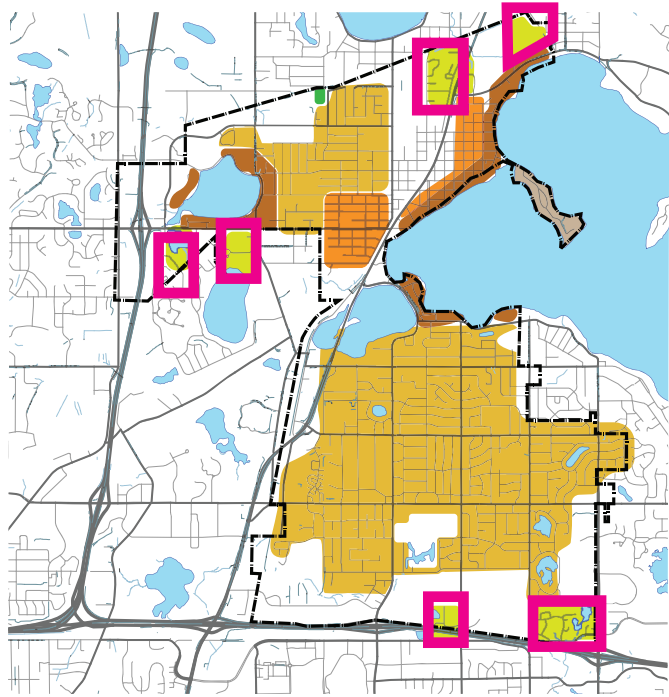
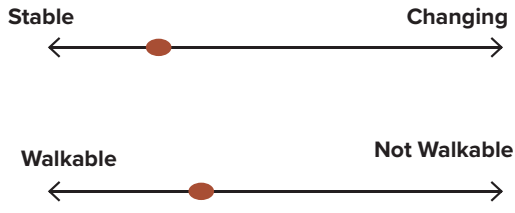
- » *The Suburban Neighborhoods are almost exclusively guided for single family homes and guided for “low density residential.”*
- » *The City does not anticipate significant growth within the suburban neighborhood areas and most redevelopment will take the form of reinvestment, and renovation of existing structures.*
- » *The Suburban Neighborhoods were largely developed in the middle of the 20th century and are somewhat homogeneous in architectural style and scale.*
- » *Accessory dwelling units are permitted as a conditional use*
- » *Grid street network has the potential to improve walkability.*

Recommendation:

Conventional Approach for all Neighborhoods

MULTI FAMILY NEIGHBORHOOD

MF PUD Neighborhoods were developed primarily in the past 30 years and are located on the edges of the City, typically sharing a border with adjacent communities. They tend to be contained with a common building type - townhouse, fourplex or apartment buildings. These neighborhoods are zoned R5, R6, and R7.



ZONING STANDARDS

Primary Uses

- » Townhouse, four plex and apt.

Primary Zoning

- » R6 (some are R5, and R7)

Minimum lot size

- » 7,200 SF
- » 5,000 SF / unit up to fourplex (9 units/acre of developable land)
- » 2500 SF / unit for apartments (17 units/acre of developable land)

Minimum lot width:

- » 75 ft (Duplex), 100' fourplex up to multi family

Setbacks:

- » Front: 30 ft (note "averaging")
- » Side: 10 ft single family and duplex,; 15 ft all other
- » Rear: 30 ft

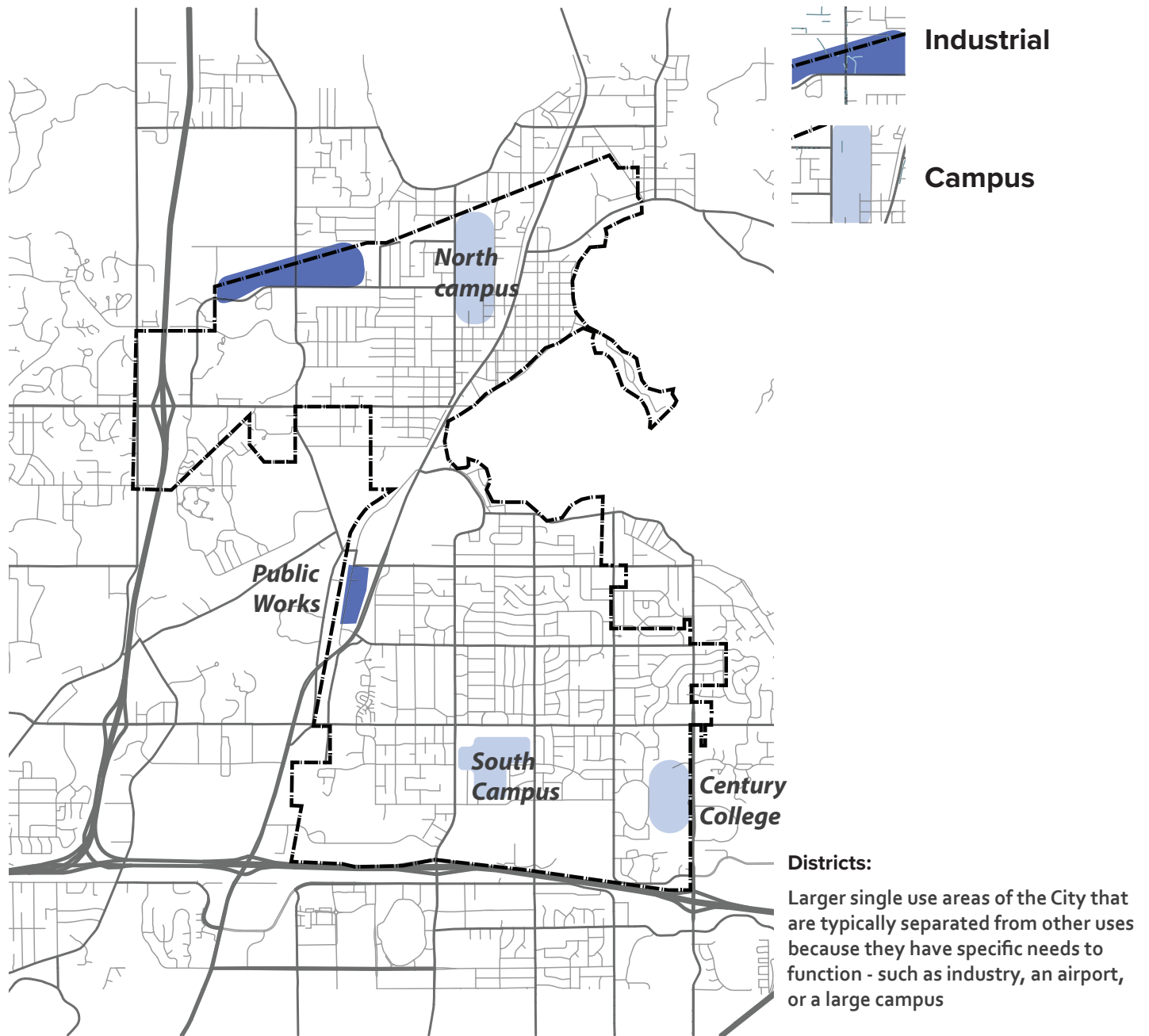
COMPREHENSIVE PLAN ISSUES AND POLICIES

- » Much of the housing in these areas tend to be very stable and not likely to incur much change.

Recommendation:
Conventional Approach for all Neighborhoods

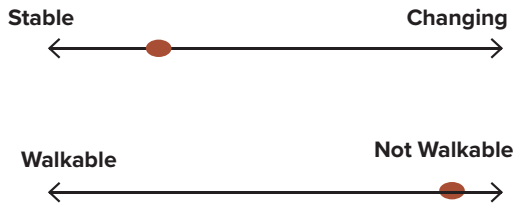
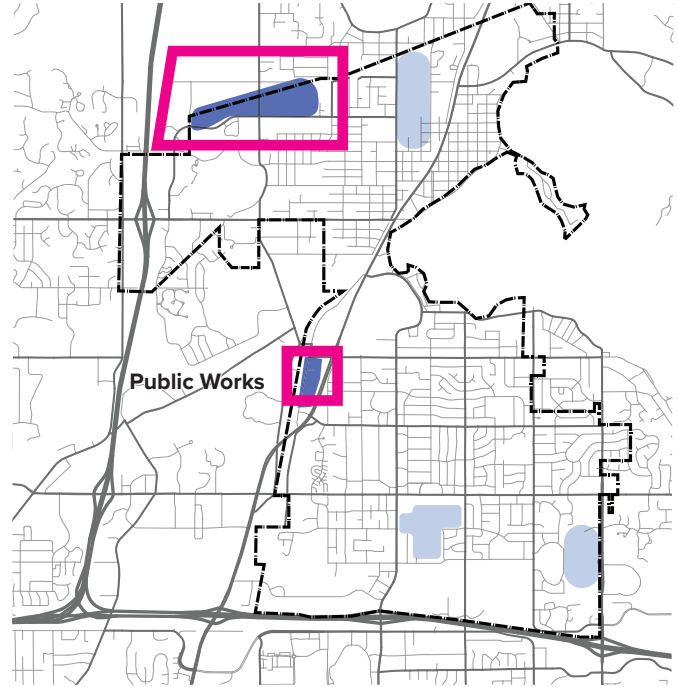
PLACE TYPE: DISTRICTS

District Place Types in White Bear Lake



INDUSTRIAL DISTRICT

Industrial districts in White Bear Lake are intended for warehousing and industrial development. Though these uses are permitted today both in the north west and south west corners of the City, the Comprehensive Plan guides the southern area towards “business park”. Industrial areas require separation from residential uses due to their nature and the character of the activities on site.



Industrial site with one story building, loading docks in the rear and parking in front.



Industrial District on the north edge of the City

Primary Uses

- » Industrial

Primary Zoning (current)

- » I1 and I2 and BW

Setbacks:

- » Front: 30 ft
- » Side: 10 ft
- » Rear: 20 ft

Comprehensive Plan Issues & Policies

This designation is meant for properties with uses such as manufacturing, warehousing, office/warehouse, shipping, and research and development. Limited outdoor storage or processing may occur with these types of uses

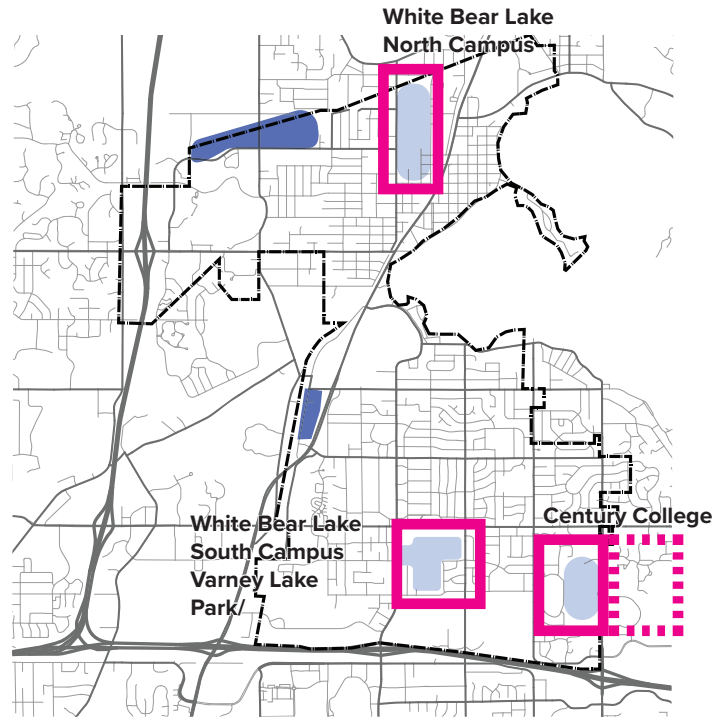
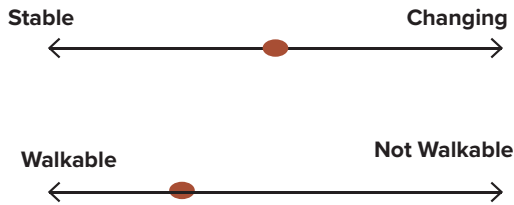
Recommendation:

Conventional Approach for all Districts.

CAMPUS DISTRICT

Campuses are larger areas of the City under single property ownership (often public) containing uses (typically educational). Campuses tend to host multiple activities on site (events, sports, classes) and have multiple buildings (sometimes linked).

Campuses draw users from the surrounding neighborhood, across the city and well into the region, so access for pedestrians, transit and automobiles are all important. As a result, Campuses have unique needs for access, circulation and parking.



Consolidate White Bear Lake School Campus



Century College Campus (White Bear Lake)

Primary Uses

» Education/Recreation

Primary Zoning (current)

» P

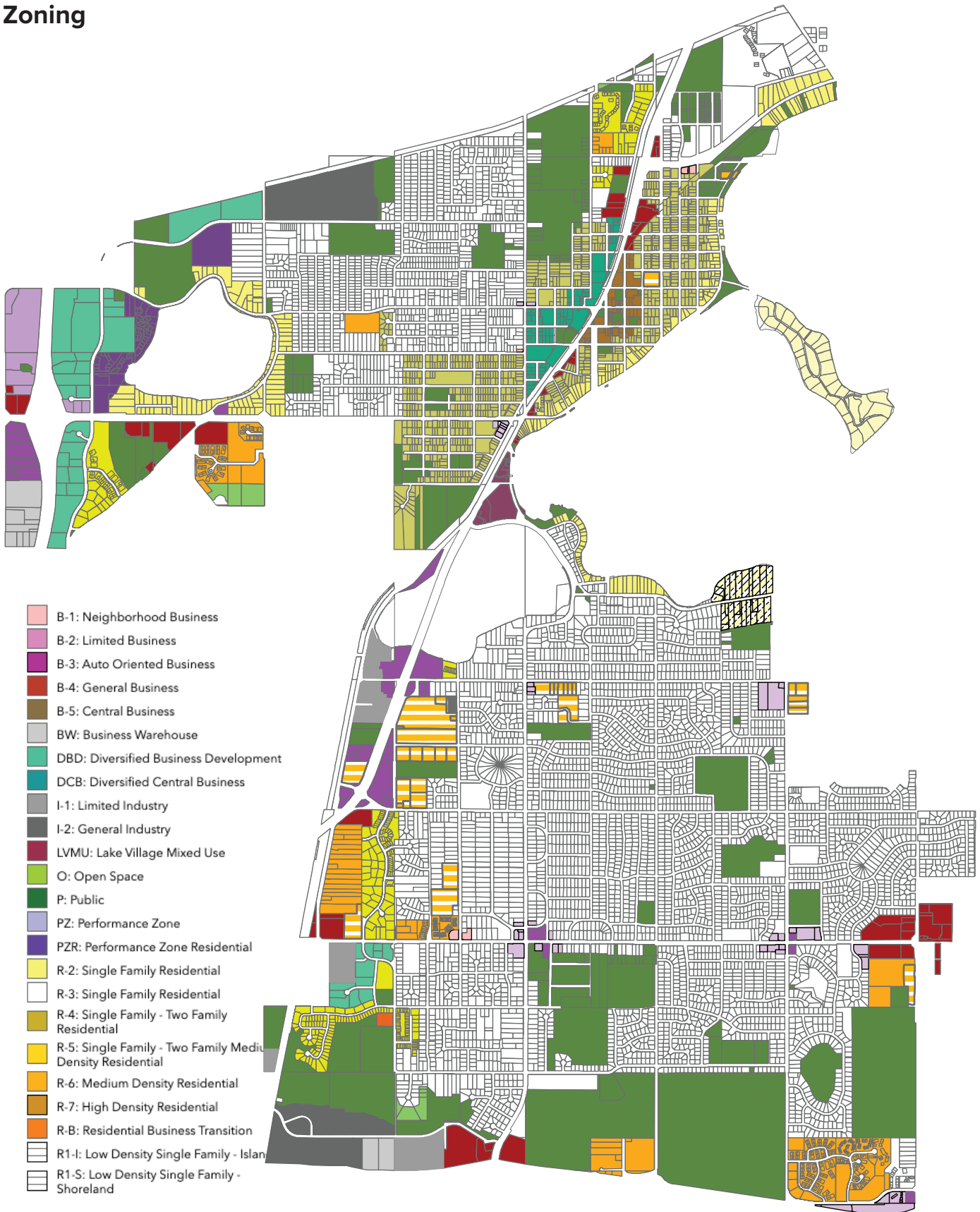
Comprehensive Plan Issues & Policies

- » Though not addressed in the comprehensive Plan, Campuses tend to grow and diversify over time - from a function that focuses only on education to one that is more diversified. They are self contained with a need to have coordinated internal operations. Yet as community assets, it is important for them to also have some integration with their surroundings while maintaining clear edges.
- » Century College extends into Mahtomedi.

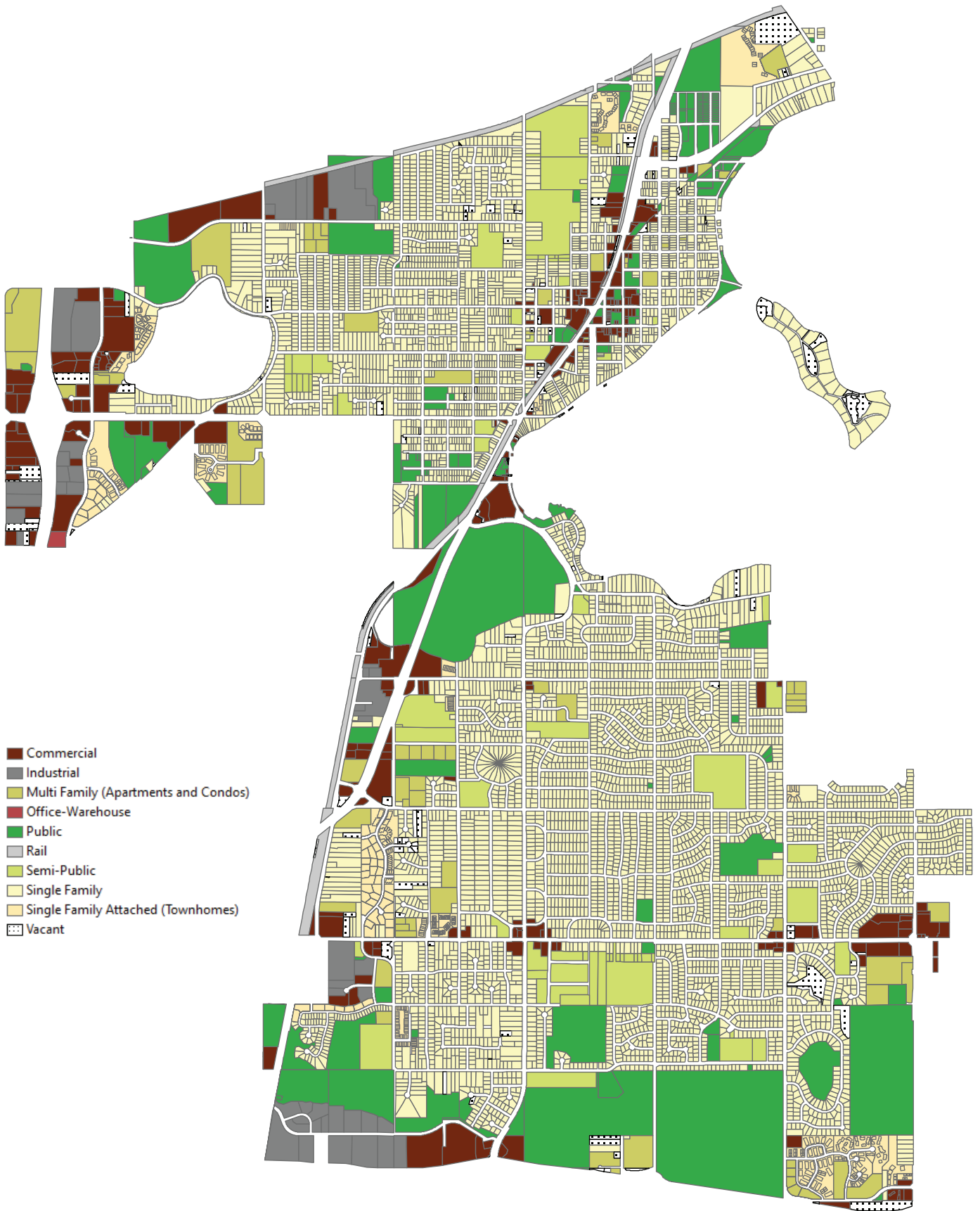
**ZONING
REGULATIONS UPDATE
CITY OF WHITE BEAR LAKE**

APPENDIX

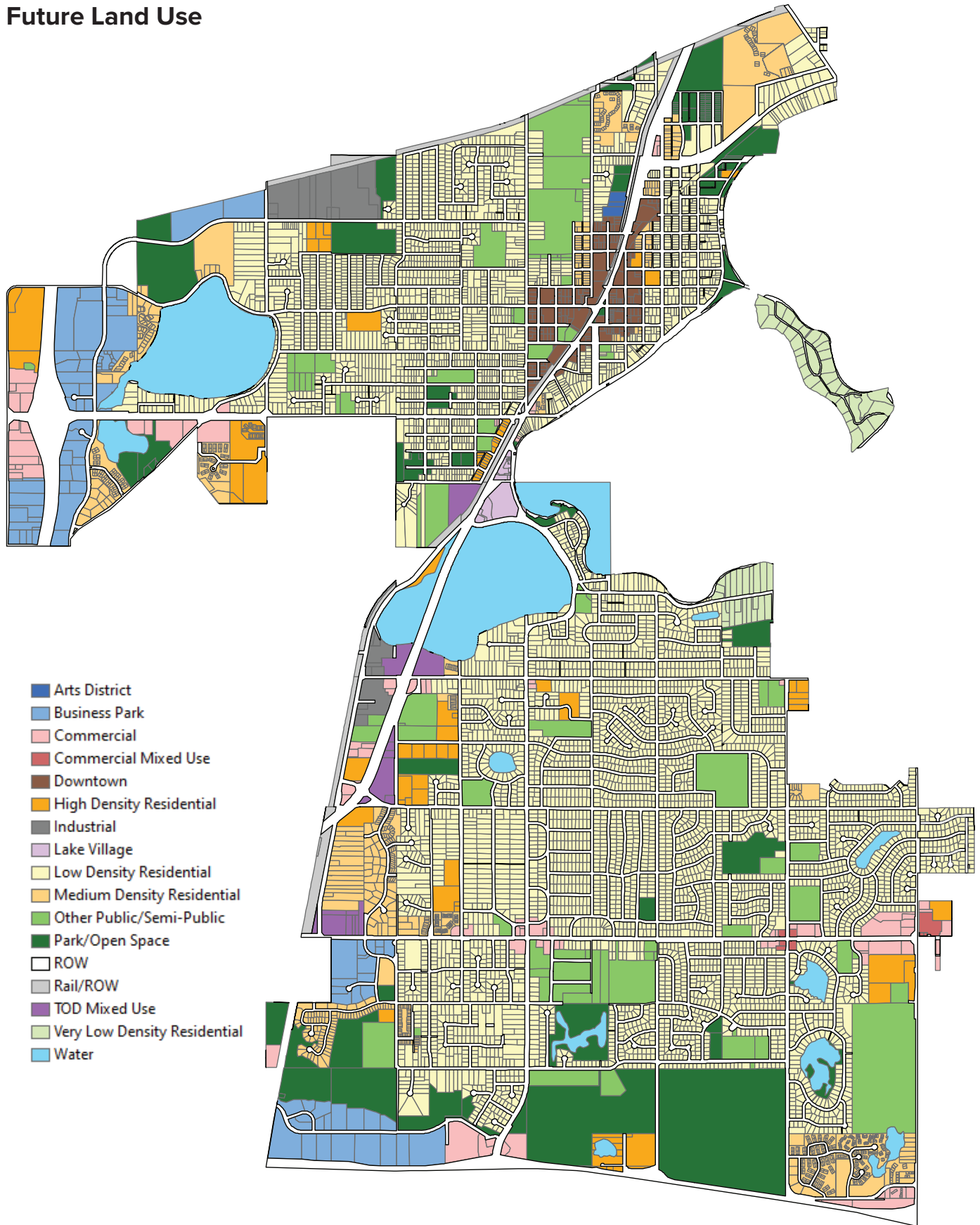
Zoning



Existing Land Use

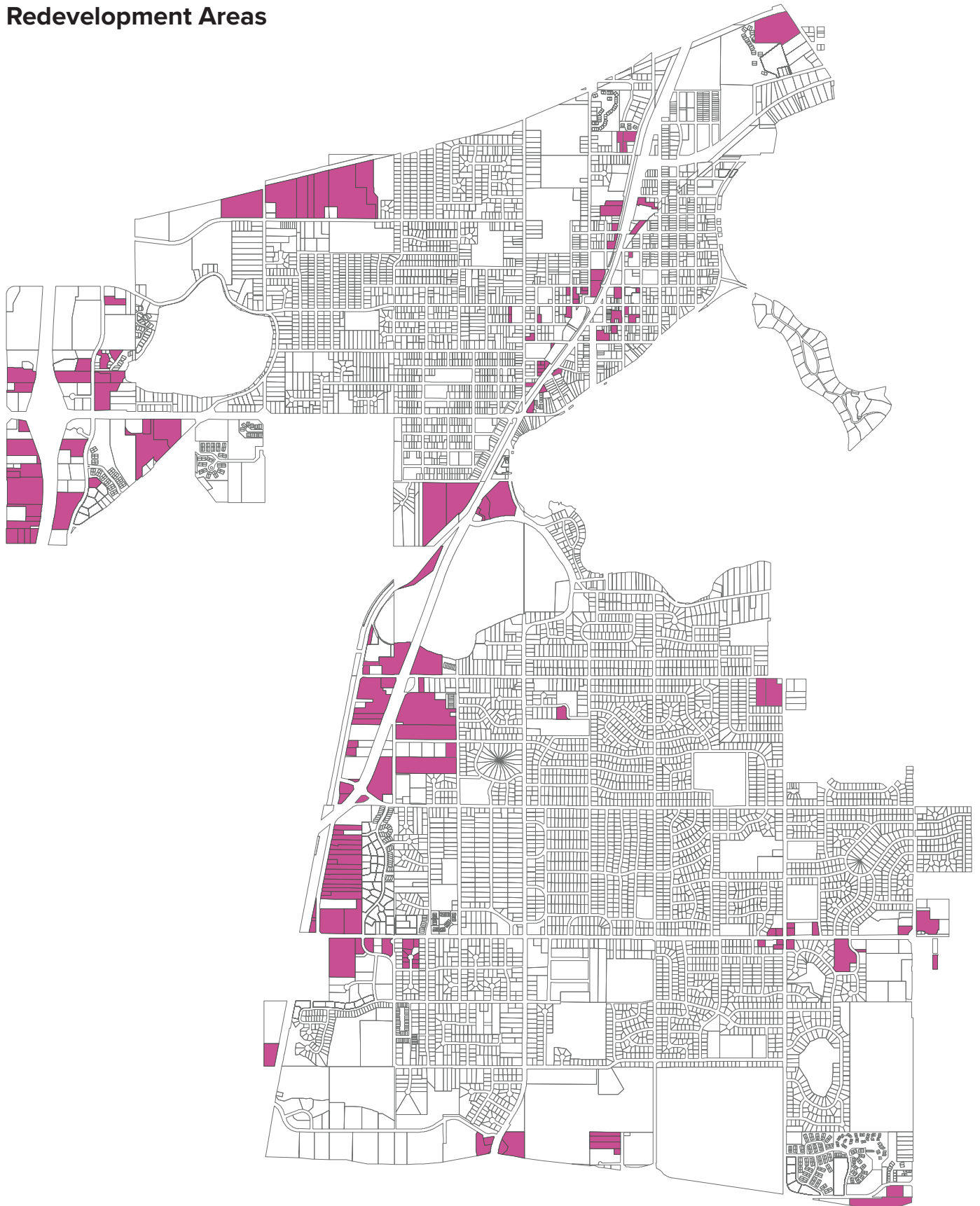


Future Land Use

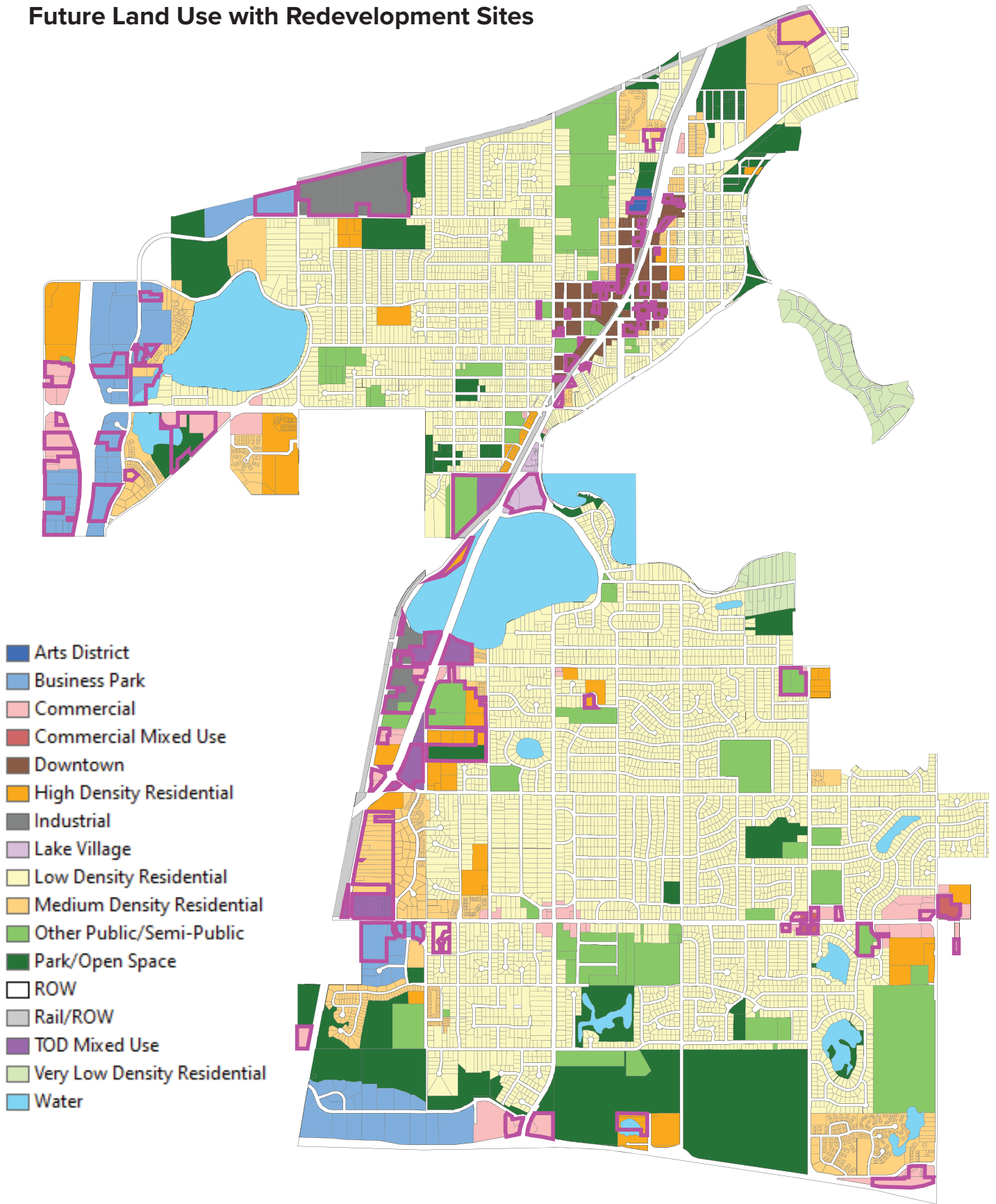


DRAFT

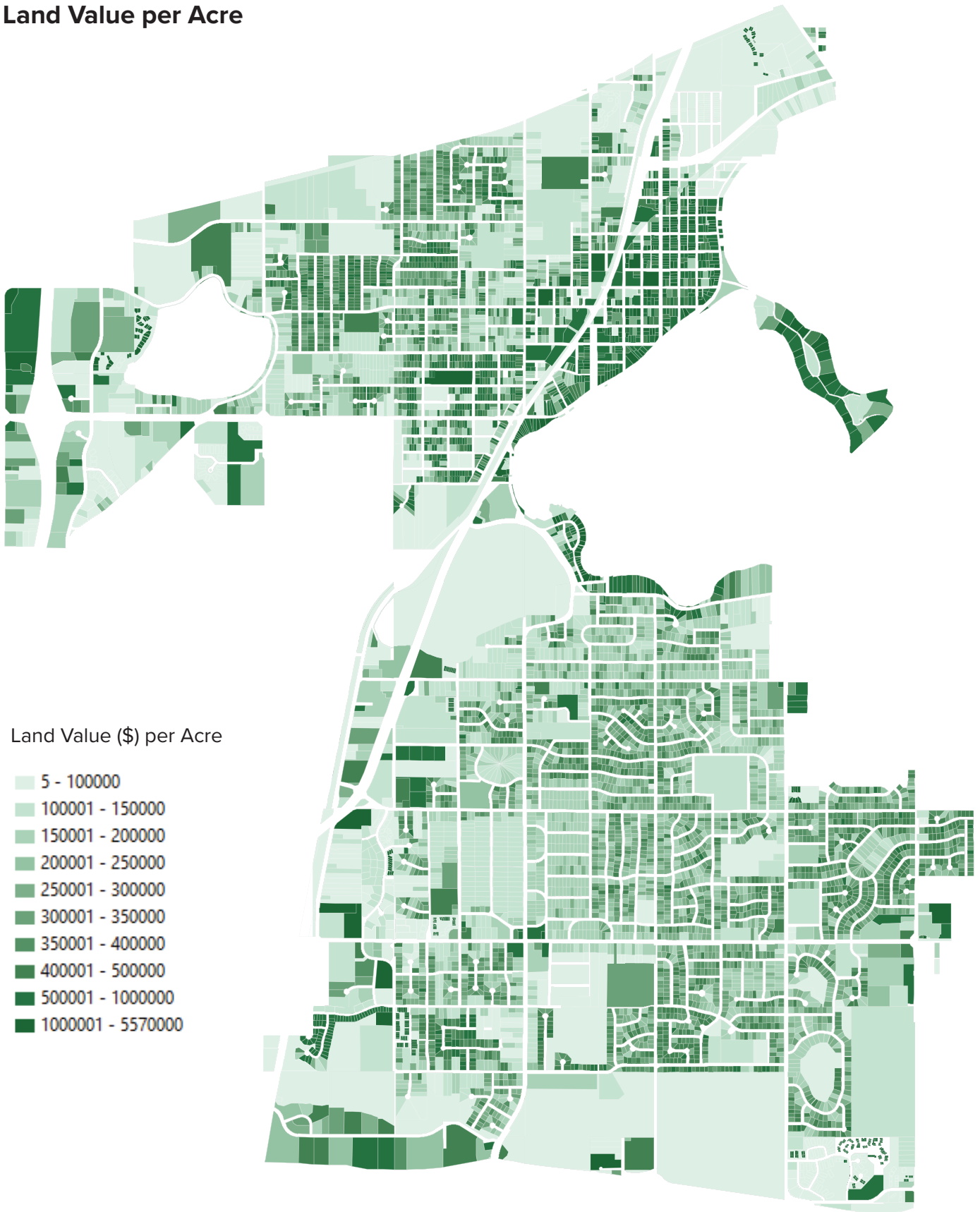
Redevelopment Areas



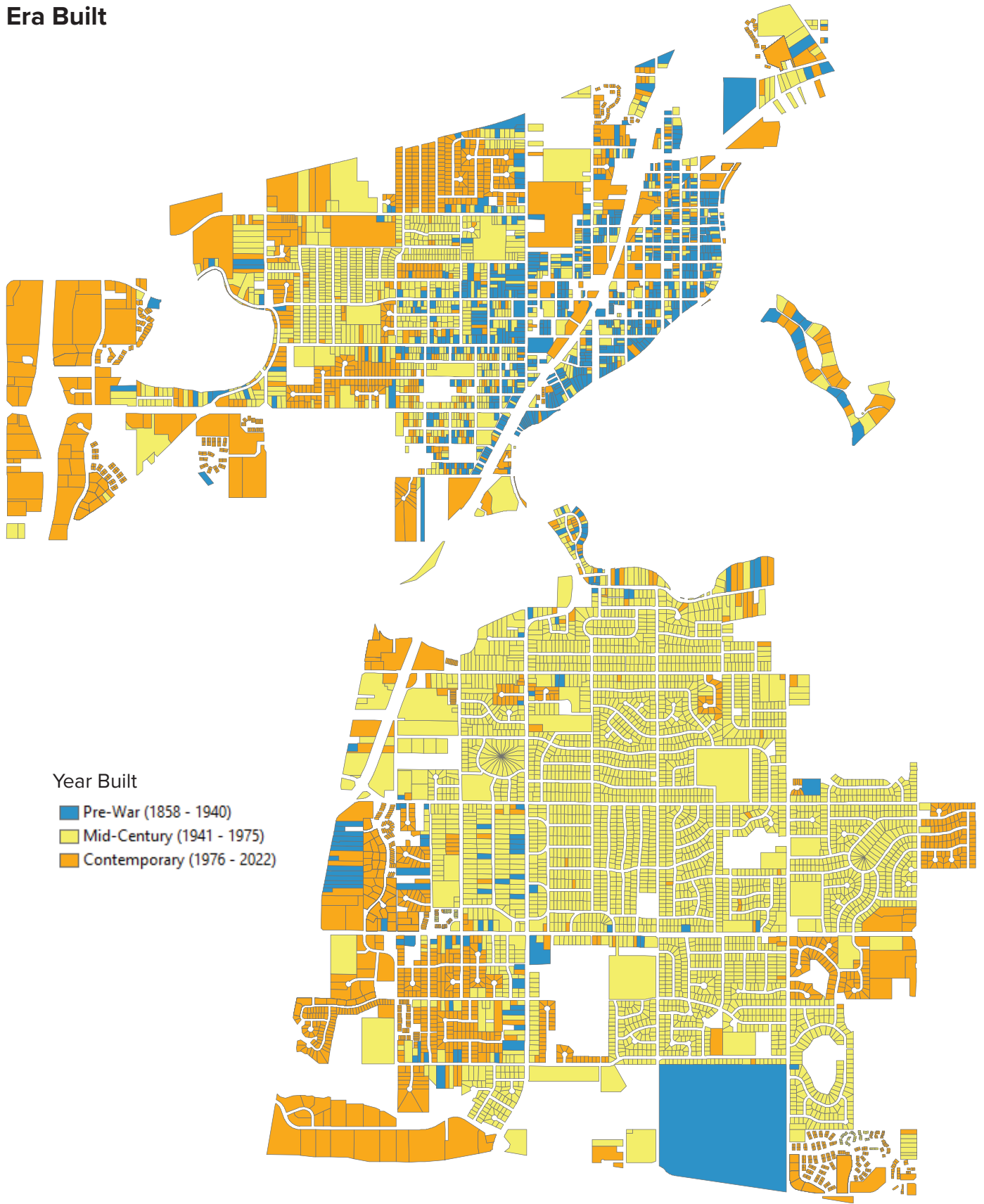
Future Land Use with Redevelopment Sites



Land Value per Acre



Era Built



Permits

