



ZONING CODE UPDATE

CITY OF WHITE BEAR LAKE
COMMUNITY ADVISORY COMMITTEE

#3

FEBRUARY 5, 2024



AGENDA

1. **WELCOME AND INTRODUCTIONS**
2. **MEETING PURPOSE AND OVERVIEW (5 MIN)**
 - a. **Prior CAC meeting summary**
 - b. **Project schedule and milestones**
 - c. **Objectives for today's meeting**
3. **DIRECTIONS REPORT OVERVIEW (15 MIN)**
 - a. **Overview of place type approach**
 - b. **Priority areas for updates**
4. **PLACE TYPE APPROACH (5 MIN)**
 - a. **Approach to zoning using place types**
 - b. **Connection to comprehensive plan**
5. **PLACE TYPES DISCUSSION (45 MIN)**
 - a. **Planning for public engagement**
 - b. **Schedule for future CAC meetings**
6. **ZONING CODE NEXT STEPS (10 MIN)**
 - a. **Next steps using place types in code update process**
 - b. **Key discussion items: design and height**
7. **PUBLIC OUTREACH AND NEXT STEPS (10 MIN)**
 - a. **Planning for public engagement**
 - b. **Schedule for future CAC meetings**

PURPOSE AND OVERVIEW

Prior CAC meeting summary

Project schedule and milestones

Objectives for today's meeting

TASKS	2023			2024										2025			
	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN
1 Discovery and Directions	O			O		X											
2 Initial Draft Update																	
3 Public Review Draft																	
4 Adoption																	

WHAT WE HAVE HEARD SO FAR

Protect and Grow White Bear Lake – protect downtown and reconnect with the community’s historical development pattern

Protect Established Neighborhoods – create appropriate transitions between new development and existing neighborhoods.

Respect Context – New infill redevelopment should fit in the context of the area which it is located.

Economic Development – The city’s economic development goals should help inform the zoning update but growth needs to be thoughtful and in context.

Increase Housing Choice and Ownership Opportunities – Ensure that zoning allows for a broad range of housing types for all ages, incomes and lifestyles.

Enhance and Expand Place-Base Zoning. Modernize the downtown place-based zoning standards and apply them to other targeted areas of the community.

Enhance Clarity, Usability and Predictability – The code should be easy to navigate for all users.

Make Procedures Clear – Processes should be streamlined and procedures

Rethink Parking – Outdated parking requirements can be a barrier to private investment. The zoning code should include modernize parking requirements

Promote Sustainability – The code should include standards that protect and sustain White Bear Lake and promote pedestrian and bicycle use.

Strive for Balance – Seek to balance the need for reinvestment, modernization and growth with preserving what is special about White Bear Lake.

Manage Auto-Oriented Uses – Drive-throughs and other auto-oriented uses that detracts from the character of downtown and existing neighborhoods should be addressed through zoning.

Reduce the Need for Variances – Nonconforming properties should be reclaimed for productive use and other frequent variance requests should be examined for possible adjustment.

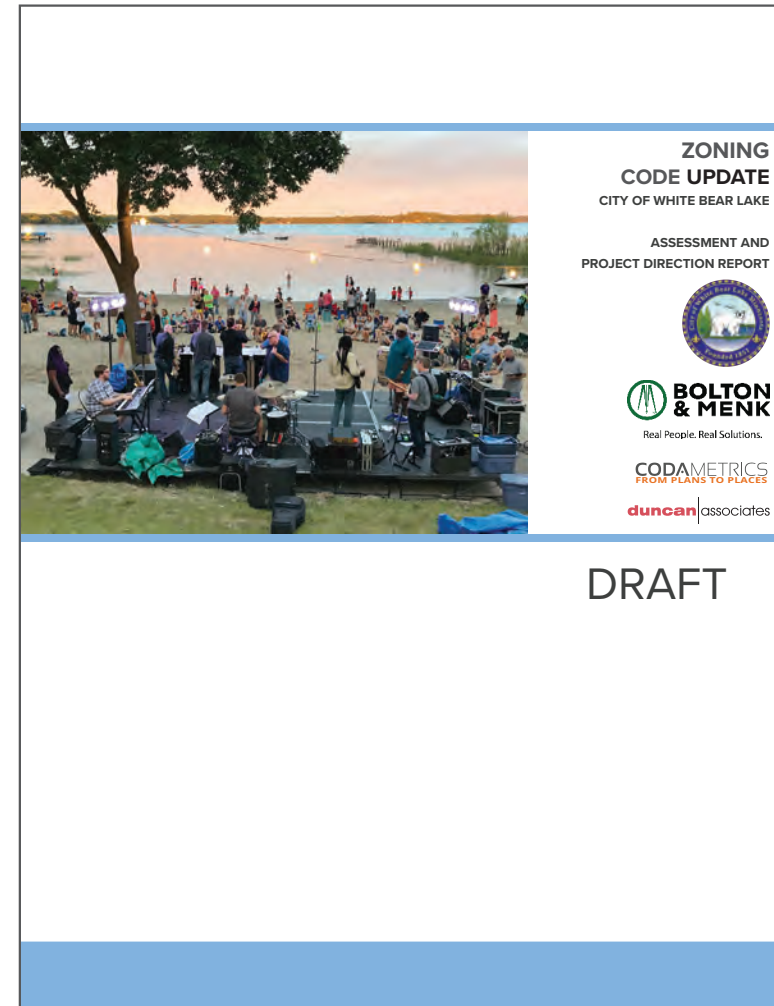
Arts and Culture – Art, culture and community events are defining characteristics of White Bear Lake. The zoning code should include a new Arts District designation.

TONIGHT

Direction Report Overview

–Broadly framed ideas

–Initial recommendations



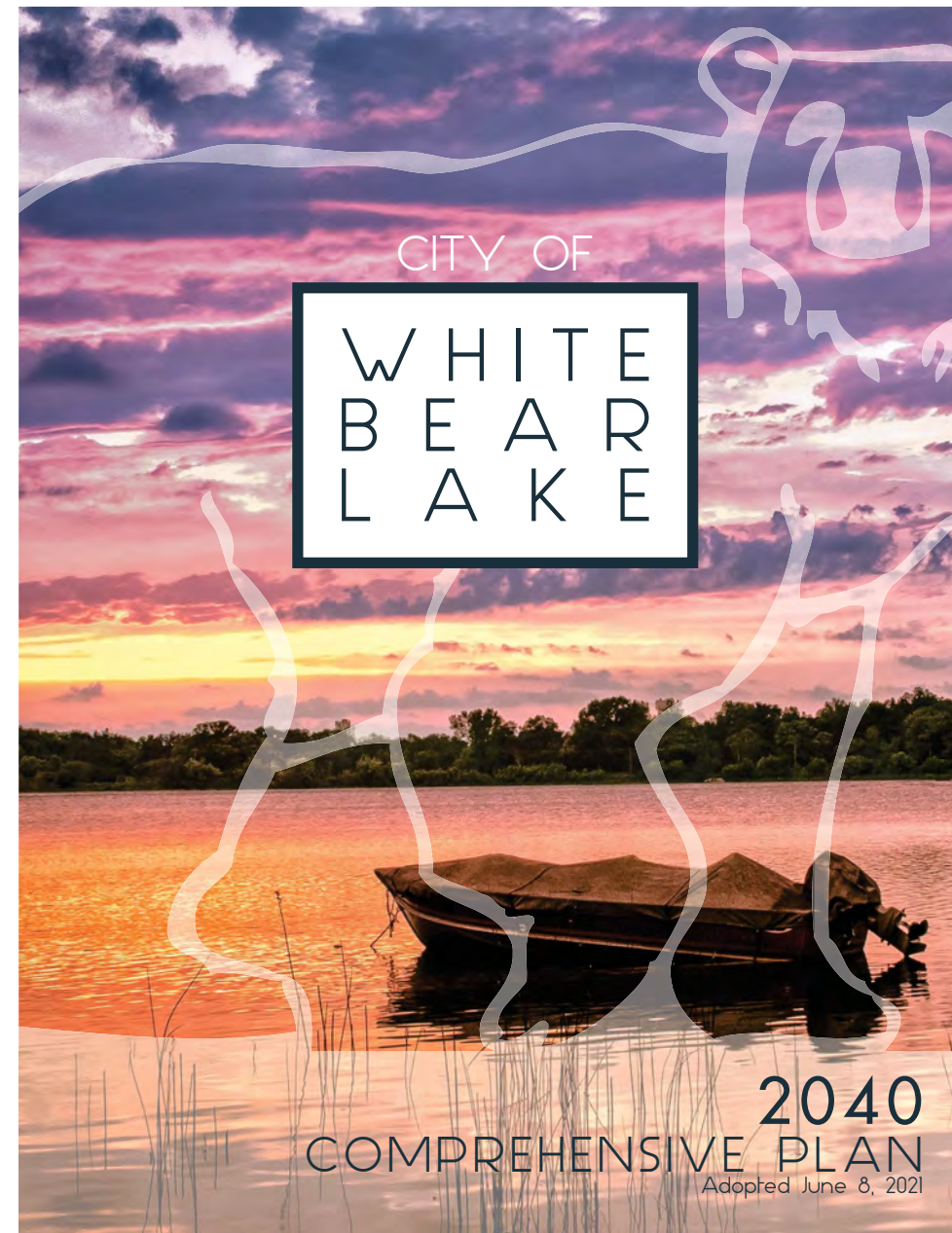
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Introduction	
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PRELIMINARY DIRECTION

Land Use

- Zoning to reflect FLU designations
- Redevelopment focus near public investments
- Walkable mixed-use development patterns



PRELIMINARY DIRECTION

Natural Resources and Sustainability

- Renewable energy
- Green infrastructure
- Urban agriculture
- Natural resource protection



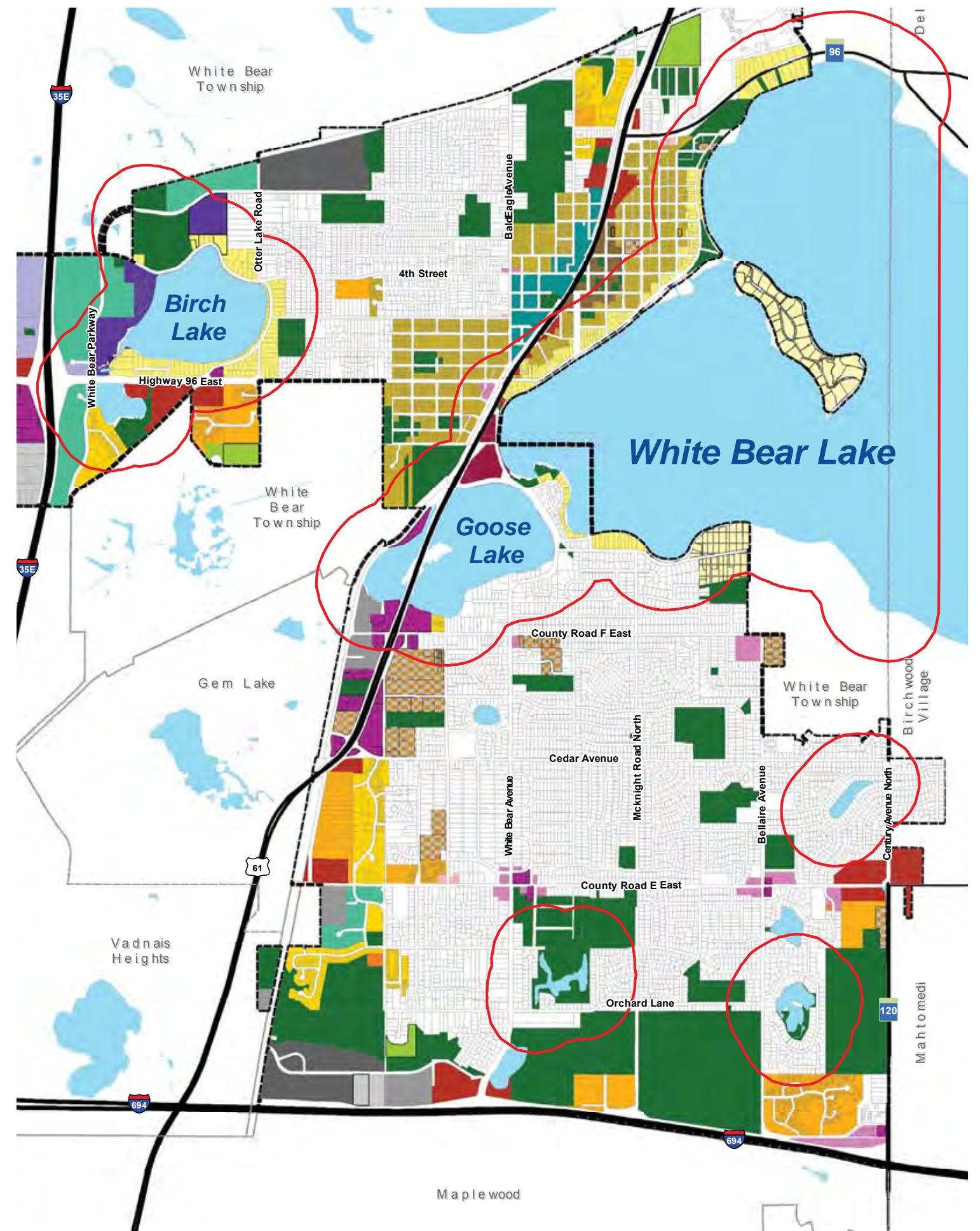
PRELIMINARY DIRECTION

Housing

- Higher density housing in appropriate locations
- Housing as part of mixed-use developments
- Support for affordable housing
- Broader palette of housing types

Zoning for single-unit detached houses

- R1-I: Low Density Single Family - Island 1 acre
- R1-S: Low Density Single Family - Shoreland 1 acre
- R-2: Single Family Residential 1/3 acre
- R-3: Single Family Residential 1/4 acre



PRELIMINARY DIRECTION

- Modernize use regulations
- Address accessory uses/structures

TABLE 3.1-1. PRINCIPAL USE TABLE																						
USE CATEGORY	DISTRICTS															Reference						
Use Subcategory	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	
Specific Use Type																						
RESIDENTIAL																						
Household Living																						
1 household (per lot)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	3.3.1
2 households (per lot)	-	○	○	○	○	○	○	○	○	○	○	○	○	②	●	●	●	●	●	●	●	3.3.1
3 to 4 households (per lot)	-	○	○	○	○	○	○	○	○	○	○	○	○	④	●	●	●	●	●	●	●	3.3.1
5 to 8 households (per lot)	-	○	○	○	○	○	○	○	○	○	○	○	○	-	●	●	●	●	●	●	●	3.3.1
9 or more households (per lot)	-	○	○	○	○	○	○	○	○	○	○	○	○	-	●	●	●	●	●	●	●	3.3.1
Mobile home park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.3.1
Group Living																						
Assisted living facility	-	○	○	○	○	○	○	○	○	○	○	○	○	-	●	●	●	●	●	●	●	3.3.2
Correctional placement residence	-	○*	○*	○*	○*	○*	○*	○*	○*	○*	○*	○*	○*	-	○*	○*	-	-	-	-	-	3.3.2
Family home	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	-	●*	●*	●*	●*	●*	●*	●*	3.3.1
Fraternity or sorority	-	○	○	○	○	○	○	○	○	○	○	○	○	-	○	○	-	-	-	-	-	3.3.2
Group residence, supervised	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	●*	-	●*	●*	●*	●*	●*	●*	●*	3.3.2
Shelter, temporary	-	○*	○*	○*	○*	○*	○*	○*	○*	○*	○*	○*	○*	-	○*	○*	-	-	-	-	-	3.3.2
Group living not otherwise classified	-	○	○	○	○	○	○	○	○	○	○	○	○	-	○	○	-	-	-	-	-	3.3.2
PUBLIC, CIVIC AND INSTITUTIONAL																						
Airport	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.4.1
College or University	-	●	●	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	●	●	●	3.4.2
Fraternal Organization	-	○	○	○	○	○	○	○	○	○	○	○	○	-	○	○	-	-	-	-	-	3.4.3
Hospital	-	●	●	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	●	●	●	3.4.4
Library or Cultural Exhibit	-	●	●	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	●	●	●	3.4.5
Parks and Recreation	●	●	●	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	●	●	●	3.4.6
Postal Service	-	●	●	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	●	●	●	3.4.7
Religious Assembly	-	○	○	○	○	○	○	○	○	○	○	○	○	-	○	○	-	-	-	-	-	3.4.8
Safety Service	●	●	●	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	●	●	●	3.4.9
School	-	●	●	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	●	●	●	3.4.10
Utilities and Public Service Facilities																						
Minor	●	●	●	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	●	●	●	3.4.11
Major	○	○	○	○	○	○	○	○	○	○	○	○	○	-	○	○	-	-	-	-	-	3.4.11
COMMERCIAL																						
Adult Entertainment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.1
Animal Service																						
Boarding	●	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.2
Grooming	●	●	●	●	●	●	●	●	●	●	●	●	●	-	●	●	●	●	●	●	●	3.5.2

KEY: ●=permitted by right | ○=permitted on upper floors only | ○=requires conditional use approval | *supplemental use regulations apply | -prohibited
 ②=permitted by right where district includes "-2" extension | ④=permitted by right where district includes "-4" extension

TABLE 3.1-1. PRINCIPAL USE TABLE																						
USE CATEGORY	DISTRICTS															Reference						
Use Subcategory	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	
Specific Use Type																						
Stable	●	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.2
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																						
Funeral or Mortuary Service	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.11
Lodging																						
Bed & Breakfast	○	○	○	○	○	○	○	○	○	○	○	○	○	-	-	-	-	-	-	-	-	3.5.12
Hotel/Motel	-	●	●	●	-	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	3.5.12
Short-Term Rental	○	○	○	○	○	○	○	○	○	○	○	○	○	-	-	-	-	-	-	-	-	3.5.12
Office																						
Business or Professional	-	●	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	3.5.13
Medical	-	●	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	3.5.13
Parking, Non-accessory	-	○*	○*	○*	○*	○*	○*	○*	○*	○*	○*	○*	○*	-	-	-	-	-	-	-	-	3.5.14
Retail Sales																						
Limited	-	●	●	●	●	●	●	●	●	●	●	●	●	-	-	-	-	-	-	-	-	3.5.15
General	-	●	●	●	-	●	●	-	●	●	-	●	●	-	-	-	-	-	-	-	-	3.5.15
Large-Format	-	●	○	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.5.15

KEY: ●=permitted by right | ○=permitted on upper floors only | ○=requires conditional use approval | *supplemental use regulations apply | -prohibited
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PRELIMINARY DIRECTION

- Use objective standards; not recommended or encouraged features
- Simplify lot and building regulations
- Consolidate zoning classifications

Existing Zoning Districts

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	

PRELIMINARY DIRECTION

- Focus on building scale and design, not “artificial” density limits
- Right-size parking requirements
- Consolidate and clarify procedures



PRELIMINARY DIRECTION

- Reorganize and reformat
- Include tables and Illustrations

DRAFT

3.0 Site & Building Types
3.20 Storefront Building Type

Figure 3.20-B. Storefront Building Siting

	ZONES			Additional/References
	DX1	MX1, MX2	MXN	
3.20.4. BUILDING SITING. See Figure 3.20-B				
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. Through-lots addressed per 3.20.10.D. See XXX for measuring.
3 Primary Street Build-to Zone	0 min. 5 ft. max.	0 min. 15 ft. max.	0 min. 15 ft. max.	
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 3.20.10.1
7 Site Coverage	95% max.	95% max.	85% max.	See XXX for measuring site coverage.

3-6 CITY OF BRIDGEPORT CT DRAFT Zoning and Subdivision Regulations

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
3.10 House C Building Type

Figure 3.10-E. House C Facades

	ZONES		Additional/References
	N3		
3.10.8. PRIMARY & NON-PRIMARY FACADES. See Figure 3.10.4			
1 Transparency: Primary Facades Non-Primary Facades	12% min. 9% min.	Measured per story, including any half stories, visible basement, or bays with full-floor height. See 15.20.11 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

PRELIMINARY DIRECTION

Transition to a **PLACE-BASED APPROACH** in key locations

- Focus on **PHYSICAL CHARACTER** and siting of buildings and parking areas
- Achieve **WALKABLE MIXED-USE** goals
- Results in more **PREDICTABLE** outcomes
- Promote more **EFFICIENT** review and approvals



PLACE-BASED APPROACH

- Higher level of **DESIGN STANDARDS** to maintain or establish a “district”
- Address how the **STREET FACADES** relate to the sidewalk and work together
- Focus on how the building massing relates to the **SURROUNDING CONTEXT**

Already use a PLACE-BASED approach in the downtown.

ROOF DESIGN
STEP-BACKS
MASSING
WINDOWS
DOORS
FACADE MATERIALS

535-22 Commercial & Mixed-Use Zoning Districts
535-22E Storefront Building Type

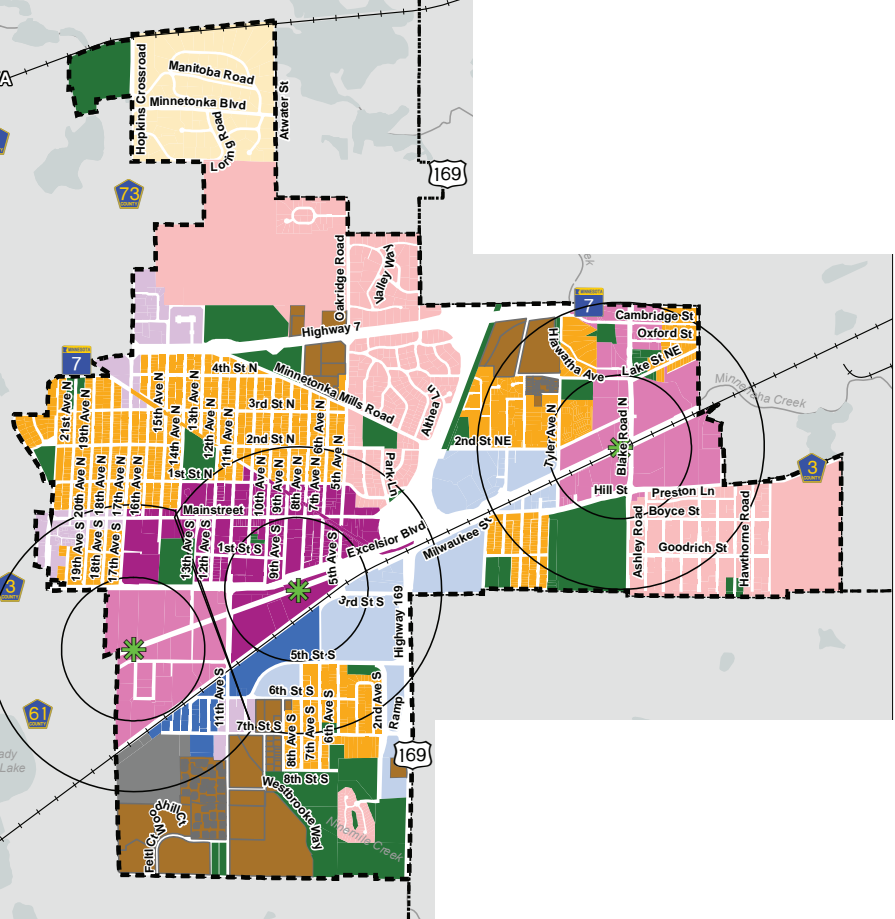
Figure 535-22-6. Storefront Building Facade

535-22E(8) PRIMARY & NON-PRIMARY FACADES. See Figure 535-22-6		Additional/References
16 Transparency: Ground Story on Primary Facades	65% min. 70% min.	See 535-22(9) for measuring transparency. Blank-wall segments apply. See 535-23F(4) for bird-safe glass treatments.
	Measured between 2 ft. and 10 ft. from sidewalk grade	
	No bays, 15 ft. wide sections, or any rectangular areas greater than 30% of a story's primary facade may be without transparency	
17 Transparency: Upper Stories on Primary Facades	20% min.	Measured per story, includes any half stories, visible basement, or towers with full height stories. See 535-22(9) for measuring transparency.
	No bays or 15 ft. wide sections or any rectangular areas greater than 30% of a story's facade on a primary facade may be without transparency	
Transparency: Non-Primary Facades		20% min.
18 Building Entrance Location	One per every 60 feet of primary facade	See 535-22(10) for measuring building entrance location.
19 Entrance Type	Storefront	See 535-23C for entrance types.
20 Ground-Story Elevation	Within 24 in. of sidewalk elevation	
21 Horizontal Divisions with Shadow Lines	Within 3 ft. of the top of the first story	Horizontal shadow lines to run a min. 80% of length of facade. See 535-6C for definition of shadow lines.
22 Vertical Divisions with Shadow Lines	One per every 60 ft. of ground-story street facade	

DISTRICTS
MX CX

ADOPTED February 6, 2023 VILLAGE OF SHOREWOOD 22-11

IMPLEMENTATION OF PLACE TYPES



Place Types

Neighborhoods	Centers*	Districts
Estate (1-2 du/ac)	Neighborhood Center (20-50 du/ac)	Open and Social Space
Suburban (2-4 du/ac)	Activity Center (20-60 du/ac)	Commerce and Employment
Traditional Urban (5-12 du/ac)	Downtown Center (20-100 du/ac)	Business and Production
General Urban (5-40 du/ac)		Waste and Energy

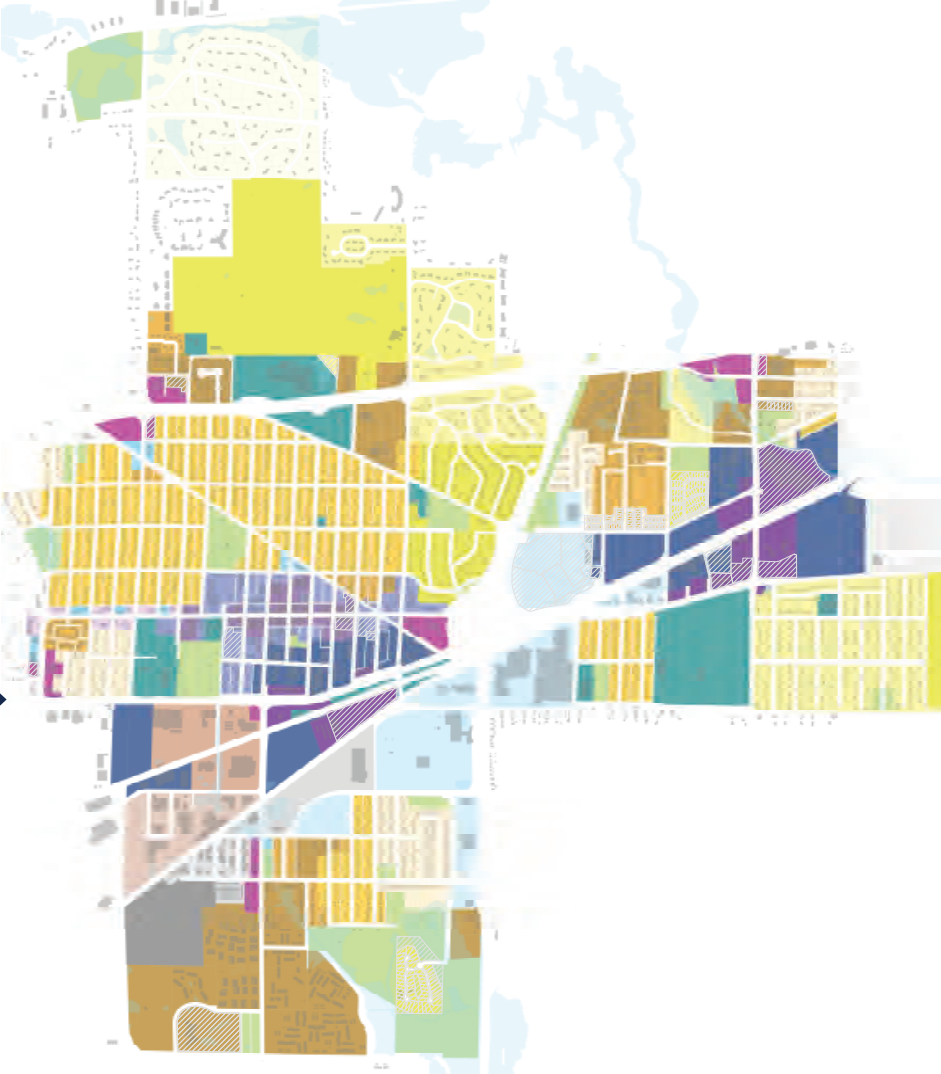


ARTICLE 2: NEIGHBORHOOD ZONES

ARTICLE 3: CENTERS ZONES

ARTICLE 4: DISTRICTS ZONES

Zoning Map



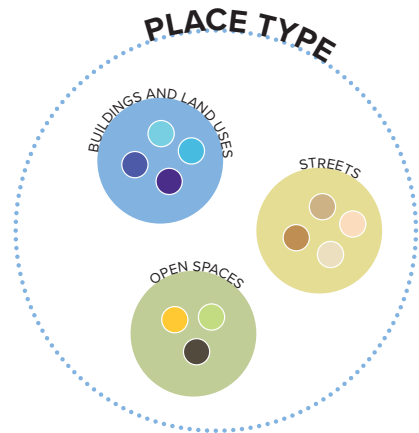
PLACE-TYPES DISCUSSION

- Where in the City should a **PLACE-BASED APPROACH** be applied?
- What are the **KEY CHARACTERISTICS** of those places to preserve? or create?

SUMMARY OF RECOMMENDED ZONING APPROACH FOR EACH PLACE TYPE

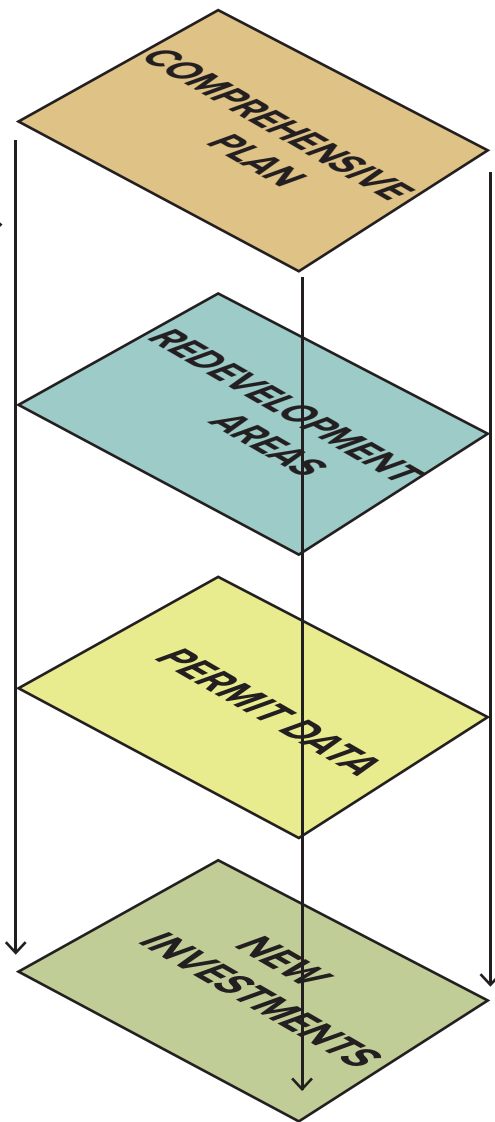
	Centers	Neighborhoods	Districts
Place-Based Approach	Downtown Core		
	Downtown Edge		
	Community Center Core		
	Community Center Edge		
	Neighborhood Center Core		
Conventional Approach	Downtown Subcore	Neighborhood Traditional	Industrial
	Regional Center Core	Neighborhood Suburban	Business
	Regional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

**CONCEPT:
PLACE
TYPES**



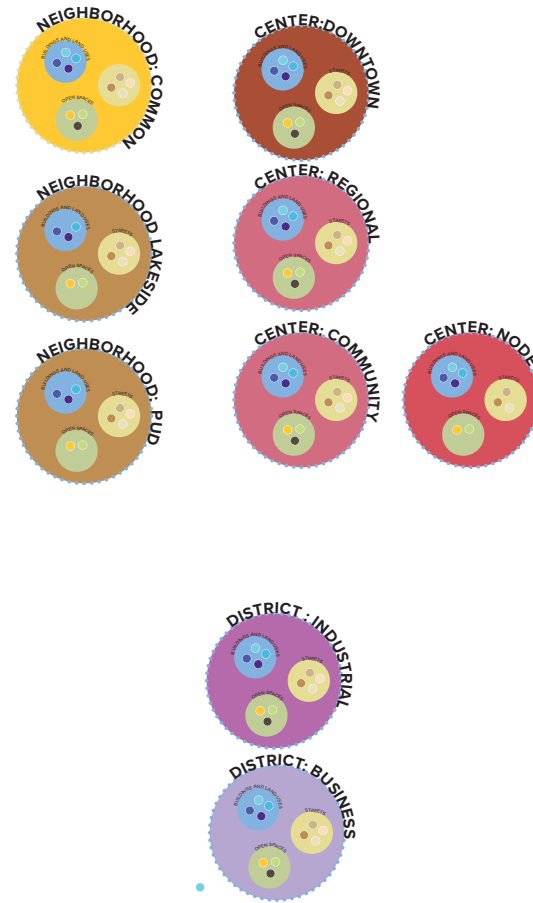
NEIGHBORHOODS
DISTRICTS
CENTERS

**DATA AND
ANALYSIS**

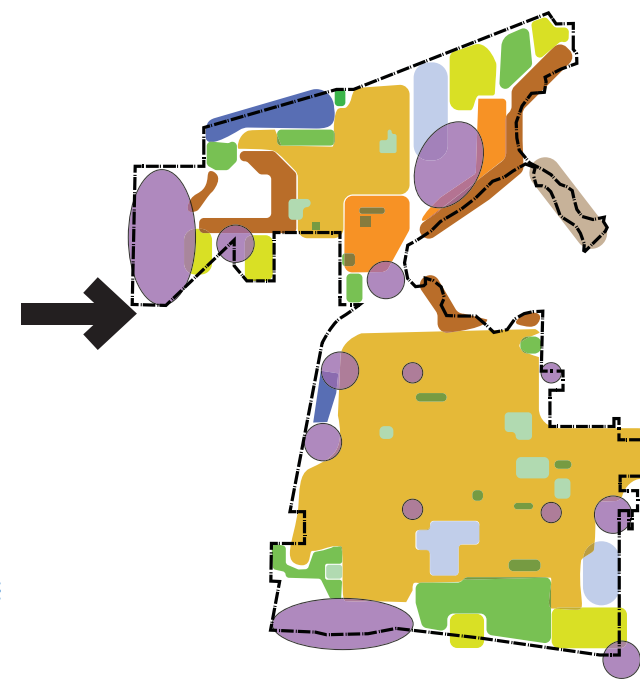


**DEFINITION OF PLACE
TYPES: DESCRIPTIONS
AND GOALS**

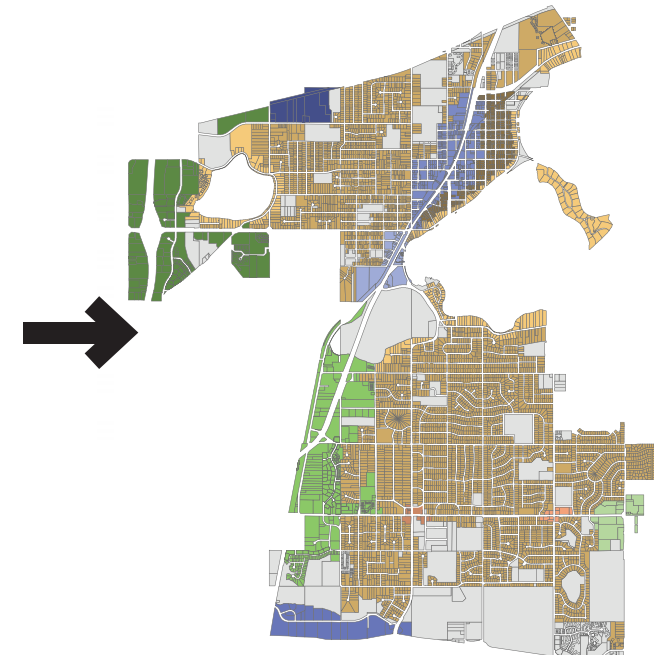
**GENERAL AREA
DESCRIPTION OF SUB PARTS
GOALS AND INTENTIONS**



**MAPPING
OF PLACE
TYPES**



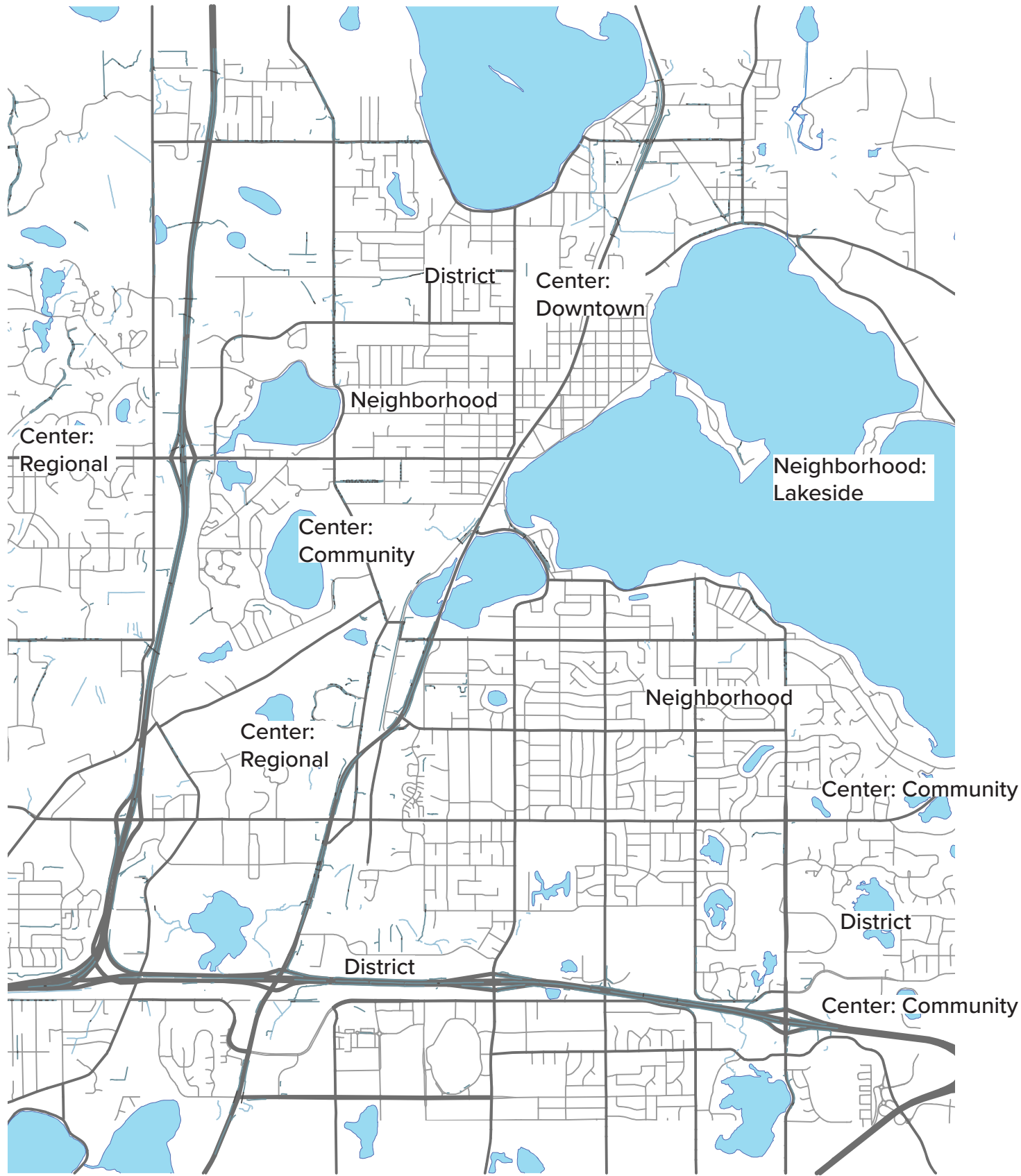
ZONING



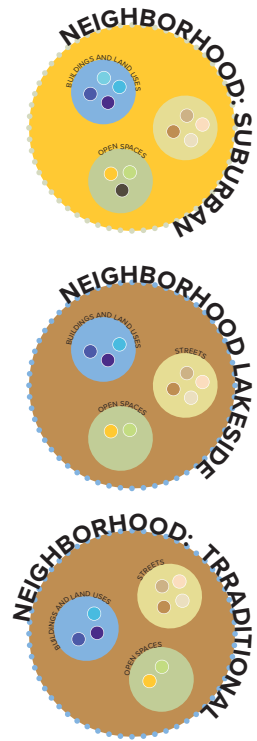
APPROACH

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 35 feet?



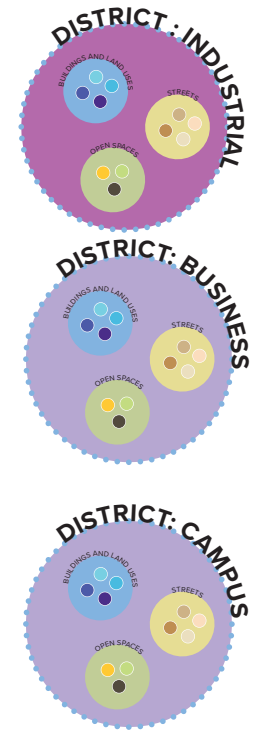
NEIGHBORHOODS



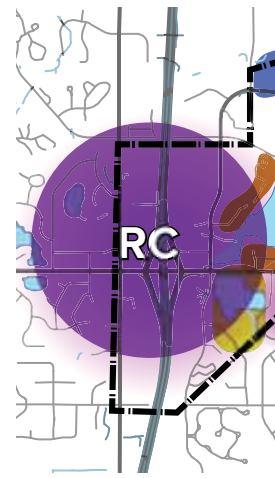
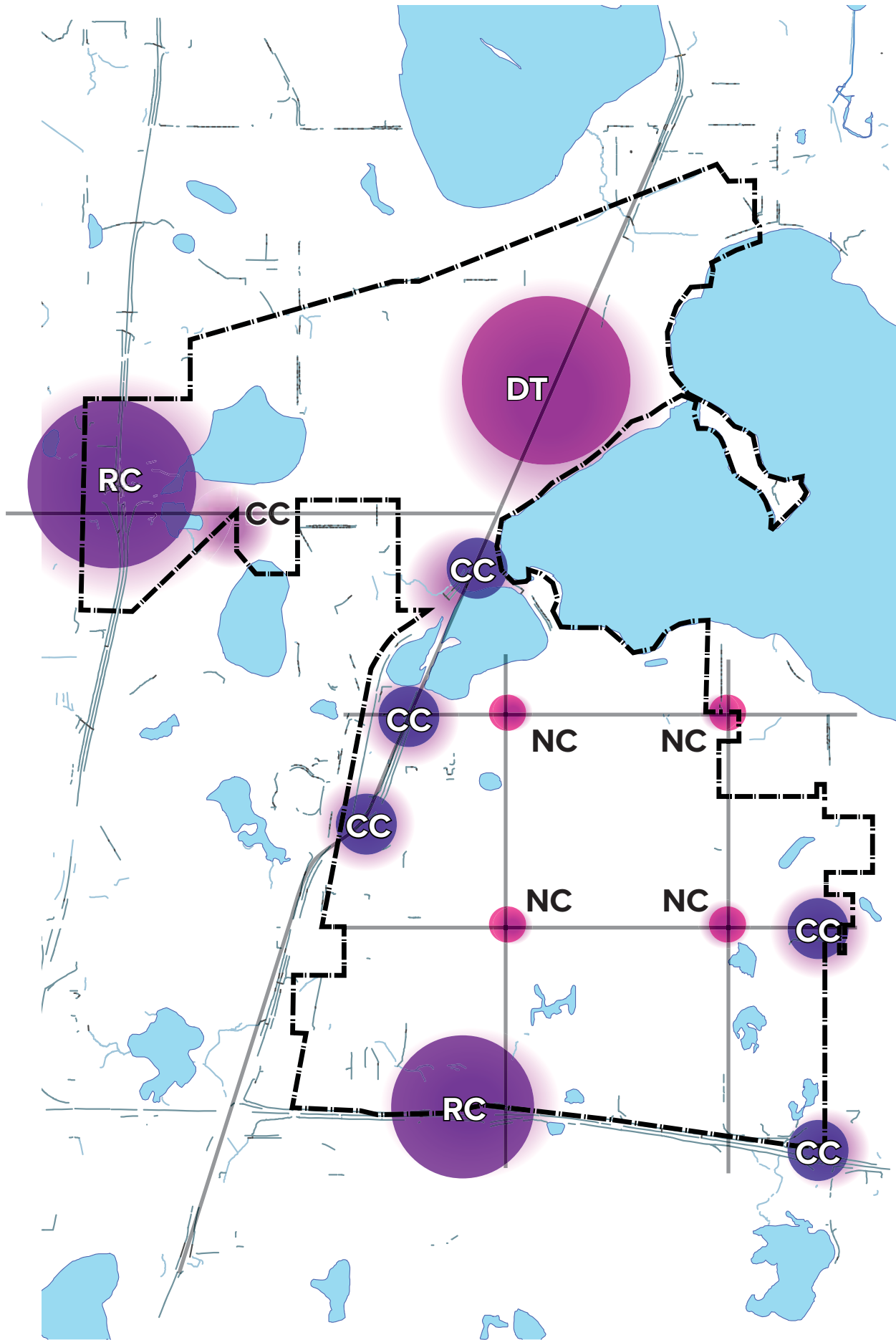
CENTERS



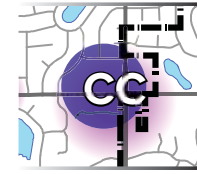
DISTRICTS



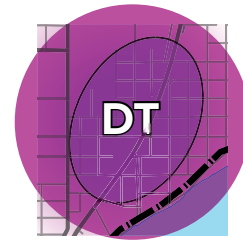
CENTERS



Regional Centers



Community Centers



Downtown



Neighborhood Centers

Regional Centers

Core



Maintain high value commercial while integrating mixed uses and more connectivity

Edge



Maintain uses and forms

Downtown

Core



Traditional Main Street

Sub Core



Auto-oriented, fronting the highway

Edge



Community Centers



Core



Edge



maintain economic viability of the retail functions by allowing them to evolve into more walkable and higher density locations

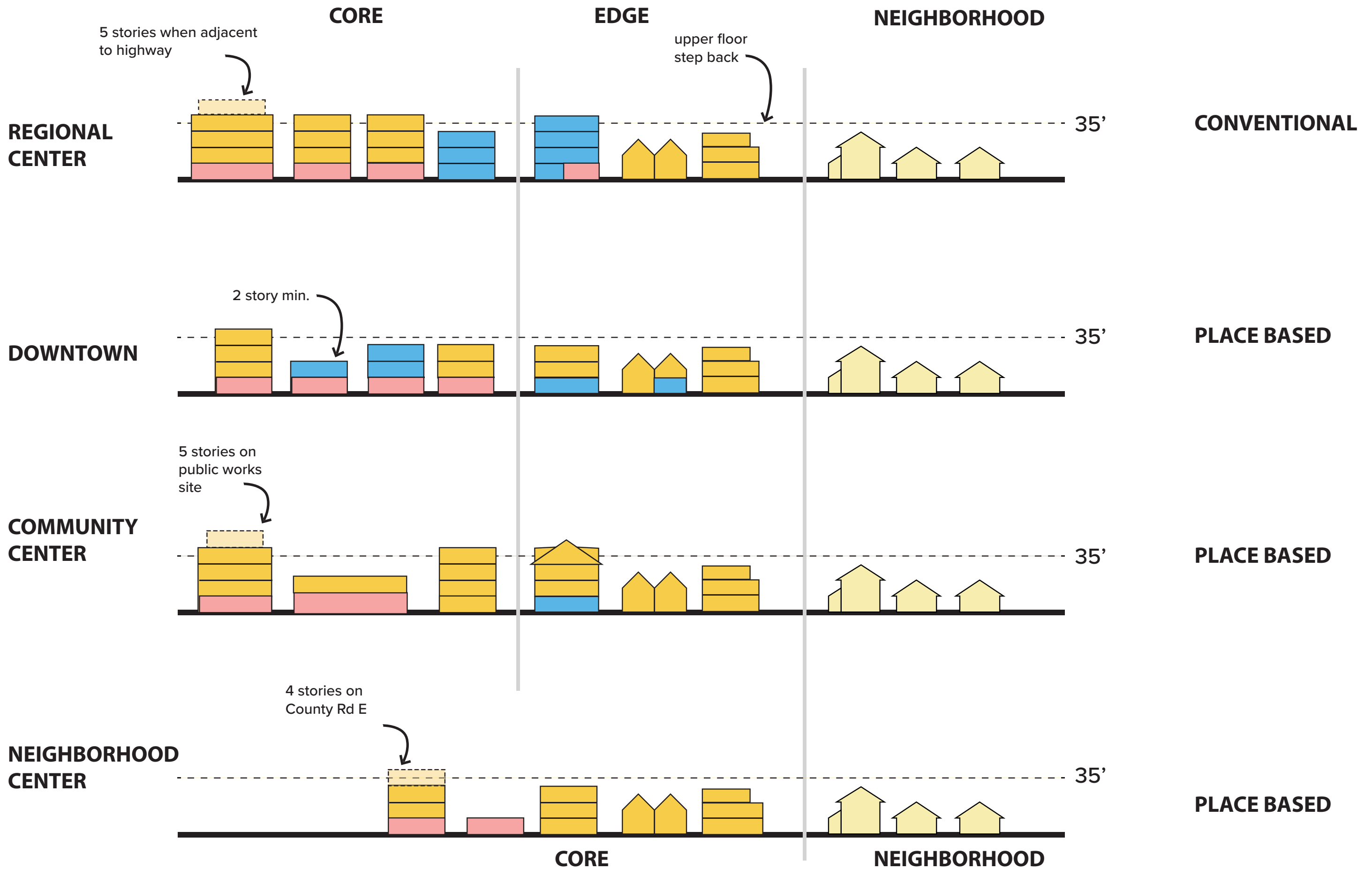
encourage medium and higher density housing to broaden the range of housing in the community.

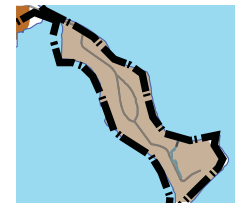
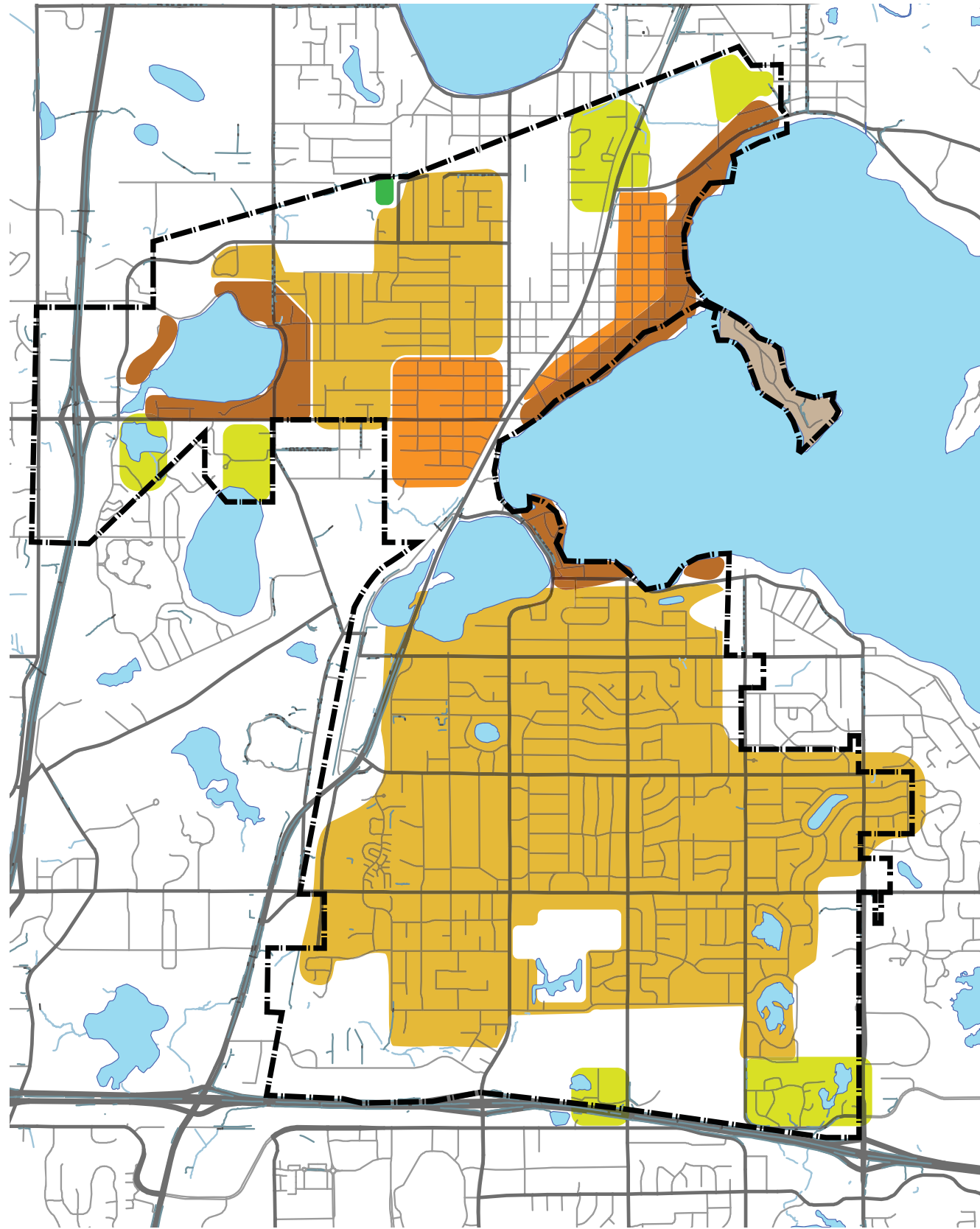
Neighborhood Centers

Core

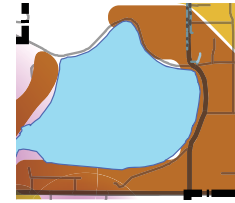


pockets of highly walkable, accessible neighborhood shops and middle housing





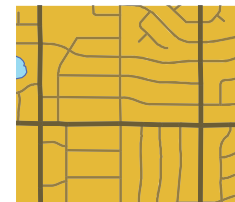
**Island
Neighborhood**



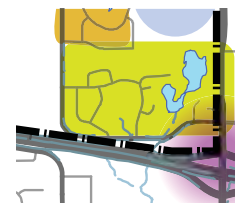
**Lakeside
Neighborhood**



**Traditional
Neighborhood**

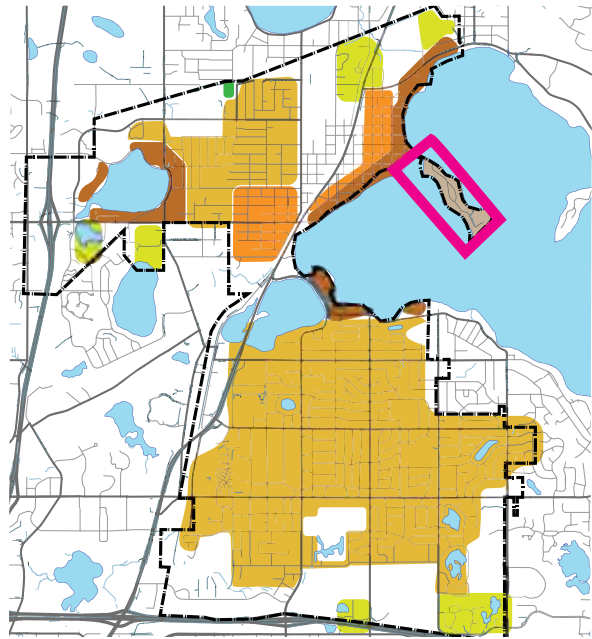


**Suburban
Neighborhood**



**Multi family
Neighborhood**

Island Neighborhoods



CONVENTIONAL



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

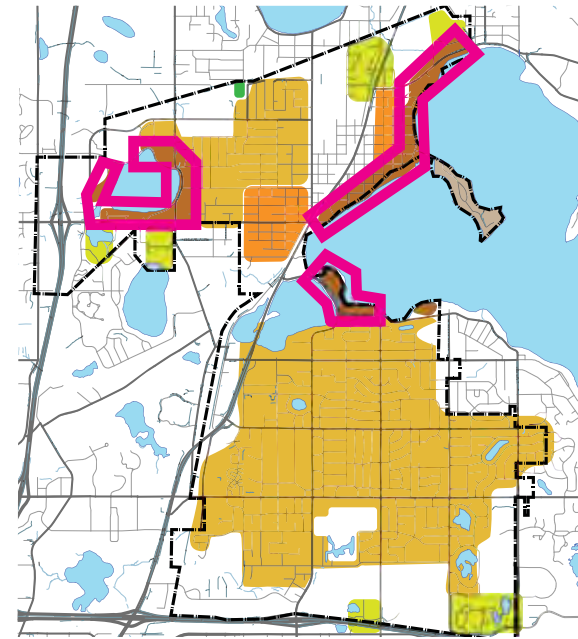
» *Front: 50 ft*

» *Side: 15'*

» *Rear: 50'*



Lakeside Neighborhoods



CONVENTIONAL



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

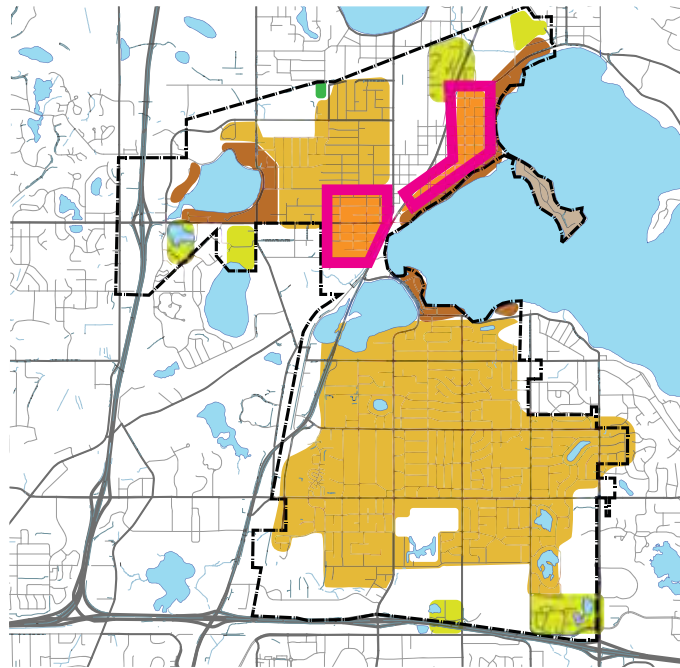
» *Front: 25 ft (note "averaging" when applicable)*

» *Side: 35 ft*

» *Rear: 40 ft*



Traditional Neighborhoods



CONVENTIONAL



ZONING STANDARDS

Primary Uses

- » *Single-family*

Primary Zoning(current)

- » *R4 Single and Two family District)*

Minimum lot size

- » *7,2000 SF, 10,000 Duplex*

Minimum lot width:

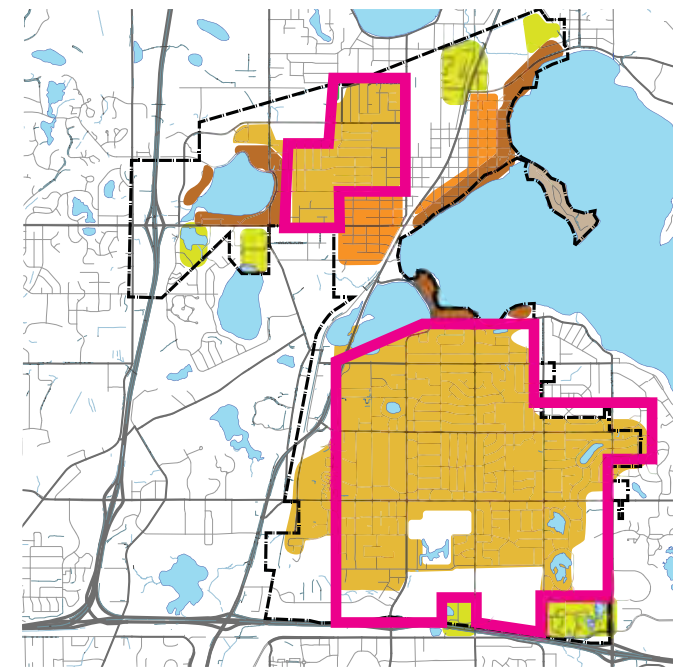
- » *60 ft (SF), 80 ft (Duplex)*

Setbacks:

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



Suburban Neighborhoods



CONVENTIONAL



ZONING STANDARDS

Primary Uses

- » *Single-family residential*

Secondary

- » *Educational*
- » *Parks & Recreation*

Minimum lot size

- » *1,500 SF*

Minimum lot width:

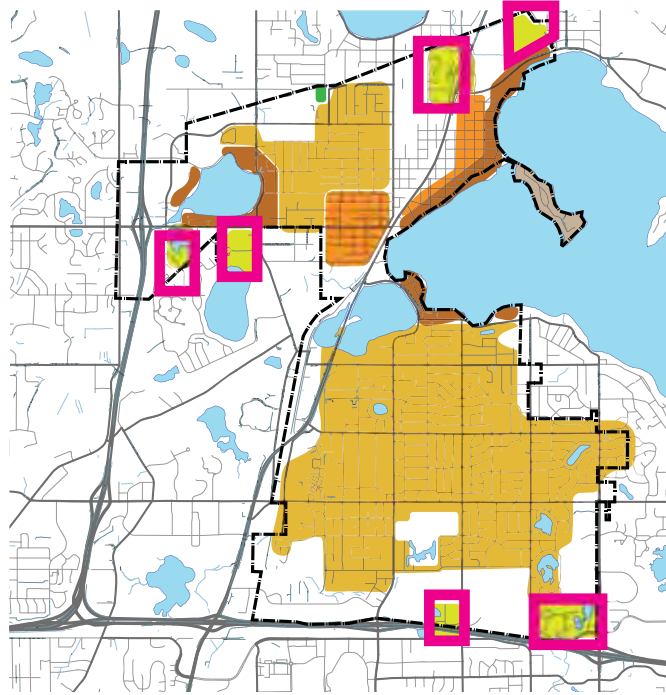
- » *80 ft*

Setbacks:

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



Multi-Family Neighborhoods



CONVENTIONAL



Manitou Village
Sumac Ridge
Lakewood Hills
Birch Lake Ponds
The Grove
Wild Marsh

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)

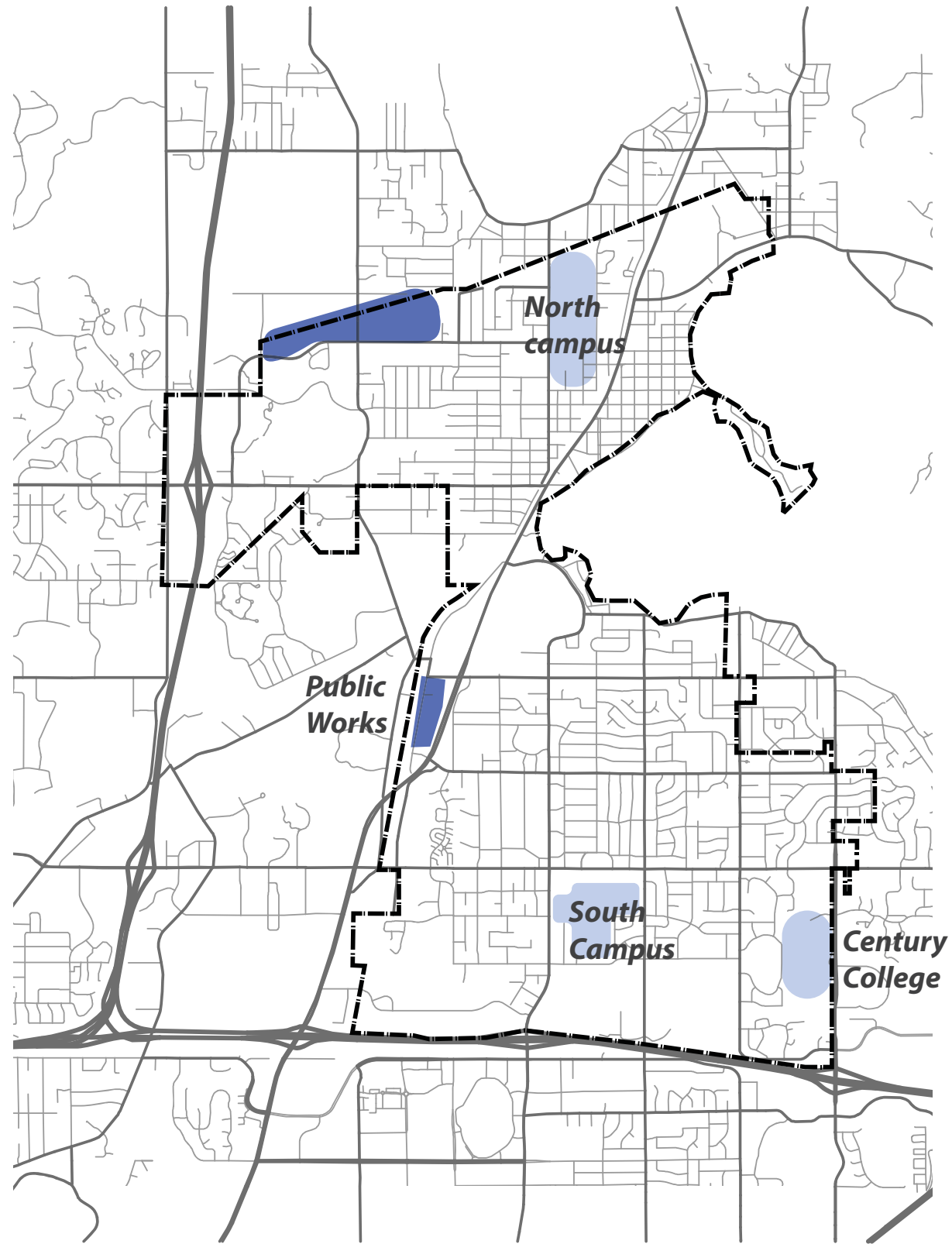
Minimum lot width:

» 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





Industrial



Campus



PUBLIC ENGAGEMENT

Goal:

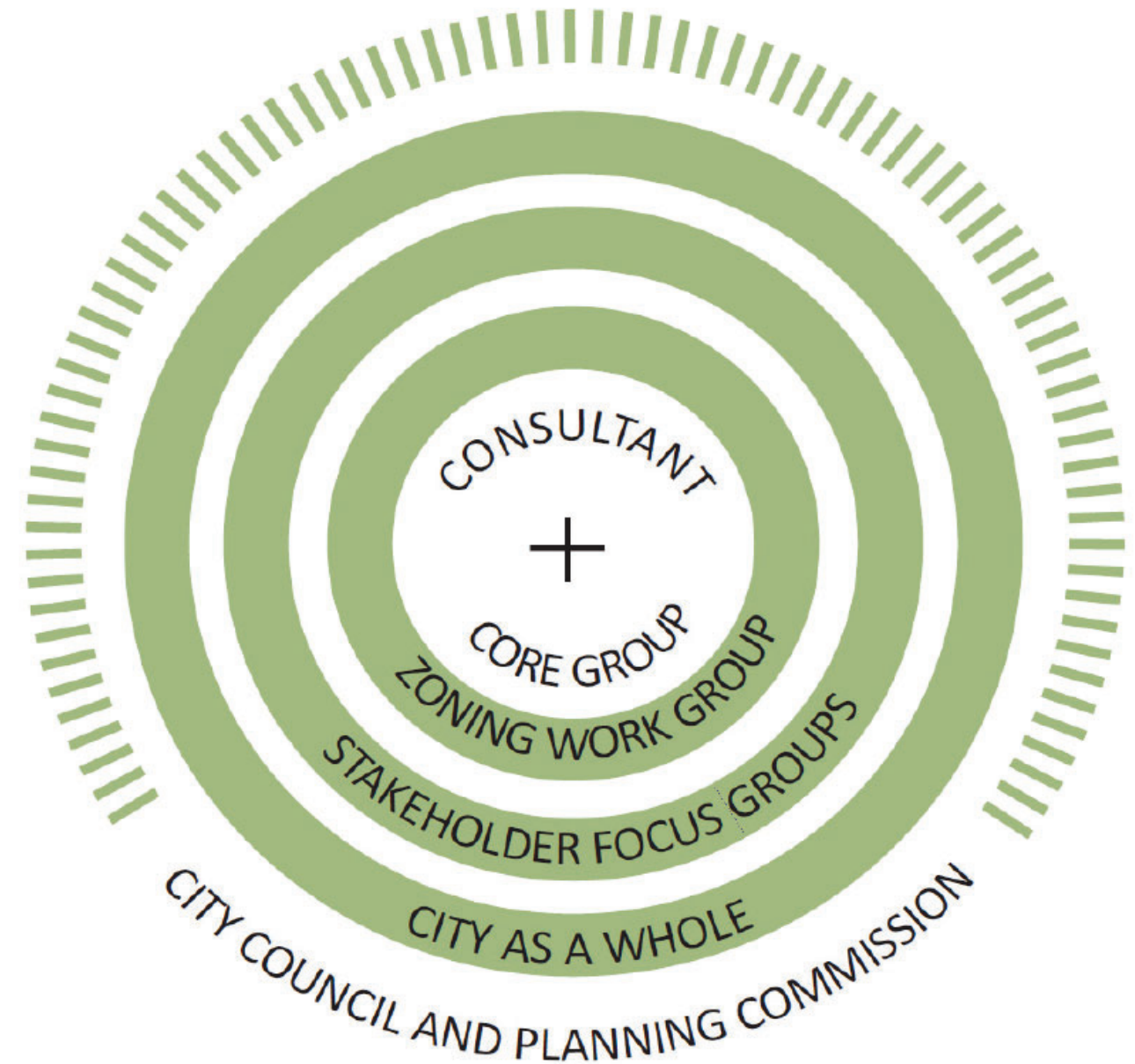
General information and direction
Specific questions?

Public meeting options:

Staffed open house/drop-in event
Unstaffed display in city hall
Recorded online presentation
Public meeting with Planning Commission

Online content:

Website update
Email and/or social media updates
Online survey



NEXT STEPS

Review and finalize Directions Report

Public engagement activities

Begin transition to next phase