

## Division 10. Planned Unit Development Districts

## Section 36-268-PUD 1.

## (a) Development plan

The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. G000 – Cover Sheet
2. C1.01 – Title Sheet
3. C2.01 – Preliminary Plat
4. C2.02 - Construction Route/Parking
5. C3.01 – Site Plan
6. C4.01 – Grading and Erosion Control
7. C6.01 – Utility Plan
8. C8.01 – France Avenue Plan and Profile
9. L000 – Tree Preservation Plan
10. L100 – Landscape Site Plan
11. L101 – Planting Details
12. AS100 – Architectural Site Plan
13. A100 – Level P1 Floor Plan
14. A110 – Level 1 Floor Plan
15. A120 – Level 2 Floor Plan
16. A130 – Level 3 Floor Plan
17. A140 – Level 4 Floor Plan
18. A150 – Level 5 Floor Plan
19. A160 – Roof Plan
20. A200 – Elevations
21. A201 – Elevations
22. A202 – Elevations
23. A310 – Building Sections
24. Site Lighting Photometric Plan
25. Final Plat
26. Zoning Map Amendment Exhibit

The site shall also conform to the following requirements:

- (1) The property shall be divided into two zones, as indicated on Sheet AS100 of the Official Exhibits. The zones shall be established by dividing the site into a north side and south side. The north side shall be called Zone A and the south side shall be called Zone B.
- (2) Parking will be provided off-street in a surface lot and structured parking, and on-street in the circular driveway on the north side of the property. A total of two-hundred-ninety-one (291) parking spaces will be provided: 203 spaces for residential units and 88 spaces for non-residential uses.
- (3) The maximum building height in Zone A shall not exceed 65 feet and five stories. The maximum building height in Zone B shall not exceed 35 feet and three stories.
- (4) The development site shall include a minimum of 12 percent designed outdoor recreation area based on private developable land area.

**(b) Permitted uses.**

## Zone A

- (1) *Multiple-family dwellings.* Dwelling units are not permitted on the first floor. Uses associated with the multiple-family dwellings, including, but not limited to the residential office, fitness facility, mail room, assembly rooms or general amenity space are limited to a maximum of 50% of the building first floor.
- (2) *Commercial uses.* Commercial uses are only permitted on the first floor, and are limited to the following: office, medical or dental office, adult day care, group day care/nursery school, group home/non-statutory, banks without drive-up facilities, food service, private entertainment (indoor), retail, service, limited animal handling, showrooms, and studios.
  - a. All parking requirements must be met for each use.
  - b. Hours of operation for commercial uses shall be limited to 6 a.m. to 12 a.m.
  - c. No drive-up facilities are allowed.
- (3) *Civic and institutional uses.* Civic and institutional uses are limited to the following: education/academic, library, museums/art galleries, indoor public parks/open space, police service substations, post office customer service facilities, public studios, and performance theaters.

## Zone B

- (1) *Multiple-family dwellings.* (Ord. No. 2475-15, 9-21-2015)

**(c) Accessory uses.**

Accessory uses are as follows:

- (1) Incidental repair or processing which is necessary to conduct a permitted use and not to exceed ten percent of the gross floor area of the associated permitted use.
- (2) Home occupations as regulated by this chapter. (Ord. No. 2624-21, 8-16-21)
- (3) Catering, if accessory to food service, delicatessen, or retail bakery.
- (4) No outdoor uses or storage allowed.
- (5) Solar energy systems. (Ord. No. 2640-22, 1-18-2022)

**(d) Special performance standards.**

- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
- (2) All trash handling and loading areas shall be inside of the building and screened from view.
- (3) Signage shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with the following conditions:
  - a. Pylon signs are prohibited.
  - b. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility.

- c. Pedestrian-scale signs visible from public sidewalks shall be no more than three feet in vertical dimension unless flush with the building wall; and
  - d. Maximum allowable number, sizes and heights of signs shall be regulated by section 36-362, C-2 requirements, except as may be specifically modified by the final PUD.
  - e. Wall signs of non-residential uses shall only be placed on the ground floor, exterior wall of the occupied tenant lease space, and/or a monument sign.
  - f. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:
    - 1. Non-residential wall signs permitted by this section that do not exceed seven percent of the exterior wall area of the ground floor tenant lease space.
    - 2. The sign is located on the exterior wall of the ground floor tenant lease space from which the seven percent sign area was derived.
    - 3. No individual wall sign shall exceed 80 square feet in area.
- (4) Façade. The following façade design guidelines shall be applicable to all ground floor non-residential facades located in Zone A:
- a. For street-facing facades, no more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signage. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.
  - b. Visibility into the space shall be maintained for a minimum depth of three feet. This requirement shall not prohibit the display of merchandise.
- (5) Awnings.
- a. Awnings must be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
  - b. Backlit awnings are prohibited.

(Ord. No. 2471-15, 6-1-2015; Ord. No. 2475-15, 9-21-2015; Ord. No. 2621-21, 7-6-2021; Ord. No. 2624-21, 8-16-21; Ord. No. 2640-22, 1-18-2022)

**Section 36-268-PUD 2****(a) Development plan.**

The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. C1.0 – Cover Sheet
2. C2.0 – Demolition Plan
3. C2.1 – Phase I Erosion Control Plan
4. C2.2 – Phase II Erosion Control Plan
5. C2.3 – Erosion Control Details
6. C3.0 – Site Plan
7. C4.0 – Grading and Drainage Plan
8. C4.1 – P-01 Drainage Plan
9. C4.2 – P-02 Drainage Plan
10. C4.3 – Stormwater Details
11. C5.0 – Utility Plan
12. L100 – Landscape Plan
13. A001 – Site Plan
14. A002 – Floor Plans
15. A003 – Floor Plans
16. A004 – Floor Plans
17. A005 – Floor Plans
18. A006 – Rendering
19. A007 – Elevations
20. A008 – Elevations
21. A009 – Elevations
22. E001 – Exterior Lighting Plan
23. PP2 – Preliminary Plat
24. Final Plat
25. Zoning Map Amendment Exhibit
26. Parking Management Plan

The site shall also conform to the following requirements:

- 1) The property shall be developed with 164 to 176 multiple family dwelling units totaling not more than 228 bedrooms, and not more than 28,250 square feet of commercial space.
- 2) Parking will be provided in parking ramps and adjacent on-street parking bays. Three-hundred forty (340) parking spaces will be provided: 241 spaces for residential units, 66 spaces for commercial uses, and 33 on-street spaces. At least 20 parking spaces on Level P1 will be available for shared parking for employees of the commercial uses and residential guest parking.
- 3) The maximum building height will be 77 feet and six stories tall, plus up to an additional eight feet for the rooftop metal trellis architectural elements.
- 4) The development site shall include a minimum of 12 percent designed outdoor recreation area based on private developable land area.

**(b) Permitted uses.** The following uses are permitted in the PUD 2 district:

- (1) *Multiple family uses.*

(c) **Uses permitted with conditions.** A structure of land in the PUD 2 district may be used for one or more of the following uses if it complies with the conditions specified for the use in this subsection:

(1) *Commercial uses.* Commercial uses limited to the following: bank, food service, grocery store, large item retail, liquor store, medical or dental office, office, private entertainment (indoor), retail, service, showroom, limited animal handling, and studio. These commercial uses shall meet the following conditions:

- a. Commercial uses are limited to the first floor.
- b. Hours of operation, including loading/unloading of deliveries, for commercial uses shall be limited to 6 a.m. to 12 a.m.
- c. In-vehicle sales or service is prohibited.
- d. Restaurants are prohibited.
- e. Outdoor storage is prohibited.

(2) *Civic and institutional uses.* Civic and institutional uses are limited to the following: education/academic, indoor public parks/open space, libraries, museums/art galleries, police service substations, post office customer service facilities, public studios, and performance theaters.

(d) **Accessory uses.** Accessory uses are as follows:

- (1) Parking ramps.
- (2) Incidental repair or processing which is necessary to conduct a permitted use and not to exceed ten percent of the gross floor area of the associated permitted use.
- (3) Home occupations as regulated by this chapter. (Ord. No. 2624-21, 8-16-21)
- (4) Catering, if accessory to a food service, grocery store or retail bakery.
- (5) No outdoor uses or storage allowed.
- (6) Solar energy systems. (Ord. No. 2640-22, 1-18-2022)

(e) **Special performance standards.**

- (1) All general zoning requirements not specifically addressed in this ordinance must be met, including but not limited to outdoor lighting, architectural design, landscaping, and all screening requirements.
- (2) Each commercial tenant space on the ground floor shall have a direct and primary access to the outside of the building that is open during business hours.
- (3) All trash handling and loading areas must be inside of the building and screened from view.
- (4) Signs shall be allowed in conformance with the following conditions:
  - a. Pylon signs are permitted; and
  - b. Maximum allowable number, size and height of signs shall be regulated by Section 36-362 per the MX district regulations.

- (5) Façade. The following design requirements shall be applicable to all ground floor, non-residential facades along Excelsior Boulevard:
- a. Façade Transparency.
    1. The façade shall be primarily transparent materials at the pedestrian level.
    2. No more than 10% of the total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signs. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing view into and out of the interior.
    3. Visibility into the tenant spaces from the exterior windows and doors shall be maintained for a minimum depth of three feet. This requirement shall not prohibit the display of merchandise. Display windows may be used to meet the transparency requirement.
- (6) Awnings.
- a. Awnings must be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
  - b. Backlit awnings are prohibited.
- (7) Use of Sidewalk. A business may use that portion of a sidewalk extending a maximum of five feet from the building wall for the following purposes, provided a six-foot minimum horizontal clearance along Excelsior Boulevard is maintained between obstructions on public sidewalks and provided that all activity is occurring on private property:
- a. Display of merchandise.
  - b. Benches, planters, ornaments, and art.
  - c. Signage, as permitted in the zoning ordinance.
  - d. Dining areas may extend beyond five feet of the building, provided six feet minimum horizontal clearance along Excelsior Boulevard is maintained between the obstructions on the sidewalk. An agreement shall be obtained for any temporary private use of public land for seating upon any public right-of-way or easements.

(Ord. No. 2483-15, 12-14-15; Ord. No. 2621-21, 7-6-2021; Ord. No. 2624-21, 8-16-21; Ord. No. 2640-22, 1-18-2022)

**Section 36-268-PUD 3****(a) Development plan.**

The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. T1.1 – Title Sheet
2. AS1.2 – Architectural Site Plan
3. AS2.1 – Reference Images
4. C1-1 – Existing Conditions
5. C1-2 – Preliminary Plat
6. C1-3 – Preliminary Plat
7. C2-1 – Site Plan
8. C3-1 – Grading Plan
9. C3-2 – Stormwater Pollution Prevention Plan
10. C4-1 – Sanitary & Watermain
11. C4-2 – Storm Sewer
12. C8-1 - Details
13. C8-2 – City Details
14. L1-1 – Landscape Plan
15. L2-1 – Tree Inventory Plan
16. Photometric Plan
17. A1.1 – Floor Plan
18. A1.2 – Floor Plan
19. A1.3 – Floor Plan
20. A1.4 – Floor Plan (Roof)
21. A3.1 – Exterior Elevations
22. A3.2 – Exterior Elevations
23. A3.3 – Exterior Elevations
24. Final Plat
25. Zoning Map Amendment Exhibit
26. Solar Canopy Schematics (Ord. No. 2502-16, 9-6-16)
27. Solar Study (Ord. No. 2502-16, 9-6-16)

The site shall also conform to the following requirements:

- 1) Parking will be provided off-street in a surface lot. A total of 52 spaces will be provided for residential users including five (5) spaces for guest parking.
- 2) The maximum building height shall be 37 feet.
- 3) The development site shall include a minimum of 12 percent designed outdoor recreation area based on private developable land area.

**(b) Permitted uses.**

- (1) Multiple-family dwelling.
- (2) Parks/open space.

**(c) Accessory uses.**

Accessory uses are as follows:

- (1) Private garages and parking lots.
- (2) Private swimming pool in conformance with section 36-73.
- (3) Service and retail facilities intended for use of residents not to exceed ten percent of the gross floor area of the development.
- (4) Property management or rental office provided that it does not occupy more than ten percent of the gross floor area.
- (5) Gardening and other horticultural uses.
- (6) Solar panels.
  - a. Rooftop of building mounted systems
    1. Roof or building mounted solar systems shall not exceed the maximum allowed height in the PUD zoning district.
  - b. Ground or accessory structure mounted solar systems.
    1. The height of a ground or accessory structure mounted solar system, measured when oriented at maximum design tilt, shall not exceed 15 feet.
    2. Ground or accessory structure mounted solar systems shall have a minimum setback of 7 feet from the south property line, 46 feet from the west property line and shall be subject to the principal building setbacks along the north and east property lines.

(Ord. No. 2502-16, 9-6-16)

- (7) Decorative landscape features including but not limited to pools, arbors and terraces.
- (8) No outdoor uses or storage allowed.
- (9) Solar energy systems. (Ord. No. 2640-22, 1-18-2022)

**(d) Special performance standards.**

- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
- (2) All trash handling and loading areas shall be screened from view by a masonry wall no taller than six feet in height and constructed out of a material compatible with the principal buildings.
- (3) Signs shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with this Chapter and the sign area and height regulations for the R-4 Multiple-Family Residence zoning district.

(Ord. No. 2481-15, 11-2-2015; Ord. No. 2502-16, 9-6-16; Ord. No. 2640-22, 1-18-2022)



**Section 36-268-PUD 4.****(a) Development plan.**

The site shall be developed, used, and maintained in conformance with the following:

Final PUD signed Official Exhibits:

1. C100 – Site Conditions After Phases 1 & 2 With Demolition Plan
2. C200 – Proposed Site Plan
3. C300 – Storm Drainage and Grading Plan
4. C400 – Utility Plan
5. C500 – Erosion Control Plan
6. C600 – Storm Water and Erosion Control Details
7. E002 – Electrical Site Plan
8. A101 – Parking Garage Level, First Floor Plan
9. A201 – Exterior Elevations
10. A202 – Exterior Elevations
12. A901 – 3D Views
13. L000 – Tree Inventory
14. L001 – Tree Mitigation Plan
15. L100 – Landscape Plan
16. L101 – Landscape Details and Notes
17. PH-3 – Phasing Plan
18. Designed Outdoor Recreation Area Calculation Exhibit
19. Zoning Map Amendment Exhibit
20. Temporary Off-Site Parking Plan

The site shall also conform to the following requirements:

- (1) The property shall be developed with 126 rooms, approximately 1,700 square feet of meeting space, and approximately 3,620 square feet of hotel/restaurant/lounge area.
- (2) Parking will be provided both on-site and off-site. The on-site parking will contain twenty-seven (27) underground spaces and fifty-two (52) surface spaces. Off-site parking will include one-hundred ten (110) parking spaces in an above ground ramp located on Outlot A. Parking will total one-hundred-eighty-nine (189) parking spaces.
- (3) The maximum building height shall not exceed 84 feet and six stories.
- (4) The development site shall provide 1,416 square feet of Designated Outdoor Recreation Area (DORA) on a rooftop deck.

**(b) Permitted uses.**

- (1) *Hotel/motel.* The conditions are as follows: Building heights shall be limited to six stories or 84 feet.

**(c) Accessory uses.** Accessory uses are as follows:

- (1) Bar, if accessory to a hotel and in compliance with city liquor licensing requirements.
- (2) Parking lots.
- (3) Parking ramps utilizing the same exterior facing materials as the principal buildings.
- (4) Public transit stops/shelters.

- (5) Food Service
  - a. Service space is limited to space designated in Site Plan.
- (6) Outdoor seating, public address (PA) system prohibited.
- (7) No outdoor storage allowed.
- (8) Solar energy systems. (Ord. 2640-22, 1-18-2022)
- (d) Special performance standards.**
  - (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
  - (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be located within the building and screened from view.
  - (3) Signage shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with the following conditions:
    - a. Pylon signs are not permitted.
    - b. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian/bicycle or automobile circulation and visibility.
    - c. Pedestrian-scale signs visible from public sidewalks shall be no more than three feet in vertical dimension unless flush with the building wall; and
    - d. Maximum allowable number, sizes and heights of signs shall be regulated by Section 36-362, C-2 requirements, except as may be specifically modified by the final PUD.
  - (4) Façade. The following façade design guidelines shall be applicable to all ground floor non-residential facades:
    - a. For street-facing facades, no more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signage. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.
    - b. Visibility into the space shall be maintained for a minimum depth of three feet. This requirement shall not prohibit the display of merchandise.
  - (5) Awnings.
    - a. Awnings must be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
    - b. Backlit awnings are prohibited.

(Ordinance No. 2488-16, 4-4-16; Ord. No. 2502-16, 9-6-16; Ord. No. 2640-22, 1-18-2022)

**Section 36-268-PUD 5.****(a) Development plan.**

The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. T1.1 – Title Sheet
2. AS1.3 – Architectural Site Plan
3. Sheet 1 – Survey
4. C1-1 – Existing Conditions/Survey
5. C1-2 – Preliminary Plat (existing conditions)
6. C1-3 – Preliminary Plat
7. C2-1 – Site Plan
8. C3-1 – Grading Plan
9. C3-2 – Stormwater Pollution Prevention Plan
10. C4-1 – Sanitary & Watermain
11. C4-2 – Storm Sewer
12. C8-1 – Details
13. C8-2 – City Details
14. L1-1 – Landscape Plan
15. L2-1 – Tree Inventory Plan
16. A1.0 – First & Second Level Floor Plans
17. A1.1 – Level 3 Floor & Roof Plan
18. A3.0 – Exterior Elevations
19. A3.4 – Exterior Elevations
20. Site Lighting Photometric Plan
21. Final Plat
22. Zoning Map Amendment Exhibit
23. Solar Canopy Details (Ord. No. 2503-16, 9-6-16)
24. Solar Study (Ord. No. 2503-16, 9-6-16)

The site shall also conform to the following requirements:

- (1) The property shall be developed with up to 27 multiple family dwelling units totaling no more than 43 bedrooms.
- (2) A total of forty-three (43) off-street parking spaces shall be provided in a surface lot.
- (3) The maximum building height shall be 36.5 feet and three stories.
- (4) A minimum of 12 percent of the lot shall be developed as a designed outdoor recreation area.

**(b) Permitted uses.**

- (1) Multiple-family dwelling.
- (2) Parks/open space.

**(c) Accessory uses.** Accessory uses are as follows:

- (1) Private garages and parking lots.
- (2) Private swimming pool in conformance with Section 36-73.
- (3) Service and retail facilities intended for use of residents not to exceed ten percent of the gross floor area of the development.

- (4) Property management or rental office provided that it does not occupy more than ten percent of the gross floor area.
- (5) Gardening and other horticultural uses.
- (6) Solar panels.
  - a. Rooftop of building mounted systems.
    - i. Roof or building mounted solar systems shall not exceed the maximum allowed height in the PUD zoning district.
  - b. Ground or accessory structure mounted solar systems.
    - i. The height of a ground or accessory structure mounted solar system, measured when oriented at maximum design tilt, shall not exceed 15 feet.
    - ii. Ground or accessory structure mounted solar systems shall have a minimum setback of 8 feet from the north property line, 5 feet from the east property line, 46 feet from the south property line and shall be subject to the principal building setbacks along the west property line.

(Ord. No. 2503-16, 9-6-16)

- (7) Decorative landscape features including but not limited to fountains, arbor pools and pergolas.
- (8) Home occupations as regulated by this chapter. (Ord. No. 2624-21, 8-16-21)
- (9) No outdoor uses or storage allowed.
- (10) Solar energy systems. (Ord. No. 2640-22, 1-18-2022)

**(d) Special performance standards.**

- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
- (2) All trash handling and loading areas shall be screened from view by a masonry wall no taller than six feet in height and constructed out of a material compatible with the principal buildings.
- (3) Signs shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with this Chapter and the sign area and height regulations for the R-4 Multiple-Family Residence zoning district.

(Ord. No. 2489-16, 4-4-16; Ord. No. 2503-16, 9-6-16; Ord. No. 2624-21, 8-16-21; Ord. No. 2640-22, 1-18-2022)

**Section 36-268-PUD 6.****(a) Development plan.**

The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. C100-C102 – Survey
2. C101 – Proposed Site Plan
3. C200 – Erosion Control Plan
4. C300 – Site Plan
5. C301 – Final Phasing Plan
6. C400 – Grading Plan
7. C500 – Utility Plan
8. E100 – Photometric Plan
9. L100 – Landscape Site Plan
10. L101 – DORA Requirements
11. L200 – Layout Plan
12. L400 – Planting Plan
13. L500 – Planting Detail Sheet
14. A050 – Architectural Site Plan
15. A100 – Floor Plan – Level 1
16. A101 – Floor Plan – Level 2
17. A102 – Floor Plan – Level 3 & 4 (Typ. Multi)
18. A103 – Floor Plan – Level 5-10 (Typ. Single)
19. A104 – Floor Plan – Level 11
20. A105 – Floor Plan – Level 12 (Penthouse)
21. A120 – Roof Plan
22. A150 – Floor Plan - Loading Dock
23. A300 – Exterior Elevation - South
24. A301 – Exterior Elevation - West
25. A302 – Exterior Elevation - North
26. A303 – Exterior Elevation – East
27. Preliminary Plat
28. Final Plat
29. 10 West End AUAR Memorandum
30. Travel Demand Management Plan
31. Zoning Map Amendment Exhibit
32. Parking Easement for Phase III Hotel

The site shall also conform to the following requirements:

- (1) The property shall be developed with 332,600 square feet of building space.
- (2) Parking shall be provided on-site. The parking structure located on Lot 2, Block 1, Central Park West P.U.D. 121 Second Addition will provide at least 1,214 parking stalls. One-hundred-ten of these stalls shall be shared with Phase III of Central Park West (PUD-4).
- (3) The maximum building height shall not exceed 175 feet and eleven stories, excluding mechanical penthouse.

- (4) The development site shall provide Designated Outdoor Recreation Area (DORA) through access to the outdoor amenity decks located on each floor, and through shared outdoor space on site.

**(b) Permitted uses.**

- (1) Office. The conditions are as follows: Building heights shall be limited to eleven stories or 173 feet.
- (2) Retail. The conditions are as follows:
  - a. No single use retail establishment over 20,000 square feet is permitted. The retail facility shall be permitted only as a part of a larger development on a single parcel which contains at least one other permitted principal use or as a part of a mixed-use PUD.
  - b. Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
  - c. All refuse shall meet the requirements of chapter 22 regulating refuse.
- (3) Restaurants without intoxicating liquor license. The conditions are as follows:
  - a. This use shall be permitted as part of a larger development which contains at least one other principal use or as part of a PUD.
  - b. These uses shall not result in any exterior building modifications, including truck docks or freestanding signage, overnight truck parking or similar features.
  - c. Retail uses shall be integrated with other principal land uses which are within the O district and shall not exceed ten percent of the gross floor area of the building.
  - d. If there is a wine and/or beer license, the following additional conditions shall apply:
    - i. There shall be no separate bar area within the restaurant.
    - ii. If the conditions in subsections (c)(15) a.--(c)(15) e. of this section are not met, a restaurant with a wine and/or beer license may apply for a major amendment to a Planned Unit Development under section 36-194(d)(4), provided that the parking requirements for a restaurant with intoxicating liquor license are met.

**(c) Accessory uses.** Permitted accessory uses are as follows:

- (1) Parking lots.
- (2) Parking structures. Facades that are visible from off-site shall display and integration of building materials, building form, textures, architectural motifs, and building colors with principal building.
- (3) Public transit stops/shelters.
- (4) Outdoor seating, public address (PA) systems are prohibited.
- (5) No outdoor storage allowed.
- (6) Solar energy systems. (Ord. No. 2640-22, 1-18-2022)

**(d) Special performance standards.**

- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
- (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. City strongly encourages all new developments to have on-site organic recycling, Garbage/recycling rooms should be sized to allow for organics recycling. All trash handling and loading areas shall be screened from view within a waste enclosure.
- (3) Signage shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with the following conditions:
  - a. Pylon signs are not permitted.
  - b. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian/bicycle or automobile circulation and visibility.
  - c. Maximum allowable number, sizes and heights of signs shall be regulated by Section 36-362, O-Office requirements.
- (4) Façade. The following façade design guidelines shall be applicable to ground floor north, south, and west side facades.
  - a. For street-facing facades, no more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signage. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.
  - b. Visibility into the space shall be maintained for a minimum depth of three feet. This requirement shall not prohibit the display of merchandise.
- (5) Awnings.
  - a. Awnings must be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
  - b. Backlit awnings are prohibited.

(Ord. No. 2501-16, 9-6-16; Ord. No. 2640-22, 1-18-2022)

**Section 36-268 PUD 7.****(a) Development plan.**

The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. G000P – Cover Sheet
2. C0.1 – Site Survey
3. C1.0 – Removals Plan
4. C2.0 – Site Plan
5. C2.1 – Alley Plan and Profile
6. C3.0 – Grading Plan
7. C3.1 – Grading Plan Interim
8. C4.0 – Utility Plan
9. C5.0 – Civil Details
10. C5.1 – Civil Details
11. C5.2 – Civil Details
12. SW1.0 – SWPPP – Existing Conditions
13. SW1.1 – SWPPP – Proposed Conditions
14. SW1.2 – SWPPP – Narrative and Details
15. SW1.3 – SWPPP – Attachments
16. SW1.4 – SWPPP – Attachments
17. LS100 – Tree Preservation and Replacement Plan
18. LS300 – Site Landscape Plan
19. L400 – Reference Plan
20. L401 – Layout Plan
21. L500 – Planting Details
22. G000 – Cover Sheet
23. A100P – Floor Plan – Level 1
24. A110P – Floor Plan – Level 1
25. A120P – Floor Plan – Level 2-4
26. A150P – Floor Plan – Level 5
27. A160P – Roof Plan
28. A200P – Exterior Elevations
29. A201P – Exterior Elevations
30. AS100P – Architectural Site Plan
31. A300P – Building Sections
32. Site Lighting Photometric Plan
33. Zoning Map Amendment Exhibit
34. Preliminary Plat
35. Final Plat
36. Traffic Study
37. Parking Management Plan
38. Parking Agreement

(Ord. No. 2517-17, 5-1-17)

The site shall also conform to the following requirements:

- (1) The property shall be developed with 112 residential units and 12,040 square feet of ground floor commercial space. (Ord. No. 2517-17, 5-1-17)



- (2) At least 202 off-street parking spaces shall be provided. At least 16 on-street parallel parking and loading spaces shall be installed adjacent to the site. An off-street parking management plan shall be approved by the city and managed by the property owner, with the goal of avoiding spill over parking into surrounding streets in the neighborhood and maximizing the benefits of mixed-use development and shared parking. At least 10% of the parking shall be permitted for use as guest parking. (Ord. No. 2517-17, 5-1-17)
- (3) The maximum building height shall not exceed 67 feet and five stories.
- (4) The development site shall include a minimum of 17.7% percent designed outdoor recreation area based on private developable land area.

**(b) Permitted uses.**

- (1) Multiple-family dwellings. Uses associated with the multiple-family dwellings, including, but not limited to, the residential office, fitness facility, mail room, assembly rooms or general amenity space are limited to a maximum of 40% of the building first floor.
- (2) Commercial uses. Commercial uses are only permitted on the first floor, and are limited to the following: medical office, office, private entertainment (indoor), retail, service, showrooms, limited animal handling, and studios.
  - a. All parking requirements shall be met for each use.
  - b. Hours of operation for commercial uses shall be limited to 6 a.m. to 12 a.m. including commercial deliveries.
  - c. Each commercial tenant space on the first floor shall have a direct and primary access to the outside of the building on the north building elevation that is open during business hours.
  - d. In vehicle sales is prohibited.
  - e. Restaurants are prohibited.

(Ord. No. 2517-17, 5-1-17; Ord. No. 2621-21, 7-6-2021)

- (3) Civic and institutional uses. Civic and institutional uses are limited to the following: education/academic, library, museums/art galleries, indoor public parks/open space, police service substations, post office customer service facilities, public studios, and performance theaters.

**(c) Accessory uses.** Accessory uses are as follows:

- (1) Incidental repair or processing which is necessary to conduct a permitted use and not to exceed ten percent of the gross floor area of the associated permitted use.
- (2) Home occupations as regulated by this chapter. (Ord. No. 2624-21, 8-16-21)
- (3) Catering, if accessory to food service, delicatessen, or retail bakery.
- (4) Gardens.
- (5) Parking lots.
- (6) Public transit stops/shelters.
- (7) Outdoor seating, public address (PA) systems are prohibited.
- (8) Outdoor uses and outdoor storage are prohibited.
- (9) Solar energy systems (Ord. No. 2640-22, 1-18-2022)

**(d) Special performance standards.**

- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
- (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.
- (3) Signage shall be allowed in conformance with the MX- Mixed Use District requirements found in the sign code.
- (4) Façade. The following façade design guidelines shall be applicable to all ground floor non-residential facades:
  - a. For street-facing facades, no more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signage. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.
  - b. Visibility into the space shall be maintained for a minimum depth of three feet. This requirement shall not prohibit the display of merchandise.
- (5) Awnings.
  - a. Awnings must be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
  - b. Backlit awnings are prohibited.

(Ord. No. 2500-16, 9-6-16; Ord. No. 2517-17, 5-1-17; Ord. No. 2621-21, 7-6-2021; Ord. No. 2624-21, 8-16-2021; Ord. No. 2640-22, 1-18-2022)

**Section 36-268-PUD 8.****(a) Development plan.**

The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. C0.0– Title Sheet
2. C0.1 – Site Survey
3. C0.2 – Preliminary Plat
4. C0.3 – Final Plat
5. C1.0 – Removals Plan
6. C2.0 – Site Plan
7. C2.1 – Green Roof Layout & Landscape Plan
8. C2.2 – Rooftop Green Roof Layout & Landscape Plan
9. C3.0 – Grading Plan
10. C4.0 – Utility Plan
11. C5.0 – Civil Details
12. C5.1 – Civil Details
13. C5.2 – Civil Details
14. L1.0 – Landscape Plan
15. LT1.0 – Lighting Plan
16. LT1.1 – Lighting Specifications
17. A010 – Floor Plan – Level (-1) & 1
18. A011 – Floor Plan – Level 2 & 3
19. A012 – Floor Plan – Level 4 & 5
20. A013 – Floor Plan – Roof
21. A200 – Exterior Elevations
22. A201 – Exterior Elevations
23. Shadow Study
24. Front Perspective 1
25. Front Perspective 2
26. Rear Perspective
27. Exterior Vignettes
28. Parking Management Plan

The site shall also conform to the following requirements:

- (1) The property shall be developed with 70 residential units and a minimum of 4,393 square feet of ground floor commercial space.
- (2) At least 118 off-street parking spaces shall be constructed. At least nine (9) public on-street parallel parking spaces shall be constructed on 36<sup>th</sup> Street West and one public on-street loading bay shall be installed adjacent to the site.
- (3) The maximum building height shall not exceed 69 feet and five stories.
- (4) The development site shall include a minimum of 12 percent designed outdoor recreation area based on private developable land area.

(Ordinance No. 2522-17, 10-2-17)

**(b) Permitted with conditions.**

- (1) Multiple family dwellings. The conditions are as follows:
  - a. Multiple-family dwellings are permitted on all floors of the building.
  - b. Residential units are limited to a maximum of 35 percent of the ground floor area of the building.
  - c. Multiple-family dwellings shall not exceed 40 percent of building frontage along 36<sup>th</sup> Street West.
  - d. Uses associated with the multiple-family dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly rooms or general amenity space are limited to a maximum of 45 percent of the ground floor area of the building.
- (2) Commercial uses. Commercial uses are only permitted on the first floor, and are limited to coffee shops, office, private entertainment (indoor), retail, service, showrooms, limited animal handling, and studios. The conditions are as follows:
  - a. All parking requirements must be met for each use.
  - b. Hours of operation shall be limited to 6 a.m. to 12 a.m.
  - c. Restaurants are prohibited.
  - d. In vehicle sales is prohibited.

**(c) Accessory uses.** Accessory uses are as follows:

- (1) Incidental repair or processing which is necessary to conduct a permitted use and not to exceed ten percent of the gross floor area of the associated permitted use.
- (2) Home occupations as regulated by this chapter. (Ord. No. 2624-21, 8-16-2021)
- (3) Catering, if accessory to food service, delicatessen, or retail bakery.
- (4) Gardens.
- (5) Parking lots.
- (6) Outdoor seating, public address (PA) systems are prohibited.
- (7) No outdoor uses or storage allowed.
- (8) Solar energy systems. (Ord. No. 2640-22, 1-18-2022)

**(d) Special performance standards.**

- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to, outdoor lighting, architectural design, landscaping, parking, and screening requirements.
- (2) Each commercial, civic, or institutional tenant space on the ground floor shall have a direct and primary access to and from the 36th Street (north) building façade and the access shall remain open during business hours.
- (3) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.
- (4) Signage shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with the following conditions:

- a. Pylon signs are prohibited.
  - b. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility.
  - c. Maximum allowable number, sizes, heights, and yards for signs shall be regulated by section 36-362, MX requirements.
  - d. Wall signs of non-residential uses shall only be placed on the ground floor and exterior walls of the occupied tenant lease space, and/or a monument sign.
  - e. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:
    - i. Non-residential wall signs permitted by this section that do not exceed seven percent of the exterior wall area of the ground floor tenant lease space.
    - ii. The sign is located on the exterior wall of the ground floor tenant lease space from which the seven percent sign area was derived.
    - iii. No individual wall sign shall exceed 80 square feet in area.
- (5) Façade. The following façade design guidelines shall be applicable to all ground floor non-residential street-facing facades:
- a. Minimum ground floor transparency shall be 65% at the pedestrian level.
  - b. No more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signs. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.
  - c. Active permitted uses, not including storage areas or utility closets, shall be maintained for a minimum depth of 15 feet.
  - d. Visibility into the space shall be maintained for a minimum depth of ten feet. This requirement shall not prohibit the display of merchandise.
- (6) Awnings.
- a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
  - b. Backlit awnings are prohibited.

(Ord. No. 2515-17, 3-20-17; Ord. No. 2621-21, 7-6-2021; Ord. No. 2624-21, 8-16-2021; Ord. No. 2640-22, 1-18-2022)

**Section 36-268-PUD 9.****(a) Development plan.**

The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. PUD Exhibit
2. G001 – Cover Sheet
3. G002 – Legend
4. G003 – General Notes
5. C001 – Existing Conditions and Removals
6. C003 – Tree Removals and Preservation Plan
7. C101 – Site Plan – Overall
8. C102 – Site Plan Northwest
9. C103 – Site Plan Northeast
10. C201 – Temporary Erosion Control Plan
11. C301 – Grading and Drainage Plan – Overall
12. C401 – Sanitary Sewer and Watermain
13. C402 – Storm Sewer Plan
14. C801 – Site Details
15. C802 – Site Details
16. C901 – City Std Utility Plates
17. C902 – City Std Utility Plates
18. C903 – City Std Utility Plates
19. C904 – City Std Erosion Control Plates
20. C1001 – MNDOT Std Ped Curb Ramp Details
21. C1002 – MNDOT Std Ped Curb Ramp Details
22. L101 – Planting Plan – Overall
23. L102 – Planting Plan – Northwest
24. L103 – Planting Plan – Northeast
25. L801 – Planting Details
26. V101 – Preliminary Plat
27. V102 – Preliminary Plat
28. V103 – Preliminary Plat
29. E101 – Electrical Site Plan – Overall
30. S001 – Site Plan
31. A101 – North Building Floor Plans
32. A102 – North Building Floor Plans
33. A103 – North Building Floor Plans
34. A104 – North Building Floor Plans
35. A105 – North Building Floor Plans
36. A106 – North Building Elevations
37. A107 – North Building Illustrative Elevations
38. A301 – E-Generation Floor Plans
39. A302 – E-Generation Roof Plan
40. A303 – E-Generation Elevations
41. A501 – Illustrative Sections
42. A502 – Sections
43. PLACE – Envelope Proposals
44. PLACE – Sustainability Proposals
45. PLACE – Proof of Parking

- 46. PLACE – Lighting Proposals
- 47. PLACE – Parking Requirements
- 48. PLACE – Mobility Plan (Travel Demand Management Plan)

The site shall also conform to the following requirements:

- (1) The property shall be divided into two zones, as indicated on PUD Exhibit of the Official Exhibits. The zones shall be established by dividing the site into “Site A – E-Gen”, and “Site B – North”.
- (2) Parking will be provided off-street in a surface lot, on-street, and in structured parking. The property shall be developed with 217 residential units, including 18 live/work units, a minimum of 5,000 square feet of ground floor commercial space, 0.88 acres of urban forest, an e-generation energy facility, and a greenhouse.  

Parking will be provided off-street in a surface lot, on-street parallel parking, and structured parking. A total of two-hundred fourteen (214) parking spaces will be provided: 202 spaces for residential units or 0.93 spaces per dwelling unit, 7 spaces for non-residential uses and 5 spaces for shared cars. An additional 55 spaces are required as a proof of parking as indicated on Sheet 45 of the Official Exhibits. Parking requirements are provided based on Sheet 47 of the Official Exhibits.
- (3) The maximum height for Site A – E-Gen shall not exceed 33 feet for the building, and 40 feet for the flue. The maximum building height for Site B – North shall not exceed 61 feet and five stories and 78 feet for the helical wind turbine.
- (4) The development site shall include a minimum of 12 percent designed outdoor recreation area based on private developable land area.
- (5) The development shall incorporate a Travel Demand Management (TDM) plan. The details of the TDM plan shall be included in the planning development contract or as an exhibit thereto and amendments shall require city approval. The activities performed as specified in the TDM plan shall be reported to the city annually until December 31, 2024, and upon request by the city after that date.

**(b) Site A – E-Gen**

- (1) Permitted.
  - a. Greenhouse
- (2) Permitted with conditions:
  - a. Anaerobic digester. Anaerobic digesters shall be permitted only as part of a larger development which contains at least one other principal use, and where electricity and bio-gas produced by the digester is used primarily by the larger development.
    - i. Organic material, as defined in the Zoning Code, is the only input allowed.
    - ii. No more than 3,000 tons of organic material shall be processed per year.
    - iii. The digester system associated equipment and operations must occur completely within a negative-pressure building.
    - iv. Organic material shall be deposited from the delivery vehicle directly into an enclosed container integrated with the digester system.

- v. Sorting of material must occur in an enclosed container integrated with the digester system.
- vi. Odor controlling devices shall be used to prevent odors from being detectable outside of the building containing the digester system.
- vii. Flaring of bio-gas is only allowed to burn excess gas and shall not be visible from off-site.
- viii. No outdoor storage is allowed.
- ix. Retail distribution of compressed natural gas is not allowed.
- x. All necessary permits relating to items such as: emissions, solid waste processing, energy production, industrial wastewater, and storm water must be obtained from the appropriate agencies.
- xi. All necessary contracts or agreements with material providers and utility companies must be submitted to the City prior to the issuance of a building permit.

(3) Accessory uses.

- a. Parking lots.
- b. Outdoor seating, with the following conditions:
  - i. No speakers or other electronic devices which emit sound are permitted outside of the principal structure if the use is located within 500 feet of a residential use.
  - ii. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. if located within 500 feet of a residential use.
- c. Outdoor uses and outdoor storage are prohibited.
- d. Solar energy systems. (Ord. 2640-22, 1-18-22)

(c) **Site B – North**

(1) Permitted with conditions:

- a. *Multiple-family dwellings*. Uses associated with the multiple-family dwellings, including, but not limited to the residential office, fitness facility, mail room, assembly rooms or general amenity space.
- b. *Live-work Type I*.
  - i. All material or equipment shall be stored within an enclosed structure.
  - ii. Operation of the home occupation is not apparent from the public right-of-way.
  - iii. The activity does not involve warehousing, distribution or retail sales of merchandise produced off the site.
  - iv. No person is employed at the residence who does not legally reside in the home.
  - v. No light or vibration originating from the business operation is discernible at the property line.
  - vi. Only equipment, machinery and materials which are normally found in the home are used in the conduct of the home occupation.



- vii. No more than one non-illuminated wall sign limited to two square feet in area is used to identify the home occupation.
  - viii. Space within the dwelling devoted to the home occupation does not exceed one room or forty-five (45) percent of the floor area, whichever is greater.
  - ix. No portion of the home occupation is permitted within any attached or detached accessory building.
  - x. The structure housing the home occupation conforms to the building code; and in the case where the home occupation is day care or if there are any customers or students, the home occupation has received a certificate of occupancy.
- c. *Commercial uses.* Commercial uses are only permitted on the first floor, and are limited to the following: coffee shops, office, private entertainment (indoor), retail shops, service, showrooms, and studios.
- i. All parking requirements must be met for each use per Sheet 62 of the Official Exhibits.
  - ii. Hours of operation for commercial uses shall be limited to 6 a.m. to 12 a.m.
  - iii. Restaurants are prohibited.
  - iv. In vehicle sales is prohibited.
- d. *Civic and institutional uses.* Civic and institutional uses are limited to the following: education/academic, library, museums/art galleries, indoor public parks/open space, police service substations, post office customer service facilities, public studios, and performance theaters.
- (2) Accessory uses:
- a. Incidental repair or processing which is necessary to conduct a permitted use and not to exceed ten percent of the gross floor area of the associated permitted use.
  - b. Home occupations as regulated by this chapter.
    - i. Except family day care is prohibited.
  - c. Catering, if accessory to food service, delicatessen, or retail bakery.
  - d. Gardens.
  - e. Parking lots.
  - f. Outdoor seating, with the following conditions:
    - i. No speakers or other electronic devices which emit sound are permitted outside of the principal structure if the use is located within 500 feet of a residential use.
    - ii. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. if located within 500 feet of a residential use.
  - g. No outdoor uses or storage allowed.
  - h. Solar energy systems. (Ord. No. 2640-22, 1-18-22)

- (3) Wind Energy Conversion Systems (WECS), with the following conditions:
- a. Wind turbines shall be of the helical type.
  - b. Helical wind turbines shall meet the following design requirements:
    - i. One WECS shall be allowed per lot.
    - ii. The WECS unit shall not exceed 17 feet in height, and shall not exceed 79 feet overall, including the building height when attached to the roof of a building.
    - iii. The fall zone shall be completely within the property lines of the lot within which the WECS is located.
    - iv. Minimize visual impact. WECS design and location shall minimize visual impact.
    - v. Color and finish. All WECS shall be white, grey, black or another non-obtrusive color. Blades may be black in order to facilitate deicing. Finishes shall be matt or non-reflective.
    - vi. Tower lighting. WECS shall not be artificially lighted, except as specified herein and to the extent required by the FAA or other federal or state law or regulation that preempts local regulations.
    - vii. Signs and displays. The use of any portion of a WECS for displaying flags and signs, other than warning or equipment information signs, is prohibited.
    - viii. Associated equipment. Ground equipment associated with a WECS shall be housed in a structure. Structures housing equipment shall meet the architectural design standards of the Zoning Ordinance. Control wiring and powerlines shall be wireless or underground.
    - ix. Braking system required. All WECS shall have an automatic braking, governing, or feathering system to prevent uncontrolled rotation, over speeding and excessive pressure on the structure, rotor blades and turbine components.
    - x. Design height. The applicant shall provide evidence that the proposed height of the WECS does not exceed the height recommended by the manufacturer or distributor of the system.
    - xi. Interconnection agreement. The applicant shall provide a copy of the utility notification requirements for interconnection, unless the applicant intends, and so states on the application, that the system will not be connected to the electricity grid.
    - xii. Technology standards. WECS must meet the minimum standards of a WECS certification program recognized by the American Wind Energy Association, such as AWEA's Small Wind Turbine Performance and Safety Standard, the Emerging Technologies program of the California Energy Commission, or other 3rd party standards acceptable to the City.

- xiii. Noise. Audible sound due to wind energy system operations shall comply with the standards governing noise contained in the City of St. Louis Park Code of Ordinances.
- xiv. If the WECS remains nonfunctional or inoperative for a continuous period of one year, the system shall be deemed abandoned and shall constitute a public nuisance. The owner shall remove the abandoned system at their expense after a demolition permit has been obtained. Removal includes the entire structure including foundations to below natural grade and transmission equipment.

**(d) Special performance standards.**

- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
- (2) The site is exempt from the shadowing requirements specified in Section 36-366(b)(1)g of the zoning ordinance.
- (3) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.
- (4) Signs shall be allowed in conformance with the approved redevelopment plan or final PUD site plan and development agreement in accordance with the following conditions:
  - a. Pylon signs are prohibited.
  - b. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility.
  - c. Maximum allowable number, sizes, heights, and yards for signs shall be regulated by section 36-362, MX requirements.
  - d. Wall signs of non-residential uses shall only be placed on the ground floor and exterior walls of the occupied tenant lease space, and/or a monument sign.
  - e. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:
    - i. Non-residential wall signs permitted by this section that do not exceed seven percent of the exterior wall area of the ground floor tenant lease space.
    - ii. The sign is located on the exterior wall of the ground floor tenant lease space from which the seven percent sign area was derived.
    - iii. No individual wall sign shall exceed 100 square feet in area.

- (5) Façade.
  - a. Fibrous cement, high performance brick veneer with rain screen cladding systems, and vertically integrated photovoltaic panels shall be considered Class I Materials.
- (6) Awnings.
  - a. Awnings must be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
  - b. Backlit awnings are prohibited.

(Ord. No. 2518-17, 5-1-17; Ord. No. 2615-21, 6-21-2021; Ord. No. 2624-21, 8-16-2021; Ord. No. 2640-22, 1-18-22)

**Section 36-268-PUD 10.****(a) Development plan.**

The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. Site Plans
2. Landscaping Plans
3. Lighting Plans
4. Grading Plans
5. Building Plans
6. Storm Water Plans
7. Utility Plans
8. Survey
9. The site shall also conform to the following requirements:
  - a. A minimum of 1,695 parking spaces shall be provided on-site.
  - b. The maximum building height shall be 40 feet.

**(b) Permitted uses.** The following uses are permitted uses in PUD 10:

- (1) Shopping Center. The shopping center shall be limited to the following uses:
  - a. Office.
  - b. Medical or dental office.
  - c. Adult day care.
  - d. Group day care/nursery school.
  - e. Bank.
  - f. Food service.
  - g. Private entertainment (indoor).
  - h. Retail.
  - i. Liquor store.
  - j. Service.
  - k. Showroom.
  - l. Studios.
  - m. Restaurants with or without intoxicating liquor.
  - n. Museum.
  - o. Police service substation.
  - p. Post office.
  - q. Animal handling, limited.

**(c) Accessory uses.** The following uses shall be permitted accessory uses in PUD 10:

- (1) Incidental repair or processing which is necessary to conduct a permitted use and does not exceed ten percent of the gross floor area of the associated permitted use.
- (2) Catering, if accessory to food service, delicatessen, or retail bakery.
- (3) Food service.
- (5) Outdoor seating and service of food and beverages with the following conditions:
  - a. No speakers or other electronic devices which emit sound are permitted outside of the principal structure if the use is located within 500 feet of a residential use.

- b. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m. if located within 500 feet of a residential use.
- (6) In-vehicle sales or service, limited to restaurants, banks, and pharmacies.
- a. Drive-through facilities and stacking areas shall not be located within 100 feet of any parcel that is zoned residential and used or subdivided for residential use, or has an occupied institutional building, including but not limited to schools, religious institutions, and community centers, unless the entire facility and stacking areas are separated from the lot in an R district by a building wall.
  - b. Stacking shall be provided for six cars per customer service point and shall comply with all yard requirements.
  - c. This use shall only be permitted when it can be demonstrated that the operation will not have a significant adverse effect on the existing level of service on adjacent streets and intersections.
  - d. The drive-through facility shall be designed so it does not impede traffic or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian or vehicular conflicts.
  - e. Access shall be to a roadway identified in the comprehensive plan as a collector or arterial or shall be otherwise located so that access can be provided without generating significant traffic on local residential streets.
  - f. Any canopy constructed as part of this use shall be compatible with the architectural design and materials of the principal structure.
  - g. The use is in conformance with the comprehensive plan including any provisions of the redevelopment chapter and the plan by neighborhood policies for the neighborhood in which it is located, and conditions of approval may be added as a means of satisfying this requirement.
- (7) Solar energy systems. (Ord. 2640-22, 1-18-22)

**(d) Special performance standards.**

- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
- (2) Signage shall be subject to the regulations found in Section 36-362 pertaining to signs. PUD 10 shall be subject to the C-2 regulations with the following clarifications and modifications:
  - a. The maximum sign area shall be increased by 240 square feet with the condition that the additional signage be used in its entirety for a free-standing sign located at the corner of Highway 7 and Texas Ave S. The sign shall be double sided, and not exceed 120 square feet per side.
- (3) Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited. Backlit awnings are prohibited.

(Ord. No. 2520-17, 5-15-17; Ord. No. 2621-21, 7-6-2021; Ord. No. 2637-21, 12-6-2021; Ord. No. 2640-22, 1-18-22; Ord. No. 2651-22, 6-20-22)

**Section 36-268-PUD 11.****(a) Development plan.**

The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. A1-0 Parking Level – P1
2. A1-1 Levels 1-2
3. A1-2 Levels 3-6
4. A3-0 Elevations
5. AP1-1 Area Plan – P1 and Level 1
6. AP1-2 Area Plan – Levels 2 & 3-5
7. AP1-6 Area Plan – Level 6
8. AS0.00 Alta Survey
9. C0.00 Cover Sheet
10. C0.01 Removals Plan
11. C0.02 Fire Plan
12. C0.03 Site Plan
13. C0.04 Site Details
14. C0.05 Site Details
15. C0.06 Site Details
16. C0.07 Grading Plan
17. C0.08 Erosion Control Plan
18. C0.09 SWPPP
19. C0.10 Erosion Details
20. C0.11 Utility Plan
21. C0.12 Utility Service Profiles
22. C0.13 Utility Details
23. C0.14 Utility Details
24. C0.15 Utility Details
25. E0.2 Photometric Site Plan
26. E0.3 Photometric Plan Fixture Cut Sheet
27. E0.4 Photometric Plan Fixture Cut Sheet
28. L0.01 Landscape Notes and Schedules
29. L0.02 Landscape Plan
30. L0.02A Landscape Plan – Color
31. L0.03 Landscape Details
32. L0.04 DORA Plan
33. PL0.01 Preliminary Plat Sheet 1
34. PL0.02 Preliminary Plat Sheet 2
35. PL0.03 Final Plat Sheet 1
36. PL0.04 Final Plat Sheet 2
37. PL0.05 Final Plat Sheet 3
38. T1-0 Title Sheet
39. T2-1 Project Imagery
40. T2-2 Project Imagery
41. T2-3 Project Imagery
42. Shadow Studies

The site shall also conform to the following requirements:

- (1) The property shall be developed with 233 residential units.
- (2) At least 325 off-street parking spaces shall be provided.
- (3) The maximum building height shall not exceed 73 feet and six stories.
- (4) The development site shall include a minimum of 20% designed outdoor recreation area based on private developable land area.

**(b) Permitted uses.**

The following uses are permitted uses:

- (1) Multiple-family dwellings, and uses associated with the multiple-family dwellings, including, but not limited to, the residential management office, fitness facility, mail room, assembly rooms and general amenity space.

**(c) Accessory uses.**

Accessory uses are as follows:

- (1) Home occupations as regulated by this chapter. (Ord. No. 2624-21, 8-16-2021)
- (2) Gardens.
- (3) Parking lots.
- (4) Public transit stops/shelters.
- (5) Outdoor seating, excluding public address (PA) systems.
- (6) Outdoor uses and outdoor storage are prohibited.
- (7) Solar energy systems. (Ord. 2640-22, 1-18-22)

**(d) Special performance standards.**

- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
- (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure. Trash enclosures shall be constructed from the same materials as the principal building.
- (3) Signs shall be allowed in conformance with the following requirements:
  - a. The signs shall be consistent with the sign regulations for the R-C High-Density Multiple-Family Residential zoning district.
  - b. Pylon signs shall be prohibited.

(Ord. No. 2531-18, 3-19-18; Ord. No. 2624-21, 8-16-2021; Ord. No. 2633-21, 11-1-2021; Ord. 2640-22, 1-18-22)



**Section 36-268-PUD 12.****(a) Development plan.**

The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. Survey
2. A100 Main Level Plan
3. A101 Upper-Level Plan
4. A300 Exterior Elevations
5. A301 Exterior Elevations
6. A302 Exterior Renderings
7. D2.1 Site/Drive through Layout Plan
8. Planting Plan Area 3
9. A1 Demo Plan, Patio Plan and Notes
10. A2 Elevations, Wall Section, Finish Plan
11. A2.03R Floor Plan and Elevations
12. Granite City Building Elevations

**(b) Permitted uses.**

The following uses are permitted uses:

1. Medical and dental office
2. Funeral homes
3. Libraries
4. Museums
5. Office
6. Parks and open spaces
7. Police and fire stations
8. Banks
9. Business/trade school/college
10. Retail shops up to 20,000 square feet
11. Service
12. Studios
13. Public service structures
14. Food service
15. Restaurants with or without intoxicating liquor
16. More than one principal building located on a single lot
17. Animal handling, limited.

**(c) Uses permitted with conditions.**

The following uses are permitted if they comply with the conditions specified in this section:

- (1) Medical, optical, and dental laboratories. The use shall not generate any fumes or odors which are detectable at the property lines of the parcel on which the use is located.
- (2) Private entertainment (indoor) with or without intoxicating liquor. If there is liquor, then there shall be no separate bar area within the establishment.

**(d) Accessory uses.**

Accessory uses are as follows:

- (1) Catering if accessory to a restaurant, food service, delicatessen, grocery store or retail bakery.
- (2) In-vehicle sales or service. The conditions are as follows:
  - a. Stacking shall be provided for six cars per customer service point and shall comply with all yard requirements.
  - b. This use shall only be permitted when it can be demonstrated that the operation will not have a significant adverse effect on the existing level of service on adjacent streets and intersections.
  - c. The drive-through facility shall be designed so it does not impede traffic or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian or vehicular conflicts.
  - d. Any canopy constructed as part of this use shall be compatible with the architectural design and materials of the principal structure.
- (3) Parking lots.
- (4) Parking ramps.
- (5) Public transit stops/shelters.
- (6) Outdoor seating with the following conditions:
  - a. Public address (PA) systems are prohibited.
  - b. Additional parking will not be required if the outdoor seating area does not exceed 500 square feet or ten percent of the gross floor area of the principal use, whichever is less. Parking will be required at the same rate as the principal use for that portion of outdoor seating area in excess of 500 square feet or ten percent of the gross building area, whichever is less.
- (7) Outdoor storage is prohibited.
- (8) Solar energy systems. (Ord. No. 2640-22, 1-18-22)

**(e) Special performance standards.**

- (1) All general zoning requirements not specifically addressed in this PUD shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
- (2) All solid waste materials containers shall be kept in the manner required by this code. All solid waste handling and loading areas shall be screened from view. The screening shall be constructed from the same materials as the principal building.
- (3) Signs shall be allowed in conformance with the requirements found in the C-2 General Commercial zoning district.

(Ord. No. 2536-18, 5-21-18; Ord. No. 2621-21, 7-6-2021; Ord. No. 2640-22, 1-18-22)

**Section 36-268-PUD 13.****(a) Development plan.**

The site located on property legally described as Lots 1 and 2, Block 1, Bridgewater Bank Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. G000P – Cover Sheet
2. G001P - Renderings
3. G002P – Shadow Study
4. C0.0 – Title Sheet
5. V1.0 – Site Survey
6. V1.1 – Final Plat Page 1
7. V1.2 – Final Plat Page 2
8. C1.0 – Removals Plan
9. C2.0 – Site Plan
10. C2.1 – Site Plan – Northern Drive
11. C2.2 – Vehicle Turning Movement Plan
12. C2.3 – Right of Way Dedication
13. C3.0 – Grading Plan
14. C3.1 Grading Plan – Northern Drive
15. C4.0 – Utility Plan
16. C5.0 – Civil Details
17. C5.1 – Civil Details
18. C5.2 – Civil Details
19. C5.3 – Civil Details
20. SW1.0 – SWPPP – Existing Conditions
21. SW1.1 – SWPPP – Proposed Conditions
22. SW1.2 – SWPPP – Details & Narrative
23. SW1.3 – SWPPP – Attachments
24. SW1.4 – SWPPP - Attachments
25. SW1.5 – SWPPP – Attachments
26. L001 – Tree Preservation Plan
27. L100 – Landscape Plan
28. L400 – Landscape Enlargement
29. L500 – Landscape Details and Notes
30. AS100P – Architectural Site Plan
31. A090P – Floor Plan – Level P2
32. A100P – Floor Plan – Level P1
33. A110P – Floor Plan – Level 1
34. A120P – Floor Plan – Level 2
35. A130P – Floor Plan – Level 3
36. A140P – Floor Plan – Level 4
37. A160P – Roof Plan
38. A200P – Exterior Elevations
39. A201P – Exterior Elevations
40. A202P – Exterior Elevations
41. A203P – Exterior Elevations
42. A300P – Building Sections

- 43. AL100 – Photometric Plan
- 44. AL100 – Photometric P1 Plan
- 45. AL102 – Photometric P2 Plan

The site shall also conform to the following requirements:

- (1) The property shall be developed with 84,000 square feet of building space.
- (2) At least 277 off-street parking spaces shall be constructed. At least five (5) public on-street parallel parking spaces shall be constructed on Excelsior Boulevard.  
  
Parking will be provided off-street in a surface lot (50 spaces), on-street parallel parking (5 spaces), and in below grade structured parking (227). 10 spaces shall be shared parking via a shared parking easement with Lot 2 Block 1 Bridgewater Addition. An off-street parking management plan shall be approved by the city and managed by the property owner, with the goal of avoiding spill over parking into surrounding streets in the neighborhood and maximizing the benefits of mixed-use development and shared parking.
- (3) A commercial loading bay shall be located 6 feet from the east property line on the north side of the building. Access shall be provided from 36-1/2 Street.
- (4) The maximum building height shall not exceed 62 feet and four stories, plus up to an additional ten (10) feet for stair and elevator penthouses.
- (5) The development site shall include a minimum of 12 percent designed outdoor recreation area based on private developable land area.

**(b) Permitted uses.**

The following uses are permitted on Lot 2, Block 1, Bridgewater Bank Addition, Hennepin County, Minnesota:

- (1) Office.

**(c) Permitted with conditions.**

The following uses are permitted with conditions on Lot 1, Block 1, Bridgewater Bank Addition, Hennepin County, Minnesota:

- (1) *Office*. Office uses shall be limited to upper floors.

The following uses are permitted with conditions on Lot 1 and Lot 2, Block 1, Bridgewater Bank Addition, Hennepin County, Minnesota:

- (1) *Commercial uses.* Commercial uses shall be limited to the following: medical and dental offices, libraries, museums, banks, and studios.
  - a. In vehicle sales is prohibited.
- (2) *Retail and service facilities.* The conditions are as follows:
  - a. No single use retail or service facility establishment over 4,000 square feet is permitted. The use shall be located on the ground floor and shall be permitted only as a part of a larger development which contains at least one other permitted principal use or as a part of a mixed-use PUD.
  - b. All refuse shall meet the requirements of chapter 22 regulating refuse.
  - c. In vehicle sales is prohibited.
- (3) *Restaurants with or without intoxicating liquor license.* The conditions are as follows:
  - a. This use shall be permitted as part of a larger development which contains at least one other principal use or as part of a PUD.  
(Ord. No. 2564-19, 7-15-19)
  - b. A Travel Demand Management Plan shall be implemented and shall provide ongoing mitigation while a restaurant use is present.
  - c. These uses shall not result in any exterior building modifications, including truck docks or freestanding signage, overnight truck parking or similar features.
  - d. If there is a wine, beer, and/or intoxicating liquor license, the Restaurant uses shall be located a minimum of 100 feet from any parcel that is zoned residential and used or subdivided for residential or has an occupied institutional building including but not limited to a school, religious institution, or community center.
  - e. In vehicle sales is prohibited.
- (4) *Civic and institutional uses.* Civic and institutional uses are limited to education/academic, library, museums/art galleries, indoor public parks/open space, police service substations, post office customer service facilities, public studios, and performance theaters. The conditions are as follows:
  - a. All parking requirements must be met for each use.
  - b. In vehicle sales is prohibited.

**(d) Accessory uses.**

Accessory uses are as follows:

- (1) Parking lots.

- (2) Parking structures. Facades that are visible from off-site shall display and integration of building materials, building form, textures, architectural motifs, and building colors with principal building.
- (3) Public transit stops/shelters.
- (4) Catering, if accessory to food service, delicatessen, or retail bakery.
- (5) Outdoor seating, public address (PA) systems are prohibited.
- (6) No outdoor uses or storage allowed.
- (7) Solar energy systems. (Ord. No. 2640-22, 1-18-22)
- (8) In vehicle sales is prohibited.
- (e) Special performance standards.**
  - (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
  - (2) Each commercial, civic, or institutional tenant space on the ground floor shall have a direct and primary access to and from the Excelsior Boulevard (south) building façade and the access shall remain open during business hours.
  - (3) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.
  - (4) Signage shall be allowed in conformance with the C-2 General Commercial Zoning District and shall comply with the following:
    - a. Pylon signs shall be prohibited.
  - (5) Façade.
    - a. Composite wooden resin paneling a minimum of seven (7) millimeters thick shall be considered a Class I Material.
    - b. The following façade design guidelines shall be applicable to all ground floor street-facing facades:
      - i. Minimum ground floor transparency shall be 70% at the pedestrian level.
      - ii. No more than 10% of total window and door area shall be glass block, mirrored, spandrel, frosted or other opaque glass, finishes or material including window painting and signs. The remaining 90% of window and door area shall be clear or slightly tinted glass, allowing views into and out of the interior.
      - iii. Active permitted uses shall be maintained for a minimum depth of 15 feet. Storage areas and utility closets are prohibited within this 15 feet.
      - iv. Visibility into the space shall be maintained for a minimum depth of ten feet. This requirement shall not prohibit the display of merchandise.

(6)     Awnings.

- a.     Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
- b.     Backlit awnings are prohibited.

(Ord. No. 2538-18, 6-4-18; Ord. No. 2564-19, 7-15-19; Ord. No. 2640-22, 1-18-22)

**Section 36-268-PUD 14.**

**(a)     Development plan.**

The site located at Lot 2, Block 1, The Shops at West End, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

- 1.     Exhibit A: Survey
- 2.     Exhibit B: T1.1 Title Sheet
- 3.     Exhibit C: A3.1 Exterior Elevations
- 4.     Exhibit D: A3.2 Exterior Elevations
- 5.     Exhibit E: AP0.01 Area Plan – P1
- 6.     Exhibit F: AP0.02 Area Plan – P2
- 7.     Exhibit G: AP.1 Area Plan – Level 1
- 8.     Exhibit H: AP.2 Area Plan – Level 2-5 Typical
- 9.     Exhibit I: AP.6 Area Plan – Level 6
- 10.    Exhibit J: C0.0 Cover Sheet
- 11.    Exhibit K: C1.0 General Notes
- 12.    Exhibit L: C2.0 Existing Conditions & Removal Plan
- 13.    Exhibit M: C3.0 Erosion & Sediment Control Plan – Phase 1
- 14.    Exhibit N: C3.1 Erosion & Sediment Control Plan – Phase 2
- 15.    Exhibit O: C4.0 Site Plan
- 16.    Exhibit P: C5.0 Grading & Drainage Plan
- 17.    Exhibit Q: C6.0 Utility Plan
- 18.    Exhibit R: L1.0 Landscape Plan
- 19.    Exhibit S: L1.1 Detail Landscape Plans
- 20.    Exhibit T: L1.2 Amenity Deck Landscape Plan
- 21.    Exhibit U: L1.4 Tree Preservation Plan
- 22.    Exhibit V: L1.5 Lighting Plan

The site shall also conform to the following requirements:

- (1)    The property shall be developed with 207 dwelling units.
- (2)    At least 315 off-street parking spaces shall be provided.
- (3)    The maximum building height shall not exceed 73.2 feet and six stories.
- (4)    The development site shall include a minimum of 46 percent designed outdoor recreation area based on private developable land area.

**(b)     Permitted uses.**

The following uses are permitted on Lot 2, Block 1, The Shops at West End, Hennepin County, Minnesota:

- (1) Multiple-family dwellings, and uses associated with the multiple-family dwellings, including, but not limited to, the residential management office, fitness facility, mail room, assembly rooms and general amenity space.

**(c) Accessory uses.**

Accessory uses are as follows:

- (1) Home occupations as regulated by this chapter. (Ord. No. 2624-21, 8-16-21)
- (2) Gardens.
- (3) Parking lots.
- (4) Public transit stops/shelters.
- (5) Outdoor seating, public address (PA) systems are prohibited.
- (6) Outdoor uses and outdoor storage are prohibited.
- (7) Solar energy systems. (Ord. No. 2640-22, 1-18-22)

**(d) Special performance standards.**

- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking and screening requirements.
- (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure. Trash enclosures shall be constructed from the same materials as the principal building.
- (3) Signage shall be allowed in conformance with the requirements found in the O - Office zoning district.

(Ord. No. 2552-19, 1-22-19; Ord. No. 2624-21, 8-16-2021; Ord. No. 2640-22, 1-18-22)



**Section 36-268-PUD 15.****(a) Development plan.**

The property shall be divided into four zones, as indicated on the PUD Exhibit of the Official Exhibits. The zones shall be established by dividing the site into a north campus, a southeast campus, a southwest campus, and a west campus. The north campus shall be called "Site 1", the southeast campus shall be called "Site 2", the southwest campus shall be called "Site 3", and the west campus shall be called "Site 4".

**(1) Site 1**

A. Site 1, legally described as Lot 1, Block 1, Manhattan Park Second Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. C1.0.0 Title Sheet
2. V1.1.0 Alta/NSPS Land Title Survey
3. C1.1.0 Removals Plan
4. C1.2.0 Site Plan
5. C1.3.0 Grading Plan
6. C1.4.0 Utility Plan
7. C1.5.0 Civil Details
8. C1.5.1 Civil Details
9. C1.5.2 Civil Details
10. SW1.1.0 SWPPP Existing Conditions
11. SW1.1.1 SWPPP Proposed Conditions
12. SW1.1.2 SWPP – Details
13. SW1.1.3 SWPPP – Narrative
14. SW1.1.4 SWPPP – Attachments
15. SW1.1.5 SWPPP - Attachments
16. 0.0 Cover sheet
17. 1.0 Floor Plan Level P2
18. 2.0 Floor Plan Level P1
19. 3.0 Floor Plan Level 1
20. 4.0 Floor Plan Level 2
21. 5.0 Floor Plan Level 3
22. 6.0 Floor Plan Level 4
23. 7.0 East & West Elevation
24. 8.0 North Elevation
25. 9.0 South Elevation
26. 23.0 DORA Site Plan
27. AL101A Photometric Plan West
28. AL101B Photometric Plan East
29. LS101 Landscape Layout Plan
30. LP101 Planting Plan
31. C1.2.1 Overall Site Plan
32. C1.3.1 Overall Grading Plan
33. C1.4.1 Overall Utility Plan
34. C1.4.2 Public Utility Plan and Profile
35. C.1.4.3 Public Utility Plan and Profile
36. L001 Tree Preservation Plan

37. LS100 Landscape Plan
38. LP500 Planting Details
39. LS500 Landscape Details

(2) Site 2

A. Site 2, legally described as Lot 1, Block 3, Manhattan Park Second Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. C2.0.0 Title Sheet
2. V2.1.0 Alta/NSPS Land Title Survey
3. C2.1.0 Removals Plan
4. C2.2.0 Site Plan
5. C2.3.0 Grading Plan
6. C2.4.0 Utility Plan
7. C2.5.0 Civil Details
8. C2.5.1 Civil Details
9. C2.5.2 Civil Details
10. SW2.1.0 SWPPP Existing Conditions
11. SW2.1.1 SWPPP Proposed Conditions
12. SW2.1.2 SWPPP – Details
13. SW2.1.3 SWPPP – Narrative
14. SW2.1.4 SWPPP – Attachments
15. SW2.1.5 SWPPP - Attachments
16. 10.0 Floor Plans
17. 11.0 Building Elevations
18. 23.0 DORA Site Plan
19. AL102 Photometric Plan
20. LS102 Landscape Layout Plan
21. LP102 Planting Plan

B. Site 2 shall also conform to the following requirements:

1. Parking shall be provided off-street in a surface lot and on-street.
  - i. A total of 6 parking spaces will be provided in the surface lot.
2. The property shall be developed with six (6) residential units.
3. The maximum height shall not exceed 33 feet and three (3) stories.
4. The site shall include a minimum seven (7) percent designed outdoor recreation area.

(3) Site 3

A. Site 3, legally described as Lot 1, Block 2, Manhattan Park Second Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. C3.0.0 Title Sheet
2. V3.1.0 Alta/NSPS Land Title Survey
3. C3.1.0 Removals Plan
4. C3.2.0 Site Plan
5. C3.3.0 Grading Plan
6. C3.4.0 Utility Plan
7. C3.5.0 Civil Details
8. C3.5.1 Civil Details
9. C3.5.2 Civil Details

10. SW3.1.0 SWPPP Existing Conditions
11. SW3.1.1 SWPPP Proposed Conditions
12. SW3.1.2 SWPP – Details
13. SW3.1.3 SWPPP – Narrative
14. SW3.1.4 SWPPP – Attachments
15. SW3.1.5 SWPPP - Attachments
16. 12.0 Floor Plan Level 1
17. 13.0 Floor Plan Level 2
18. 14.0 Floor Plan Level 3
19. 15.0 Floor Plan Level 4
20. 15.2 Floor Plan Roof Deck
21. 16.0 Elevation – North
22. 17.0 Elevation – South
23. 18.0 Elevation – East & West
24. 23.0 DORA Site Plan
25. AL103 Photometric Plan

B. Site 3 shall also conform to the following requirements:

1. Parking shall be provided off-street in structured parking and on-street.
  - i. A total of 37 parking spaces will be provided in structured parking.
2. The property shall be developed with 37 residential units.
3. The maximum building height shall not exceed 50 feet and four (4) stories.
4. The site shall include a minimum 12 percent designed outdoor recreation area.

(4) Site 4

A. Site 4, legally described as Lot 1, Block 1, Thomas O. Heggen’s Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. C4.0.0 Title Sheet
2. V4.1.0 Alta/NSPS Land Title Survey
3. C4.1.0 Removals Plan
4. C4.2.0 Site Plan
5. C4.3.0 Grading Plan
6. C4.4.0 Utility Plan
7. C4.5.0 Civil Details
8. C4.5.1 Civil Details
9. C4.5.2 Civil Details
10. SW4.1.0 SWPPP Existing Conditions
11. SW4.1.1 SWPPP Proposed Conditions
12. SW4.1.2 SWPP – Details
13. SW4.1.3 SWPPP – Narrative
14. SW4.1.4 SWPPP – Attachments
15. SW4.1.5 SWPPP - Attachments
16. 19.0 Floor Plan Level P1-3
17. 20.0 Floor Plan Level 4-11
18. 21.0 Building Elevations
19. 22.0 Building Elevations
20. 23.0 DORA Site Plan
21. AL104 Photometric Plan

- 22. LS102 Landscape Layout Plan
- 23. LP102 Planting Plan

B. Site 4 shall also conform to the following requirements:

- 1. Parking shall be provided off-street in structured parking and in a surface lot.
  - i. A total of 19 parking spaces will be provided in the surface lot.
  - ii. A total of 109 parking spaces will be provided on-street.
- 2. The property shall be developed with 73 residential units.
- 3. The maximum height shall not exceed 138 feet and eleven (11) stories.
- 4. The site shall include a minimum 12 percent designed outdoor recreation area.

**(b) Uses.**

1. Permitted uses:

The following uses are permitted in PUD 15:

- 1. *Multiple-family dwellings.* Uses associated with the multiple-family dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.

2. Accessory uses:

Accessory uses are as follows:

- 1. Home occupations as regulated by this chapter. (Ord. No. 2624-21, 8-16-2021)
- 2. Gardens.
- 3. Parking lots.
- 4. Public transit stops/shelters.
- 5. Outdoor seating, public address (PA) systems are prohibited.
- 6. Outdoor uses and outdoor storage are prohibited.
- 7. Accessory utility structures including:
  - i. Small wind energy conversion system as defined in 36-4 Definitions.
  - ii. Solar energy systems. (Ord. No. 2640-22, 1-18-22)
  - iii. Cisterns and rainwater collection systems.

**(c) Special performance standards.**

- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
- (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.
- (3) Signage shall be subject to the regulations found in Section 36-362 pertaining to signs.

- i. Site 1, Site 2, and Site 3 shall be subject to the sign regulations for R-4 districts.
  - ii. Site 4 shall be subject to the sign regulations for C-2 districts.
  - iii. Pylon signs shall be prohibited.
- (4) Composite wooden resin paneling a minimum of seven (7) millimeters thick shall be considered a Class I material.
- (5) Awnings.
  - i. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
  - ii. Backlit awnings shall be prohibited.

(Ord. No. 2582-20, 2-3-20; Ord. No. 2622-21, 7-6-2021; Ord. No. 2624-21, 8-16-2021; Ord. No. 2640-22, 1-18-22)

#### **Section 36-268-PUD 16.**

##### **(a) Development plan.**

The site located on property legally described as Lot 1, Block 1, Cedar Place Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. C000 Cover Sheet
2. C100 Existing Conditions & Removals Plan
3. C200 Sediment & Erosion Control – Phase I
4. C201 Sediment & Erosion Control – Phase II
5. C300 Site Plan
6. C400 Grading Plan
7. C410 Accessible Route Plan
8. C500 Utility Plan
9. A000 Lower-Level Parking Plan
10. A001 Lobby/Upper-Level Parking Plan
11. A002-1 Floor Plans
12. A002-2 Floor Plan/Roof Plan
13. A003 Building Elevations
14. A004 Building Elevations
15. A005 Building Images
16. A006 Shadow Study
17. A007 Designated Outdoor Recreation Area
18. L000 Tree Preservation Plan
19. L100 Landscape Plan
20. Exterior Lighting Plan

The site shall also conform to the following requirements:

1. Parking shall be provided off-street.
  - a. A total of 107 parking spaces will be provided in structured parking.
  - b. A total of 5 spaces will be provided in an off-street surface lot.
2. The property shall be developed with 79 residential units.
3. The maximum height shall not exceed 72 feet and six (6) stories.
4. The site shall contain a minimum of 13% designed outdoor recreation area.

**(b) Uses.**

1. Permitted uses. The following uses are permitted in PUD 16:
  - a. *Multiple-family dwellings*. Uses associated with the multiple-family dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.
2. Accessory uses. Accessory uses are as follows:
  - a. Home occupations as regulated by this chapter. (Ord. No. 2624-21, 8-16-21)
  - b. Gardens.
  - c. Parking lots.
  - d. Public transit stops/shelters.
  - e. Outdoor seating, public address (PA) systems are prohibited.
  - f. Outdoor uses and outdoor storage are prohibited.
  - g. Accessory utility structures including:
    - i. Small wind energy conversion system as defined in 36-4 Definitions.
    - ii. Solar energy systems. (Ord. 2640-22, 1-18-22)
    - iii. Cisterns and rainwater collection systems.

**(c) Special performance standards.**

1. All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
2. All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.
3. Signage shall be allowed in conformance with the R-C High-Density Multiple-Family Residence Zoning District and shall comply with the following:
  - a. Pylon signs shall be prohibited.
4. Fiber cement paneling a minimum of 5/8-inch thick shall be considered a class I material.

§ 36-268-PUD 16

Planned Unit Development Districts

5. Awnings.

- a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
- b. Backlit awnings shall be prohibited.

(Ord. No. 2584-20, 4-20-20; Ord. No. 2624-21, 8-16-2021; Ord. No. 2640-22, 1-18-22)

**Section 36-268-PUD 17.****(a) Development plan.**

The site located on property legally described as Lots 1 and 2, Unity Village Apartments, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. G001 Title Sheet
2. AL101 Architectural Site Plan
3. AL102 Architectural Context Plan
4. AL103 Shadow Study
5. AL104 Block Elevation Study
6. Existing Conditions Survey
7. Lot Division Survey
8. Preliminary Plat
9. Final Plat
10. C100 Selective Site Demolition and Erosion Control Plan
11. C200 Grading, Drainage, and Erosion Control Plan
12. C300 Utility Plan
13. C400 Paving and Geometric Plan
14. C500 Civil Details
15. C501 Civil Details
16. C600 Stormwater Pollution Prevention Plan
17. L010 General Notes & Schedules
18. L011 Reference Note & Plant Schedules
19. L012 Tree Preservation Plan
20. L110 Overall Site Plan
21. L111 Enlarged Site Plan – Courtyard
22. L120 Overall Site Plan – DORA Exhibit
23. L140 Overall Tree Plan
24. L141 Overall Shrub & Perennial Plan
25. L142 Enlarged Landscape Plan – Courtyard
26. L500 Landscape Details
27. L501 Landscape Details
28. E0.00 Electrical Site Lighting Plan
29. A001.0 Sublevel 1 – Overall Plan
30. A101.0 Level 1 Plan – Overall
31. A102.0 Level 2 Plan – Overall
32. A103.0 – Level 3 Plan – Overall
33. A201 Roof Plan – Overall
34. A301 Building Elevations
35. A302 Building Elevations
36. A303 Building Elevations
37. A304 Building Elevations
38. PUD A1 Church Concept Models
39. PUD A2 Church Demolition Plan
40. PUD A3 Church Plan
41. PUPD A4 Church Building Elevations



The site plan shall also conform to the following requirements:

1. Parking shall be provided off-street.
  - a. A total of 69 parking spaces shall be provided in structured parking.
  - b. A total of 10 parking spaces shall be provided in the Lot 1 surface lot.
  - c. A total of 31 parking spaces shall be provided in the Lot 2 parking lot.
2. Lot 1 shall be developed with 60 residential units.
3. The maximum height of both parcels shall not exceed 35 feet.
4. Lot 1 shall contain a minimum of 14% designed outdoor recreation area.

**(b) Permitted uses.**

1. The following uses are permitted uses on Lot 1:
  - a. *Multiple-family dwellings.* Uses associated with the multiple-family dwellings, including but not limited to fitness facility, mail room, assembly room or general amenity space.
2. The following uses are permitted uses on Lot 2:
  - a. *Religious institutions.*

**(c) Accessory uses.** Accessory uses are as follows:

1. Accessory utility structures including:
  - a. Small wind energy conversion system as defined in 36-4 Definitions.
  - b. Solar energy systems. (Ord. No. 2640-22, 1-18-22)
  - c. Cisterns and rainwater collection systems.
2. Decorative landscape features including but not limited to pools, arbors, and terraces.
3. Family day care serving 14 or fewer persons.
  - a. A licensed family day care facility may have one outside employee. (Ord. 2641-22, 1-18-22)
4. Gardening and other horticultural uses.
5. Private garages and parking lots.
6. Property management or rental office provided it does not occupy more than ten percent of the gross floor area.
7. Public transit stops/shelters.
8. Service and retail facilities intended for use of residents not to exceed ten percent of the gross floor area of the development.
9. Outdoor seating, public address (PA) systems are prohibited.
10. Outdoor storage is prohibited.
11. Home occupations as regulated by this chapter. (Ord. No. 2624-21, 8-16-2021)

**(d) Special performance standards**

1. All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
2. All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.
3. Signage shall be in conformance with the R-4 Multiple-Family Residence Zoning District and shall comply with the following:
  - a. Pylon signs shall be prohibited.

(Ord. No. 2588-20, 7-6-20; Ord. No. 2624-21, 8-16-2021; Ord. No. 2640-22, 1-18-22; Ord. No. 2641-22, 1-18-22)

**Section 36-268-PUD 18.****(a) Development plan.**

The site located on property legally described as Lot 1, Block 1, Edith Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed official exhibits:

1. Preliminary Plat
2. Final Plat
3. C000 Cover sheet
4. V100 Survey
5. C100 General notes
6. C200 Tree inventory and preservation plan
7. C201 Demo plan
8. C300 Erosion and sediment control plan – phase 1
9. C301 Erosion and sediment control plan – phase 2
10. C302 Erosion and sediment control details
11. C303 SWPPP
12. C400 Site plan
13. C600 Storm sewer plan
14. C700 Utility plan
15. C800 Construction details
16. C801 Construction details
17. C802 Construction details
18. C803 Construction details
19. L100 Landscape plan
20. L101 Landscape enlargement – north
21. L102 Landscape enlargement – south
22. L103 Landscape schedule
23. L104 Landscape details
24. L105 DORA plan
25. Photometric plan
26. Shadow study
27. Townhome floor plans – Levels 1 & 2
28. Townhome elevations
29. South building floor plans – Level -1
30. South building floor plans – Level 1
31. South building floor plans – Level 2-3
32. South building floor plans – Level 4
33. Building elevations
34. Renders – corner view
35. Renders – driveway view
36. Renders – townhome view

The site shall also conform to the following requirements:

1. The property shall be developed with 112 residential units.
  - a. 101 units shall be provided in a multi-family building on the south side of the site.
  - b. 11 townhome units shall be provided on the north side of the site.
2. At least 134 off street-parking spaces shall be constructed and at least 4 on-street parallel parking spaces shall be provided on 29<sup>th</sup> Street West.
3. The maximum height shall be as follows:
  - a. The height adjacent to single-family residential shall adhere to Section 36-32(c)(3)a.
  - b. The height of the multi-family building shall not exceed 62 feet and five stories (5) stories.
  - c. The height of the townhome buildings shall not exceed 25' feet and two (2) stories.
4. The site shall contain a minimum of 12 percent designed outdoor recreation area.

**(b) Uses.**

1. Permitted uses. The following uses are permitted in PUD 18:
  - a. *Multiple-family dwellings.* Uses associated with the multiple-family dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.
2. Accessory uses. Accessory uses are as follows:
  - a. Home occupations complying with all of the conditions in the R-C district.
  - b. Gardens.
  - c. Parking lots.
  - d. Public transit stops/shelters.
  - e. Outdoor seating, public address (PA) systems are prohibited.
  - f. Outdoor uses and outdoor storage are prohibited.
  - g. Accessory utility structures including:
    - i. Small wind energy conversion system as defined in 36-4 Definitions.
    - ii. Solar energy systems. (Ord. No. 2640-22, 1-18-22)
    - iii. Cisterns and rainwater collection systems.

**(c) Special performance standards.**

1. All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
2. All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.
3. Signage shall be allowed in conformance with the R-C High Density Multiple-Family Residence Zoning District and shall comply with the following:
  - a. Pylon signs shall be prohibited.
4. Awnings.
  - a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
  - b. Backlit awnings shall be prohibited.

(Ord. No. 2606-21, 2-1-2021; Ord. No. 2640-22, 1-18-22)

**Section 36-268-PUD 19.****(a) Development plans.**

The site located on property legally described at Lot 1, Block 1, Rise on 7, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. Survey
2. Preliminary Plat
3. Final Plat
4. C1-1 Demolition Plan
5. C2-1 Site Plan
6. C3-1 Grading Plan
7. C3-2 SWPPP
8. C3-3 SWPPP Notes
9. C4-1 Sanitary & Watermain
10. C4-2 Storm Sewer
11. L1-1 Landscape Plan
12. Landscape Details
13. Lighting Plan
14. A000 Cover Sheet
15. A300 Level 0 Plan
16. A310 Level 1 Plan
17. A320 Level 2 Plan
18. A330 Level 3 Plan
19. A340 Level 4 Plan
20. A500 Exterior Elevations
21. A501 Exterior Elevations
22. A502 Exterior Elevations
23. A121 Shadow Study

The site shall also conform to the following requirements:

1. The property shall be developed with 120 dwelling units and 6,600 square feet of commercial space.
2. The property shall include 167 off-street parking spaces.
3. The maximum height shall not exceed 55 feet and five (5) stories.
4. The site shall contain a minimum of 12 percent of the lot area as designed outdoor recreation area.

**(b) Uses.**

1. Permitted uses. The following uses are permitted in PUD 19:
  - a. *Multiple-family dwellings*. Uses associated with the multiple-family dwellings, including but not limited to, the residential leasing and property management office, fitness facility, mail room, assembly room or general amenity space.

- b. *Group daycare/nursery schools* complying with the following conditions:
  - i. The on-site outdoor activity areas shall be enclosed with a fence.
  - ii. City parks may be utilized to meet up to 50 percent of the required outdoor activity areas with the following conditions:
    - 1. The park must have age-appropriate play equipment.
    - 2. There is a clearly defined and maintained sidewalk or improved trail connecting the facility to the park.
  - iii. An off-street passenger loading area shall be provided in order to maintain vehicular and pedestrian safety.

(Ord. No. 2641-22, 1-18-22)

- 2. Accessory uses. Accessory uses are as follows:
  - a. Home occupations as regulated by this chapter.
  - b. Gardens.
  - c. Parking lots.
  - d. Public transit stops/shelters.
  - e. Outdoor seating, public address (PA) systems are prohibited.
  - f. Outdoor uses and outdoor storage are prohibited.
  - g. Accessory utility structures including:
    - i. Small wind energy conversion system as defined in 36-4 Definitions.
    - ii. Solar energy systems. (Ord. 2640-22, 1-18-22)
    - iii. Cisterns and rainwater collection systems.

**(c) Special performance standards.**

- 1. All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
- 2. All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.
- 3. Signs shall be allowed in conformance with the sign regulations for the R-C High Density Multiple-Family Residence Zoning District and shall comply with the following:
  - i. Pylon signs shall be prohibited.

(Ord. No. 2618-21, 7-6-2021; Ord. 2640-22, 1-18-22; Ord. No. 2641-22, 1-18-22)

**Section 36-268-PUD 20.****(a) Development plans.**

The site located on property legally described as Lot 1, Block 1, Beltline Industrial Park 4<sup>th</sup> Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. Preliminary Plat
2. Final Plat
3. C000 Cover sheet
4. Existing conditions survey
5. C100 General notes
6. C101 Tree inventory and preservation plan
7. C200 Existing conditions and removal plan
8. C300 Erosion and sediment control plan – phase 1
9. C301 Erosion and sediment control plan – phase 2
10. C302 Erosion and sediment control details
11. C303 SWPPP
12. C400 Site plan
13. C401 Fire access plan
14. C500 Grading plan
15. C501 Stormwater management plan
16. C502 Stormwater details
17. C503 Stormwater details
18. C600 Utility plan
19. C700 Construction details
20. C701 Construction details
21. C702 Construction details
22. C703 Construction details
23. L100 Landscape plan
24. L101 Landscape schedule
25. L102 Landscape details
26. L103 DORA plan
27. A.00 Cover sheet
28. A.01 Concept Level 1
29. A.02 Concept Level 2
30. A.03 Concept Level 3
31. A.04 Concept Level 4
32. A.05 Concept Level 5
33. A.06 Concept Roof Plan
34. A.07 Concept Elevations
35. A.08 Concept Elevations
36. A.09 Concept Elevations and Diagrams
37. A.10 Project Information and Details
38. A.11 Project Images
39. Sun Studies
40. E060 Site Photometric Plan
41. E061 Site Photometric Fixture Cut Sheet



The site shall also conform to the following requirements:

1. The property shall be developed with 250 residential units and a minimum of 7,400 square feet of ground floor commercial.
2. At least 352 off street-parking spaces shall be constructed. Up to a 20 percent reduction of required parking may be permitted for residential and non-residential uses under the terms of a parking management plan approved by the zoning administrator.
3. The maximum building height shall be 56 feet and five stories.
4. The site shall contain a minimum of 12 percent designed outdoor recreation area based on private developable land area.

**(b) Uses.**

1. Permitted uses. The following uses are permitted in PUD 20:
  - a. *Multiple-family dwellings.* Uses associated with the multiple-family dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.
2. Permitted with conditions. The following uses are permitted with conditions in PUD 20:
  - a. *Live/work units.*
    - i. Live-work uses as defined by Sec. 36-142 of city code are permitted on the first floor.
    - ii. A Registration of Land Use (RLU) shall be approved by the city when there is a change in commercial tenant.
  - b. *Commercial uses.* Commercial uses are only permitted on the first floor, and are limited to the following: restaurants, coffee shops, office, private entertainment (indoor), retail shops, service, showrooms, and studios.
    - i. All parking requirements must be met for each use.
    - ii. Hours of operation for commercial uses shall be limited to 6 a.m. to 12 a.m.
    - iii. In vehicle sales is prohibited.
3. Accessory uses: Accessory uses are as follows:
  - a. Home occupations as regulated by this chapter.
  - b. Gardens.
  - c. Parking lots.
  - d. Public transit stops/shelters.
  - e. Outdoor seating.
  - f. Public address (PA) systems are prohibited.

- g. Outdoor uses and outdoor storage are prohibited.
- h. Accessory utility structures including:
  - i. Small wind energy conversion system as defined in 36-4 Definitions.
  - ii. Solar energy systems. (Ord. 2640-22, 1-18-22)
  - iii. Cisterns and rainwater collection systems.

**(c) Special performance standards.**

- 1. All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
- 2. All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.
- 3. Signage shall be allowed in conformance with the MX Zoning Districts and shall comply with the following:
  - a. Pylon signs shall be prohibited.
- 4. Awnings.
  - a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
  - b. Backlit awnings shall be prohibited.

(Ord. No. 2620-21, 7-6-2021; Ord. 2640-22, 1-18-22)

**Section 36-268-PUD 21.****(a) Development plans.**

The site located on property legally described as Lot 1, Block 1, Belt Line Industrial Park 3rd Addition, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD approved Official Exhibits:

1. V001 Alta Survey
2. V002 Final Plat
3. P0.01 Preliminary Plat
4. C000 Cover sheet
5. A0.01 Concept floor plan level 1
6. A0.02 Concept floor plan level 2
7. A0.03 Concept floor plan level 3
8. A0.04 Concept floor plan level 4
9. A0.05 Concept floor plan level 5
10. A0.06 Concept floor plan level 6
11. A0.07 Concept roof plan
12. A0.08 Concept exterior elevations
13. A0.09 Concept exterior elevations
14. A0.10 Project images
15. A0.11 Shadow studies
16. C0.01 Site plan
17. C0.02 Site access plan
18. C0.03 Grading and erosion control plan
19. C0.04 Utility plan
20. L0.0 Tree preservation plan
21. L0.01 Landscape plan
22. L0.01 Landscape plan - color
23. L0.02 Landscape schedule
24. L0.03 Dora plan
25. V000 Site lighting plan

The site shall also conform to the following requirements:

1. The property shall be developed with 177 residential units and a minimum of 4,000 square feet of ground floor commercial.
2. At least 240 off street-parking spaces shall be constructed. Up to a 20 percent reduction of required parking may be permitted for residential and non-residential uses under the terms of a parking management plan approved by the zoning administrator.
3. The maximum building height shall be 70 feet and six stories.
4. The site shall contain a minimum of 12 percent designed outdoor recreation area based on private developable land area.

**(b) Uses.**

1. Permitted uses. The following uses are permitted in PUD 21:
  - a. *Multiple-family dwellings.* Uses associated with the multiple-family dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.
2. Permitted with Conditions. The following uses are permitted with conditions in PUD 21:
  - a. *Live/work units.*
    - i. Live-work uses as defined by Sec. 36-142 of city code are permitted on the first floor.
    - ii. A Registration of Land Use (RLU) shall be approved by the city when there is a change in commercial tenant.
  - b. *Commercial uses.* Commercial uses are only permitted on the first floor, and are limited to the following: restaurants, coffee shops, office, private entertainment (indoor), retail shops, service, showrooms, and studios.
    - i. All parking requirements must be met for each use.
    - ii. Hours of operation for commercial uses shall be limited to 6 a.m. to 12 a.m.
    - iii. In vehicle sales is prohibited.
3. Accessory uses: Accessory uses are as follows:
  - a. Home occupations as regulated by this chapter.
  - b. Gardens.
  - c. Public transit stops/shelters.
  - d. Outdoor seating.
  - e. Public address (PA) systems are prohibited.
  - f. Outdoor uses and outdoor storage are prohibited.
  - g. Accessory utility structures including:
    - i. Small wind energy conversion system as defined in 36-4 Definitions.
    - ii. Solar energy systems. (Ord. 2640-22, 1-18-22)
    - iii. Cisterns and rainwater collection systems.

**(c) Special performance standards.**

1. All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, architectural design, landscaping, parking, and screening requirements.
2. All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.
3. Signage shall be allowed in conformance with the MX Zoning Districts and shall comply with the following:
  - a. Pylon signs shall be prohibited.
4. Awnings.
  - a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
  - b. Backlit awnings shall be prohibited.

(Ord. 2631-21, 10-4-2021; Ord. 2640-22, 1-18-22)

**Section 36-268-PUD 22.****(a) Development plan.**

The property shall be divided into four zones, as indicated on the A0.01 Architectural Site Plan of the Official Exhibits. The zones shall be established by dividing the site into four lots. The northwest lot shall be called "Site 1", the northeast lot shall be called "Site 2", the southeast lot shall be called "Site 3", and the southwest lot shall be called "Site 4".

**(1) Development**

- A. Site 1, Site 2, Site 3, and Site 4 shall be developed, used, and maintained in conformance with the following Final PUD Official Exhibits:
  - 1. PP100 Preliminary Plat
  - 2. PP200 Comprehensive Preliminary Plat
  - 3. Final Plat
  - 4. V1.00 Alta Survey
  - 5. V1.01 Alta Survey
  - 6. A0.01 Architectural Site Plan
  - 7. A0.19 Shadow Study
  - 8. C0.00 Cover Sheet
  - 9. C1.00 General Notes
  - 10. C2.00 Demo Plan
  - 11. C3.00 Erosion and Sediment Control Plan – Phase 1
  - 12. C3.01 Erosion and Sediment Control Plan – Phase 2
  - 13. C.3.02 Erosion and Sediment Control Details
  - 14. C3.03 SWPPP
  - 15. C4.00 Site Plan
  - 16. C4.01 Site Access Plan
  - 17. C5.00 Grading Plan
  - 18. C5.01 Storm Sewer Plan
  - 19. C6.00 Utility Plan
  - 20. C6.01 Sanitary Sewer Plan
  - 21. C6.02 Water Plan
  - 22. C6.03 Dry Utility Plan
  - 23. C7.00 Construction Details
  - 24. C7.01 Construction Details
  - 25. C7.02 Construction Details
  - 26. E0.00 Electrical Site Photometrics
  - 27. V1.02 Tree Survey
  - 28. G0.01 Cover Sheet
  - 29. L.100 Overall Site – Landscape Plan
  - 30. L.101 Overall Site – Planting Plan
  - 31. L.106 DORA – Site Plan
  - 32. L300 Construction Details
  - 33. L301 Construction Details

## (2) Site 1

A. Site 1, legally described as Lot 1, Block 1, Beltline Station, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD Official Exhibits:

1. A1.01 Building 1 – Level 1
2. A1.02 Building 1 – Level 2
3. A1.03 Building 1 – Level 3
4. A1.04 Building 1 – Level 4
5. A1.05 Building 1 – Level 5-7
6. A1.06 Building 1 Elevations
7. A1.07 Building 1 Elevations
8. A1.08 Building 1 Data Summary
9. A1.09 Building 1 - Roof
10. L102 Building 1 – Planting Plan

B. Site 1 shall also conform to the following requirements:

1. The property shall be developed with a mixed-use building with 156 residential units and 19,000 square feet of commercial uses.
2. The maximum height shall not exceed 83 feet and seven (7) stories
3. The site shall include a minimum 12 percent designed outdoor recreation area.
4. Parking shall be provided off-street in structured parking and surface parking lots.
  - i. A total of 55 parking spaces shall be provided off street in surface parking. 6 spaces shall include Level 2 electric vehicle charging stations.
  - ii. A total of 247 parking spaces shall be provided off-site on Site 4, and an irrevocable covenant or easement shall be recorded by the county on Site 4 benefiting Site 1. 13 spaces shall include Level 2 electric vehicle charging stations.

## (3) Site 2

A. Site 2, legally described as Lot 2, Block 1, Beltline Station, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD Official Exhibits:

1. A2.01 Building 2 – Level P1
2. A2.02 Building 2 – Level 1
3. A2.03 Building 2 – Level 2
4. A2.04 Building 2 – Level 3
5. A2.05 Building 2 – Level 4
6. A2.06 Building 2 Elevations
7. A2.07 Building 2 Elevations
8. A2.08 Building 2 Data Summary
9. A2.09 Building 2 - Roof
10. L103 Building 2 – Planting Plan

## B. Site 2 shall also conform to the following requirements:

1. The property shall be developed with 82 residential units.
2. The maximum height shall not exceed 49 feet and four (4) stories.
3. The site shall include a minimum twelve (12) percent designed outdoor recreation area.
4. Parking shall be provided off-street in structured parking and surface parking lots.
  - i. A total of 56 parking spaces will be provided in structured parking.
  - ii. A total of 36 parking spaces will be provided in surface parking lots.
  - iii. 9 spaces shall include Level 2 electric vehicle charging stations.

## (4) Site 3

## A. Site 3, legally described as Lot 3, Block 1, Beltline Station, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD Official Exhibits:

1. A3.01 Building 3 – Level P1
2. A3.02 Building 3 – Level 1
3. A3.03 Building 3 – Level 2
4. A3.04 Building 3 – Level 3-4
5. A3.05 Building 3 – Level 5
6. A3.06 Building 3 Elevations
7. A3.07 Building 3 Elevations
8. A3.08 Building 3 Data Summary
9. A3.09 Building 3 - Roof
10. L104 Building 4 – Planting Plan

## B. Site 3 shall also conform to the following requirements:

1. The property shall be developed with 146 residential units.
2. The maximum height shall not exceed 60 feet and five (5) stories.
3. The site shall include a minimum 12 percent designed outdoor recreation area.
4. Parking shall be provided off-street in structured parking and surface parking lots.
  - i. A total of 96 parking spaces will be provided in structured parking.
  - ii. A total of 5 parking spaces will be provided in surface parking lots.
  - iii. A total of 77 parking spaces shall be provided off-site on Site 4, and an irrevocable covenant or easement shall be recorded by the county on Site 4 benefiting Site 3.
  - iv. 13 spaces shall include Level 2 electric vehicle charging stations.



## (5) Site 4

- A. Site 4, legally described as Lot 4, Block 1, Beltline Station, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD Official Exhibits:
1. A4.01 Parking Ramp – Level P1
  2. A4.02 Parking Ramp – Level 1
  3. A4.03 Parking Ramp – Level 2
  4. A4.04 Parking Ramp – Level 3
  5. A4.05 Parking Ramp – Level 4
  6. A4.06 Parking Ramp – Level 5
  7. A4.07 Parking Ramp – Level 6
  8. A4.08 Parking Ramp – Level 7
  9. A4.09 Parking Ramp Elevations
  10. A4.010 Parking Ramp Elevations
  11. A0.20 Parking Ramp Diagram
  12. E0.01 Typical Internal Ramp Level Photometrics
  13. E0.02 Parking Ramp Roof Photometrics
  14. E0.03 Parking Ramp Level 1-6 Photometrics
  15. L105 Parking Garage – Planting Plan
- B. Site 4 shall also conform to the following requirements:
1. The property shall be developed with 1,900 square feet of commercial uses on the southwest corner of ground floor.
  2. The maximum height shall not exceed 77 feet and six and one half (6.5) stories for the ramp structure and shall not exceed 93 feet to the peak of the clock tower.
  3. The site shall include a minimum 12 percent designed outdoor recreation area.
  4. Parking shall be provided in a structured parking ramp:
    - i. A total of 247 parking spaces will be provided for Site 1
    - ii. A total of 77 parking spaces will be provided for Site 3
    - iii. A total of 268 parking spaces will be provided for transit station park and ride.
  5. The property shall utilize a minimum of 67 percent class 1 one materials on the west facade and a minimum of 50 percent class 1 materials on the south facade.

**(b) Uses.**

- (1) Permitted uses. The following uses are permitted in PUD 22:
  - a. *Multiple-family dwellings*. Uses associated with the multiple-family dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.
- (2) Uses permitted with conditions. The following uses are permitted in PUD 22 if it complies with the conditions specified for the use in this subsection:
  - a. *Commercial uses*. Commercial uses limited to the following: bank, coffee shop, food service, grocery store, large item retail, liquor store, medical or dental office, office, private entertainment (indoor), restaurants, retail, service, showroom, and studio. These commercial uses shall meet the following conditions:
    - i. Commercial uses are limited to the first floor.
    - ii. Hours of operation, including loading/unloading of deliveries, for commercial uses shall be limited to 6 a.m. to 12 a.m.
    - iii. In-vehicle sales or service is prohibited.
    - iv. Outdoor storage is prohibited.
- (3) Accessory uses. Accessory uses are as follows:
  - a. Home occupations as regulated by this chapter.
  - b. Gardens.
  - c. Parking lots.
  - d. Parking ramps.
  - e. Incidental repair or processing which is necessary to conduct a permitted use and not to exceed ten percent of the gross floor area of the associated permitted use.
  - f. Public transit stops/shelters.
  - g. Catering, if accessory to food service, delicatessen, or retail bakery.
  - h. Food service.
  - i. Outdoor seating and service of food and beverages with the following conditions:
    - i. No speakers or other electronic devices which emit sound are permitted.
    - ii. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m.
  - j. Accessory utility structures including:
    - i. Small wind energy conversion system as defined in 36-4 Definitions.
    - ii. Solar energy systems. A solar energy system with a supporting framework that is either placed on, or anchored in, the ground and that is independent of any building or other structure; or that is affixed to or an integral part of a principal or accessory building, including but not limited to photovoltaic or hot water solar energy systems which are contained within roofing materials, windows, skylights, and awnings.
    - iii. Cisterns and rainwater collection systems.
  - k. Outdoor storage is prohibited.
  - l. Communication towers are prohibited.
  - m. Small cell antennae are prohibited on the clock tower.

**(c) Special performance standards.**

- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, transparency, architectural design, landscaping, parking, and screening requirements.
- (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.
- (3) Signs shall be allowed in conformance with the approved final PUD site plan and development agreement in accordance with the following conditions:
  - a. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility, and shall be a maximum height of 15 feet.
  - b. Maximum allowable number, sizes, heights, and yards for signs shall be regulated by section 36-362, MX requirements.
  - c. Wall signs of non-residential uses shall only be placed on the ground floor and exterior walls of the occupied tenant lease space, and/or a monument sign.
  - d. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:
    - i. Non-residential wall signs permitted by this section that do not exceed seven percent of the exterior wall area of the ground floor tenant lease space.
    - ii. The sign is located on the exterior wall of the ground floor tenant lease space from which the seven percent sign area was derived.
    - iii. No individual wall sign shall exceed 100 square feet in area.
- (4) Awnings.
  - a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
  - b. Backlit awnings shall be prohibited.

(Ord. No. 2650-22, 4-18-2022)

**Section 26-268-PUD 23.****(a) Development plan.**

The site shall be developed, used, and maintained in conformance with the following Final PUD signed Official Exhibits:

1. C Preliminary Plat
2. C Final Plat
3. C ALTA-NSPS Land Title Survey
4. C Easement Vacation Exhibit
5. C EX-1 DORA Exhibit
6. C Storm Report
7. C1-1 Demolition Plan
8. C2.1 Site Plan
9. C3-1 Grading Plan
10. C3-2 SWPPP
11. C3-3 SWPPP Notes
12. C4.1 Sanitary Sewer & Water Main Plan
13. C4.2 Storm Sewer Plan
14. C8-1 City Details
15. C8-2 Civil Notes
16. A1.0 Project Data
17. A2.0 Site Plan
18. A3.0 Floor Plans – Level -1
19. A3.1 Floor Plans – Level 1
20. A3.2 Floor Plans – Levels 2 & 3
21. A3.3 Floor Plans – Level 4
22. A3.4 Roof Plan
23. A4.2 Elevations
24. A6.0 Exterior Material Schedule
25. L1-1 Landscape Plan
26. L1-2 Landscape Details
27. LI Site Photometrics Plan
28. LII Garage Photometrics Plan

The site shall also conform to the following requirements:

- (1) The property shall be developed with 114 residential units.
- (2) 207 off-street parking spaces shall be provided.
- (3) The maximum building height shall not exceed 48.1 feet and four stories.
- (4) The development site shall include a minimum of 12.2 percent designed outdoor recreation area based on private developable land area.

**(b) Uses.**

- (1) Permitted uses. The following uses are permitted in PUD 23:
  - a. *Multiple-family dwellings*. Uses associated with the multiple-family dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.
- (2) Accessory uses. Accessory uses are as follows:
  - a. Home occupations as regulated by this chapter.
  - b. Gardens.
  - c. Parking lots.
  - d. Public transit stops/shelters.
  - e. Accessory utility structures including:
    - i. Small wind energy conversion system as defined in 36-4 Definitions.
    - ii. Solar energy systems. A solar energy system with a supporting framework that is either placed on, or anchored in, the ground and that is independent of any building or other structure; or that is affixed to or an integral part of a principal or accessory building, including but not limited to photovoltaic or hot water solar energy systems which are contained within roofing materials, windows, skylights, and awnings.
    - iii. Cisterns and rainwater collection systems.
  - f. Outdoor uses and outdoor storage are prohibited.
  - g. Communication towers are prohibited.

**(c) Special performance standards.**

- (1) All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, transparency, architectural design, landscaping, parking, and screening requirements.
- (2) All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this Code. All trash handling and loading areas shall be screened from view within a waste enclosure.
- (3) Signage shall be allowed in conformance with the R-C High Density Multiple-Family Residence Zoning District and shall comply with the following:
  - a. Pylon signs shall be prohibited.
- (4) Awnings.
  - a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
  - b. Backlit awnings shall be prohibited.

(Ord. No. 2645-22, 4-18-2022)

**Section 36-268-PUD 24.****(a) Development plans.**

The site located on property legally described as Lot 1, Block 1, Wooddale Station, Hennepin County, Minnesota, shall be developed, used, and maintained in conformance with the following Final PUD approved Official Exhibits:

1. C0.0 Title Sheet
2. C0.1 Site Survey
3. C0.10 Site Survey Drawing
4. C0.2 Preliminary Plat
5. C0.3 Final Plat
6. C1.0 Removals Plan
7. C1.1 Tree Preservation Plan
8. C2.0 Site Plan
9. C3.0 Grading Plan
10. C4.0 Utility Plan
11. C5.0-C5.6 Civil Details
12. L1.0 Landscape Plan
13. L1.1 Designed Outdoor Recreation Area Plan
14. L1.2 Landscape Plan Notes and Details
15. Photometric Site Lighting Plan
16. Parking Structure Lighting Plan – Level P1
17. Parking Structure Lighting Plan – Level 1
18. Parking Structure Lighting Specifications
19. SW1.0 SWPPP Existing Conditions
20. SW1.1 SWPPP Proposed Conditions
21. SW1.2 SWPPP-Details
22. SW1.3 SWPPP-Narrative
23. A0.0 Title Page
24. A1.0 Introduction – Table of Contents
25. A1.1 Introduction – Project Information
26. A2.0 Site Analysis – Aerial Views
27. A2.1 Site Analysis – Zoning
28. A2.2 Site Analysis – Surrounding Buildings
29. A2.3 Site Analysis – Existing Conditions
30. A3.0 Proposed Project – Site Plan
31. A3.1 Proposed Project – Circulation
32. A3.2 Designed Outdoor Recreation Area Plan Diagram
33. A4.0 Proposed Project – Floor Plan – Level P1
34. A4.1 Proposed Project – Floor Plan – Level 1
35. A4.2 Proposed Project – Floor Plan – Level 2
36. A4.3 Proposed Project – Floor Plan – Level 3-5
37. A4.4 Proposed Project – Floor Plan – Level 6
38. A4.5 Proposed Project – Roof Plan
39. A5.0-A5.5 Proposed Project – Exterior Elevations

40. A6.0-A6.12 Proposed Project – Perspectives
41. A7.0 Proposed Project – Shadow Study
42. A8.0-A8.1 Proposed Project – Material Boards
43. A9.0-A9.1 Proposed Project – Project Data
44. Site Loading and Unloading Exhibit
45. Site Public Access Exhibit
46. Waste Removal Route

The site shall also conform to the following requirements:

1. The property shall be developed with two buildings:
  - a. One mixed-use building with 69 residential units and 12,000 square feet of commercial uses.
  - b. One mixed-use building with 240 residential units and 6 live/work units.
2. The maximum height shall not exceed 77 feet and six (6) stories for either building.
3. The site shall include a minimum 12 percent designed outdoor recreation area.
4. 408 off-street parking spaces shall be provided, and a parking management plan shall be filed with the city.

**(b) Uses.**

1. Permitted uses. The following uses are permitted in PUD 24:
  - a. *Multiple-family dwellings.* Uses associated with the multiple-family dwellings, including but not limited to, the residential office, fitness facility, mail room, assembly room or general amenity space.
2. Uses permitted with conditions. The following uses are permitted in PUD 24 if the use complies with the conditions specified for the use in this subsection:
  - a. *Commercial uses:* Commercial uses limited to the following: bank, coffee shop, food service, grocery store, large item retail, liquor store, medical or dental office, office, private entertainment (indoor), restaurants, retail, service, showroom, and studio. These commercial uses shall meet the following conditions:
    - i. Commercial uses are limited to the first floor.
    - ii. Hours of operation, including loading/unloading of deliveries, for commercial uses shall be limited to 6 a.m. to 12 a.m.
    - iii. In-vehicle sales or service is prohibited.
    - iv. Outdoor storage is prohibited.
  - b. *Live-work units:*
    - i. Live-work uses as defined by Sec. 36-142 of city code are permitted on the first floor.
    - ii. A Registration of Land Use (RLU) shall be approved by the city when there is a proposed change in commercial tenant.

3. Accessory uses. The following uses are permitted in PUD 24 if the use complies with the conditions specified for the use in this subsection:
  - a. Home occupations as regulated by this chapter.
  - b. Gardens.
  - c. Parking lots.
  - d. Parking ramps.
  - e. Incidental repair or processing which is necessary to conduct a permitted use and not to exceed ten percent of the gross floor area of the associated permitted use.
  - f. Public transit stops/shelters.
  - g. Catering, if accessory to food service, delicatessen, or retail bakery.
  - h. Food service.
  - i. Outdoor seating and service of food and beverages with the following conditions:
    - i. No speakers or other electronic devices which emit sound are permitted.
    - ii. Hours of operation shall be limited to 7:00 a.m. to 10:00 p.m.
  - j. Accessory utility structures including:
    - i. Small wind energy conversion system as defined in 36-4 Definitions.
    - ii. Solar energy systems. A solar energy system with a supporting framework that is either placed on, or anchored in, the ground and that is independent of any building or other structure; or that is affixed to or an integral part of a principal or accessory building, including but not limited to photovoltaic or hot water solar energy systems which are contained within roofing materials, windows, skylights, and awnings.
    - iii. Cisterns and rainwater collection systems.
  - k. Outdoor storage is prohibited.

**(c) Special performance standards.**

1. All general zoning requirements not specifically addressed in this ordinance shall be met, including but not limited to outdoor lighting, transparency, architectural design, landscaping, parking, and screening requirements.
2. All trash, garbage, waste materials, trash containers, and recycling containers shall be kept in the manner required by this code. All trash handling and loading areas shall be screened from view within a waste enclosure.
3. Signs shall be allowed in conformance with the MX zoning districts with the following conditions:
  - a. Freestanding monument signs shall utilize the same exterior materials as the principal buildings and shall not interfere with pedestrian, bicycle or automobile circulation and visibility, and shall be a maximum height of 15 feet; pole-mounted signs shall be prohibited.
  - b. Wall signs of non-residential uses shall only be placed on the ground floor and exterior walls of the occupied tenant lease space, and/or a monument sign.



- c. Wall signs shall not be included in calculating the aggregate sign area on the lot if they meet the following outlined conditions:
  - i. Non-residential wall signs permitted by this section that do not exceed seven percent of the exterior wall area of the ground floor tenant lease space.
  - ii. The sign is located on the exterior wall of the ground floor tenant lease space from which the seven percent sign area was derived.
  - iii. No individual wall sign shall exceed 100 square feet in area.
- 4. Awnings.
  - a. Awnings shall be constructed of heavy canvas fabric, metal and/or glass. Plastic and vinyl awnings are prohibited.
  - b. Backlit awnings shall be prohibited.

(Ord. No. 2655-22, 8-1-22)

**36-269—36-290. Reserved.**

(Ord. No. 2462-15, 2-2-2015)