

## **SECTION 5: PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.**

Subd. 1. Purpose and intent. The purpose of this district is to encourage:

- A. The development and redevelopment of the Downtown Village Mixed Use area of Long Lake, as designated on the Comprehensive Plan and in a manner consistent with the Comprehensive Plan and *Design Guidelines*, as may be amended from time to time, including the following:
  - 1. Promote high quality building and site development of a "village-like" character and scale as described in the Comprehensive Plan and *Design Guidelines*.
  - 2. Promote the opportunity to live, work and shop within the downtown core.
  - 3. Provide a pedestrian environment designed with safe and convenient connections to shopping, employment opportunities, parks, trails, and transit facilities.
  - 4. Promote and preserve traditional "village" subdivision patterns with interconnected and broadly rectilinear pattern of streets, alleys, and blocks.
  - 5. Provide locations for a broad range of housing types, including detached and attached single family, and multiple family units.
  - 6. Promote a variety of residential living opportunities by offering a diversity of housing choice.
  - 7. Promote the preservation and siting of business establishments in a compact configuration and a scale that accommodates pedestrian travel within the downtown area and surrounding neighborhoods.
  - 8. Promote creative and efficient use of land in the Downtown Village Mixed Use guided area and other areas of Long Lake by providing flexibility that would not be possible through the strict application of the zoning and subdivision regulations of the City.
- B. Preservation and enhancement of desirable environmental features on property such as mature trees, vegetative buffer areas, significant slopes and water-related features.
- C. Long or short term phased development that will establish the orderly arrangement and site planning of specific complementary uses on property within the City.
- D. Sensitive development in transitional areas located between different land uses.
- E. Development that implements goals or policies of the Comprehensive Plan throughout the City of Long Lake.

Subd. 2. Applicability.

- A. Optional Land Use Control: The PUD district zoning classification provides an optional method of regulating land use which permits flexibility in uses allowed and other regulations provided the PUD Master Development Plan complies with the City's Comprehensive Plan, and the PUD plan complies with the requirements of this section. No building or grading permit shall be issued by the City for a property that has been rezoned to PUD unless a Master Development Plan has been approved for development of the property, subject to the requirements of this section.
- B. Maintenance Preservation: All features and aspects of the PUD Master Development Plan and related documents including, but not limited to, buildings,

setbacks, open space, preserved areas, landscaping, wetlands, buffers, grading, drainage, streets and parking, hard cover, signs and similar features shall be used, preserved and maintained as required in said Master Development Plan and related documents.

- C. The PUD district zoning classification is not limited to applicability only in the Downtown Village Mixed Use area. Any property(ies) outside of the Downtown Village Mixed Use area within City limits may be eligible for a zoning amendment to PUD provided that the applicant adheres to the procedures and requirements of this section.

Subd. 3. Procedure.

- A. Optional Pre-Application Concept Plan Review: Prior to submission of a formal application for a Master Development Plan and to receive guidance in the design of the development, the applicant may submit a Concept Plan for review and comment by the Planning Commission; however, comments made by the Planning Commission shall not bind the City to approve subsequent applications for development of the property. No public hearing shall be required for review of the Concept Plan by the Planning Commission.

- 1. The Planning Commission shall review the Concept Plan after a complete application has been submitted to the Zoning Administrator. The application shall be deemed complete when accompanied by the following information submitted by the applicant and found to be complete for review by the Zoning Administrator:
  - a. The name and address of the owner and applicant (if different) of the property.
  - b. Evidence (satisfactory to the City Attorney) that the applicant has a development interest in the property.
  - c. A map depicting the existing physical condition of the property (ies) including but not limited to all improvements, existing development, mature tree locations, and location of wetlands and any water feature.
  - d. Existing land uses and zoning of properties within 1,500 feet of the property.
  - e. A drawing describing the preliminary exterior elevations of the proposed buildings (principal and accessory) including the type and color of building materials, floor plans, and overall lighting and signage scheme.
  - f. General schematic drawings of the proposed and ultimate development of the entire site including approximate building, parking area and road/driveway locations; use, height, bulk, and area of buildings; the number of dwelling units; and location of open space.
- 2. The Planning Commission shall provide advisory direction to the applicant during their review, and shall forward its comments regarding the Concept Plan to the City Council within 30 days of the Planning Commission meeting.

- B. Master Development Plan and PUD Zoning Amendment Application and Review

- 1. No building or grading permit shall be issued by the City for a property that is zoned PUD unless a Master Development Plan has been approved for development of the property.
- 2. The applicant shall submit an application for rezoning to a PUD zoning district and for the review of a PUD Master Development Plan to the Zoning Administrator. The

application shall be accompanied by the following documents that collectively represent the Master Development Plan:

- a. A map depicting the location and characteristics of existing physical conditions of the property(ies) including but not limited to all improvements and development, mature tree (greater than 8" in diameter), topography at two (2) foot contours, the delineation of wetlands, and any water features;
  - b. Existing land uses and zoning of properties within 1,500 feet of the property;
  - c. Proposed land uses and building location(s) along with the height, bulk and gross square footage of the uses including the number and size of dwelling units, as appropriate;
  - d. If required, a completed *Design Worksheet* form to be accompanied by a narrative and drawings describing the preliminary exterior elevations of the proposed buildings (principal and accessory) including the type and color of building materials, floor plans, and overall lighting and signage scheme. If the proposal does not require a *Design Worksheet*, a narrative and drawing describing the preliminary exterior elevations of the proposed buildings (principal and accessory) including the type and color of building materials, floor plans, and overall lighting and signage scheme;
  - e. Preliminary and final platting of the property, as required;
  - f. The location and design of proposed parking areas, roadways, access drives, trails and walkways;
  - g. Type and square footage of required open space and recreational areas;
  - h. Grading and drainage plan, including water storage areas, drainage calculations and erosion control measures;
  - i. Landscape plan indicating the species, size and planting specifications;
  - j. Tree preservation plan depicting all mature trees that will be saved or removed;
  - k. An environmental assessment worksheet or environmental impact statement, if required by law;
  - l. A traffic impact analysis, if determined to be necessary by the City.
  - m. A narrative identifying all parties involved in the development and their roles, including marketing, construction, and management of the property(ies); identifying the source and type of financing of the project; describing the development objectives of the project; detailing anticipated development timing or phases; describing any covenants or other restrictions proposed for the development; and detailing whether structures will be retained, sold, or leased.
3. The application shall be deemed complete when all information listed in Subd. 3 above has been submitted and found to be complete by the Zoning Administrator.
  4. The procedures to review on the Master Development Plan shall occur concurrently with the review of a rezoning to PUD and shall follow the same procedures as a zoning amendment established in Section 29 of the Zoning Ordinance, including the requirements for a public hearing by the Planning Commission.

5. The Planning Commission shall base their comments and the City Council shall base their actions regarding the application for a Master Development Plan on consideration of:
  - a. The City of Long Lake *Comprehensive Plan* and *Design Guidelines*, as may be amended from time to time;
  - b. The effect of the development on the neighborhood and surrounding area of the City;
  - c. The impacts of the development on community facilities including but not limited to adjacent roadways and parks;
  - d. The quality of design of the project and its relationship to adjacent planned uses;
  - e. The compliance of the application with the purpose and requirements of the PUD district; and
  - f. Other such factors as the City finds relevant to the evaluation of the application.
6. The Planning Commission shall recommend and the City Council shall vote to approve, approve with modifications, deny, or continue action, if agreed to by the applicant, the application.
7. The City Council shall state its reasons for approval, approval with modifications or denial of the application by Resolution with written notice of the action and reasons provided to the applicant. If approval or approval with modifications of the application is granted, the Planning Commission may recommend and City Council may attach reasonable conditions to ensure that implementation of the Master Development Plan is consistent with the representations made by the applicant to the City for the project and other conditions deemed necessary and convenient to accomplish the purposes of this zoning district.
8. Review and approval of building and construction plans (final site and building plans) by the City is required for each phase of the Master Development Plan. Final site and building plans shall include the following; however, the Zoning Administrator may require the submission of additional information necessary to evaluate final site and building plans:
  - a. Detailed building elevations and floor plans, including a list of materials, and drawn to clearly show the design intent;
  - b. Detailed utility, street, grading and drainage plans;
  - c. Detailed landscaping plan, sign plan, and lighting plan; and
  - d. Detailed tree preservation plan.
9. The final site and building plans shall be in substantial compliance with the approved Master Development Plan and any other land use application approvals. Substantial compliance shall mean:
  - a. The location and design of all site elements, including landscaping and exterior architecture, are in a similar location or design as that shown on the Master Development Plan and *Design Worksheet* (if applicable);
  - b. There is no increase in the number of residential units or an increase of more

than 5% of the gross floor area of any non-residential building;

- c. There is no decrease in the amount of open space; and
  - d. All conditions of approval and required modifications imposed by the City Council have been incorporated into the final site and building plans.
10. The approval of the final site and building plans by the Zoning Administrator shall allow the applicant to proceed with the submittal of applications for City permits subject to conformance with any conditions on the approval of the Master Development Plan, PUD rezoning, variance(s) or Conditional Use Permit(s); and subject to other required approvals by governmental agencies.
- C. After approval of a zoning amendment to PUD, the adoption of a Master Development Plan, and approval of final site and building plans by the City, all uses and construction of buildings and other improvements on the property shall be in continual compliance with the Master Development Plan.
  - D. An amendment to the Master Development Plan shall be required for any proposed development, except for an interim use, that does not substantially comply with the Master Development Plan approved by the City. The application and review of an amendment to the Master Development Plan shall follow the same procedures established in Subd. 3 above.
  - E. Financial security shall be submitted to the City in a form acceptable to the City Attorney for construction prior to the issuance of any permits by the City, except interim use permits, to assure that all public improvements are constructed consistent with City standards, the Master Development Plan and any conditions placed on the approval of the Master Development Plan by the City Council. The City may reduce the financial security after completion of specific segments of the infrastructure improvements on the property provided that such improvements are installed in a satisfactory manner as determined by the City.
  - F. Prior to issuance of any permits by the City, the applicant shall be required to make a cash and/or land park dedication based upon the number of residential units and/or the acreage of land devoted to commercial or industrial uses. The following requirements shall be met for the land or cash dedication requirement:
    - 1. Land Dedication.
      - a. In all new subdivisions, 10% of the gross area to be subdivided shall be dedicated for public park and open space or related public use.
      - b. Land to be dedicated shall be reasonably suitable for park and open space activities as determined by the City Council and shall be at a location that is convenient to the public. Factors used in evaluating the adequacy of proposed park and open space areas shall include size, shape, topography, geology, hydrology, tree cover, access, location and consistency with the Comprehensive Plan.
      - c. Land that is occupied by floodplain or wetlands, or is required for stormwater ponding areas, drainageways or essential services as defined in Minn. Stat. 462.358 subd. 2b may not be considered as the parkland dedication to the City.
      - d. The Master Development Plan and plat shall show the location and dimensions of all park, trail and open space areas proposed for dedication to the City. The

Planning Commission shall provide a recommendation regarding the location and adequacy of the proposed park and open space area to the City Council.

- e. Property designated for parks or open space in the Comprehensive Plan shall be dedicated to the City or other appropriate governmental unit.
- f. Private park and/or open space proposed within the subdivision may fulfill all or a part of the requirement for park dedication at the discretion of the City Council. The private park and/or open space area shall be designated and protected for long term park and/or open space purposes in a form to be approved by the City Attorney.

2. Cash Contribution.

- a. The applicant shall be required to pay a cash fee if the subdivision is insufficient in area or unsuitable for all or a part of public park and open space dedicated requirement to be satisfied as established in 1. above.
- b. The cash fee for the land uses are as follows:
  - Single family residential - \$2,375 per buildable lot/unit
  - Multiple family residential - \$5,475 per acre
  - Office, commercial, or industrial uses - \$5,475 per acre
- c. Payment of the park dedication cash fee for each land use or residential unit shall be made at time of Building Permit issuance, or before.

Subd. 4. Term of Approval. If the applicant fails to obtain final site and building plan review and Building Permit approval for all or a part of the property within one year from the date of Master Development Plan and PUD rezoning approval, the City Council may rezone the property to the original zoning classification at the time of the PUD application or to a zoning classification consistent with the Comprehensive Plan designation for the property. In the absence of a rezoning, the approved Master Development Plan shall remain the legal control governing development of the property.

The applicant may request in writing and the City Council may approve an extension of time for the applicant to obtain final site and building plan review for all or a part of the property. The request for extension must be considered by the City Council before one year has elapsed from the date of Master Development Plan and PUD rezoning approval.

Subd. 5. Uses. All uses within the PUD district shall be consistent with the land use designation for the property as established in the Comprehensive Plan and as regulated by this subdivision.

- A. Table of Use Categories for PUDs in Low Density Residential, Multiple Family Residential and Downtown Village Mixed Use Guided Areas of the Comprehensive Plan.
  - 1. The following table establishes uses are permitted, accessory, or permitted by Conditional Use Permit for properties that are designated Low Density Residential, Multiple Family Residential, or Downtown Village Mixed Use of the Comprehensive Plan:

P – Permitted, C – Conditional Use Permit required, A – Accessory, NP – Not Permitted

Use	Low Density Residential	Multiple Family Residential	Downtown Village Mixed Use
Single family dwellings, detached	P	C	C
Single family dwellings, attached	C	C	C
Multiple family dwellings	C	P	P
Townhomes	C	P	P
Public/private parks, plazas and trails	P	P	P
Live/work uses	NP	C	P
Bed and breakfasts	C	NP	C
Public utility facilities	C	C	C
Religious institutions	NP	NP	C
Retail establishments	NP	C	P
Service establishments, including restaurants	NP	C	P
Establishments with outdoor seating	NP	C	C
Medical, dental or veterinary clinics	NP	C	P
Offices	NP	C	P
Public and semi-public buildings	NP	C	C
Establishments serving or selling liquor	NP	C	P
Automotive fuel sales, automotive repair or washing facilities	NP	NP	C
Commercial or service uses w/drive up windows	NP	NP	C
Funeral homes and mortuaries	NP	C	C
Hotels and motels	NP	C	C
Essential services	A	A	A
Off street parking facilities	A	A	A
Building mounted antennae	A	A	A
Garbage/recycling receptacles	A	A	A
Private recreational facilities	A	A	A
Rowing club facilities	C	C	C

2. Outdoor Storage and Display. Outdoor storage and display of goods and material sold or used on the property is prohibited including vending machines and goods for sale except as specifically allowed by the City Council.

B. Outside the Downtown Village Mixed Use Area.

1. Permitted, conditional, and accessory uses may consist of one or a mixture of land uses, in accordance with the Comprehensive Plan, clearly designated by type on

the Master Development Plan as approved by the City Council.

2. Any use allowed by conditional use within this district or any other zoning district requires a Conditional Use Permit.
  3. Mixed uses may occur among or within buildings as long as the uses are compatible with each other and with the existing and planned uses surrounding the PUD property(ies) as determined by the City Council.
- C. Outside of the Downtown Village Mixed Use area, the City Council may allow up to 25% of the gross floor area of all buildings in a PUD to be used for land uses for which the site is not designated in the Comprehensive Plan, by a Conditional Use Permit, provided the City Council finds:
1. The use to be in the best interests of the City,
  2. The use is consistent with the standards and requirements of this ordinance, including Zoning Ordinance Section 28, Conditional Use Permits, and
  3. The characteristics of the use does not conflict with other uses, characteristics and conditions of the approved Master Development Plan.
- D. Temporary Buildings.
1. All temporary buildings, such as construction trailers, shall require approval of an Interim Use Permit as regulated by Section 28A. If an Interim Use Permit is approved for a temporary building, temporary buildings under 200 sq. ft. in size will require an Accessory Structure Permit before placement on the property. Temporary buildings 200 sq. ft. or greater in size shall require a Building Permit be obtained before placement on the property. A site and building plan must be submitted to the City for review and approval before issuance of an Accessory Structure Permit or Building Permit. The construction of temporary buildings must comply with Minnesota Building Code and City ordinances.
  2. All temporary buildings shall not exceed 20' in height, shall be located at least 5' from all property lines and 10' from other buildings/structures, and shall be of a neutral color subject to approval by the Zoning Administrator.
  3. All temporary buildings shall be exempt from landscaping requirements.
- E. Solar energy systems, exterior, are a permitted accessory use in any developments within a PUD District, provided the following standards are met:
1. All solar panels attached to the wall of a principal or accessory building must be flush mounted or at an angle of no more than a 55 deviation from the wall.
  2. Roof mounted solar panels shall comply with the following:
    - a. The height of a roof mounted solar panel shall not exceed 20 feet as measured from the ground or 3 feet above the ridgeline of the roof peak of the principal building on the property, whichever is greater.
    - b. On flat or shed roofs, the height of a solar mounted roof panel shall not exceed 10 feet as measured from the surface of the roof, or 20 feet as measured from the ground, whichever is greater.
    - c. The solar panels shall be mounted to align with the slope of the roof, and shall not deflect more than 10% from the roof angle.
    - d. Solar roof panels shall be setback from the roof edge a minimum of 1 foot and shall not be located on any roof overhang.

3. Window awnings constructed to allow solar energy collection shall be permitted provided all required building setbacks are met.
  4. All required building and other permits must be obtained before construction of solar collection systems.
  5. Deviations from the above solar energy systems standards may be permitted within a PUD as a Conditional Use, subject to Section 28 of City Zoning Code.
- F. Wind energy conversion systems (WECS) that have a rated capacity of no more than 15 kilowatts are a permitted accessory use in any developments within a PUD district, provided the following standards are met:
1. No more than one WECS shall be allowed per lot.
  2. The diameter of the circle described by the moving rotor blades shall not exceed 35 feet.
  3. The height of the WECS (including the rotor blades) shall not exceed 20 feet or the height of the principal building on the property, whichever is greater.
  4. The WECS (including the rotor blades) shall meet the required lot setbacks, or 50% of the height of the WECS (including the rotor blades), whichever is greater.
  5. Rotor blades must maintain a minimum of 12 feet of clearance between the lowest point of the blade and the ground.
  6. The WECS (including the rotor blades) shall be designed utilizing earth tone colors and textures that are compatible with the adjacent buildings.
  7. Building and electrical permits must be obtained by the applicant following the submission of all information required by applicable state code and submission of certification by the manufacturer's engineer or other qualified engineer that the WECS and associated facilities are of adequate design for the soil and climate conditions of Long Lake.

Subd. 6. Development Standards. The following development standards shall apply to developments within the PUD district:

- A. Lot Requirements.
1. The minimum lot area for each PUD site within the Downtown Village Mixed Use area as identified in the Comprehensive Plan shall be, excluding right of way and any wetland or floodplain area, as follows:
    - a. Multiple Family, Townhomes, and Infrastructure/Institutional: 10,000 sq. ft.
    - b. Commercial or Mixed Use: 6,000 sq. ft.
  2. The minimum area for all PUD developments outside the Downtown Village Mixed Use area as identified in the Comprehensive Plan shall be two acres unless the City Council finds that:
    - a. The PUD and Master Development Plan includes two distinct land uses.
    - b. There are existing natural features on the property that would be impacted if development occurred according to the existing zoning of the property.
    - c. The PUD and Master Development Plan requirements and process provides for development that is compatible with the planned land uses of the surrounding area.

- B. Residential Density. The maximum density for each PUD site shall be based upon the ability of the development to meet:
  - 1. The requirements of this Section of the Ordinance;
  - 2. Standards negotiated and agreed upon between the applicant and the City that are consistent with the policies and implementation section of the Comprehensive Plan, the *Design Guidelines* and the purposes of the PUD district; and
  - 3. General compatibility of the development with the surrounding area in which it is located.
  - 4. The City may require private recreational uses for a PUD. Such areas will be for active or passive recreational uses suited for the needs of the residents of the project, including, but not limited to, swimming pools, trails, nature areas, picnic areas, tot lots and saunas.
- C. Hardsurface Coverage. The storm water plan for the PUD site must be consistent with the City *Water Resource Management Plan* and the requirements of the Minnehaha Creek Watershed District.
- D. Building Setbacks. The following standards shall apply for each PUD:
  - a. Single Family:
    - 1.) Street right of way: 25 feet
    - 2.) Side yards, internal: 5 feet
    - 3.) Side yards abutting a property outside of the PUD with an existing single family dwelling: 10 feet
    - 4.) Rear yards: 10 feet
    - 5.) Ordinary high water level: 75 feet
  - b. Multiple Family, Townhomes, and Institutional/Infrastructure:
    - 1.) Street right of way: Buildings shall be setback a maximum of 15 feet from any street right of way. No more than 40 feet may be in one single plane and the building may stagger no more than 10 feet back from the proposed setback. An encroachment up to a 0 foot setback is permitted for stairs and porches.
    - 2.) Side and rear yards: 0 foot setback
    - 3.) Ordinary high water level: 75 feet
  - c. Commercial and Mixed Use:
    - 1.) Street right of way: Buildings shall extend to the right of way line of Wayzata Boulevard W and Lake Street, except that 30% of the front building façade may be set back no more than 8 feet from the public street right of way when courtyards or plazas open to the public are incorporated into the front yard of the site.
    - 2.) Side and rear yards: 0 foot setback
    - 3.) Ordinary high water level: 75 feet
- E. Building Requirements
  - 1. Height: Building height shall be limited to a maximum of 35 feet high, except that the height maximum may be increased to 50 feet by Conditional Use Permit for all properties located within City limits along the south side of Wayzata Boulevard W,

provided that:

- a. The site is designated as Downtown Village Mixed Use, Multiple Family Residential - Medium Density, or Multiple Family Residential – High Density within the Comprehensive Plan.
- b. The building and site design provides articulation in building walls, roof lines, and sufficient landscaping and size of plant material to provide a compatible transition to adjacent land uses.
- c. If the building is designed for office and/or residential purposes, the top floor of the building is recessed a distance of 8 feet from the front façade of the building.

2. Design and Architectural Compatibility

a. Building Materials.

1.) Building materials must follow the guidelines as established in the City's *Design Guidelines*. Single family housing is exempt from meeting the requirements of the *Design Guidelines*.

- b. Windows: All windows on walls facing public streets or areas shall be of a transparent glass.
- c. Awnings: Awnings of a canvas like material are permitted and shall not be equipped with any internal illumination. Polyvinyl, vinyl, or plastic awnings are prohibited.

F. Landscaping

1. The requirements of Section 33 of this ordinance shall apply to all Master Development Plans except as modified by this subsection.
2. The perimeter of parking areas shall be planted with deciduous shade trees at least 3" in diameter at a number equal to 1 tree per 4 parking spaces, and spaced to provide maximum shading of the parking area.

G. Screening.

1. Mechanical equipment, satellite dishes, and exterior building utility equipment shall be screened from public view by:
  - a. A structure constructed or faced with identical or compatible materials as the principal building or strongly similar to materials, provided that wooden fencing may not be used as a rooftop; or
  - b. Landscaping comprised of plant materials that provide a year-round screen of the equipment; or
  - c. A location that is not visible from any public way.
2. Dumpsters, trash bins, and recycling receptacles shall be located within a building and the entrance shall be equipped with a doorway or gate designed with similar character and materials as the primary building.

H. Signage. Signage shall comply with the provisions of Chapter 8, Article V, Sign Regulations, of the City Code of Ordinances, as may be amended from time to time.

1. One monument sign per street frontage is permitted to identify a development

provided that the design of the sign is consistent and compatible with the building and site design of the development. The design of the monument sign must comply with Chapter 8, Article V, Sign Regulations, of the City Code of Ordinances, and a Permanent Sign Permit is required to be obtained prior to installation of monument signage.

2. All other signs shall be restricted to one wall sign or projecting sign per business as regulated by the City Code of Ordinances.
- I. Parking. Parking shall comply with the provisions of Chapter 21, Off-Street Parking Regulations, of the Zoning Ordinance as may be amended from time to time.
- J. Compliance with Other Ordinance Provisions. All developments within a PUD shall comply with all other provisions of this ordinance unless modified by this Section.
- K. Application of Zoning Ordinance Section 18 (Subdivision Ordinance). The City Council may approve subdivisions, streets, utilities and public facilities that are not in compliance with the City subdivision requirements for property zoned PUD if it finds that strict adherence to such requirements is not required to meet the intent of this Section or to protect the health, safety or welfare of the residents of the PUD, the surrounding area, or the City as a whole.

Subd. 7. Specific Requirements for the Downtown Village Mixed Use Area.

- A. Building Dimensions. To encourage the design of varied building styles.
  1. Width.
    - a. The maximum building width along a public right of way shall not exceed 150 feet.
    - b. No more than 40 feet of a building width along public right of way shall be in a single facade.
    - c. Multiple facades shall be provided for a building width greater than 40 feet that may include articulation such as varied setbacks, different yet compatible building materials, entry ways and entryway treatments, bay windows or any other treatment as approved by the City.
  2. Depth: No building shall extend more than 80 feet rearward from a public street.
  3. Entrances: Building entrances shall be located at the same level as the adjacent sidewalk, parking area or street and shall not exceed more than 4 feet above street level.
- B. Parking Facilities.
  1. No above-grade parking areas or facilities shall be allowed in any front yard.
  2. No more than 50% of the above grade or surface parking required for a property shall be located within a side yard.
  3. All multiple family residential buildings shall comply with the provisions of Chapter 21, Off-Street Parking Regulations, of the Zoning Ordinance. Additional spaces for visitor parking shall be provided based on the specific type of multiple family residential use and the anticipated demand for visitor spaces as determined by the City.
- C. Plazas, Opens Spaces and Recreation Areas. Pedestrian amenities such as benches, tables, seating and passive areas, areas for art display, gardens and

fountains shall be provided in all plazas intended for public use.

- D. Lighting. Shall be provided at building entries and may range from 1 to 5 foot-candles from the entry to the public sidewalk.

Subd. 8 Amendments.

- A. Major amendments to an approved Master Development Plan may be approved by the City Council after review by the Planning Commission. The notification and public hearing procedure for such amendment shall be the same as for approval of the original PUD. Any other amendment may be made administratively where the City Administrator determines that review and approval by the Planning Commission and City Council of a detailed site and building plan is unnecessary to meet the objectives of this Section.

- 1. Amendment Classification: When determining if an amendment is major, the City Administrator shall base their determination on whether the amendment:

- a. Substantially alters the location of buildings, parking areas or roads.
- b. Increases or decreases the number of residential dwelling units by more than five percent (5%).
- c. Increases the gross floor area of non-residential buildings by more than five percent (5%) or increases the gross floor area of any individual building by more than ten percent (10%).
- d. Increases the number of stories of any building.
- e. Decreases the amount of open space by more than five percent (5%) or alters it in such a way as to change its original design or intended use.
- f. Creates substantial noncompliance with any special condition attached to the approval of the Master Development Plan.

*Amended May 7, 2019*