



Inver Grove Heights Planning Commission
Tuesday, June 18, 2024 at 7:00 PM
8150 Barbara Avenue, Inver Grove Heights, MN 55077

AGENDA

NOTICE TO RESIDENTS: Individuals may submit written public comments in advance of the meeting by emailing comments to Stacy Bodsberg (sbodsberg@ighmn.gov). Comments received prior to 4:00 p.m. on Tuesday, June 18, 2024, will be provided to the Council at or before the June 18, 2024 meeting.

1. **Call to Order**
2. **Roll Call**
3. **Consent Agenda**
 - A. Minutes of the June 4, 2024, Planning Commission Meeting.
4. **Public Hearing**
 - A. Ordinance Amendment to Title 10 of the City Code (Zoning Regulations) specifically Chapter 2, Section 10-2-2, Chapter 9C, Section 10-9C-1, Chapter 9C, Section 10-9C-2, Chapter 9C, Section 10-9C-3, Chapter 13, Article J, Section 10-13J-5, and Chapter 15 relating to regulations for multiple family districts. (City of Inver Grove Heights - Case No. 24-17X) Tabled Action from the June 4, 2024, Planning Commission Meeting
5. **Regular Business**
6. **Adjourn**

This document is available upon a three (3) business day request in alternate formats such as braille, large print, audio recording, etc. Please contact Stacy Bodsberg, Community Development Support Specialist, at 651.450.2545 or sbodsberg@ighmn.gov.

PLANNING COMMISSION MINUTES - CITY OF INVER GROVE HEIGHTS

Tuesday, June 4, 2024 - 7:00 p.m.
City Council Chambers - 8150 Barbara Avenue

1. CALL TO ORDER

Chair Weber called the Planning Commission Meeting to order at 7:00 p.m.

The Pledge of Allegiance was recited.

2. OATH OF OFFICE

Community Development Support Specialist Bodsberg administered the Oath of Office to incumbent Planning Commissioners Robert Heidenreich and Aida Schaefer and new Planning Commissioner Amy Hunting.

3. ROLL CALL

Commissioners Present: Jonathan Weber (*Chair*)
Trisha Presley (*Secretary*)
Amy Hunting
Jason Teiken
Lance Twedt
Robert Heidenreich
Aida Schaefer
Dennis Wippermann

Commissioners Absent: Scott Clancy (*Vice-Chair*) - *excused*.

Staff Present: Allan Hunting, City Planner
Stacy Bodsberg, Community Development Support Specialist

4. ELECTION OF OFFICERS

Chair Weber stated that new commissioners are seated annually and that the election of Chair, Vice-Chair and Secretary would be conducted.

Motion by Heidenreich, Second by Teiken, to close nominations and elect Jonathan Weber by unanimous consent to the position of Chair.

Ayes: 7 (Weber Abstained)

Nays: 0 Motion carried.

Motion by Heidenreich, Second by Teiken, to close nominations and elect Scott Clancy by unanimous consent to the position of Vice-Chair.

Ayes: 8

Nays: 0 Motion carried.

Motion by Teiken, Second by Twedt, to close nominations and elect Trisha Presley by unanimous consent to the position of Secretary.

Ayes: 7 (Presley Abstained)

Nays: 0 Motion carried.

5. CONSENT AGENDA

A. Minutes of the May 7, 2024, Planning Commission Meeting.

Motion by Twedt, Second by Teiken, to Approve the minutes as submitted.

Ayes: 7 (Hunting Abstained)

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Nays: 0 Motion Carried.

6. PUBLIC HEARING

A. Variance to allow outdoor storage in the IOP, Industrial Office Park District for Simpson Strong Tie Company located at 8450 Courthouse Boulevard. (Toll Company - Case No. 24-15V)

Reading of Public Notice

Secretary Presley read the Public Hearing Notice. Notices were mailed to 18 property owners on May 16, 2024.

Presentation of Request

City Planner Hunting presented a summary of the staff report.

Planning Commission Discussion

Commissioner Schaefer inquired what the requirements would be for the tank to be stored inside.

Commissioner Wippermann questioned if the Variance was approved, would it allow for outside storage of other materials.

Opening of Public Hearing

Tom Litzkow, 14787 Endicott Avenue NW, Clearwater, MN, Applicant, stated that storing the nitrogen inside would require plumbing vents to the outside, putting in an outside fill box, and adding oxygen monitoring inside to monitor the atmosphere.

Commissioner Schaefer questioned what the cost would be. Mr. Litzkow stated that the oxygen monitor alone would be a few thousand dollars, but the cost is not the main consideration for the business preferring outside storage. Schaefer questioned if indoor air exchanges would be needed to ensure safety. Mr. Litzkow stated that the oxygen monitor would suffice for emergency evacuation in case of a leak.

Commissioner Hunting questioned if there would be locks on the security fencing around the nitrogen tank. Mr. Litzkow stated that the fencing would be locked, as well as lit at night, for security.

Commissioner Wippermann inquired as to how long the business has been in operation at the current location. Mr. Litzkow stated three years at the current location, but the business has been in operation much longer. Wippermann inquired as to how the nitrogen is currently being stored. Mr. Litzkow stated that the business currently has some nitrogen stored indoors. They are purchasing a larger tank to increase their laser cutting capacity.

Commissioner Schaefer inquired whether the business has been operating without an outdoor storage tank. Mr. Litzkow stated in the affirmative and safety is the main reason for the Variance request. Commissioner Schaefer questioned whether he was aware of the limitations on outside storage when he signed the lease. Mr. Litzkow clarified that he is the tank vendor, not the business owner and stated that it would have been difficult for the business owner to anticipate the necessity of an outdoor tank when they signed the lease.

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Commissioner Hunting asked for clarification on the types of outdoor storage limited by City Code. City Planner Hunting quoted the following section of code: "no outdoor storage of materials, product, refuse, or any other material construed as outdoor storage." Hunting stated that he interpreted this use as outdoor storage.

Chair Weber closed the Public Hearing.

Planning Commission Discussion

Commissioner Heidenreich stated that he supported approving the Variance. Safety concerns, the small size of the tank, and the increased importance of laser cutting in manufacturing.

Commissioner Teiken stated that he agreed with Commissioner Heidenreich and that nitrogen is less dangerous than other substances involved in Variances that the Commission has approved. Was also further reassured by the six-foot security fencing included in the request.

Chair Weber questioned whether the wording of the Variance could specify that the outdoor storage is approved for nitrogen only. City Planner Hunting confirmed that specific conditions could be included.

Planning Commission Recommendation

Motion by Heidenreich, Second by Presley, to Approve the Variance to allow outdoor storage of a nitrogen tank subject to the condition listed in the staff report.

Ayes: 8

Nays: 0 Motion Carried.

The item is tentatively scheduled to go before the City Council on June 24, 2024.

B. Planned Unit Development Amendment to construct a daycare facility located at 7761 Amana Trail. (InSite Development Services - Case No. 24-16PUD)

Reading of Public Notice

Secretary Presley read the Public Hearing Notice. Notices were mailed to 11 property owners on May 16, 2024.

Presentation of Request

City Planner Hunting presented a summary of the staff report.

Opening of Public Hearing

Sean Graham, 1400 16th Street, Suite 300, Oak Brook, IL, Applicant, Project Engineer with InSite Development Services, stated that InSite has been focusing resources on commercial daycare sites because of the massive growth in demand. He said there will be one entrance in the property's north end and one in the southwest to improve site circulation and safety. He added that the plan is to connect to utilities and reroute proposed drainage through a stormwater management system to a regional detention basin. He said the building will have a variety of materials in colors matching adjacent retail uses. He said that the proposed use will serve as a transition from retail to residential. He said that he had no questions about the report.

Chair Weber inquired about reconstructing the rain garden in the northwest corner and whether that part of the property was under the same ownership. Mr. Graham stated that the northwest

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corner is part of an Operating and Maintenance Easement Agreement applying to all parcels in the shopping center.

Chair Weber questioned if the originally approved PUD had any specification about building orientation. City Planner Hunting stated that there had already been an amendment to the plan for the bank building. He said that the proposed building is generally in alignment to the main street.

Commissioner Wippermann questioned what the maximum enrollment for the daycare would be. Mr. Graham stated that the site layout and playground space were designed for approximately 150 children maximum. The company's other daycare sites have been operating at 60 to 70 percent capacity, so full capacity operation is not anticipated.

Commissioner Schaefer clarified that the access drive will remain available for others to use. Mr. Graham confirmed that and said access for all parcels within the shopping center will remain.

Chair Weber closed the Public Hearing.

Planning Commission Discussion

Commissioner Teiken stated that a daycare is exactly what is needed in the area given all the housing being added and is not concerned about the building's orientation.

Planning Commission Recommendation

Motion by Heidenreich, Second by Schaefer, to Approve the PUD Development Plan Amendment to allow a daycare facility on lot 3, block 2, Argenta Hills, subject to all conditions listed in the staff report.

Ayes: 8

Nays: 0 Motion Carried.

The item is tentatively scheduled to go before the City Council on June 24, 2024.

C. Ordinance Amendment to Title 10 of the City Code (Zoning Regulations) specifically Chapter 2, Section 10-2-2, Chapter 9C, Section 10-9C-1, Chapter 9C, Section 10-9C-2, Chapter 9C, Section 10-9C-3, Chapter 13, Article J, Section 10-13J-5, and Chapter 15 relating to regulations for multiple family districts. (City of Inver Grove Heights - Case No. 24-17X)

Presentation of Request

City Planner Hunting presented a brief summary of the staff report explaining that the amendments were not ready for discussion.

Opening of Public Hearing

Motion by Twedt, Second by Presley, to Table item until the June 18, 2024, Planning Commission meeting.

Ayes: 8

Nays: 0 Motion Carried.

7. REGULAR BUSINESS

None.

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8. ADJOURN

Motion to adjourn the meeting at 7:36 p.m.

Respectfully submitted by Will Clashe, Recording Secretary.

DRAFT



Planning Commission Report

MEETING DATE:	June 18, 2024
CASE NO:	24-17X
APPLICANT:	City of Inver Grove Heights
PROPERTY OWNER:	N/A
REQUEST:	Zoning Code Amendment relating to Multiple Family Ordinances.
LOCATION:	N/A
COMPREHENSIVE PLAN:	N/A
ZONING:	N/A
STAFF CONTACT:	Allan Hunting, 651.450.2554

ACTION REQUESTED

Ordinance Amendment to Title 10 of the City Code (Zoning Regulations) specifically Chapter 2, Section 10-2-2, Chapter 9C, Section 10-9C-1, Chapter 9C, Section 10-9C-2, Chapter 9C, Section 10-9C-3, Chapter 13, Article J, Section 10-13J-5, and Chapter 15 relating to regulations for multiple family districts.

BACKGROUND

One goal of the Community Development Department was to update ordinances to make them more user-friendly, efficient and reasonable. In 2023, the city retained the planning consultant WSB to review our current City Code to suggest any updates or changes that may be necessary.

The current set of guidelines regulating multiple family developments are in a few different sections of the ordinance. This creates overcomplexity when both staff and developers look for the standards. Because there are regulations found in multiple sections of the City Code, inconsistencies have been found because of changes that have occurred over the years to some, but not all needed sections. Another primary need for an update is to bring the R-3A, R-3B and R-3C sections into compliance with the density allowed in the different multiple family land use categories of the Comprehensive Plan. When a new Comprehensive Plan is adopted every 10 years, local governments also update their zoning codes to make sure they are consistent with the Comprehensive Plan. Nothing in the proposed changes makes the code more restrictive.

WSB was hired to review several sections of the multiple family ordinances and propose potential changes based upon research and best practices. The following will walk the Commission through recommended changes and provide background when appropriate.

EVALUATION OF REQUEST

Combining Sections for Ease and Clarity:

After review and discussion, the multiple family sections have structurally been combined with the specific performance standards initially found in other sections of the zoning code so that specific multiple family regulations are housed in one location. For example, the R-3 districts have their own

set of standards, but there are other sections of the City Code with specific standards for apartment projects and townhome projects. This is confusing for the public, developers and even staff to keep tracking all the sections of the City Code that apply for multiple family developments. There also were inconsistencies in some of the setbacks and building separation requirements. This allows easier access and clarity for future users.

Specific performance standards that transcend several zoning districts, like exterior materials, trash screening or landscaping, remain in other sections of the zoning code and were removed out of the multiple family sections.

Definitions:

Staff is recommending some fine-tuning of existing definitions relating to dwelling units and three types of dwelling units: single-family detached, single-family attached, and multiple family. Each type of unit is then broken into potential uses; for example, under single-family attached, duplexes and twin homes are listed, rather than as separate definitions. For the most part, this recommendation is structural and does not significantly change the meaning or the text of the differing residential products. The goal is to bring all the dwelling unit types under one definition, making it easier to find for ordinance users.

Proposed Density:

The multiple family ordinances have been modified to be consistent with the development pattern anticipated in the Comprehensive Plan. In other words, the densities for development in the Plan are now reflected in the different zoning districts, so there is alignment between Plan land uses and their counterpart zoning district. Additionally, there is less emphasis on the type of structure proposed, meaning the structure doesn't have to be built as a townhouse, or there isn't a limit on the number of units per structure so long as the overall density of the development and appropriate performance standards are all met. The one exception is in the R-3A, which limits the total number of units in a building to 4 (which is the current maximum).

The proposed densities are as follows:

R-3A	4 to 8 units per acre
R-3B	8 to 12 units per acre
R-3C	12 to 35 units per acre

Permitted versus Conditional Use:

One of the other major changes recommended is allowing multiple family housing as a permitted use, rather than conditional use. When you create specific zoning districts for specific uses, it would seem those uses should be a permitted use and not conditional. The City Code provides enough performance standards and requires platting and site plan approval, so there is still a public review process that includes the Planning Commission and the City Council.

Requiring projects by Conditional Use Permit can sometimes create a false sense of approval/denial. A conditional use means the use is allowed with conditions by right, but the Planning Commission or City Council may add additional conditions to meet particular situations that may be specific to that project. As long as a development proposal meets the performance standards of the zoning ordinance and is consistent with the Comprehensive Plan, a conditional use permit process is not a means to deny a project.

In reviewing other peer communities, Woodbury, Eagan, Lakeville, Cottage Grove, Rosemount, and Plymouth, most communities do not require conditional use permits for multi-family housing.

Woodbury is the exception for multi-family, including senior housing that requires a conditional use permit. The city should ensure they are comfortable with the performance standards found within the ordinance to ensure the project will meet design and site plan expectations. With rigorous but fair standards, the resulting project will meet the community standards without the need for a longer approval process that ultimately ends up with the same resulting project.

Building Height:

Building height was reviewed to see how Inver Grove Heights aligned with other adjacent communities. There appears to be some trends in apartment building design to have projects with four or more stories rather than the standard three-story buildings. In reviewing the other six communities, Inver Grove Heights' building height of 35 feet is at the lower end of the building height standards. In several cases, primarily apartments, communities had higher height restrictions so that a four-story building would be permitted. On the other hand, many of the communities had a 35-foot height for townhomes. Inver Grove Heights allows a variation from the 35-foot height standard by conditional use permit and at this time it is recommended that the ordinance regulations stay as is. The maximum building height in the Northwest Area is 70 feet. Should additional residential development occur along I-494 outside the Northwest Area, the city may want to explore taller building heights within that interstate corridor.

Multiple Family Parking:

The current standard for multiple family housing is 2.5 parking stalls per unit. Two enclosed stalls are required for townhomes with the remaining 0.5 available on the driveway or within the project for visitor parking. Other Inver Grove Heights multi-family projects also require 2.5 parking stalls, or the project could provide 2 spaces per unit with a designated expansion area to include another 0.5 stalls. The parking standards for multiple family projects in other communities are varied. Many require 2 parking stalls, although Woodbury does require 2.5 stalls; 2 spaces per unit if one indoor space per unit is provided underground. Many of the communities do require one of the parking stalls to be enclosed; Inver Grove Heights does not have that standard.

Staff is recommending for all multiple family projects changes from the current conditions to require 2 parking stalls per unit, reducing the ordinance requirement by 0.5/unit, 1 of the 2 stalls must be enclosed, and that 1 stall per 6-units be added for visitor parking.

Northwest Area Overlay District Density/Categories:

In this overlay district, all developments are required to be reviewed through the Planned Unit Development (PUD) regulations. The intent of a PUD is to allow flexibility in physical design, unit type and neighborhood design, density and other performance standards. To achieve the needed densities for developments to cover the cost of the trunk sewer and water systems, the overlay district ordinance was drafted to allow a mix of housing types within each standard zoning category through a density matrix table that allowed a certain percentage of each type of housing in each zoning district. For example, the R-1C zoning district is intended for single family detached housing only. In the Northwest Area Overlay District, to achieve the needed densities, the R-1C district would allow up to 30% of the total units in the proposed PUD to be twin homes or two-family dwellings. In the R-3C district, which is a multiple family only district, the Northwest Area Overlay District would allow a small percentage of units in a PUD to be either single family or twin homes.

The percentage mix that was adopted in the original 2007 ordinance was only a guess at what mixes might be proposed based on the unit type trends at that time. Since the adoption of the Northwest Area Overlay District, all proposed PUD's were of a single unit type until 2021, when a project known as At Home Apartments submitted an application that had a mix of housing types. The project density fell on the lower side of the existing Comprehensive Plan designations of the parcels involved, but the unit mix did not match the maximum density mix table in the City Code. That project never

proceeded, partially due to the conflict between the table and the unit mix proposed. Since that time, staff have received inquiries from a few other developers that are proposing a mixed unit type project that complies with the Comprehensive Plan density, but does not match the percentage table.

One of the benefits of a PUD by intent and design, is intended to allow for a blend and mix of housing types. Staff's experience with the existing table is that it creates less flexibility and is more ridged than what we believe was its original intent, to allow a mix of product types to meet the density needs of the Northwest Area.

Based on this experience, staff is proposing to eliminate the table and remove the percentage requirements as they appear to be somewhat arbitrary and out of date with current housing trends. The City Code would be amended to allow developments to have a mix of unit types based on the density standards of the proposed underlying zoning categories and not require a maximum amount of each type. Each development still has to meet the minimum and maximum density allowed based on the Comprehensive Plan designation of that particular parcel.

ALTERNATIVES

The Planning Commission has the following actions available on the proposed Ordinance Amendment:

A. Approval. If the proposed request is found to be acceptable, approval of the following action should be taken:

- Recommend Ordinance Amendment to Title 10 of the City Code (Zoning Regulations), specifically Chapter 2, Section 10-2-2, Chapter 9C, Section 10-9C-1, Chapter 9C, Section 10-9C-2, Chapter 9C, Section 10-9C-3, Chapter 13, Article J, Section 10-13J-5, and Chapter 15 relating to regulations for multiple family districts.

B. Denial. If the Planning Commission finds issues with the Ordinance, a recommendation of denial should be made or specify recommended changes to the ordinance.

RECOMMENDATION

Staff recommends approval of all ordinance amendments as presented.

ATTACHMENTS

1. Draft Multiple Family Ordinance
2. Email from Resident Elling
3. Email from Resident Otzenberger

CITY OF INVER GROVE HEIGHTS

DAKOTA COUNTY, MINNESOTA

ORDINANCE NO. _____

AN ORDINANCE AMENDING VARIOUS PROVISIONS OF INVER GROVE HEIGHTS
CITY CODE TITLE 10-ZONING REGULATIONS

THE CITY COUNCIL OF THE CITY OF INVER GROVE HEIGHTS ORDAINS AS
FOLLOWS:

Section 1. AMENDMENT. Inver Grove Heights City Code Title 10 Zoning Regulations, Chapter 2, Section 10-2-2, DEFINITIONS is hereby amended as follows. The deleted language is shown with ~~striketrough~~ and the new language is shown underlined:

DWELLING/DWELLING UNIT:

- A. ~~A building, or one or more portions thereof, occupied or intended to be occupied exclusively for residential purposes, which includes a bathroom and complete toilet facilities, which are arranged, designed or used as living quarters for one family or household, but not including rooms in motels, hotels, nursing homes, boarding houses, nor trailers, tents, cabins, trailer coaches, recreational vehicles, or any type of lodging rooms. A residential building or portion thereof intended for occupancy by one family but not including hotels, motels, or the like. A single-family one-family detached dwelling shall include a manufactured home, as defined in this section, provided the manufactured home has received HUD certification and meets the construction and safety standards promulgated by the United States Department of Housing and Urban Development (HUD) in effect at the time application is made for a building permit. All single-family one-family, detached dwellings, including manufactured homes that meet the definition of dwelling, shall comply with the following:~~
1. A permanent, full perimeter foundation system that complies with the Minnesota state building code.
 2. Sheet metal siding is not permitted.
 3. Siding shall be at least six inches (6") above finished grade.
 4. A minimum width of twenty-four feet (24').
 5. A minimum of one thousand (1,000) square feet of usable floor area for human habitation, excluding garage space.
- B. Subsection A2 of this definition shall not apply to approved earth sheltered homes. Dwellings other than manufactured homes shall comply with the Minnesota state

building code. Manufactured homes shall comply with the HUD standards in effect at the time application is made for building permit and with the Minnesota state building code insofar as the foundation is concerned.

C. There are ~~three (3)~~ principal types of dwellings: ~~two (2) principal types of "dwelling units", single-family and multiple-family.~~ Multiple-family dwelling units are grouped into ~~two-family, duplex, twin home, townhouse, condominium, cooperative and apartment groups.~~

1. Single-family detached: A freestanding residential building designed for or occupied by one family only.
2. Single-family attached: A residential building containing two dwelling units with at least one common wall.
 - a. Duplex: A residential building designed for occupancy by two families, located on one lot, with separate housekeeping and cooking facilities for each.
 - b. Twin Home: A residential building designed exclusively for occupancy by two families living independently of each other, with each unit located on a separate, single parcel of record, with the party wall separating the units acting as a dividing line.
3. Multiple-family: A residential building containing multiple dwelling units designed for occupancy by three or more families, either wholly (attached) or partially as part of a larger structure (detached), with separate housekeeping and cooking facilities for each family. Multiple-family dwellings include townhomes, which are defined as a residential building containing three or more horizontally attached dwelling units with at least one common wall, each unit so oriented as to have all exits open to the outside.
 - a. ~~Apartment:~~ A room or suite of rooms, available for rent which is occupied as a residence by a single family, or a group of individuals living together as a single-family unit.
 - b. ~~Condominium:~~ A form of individual ownership within a multi-family building with joint responsibility for maintenance and repairs of the land or other common property.
 - c. ~~Cooperative:~~ A multi-unit development operated for and owned by its occupants. Individual occupants do not own their specific housing unit outright as in a condominium, but they own shares in the enterprise.

~~Condominium:~~ A form of individual ownership within a multi-family building with joint responsibility for maintenance and repairs of the common property. In a condominium, each apartment or townhouse is owned outright by its occupant, and each occupant also owns a share of the land and other common property.

~~Cooperative:~~ A multi-unit development operated for and owned by its occupants. Individual occupants do not own their specific housing unit outright as in a condominium, but they own shares in the total enterprise.

~~Multiple Dwelling Unit Building/ Apartment: A residential building containing three (3) or more dwelling units, most commonly occupied by tenants in a rental arrangement, with common walls, and separate housekeeping and cooking facilities for each.~~

~~Single-Family Dwelling: A freestanding residence structure designed for or occupied by one family only. In addition to a single family occupying a single-family dwelling, supervised student housing may occupy the dwelling as an interim use subject to:~~

- ~~1. Up to eight (8) students, with the number determined by the formula in the interim use section of this code, under the general supervision of the single family occupying the dwelling, pursuant to a program sponsored by an organization, holding a tax status of 501(c)(3) that promotes education provided students are participating in an educational program located in Dakota County.~~

~~Townhouse: Three (3) or more horizontally attached townhouse dwelling units, separated by party walls, and shall not exceed eight (8) such townhouse dwelling units per structure.~~

~~Twin Home: A building designed exclusively for or occupied exclusively by no more than two (2) families living independently of each other, with each unit located on a separate, single parcel of record, with the party wall separating the units acting as a dividing line.~~

~~Two-Family Dwelling Or Duplex: A residence designed for or occupied by two (2) families only, with separate housekeeping and cooking facilities for each.~~

NURSING HOME:

~~A state licensed facility building or that part of a with facilities facility which provides nursing care to five or more persons. A nursing home does not include a facility or part of a facility that is a hospital, clinic, doctor's office, diagnostic or treatment center or a residential program licensed by the State of Minnesota. for the care of children, the aged, and infirm, or place of rest for those suffering bodily disorder. Said nursing home shall be licensed by the commissioner of health.~~

Section 2. AMENDMENT. Inver Grove Heights City Code Title 10 Zoning Regulations, Chapter 9, Section 10-9C-1 is hereby repealed and replaced in its entirety as follows:

10-9C-1: R-3A MULTIPLE-FAMILY RESIDENTIAL DISTRICT:

A. Purpose: The R-3A multiple-family residential district is established in areas which are provided with full urban services for multiple-family residential buildings containing

no more than four dwelling units per building, with densities ranging from four (4) to eight (8) dwelling units per net acre.

B. Allowable Uses: See table in Section 10-6-1 of this title for a listing of allowable uses within the R-3A multiple-family residential district.

C. Site Plan Review: All development within the R-3A multiple-family residential district shall comply with Title 10, Chapter 15, Article J, Site Plan Review.

D. Minimum Standards: The following standards apply in the R-3A multiple-family residential district and are the minimum requirements unless otherwise noted:

1. Bulk Standards:

Lot area	5,455 square feet per dwelling unit
Lot width	100 feet
Height (maximum)	35 feet or by CUP
Building coverage (maximum)	20 percent
Impervious surface (maximum)	40 percent

2. Minimum Setbacks:

	Principal Structure	Accessory Buildings
Front yard setback except if adjacent to a principal arterial, minor arterial, or collector road as noted below. (if site abuts more than one public street, each public side street shall be treated as frontage)	30 feet	30 feet
Side yard setback	20 feet	15 feet
Rear yard setback	30 feet	15 feet
1. Any yard setback along a principal arterial	50 feet	50 feet
Any yard setback along a minor arterial or collector street	40 feet	30 feet
Any yard setback along a private road easement	20 feet	15 feet

3. Minimum Distance Between Structures: In addition to the setback requirements of Section 10-9C-2 of this article, the following minimum distances shall be maintained between structures:
 - a. A minimum of twenty feet (20') shall be maintained between the sidewalls of end units.
 - b. Where the rear of a structure faces the rear of an adjoining structure, the minimum distance between structures shall be sixty feet (60').
 - c. Where the rear of a structure faces the sidewall or front of an adjoining structure, the minimum distance between structures shall be forty feet (40').

E. Platted Additions: The following platting standards apply in the R-3A multiple-family residential district:

1. Density: All developments shall be built in platted additions to the city having a maximum density of eight (8) dwelling units per net acre.
2. Recreational Space: At least twenty percent (20%) of the open space shall be reserved for playgrounds and/or recreational space.

F. Other Requirements:

1. The developer of each multiple-family development shall be responsible for grading and planting open space areas disturbed during the development process and for building the playground and/or recreational space required in E2.
2. All internal private roadways shall be a minimum width of twenty-eight feet (28'), as measured from the back of curb to the back of curb, with parking allowed on one side only; or twenty-four feet (24'), as measured from the back of curb to the back of curb, with no parking allowed.
3. All parking and driving surfaces shall be surfaced with concrete or asphalt and shall be defined by continuous concrete perimeter curbing.
4. Sidewalks shall be provided from parking areas, loading zones, and recreation areas to the entrances of the buildings.
5. Garages and other accessory structures shall be architecturally compatible in construction and appearance with the main building.
6. Any dumpster, garbage or waste container shall comply with Section 10-15-9.
7. All exterior vertical surfaces of a residential principal structure or residential accessory structure shall comply with Section 10-15-17.

Section 3. AMENDMENT. Inver Grove Heights City Code Title 10 Zoning Regulations, Chapter 9C, Section 2, is hereby repealed and replaced in its entirety as follows:

10-9C-2: R-3B MULTIPLE-FAMILY RESIDENTIAL DISTRICT:

A. Purpose: The R-3B multiple-family residential district is established in areas which are provided with full urban services for residential developments with densities of eight (8) to twelve (12) dwelling units per net acre.

B. Allowable Uses: See table in Section 10-6-1 of this title for a listing of allowable uses within the R-3B multiple-family residential district.

C. Site Plan Review: All development within the R-3B multiple-family residential district shall comply with Title 10, Chapter 15, Article J, Site Plan Review.

D. Minimum Standards: The following standards apply in the R-3B multiple-family residential district and are the minimum requirements unless otherwise noted:

1. Bulk Standards:

Lot area	3,630 square feet per dwelling unit
Lot width	100 feet
Height (maximum)	35 feet or by CUP
Building coverage (maximum)	20 percent

Impervious surface (maximum)	40 percent
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2. Minimum Setbacks:

	Principal Structure	Accessory Buildings
Front yard setback except if adjacent to a principal arterial, minor arterial, or collector road as noted below. (if site abuts more than one public street, each public side street shall be treated as frontage)	30 feet	30 feet
Side yard setback	20 feet	15 feet
Rear yard setback	30 feet	15 feet
Any yard setback along a principal arterial	50 feet	50 feet
Any yard setback along a minor arterial or collector street	40 feet	30 feet
Any yard setback along a private road easement	20 feet	15 feet

3. Minimum Distance Between Structures: In addition to the setback requirements of Section 10-9C-2 of this article, the following minimum distances shall be maintained between structures:
- A minimum of twenty feet (20') shall be maintained between the sidewalls of end units.
 - Where the rear of a structure faces the rear of an adjoining structure, the minimum distance between structures shall be sixty feet (60').
 - Where the rear of a structure faces the sidewall or front of an adjoining structure, the minimum distance between structures shall be forty feet (40').

E. Platted Additions: The following platting standards apply in the R-3B multiple-family residential district:

- Density: All developments shall be built in platted additions to the city having a maximum density of twelve (12) dwelling units per net acre.

2. Recreational Space: At least twenty percent (20%) of the open space shall be reserved for playgrounds and/or recreational space.

F. Other Requirements:

1. The developer of each multiple-family development shall be responsible for grading and planting open space areas disturbed during the development process and for building the playground and/or recreational space required in E2.
2. All internal private roadways shall be a minimum width of twenty-eight feet (28'), as measured from the back of curb to the back of curb, with parking allowed on one side only; or twenty-four feet (24'), as measured from the back of curb to the back of curb, with no parking allowed.
3. All parking and driving surfaces shall be surfaced with concrete or asphalt and shall be defined by continuous concrete perimeter curbing.
4. Sidewalks shall be provided from parking areas, loading zones, and recreation areas to the entrances of the buildings.
5. Garages and other accessory structures shall be architecturally compatible in construction and appearance with the main building.
6. Any dumpster, garbage or waste container shall comply with Section 10-15-9.
7. All exterior vertical surfaces of a residential principal structure or residential accessory structure shall comply with Section 10-15-17.

Section 4. AMENDMENT. Inver Grove Heights City Code Title 10 Zoning Regulations, Chapter 9C, Section 10-9C-3 is hereby repealed and replaced in its entirety as follows:

10-9C-3: R-3C MULTIPLE-FAMILY RESIDENTIAL DISTRICT:

A. Purpose: The R-3C multiple-family residential district is established in areas which are provided with full urban services for residential developments with densities of twelve (12) to thirty-five (35) dwelling units per net acre.

B. Allowable Uses: See table in Section 10-6-1 of this title for a listing of allowable uses within the R-3C multiple-family residential district.

C. Site Plan Review: All development within the R-3 multiple-family residential district must comply with Title 10, Chapter 15, Article J, Site Plan Review.

D. Minimum Standards: The following standards apply in the R-3C multiple-family residential district and are the minimum requirements unless otherwise noted:

1. Bulk Standards:

Lot area	1 acre minimum
Lot width	100 feet

Height (maximum)	35 feet or higher by CUP
Building coverage (maximum)	20 percent
Impervious surface (maximum)	40 percent

3. Minimum Setbacks:

	Principal Structure	Accessory Buildings
Front yard setback except if adjacent to a principal arterial, minor arterial, or collector road as noted below. (if site abuts more than one public street, each public side street shall be treated as frontage)	30 feet	30 feet
Side yard setback	20 feet	15 feet
Rear yard setback	30 feet	15 feet
Any yard setback along a principal arterial.	50 feet	50 feet
Any yard setback along a minor arterial or collector street.	40 feet	30 feet
Any yard setback along a private road easement	20 feet	15 feet

3. Minimum Distance Between Structures: In addition to the setback requirements of Section 10-9C-2 of this article, the following minimum distances shall be maintained between structures:
- A minimum of thirty feet (30') shall be maintained between the sidewalls of end units.
 - Where the rear of a structure faces the rear of an adjoining structure, the minimum distance between buildings shall be sixty feet (60').
 - Where the rear of a structure faces the sidewall or front of an adjoining structure, the minimum distance between buildings shall be forty feet (40').

E. Platted Additions: The following platting standards apply in the R-3C multiple-family residential district:

1. Density: All developments shall be built in platted additions to the city having a maximum density of thirty-five (35) units per acre.
2. Recreational Space: At least twenty percent (20%) of the open space shall be reserved for playgrounds and/or recreational space.

F. Other Requirements:

1. The developer of each multiple-family development shall be responsible for grading and planting open space areas disturbed during the development process and for building the playground and/or recreational space required in E2.
2. All internal private roadways shall be a minimum width of twenty-eight feet (28'), as measured from the back of curb to the back of curb, with parking allowed on one side only; or twenty-four feet (24'), as measured from the back of curb to the back of curb, with no parking allowed.
3. All parking and driving surfaces shall be surfaced with concrete or asphalt and shall be defined by continuous concrete perimeter curbing.
4. Sidewalks shall be provided from parking areas, loading zones, and recreation areas to the entrances of the buildings.
5. Garages and other accessory structures shall be architecturally compatible in construction and appearance with the main building.
6. Any dumpster, garbage or waste container shall comply with Section 10-15-9.
7. All exterior vertical surfaces of a multiple residential structure and accessory structure shall comply with Section 10-15-17.

Section 5. AMENDMENT. Inver Grove Heights City Code Title 10 Zoning Regulations, Chapter 15 is hereby amended as follows.

Articles B and C are deleted in their entirety and shall be listed in the code with the words "Intentionally Omitted."

Section 6. AMENDMENT. Inver Grove Heights City Code Title 10 Zoning Regulations, Chapter 15, Article A is hereby amended as follows. The deleted language is shown with ~~strikethrough~~ and the new language is shown underlined:

ARTICLE A. OFF STREET PARKING AND LOADING

SECTION:

10-15A-1: Purpose; Site Plan Required

10-15A-2: Reduction Of Existing Parking And Loading Spaces

10-15A-3: Off Street Parking Regulations

10-15A-4: Off Street Loading And Unloading Regulations

10-15A-1: PURPOSE; SITE PLAN REQUIRED:

Regulation of off street parking and loading spaces in this article is to alleviate or prevent congestion of the public right of way and so to promote the safety and general welfare of the public by establishing minimum requirements for off street parking, loading and unloading from motor vehicles in accordance with the utilization of various parcels of land and structures. All applications for a building permit in all districts shall be accompanied by a site plan drawn to scale and dimensioned indicating the location of off street parking and loading spaces in compliance with the requirements of this article. (Ord. 1098, 11-8-2004)

10-15A-2: REDUCTION OF EXISTING PARKING AND LOADING SPACES:

Off-street parking spaces and loading spaces shall not be reduced in number unless said number equals or exceeds the requirements set forth in this article. (Ord. 1098, 11-8-2004)

10-15A-3: OFF STREET PARKING REGULATIONS:

A. Application And Interpretation Of Provisions:

1. Application: The regulations and requirements set forth in this article shall apply to the required and nonrequired off-street parking facilities in all use districts.

2. Floor Area:

a. The term "floor area", for the purpose of calculating the number of off street parking spaces, shall be the net usable floor area of the various floors devoted to retail sales, services, office spaces, processing, and fabrication, exclusive of hallways, utility space, and storage areas other than warehousing.

b. Floor area is based on ninety percent (90%) of gross floor area, or actual usable area, as defined in subsection A2a of this section.

3. Standard Restaurant: A "standard restaurant" shall be considered an eating establishment where food is served and consumed by a customer while seated at a counter or table.

4. Benches In Places Of Public Assembly: In stadiums, churches and other places of public assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each twenty two inches (22") of such seating facility shall be counted as one seat for the purpose of determining required parking. (Ord. 1098, 11-8-2004)

B. Location: Required off-street parking in the E and R districts shall be on the same lot as the principal building. Required off street parking shall meet the following setback requirements:

1. Within all E and R districts, all vehicles and recreational vehicles normally owned or kept by the occupants on the premises must have a garage stall or open parking space on the same lot as the principal use served. Subject to the restrictions and prohibitions contained in this section, open parking spaces accessory to one- and two family structures may be located anywhere on the lot containing the principal structure provided however, parking may not be located in a rear yard within five feet (5') of an interior side lot line or within eight feet (8') of rear lot line.

2. Within all R-1A, R-1B, R-1C and R-2 districts, parking of a vehicle and/or recreational vehicle on grass or unpaved areas in the front yard is prohibited.

a. For the purposes of this section only, front yard means the area located between:

(1) The curb or edge of street pavement and

(2) A line coincidental with the front line of the house or garage (whichever is farthest from the street) continued and extended to the side lot lines.

b. Within all R-1A, R-1B, R-1C and R-2 districts, parking of vehicles excluding recreational vehicles in the front yard is allowed only on a driveway, or parking pad that is directly contiguous to the driveway. A parking pad shall be constructed of bitumen, concrete or paving blocks and shall conform to maximum impervious surface standards. All parking spaces shall maintain a minimum five-foot (5') side yard setback.

c. Subject to the restrictions and prohibitions contained in this subsection, within all R-1A, R-1B, R-1C and R-2 districts, parking of recreational vehicles in the front yard is allowed only on a driveway, or parking pad that is directly contiguous to the driveway and that is on the side of the recreational vehicle parking line that is farther from the front door of the house than the other side of the recreational vehicle parking line. No more than two (2) recreational vehicles shall be

allowed in the front yard in the R-1C district. A parking pad shall be constructed of bitumen, concrete or paving blocks and shall conform to maximum impervious surface standards. All parking spaces shall maintain a minimum five-foot (5') side yard setback.

d. The following exception shall apply:

(1) Parking of automobiles may be allowed on grass in the front yard only during the winter parking ban period from November 1 through March 30. (Ord. 1315, 5-23-2016, eff. 5-23-2016)

~~3. Within the B-1 district, parking spaces and/or garages shall be located in areas other than a required yard, except that parking may be located in a rear yard to within eight feet (8') of the rear lot line and in a side yard to within five feet (5') of an interior lot line.~~

~~4. Within the B-2, B-3 and B-4 and P districts, off street parking spaces shall not be less than ten feet (10') from a street right of way line nor less than five feet (5') from any interior side lot line or rear lot, except where a side lot line or rear lot line is abutting an E or R district, then off street parking shall be not less than ten feet (10') from said lot lines.~~

~~5. Within I-1 districts, off street parking spaces shall be not less than ten feet (10') from any street right of way line nor less than five feet (5') from any interior side lot line or rear lot line, except when a side or rear lot line is abutting an R, E or P district, then off street parking shall be not less than ten feet (10') from said lot lines.~~

~~6. Within any I-2 district, off street parking spaces shall be not less than ten feet (10') from any street right of way nor less than five feet (5') from any interior side or rear yard; except where a front, side or rear yard is across the street from or abutting an E, R, or P district, no parking shall be less than twenty feet (20') from said lot lines. (Ord. 1098, 11-8-2004; amd. Ord. 1279, 6-9-2014, eff. 11-1-2014)~~

C. Use Of Parking Facilities:

1. No motor vehicle bearing a commercial license and no commercially licensed trailer shall be parked or stored in a residential district except when loading, unloading, or rendering a service, except that one vehicle not over one ton capacity may be parked at the residence of the owner or operator of said vehicle.

2. Under no circumstances shall parking facilities accessory to residential structures be used for open air storage of commercial vehicles.

3. Required off street parking space in all districts shall not be utilized for open storage of goods or for the storage of vehicles that are inoperable, for lease, rent or sale.

D. Joint Parking Facilities: Required parking facilities serving two (2) or more uses may be located on the same lot or in the same structure except in R and E districts, provided that the total number of parking spaces so furnished shall be not less than the

sum total of the separate requirements for each use during any peak hour parking period when the parking facility is utilized at the same time by two (2) or more uses. Conditions required for joint use are:

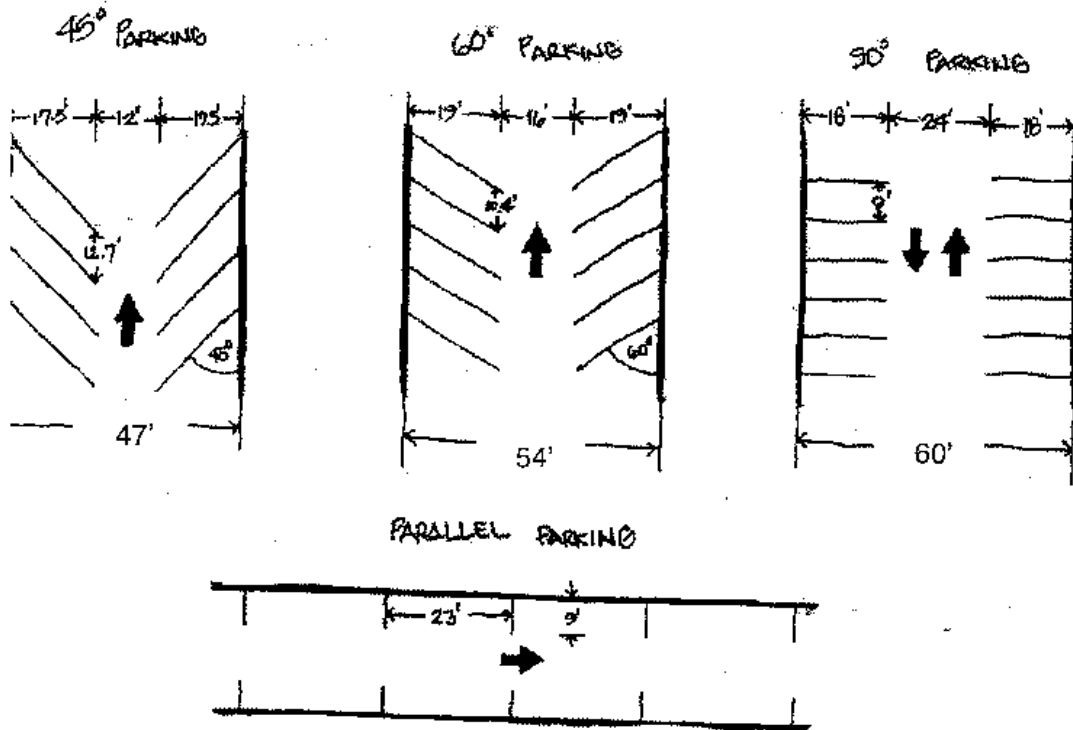
1. The proposed joint parking space is within four hundred feet (400') of the use it will serve; and
2. The applicant(s) shall show that there is no substantial conflict in the principal operating hours of the two (2) or more buildings or uses for which joint use of off-street parking facilities is proposed; and
3. A properly drawn legal instrument approved by the city attorney, executed by the parties concerned for joint use of off-street parking facilities, shall be filed with the clerk. Said instrument may be a three (3) or more party agreement including the city.

E. Land Banking Of Parking Spaces: Parking spaces intended for future building expansion or anticipated needs may be required by the city for land banking. Areas to be land banked should be designed to integrate with existing parking area for space and aisle design, access points, landscaping provisions, and necessary stormwater control. The approved site plan shall designate land banked parking areas and shall not be used for computing required open space standards.

F. Off Site Control Of Parking Facilities: When required accessory off street parking facilities are provided elsewhere than on the lot on which the principal use served is located, written authority for using such property for off street parking shall be filed with the city so as to maintain the required number of off street parking spaces during the existence of said principal use. No such parking facility, at its closest point, shall be located more than one hundred feet (100') from the property nor more than four hundred feet (400') from the principal use or building served.

G. Design, Setback And Maintenance Requirements:

1. Parking Space And Aisle Size And Related Setbacks:
 - a. Parking spaces shall be designed, constructed and maintained with the following dimensions: (Ord. 1098, 11-8-2004)



Dimension	0 Degrees	45 Degrees	60 Degrees	75 Degrees	90 Degrees
Stall width parallel to aisle1	9.0	12.7	10.4	9.3	9.0
Stall length of line	23.0	25.0	22.0	20.0	18
Stall depth	na	17.5	19.0	19.5	18
Aisle width between stall lines	13.0	12.0	16.0	23.0	24.0

*All measurements are in feet.

Note:

1. Required handicap stalls and ramps shall be per state code.

b. Parking and related facilities shall have the following minimum setbacks:

*All measurements are in feet.

Front yard setback of parking to Right-of-Way or lot line	R-3 and MF-PUD districts	30 <u>10</u>
	B-1 districts	30
	B-2, B-3, B-4, MU-PUD, COMM-PUD, and P districts	10
	OP and OFFICE-PUD districts	30
	Industrial districts	10, 20 feet when opposite R, P or E districts or uses
Side and rear yard setback of parking to Right-of-Way or lot line	R-3 and MF-PUD districts	5 <u>10</u>
	B-1 districts	5 side, 8 rear
	B-2, B-3, B-4, MU-PUD, COMM-PUD, and P districts	5, 10 feet when abutting E or R uses or districts
	I-1 districts	5, 10 feet when abutting E, P or R uses or districts

	I-2 districts	5, 20 feet when abutting E, P or R uses or districts
Front lot line to drive lane(s) and parking area(s)	R-3 and MF-PUD districts	10
	B-1 districts	30
	B-2, B-3, B-4, MU-PUD, COMM-PUD, and P districts	10
	OP and OFFICE-PUD districts	30
	Industrial districts	10
Side and rear lot line to drive lane(s) and parking area(s)	R-3 and MF-PUD districts	5 <u>10</u>
	B-1 districts	5 side, 8 rear
	B-2, B-3, B-4, MU-PUD, COMM-PUD, and P districts	5, 10 feet when abutting E or R uses or districts
	Industrial districts	5, 10 feet when abutting E or R uses or districts
Parking <u>lot</u> or drive aisle setback to principal structure	<u>Non-Residential</u> districts	5

	<u>R-3 and MF-PUD districts</u>	<u>10</u>
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Note:

1. Joint or combined parking facilities on separate lots, as authorized and when constructed adjacent to a common lot line separating 2 or more parking areas, are not required to observe the parking area setback from such common lot line.

(Ord. 1098, 11-8-2004; amd. 2008 Code)

2. Calculating Space: When the determination of the number of required off-street parking spaces results in a fraction, each fraction of one-half (1/2) or more shall constitute another space.

3. Access: Parking areas shall be designed so as to provide access to a public alley or street. All off-street parking spaces shall have access off driveways and not directly off a public street. Design criteria shall be as approved by the city engineer.

4. Surfacing: All of the area intended to be utilized for a parking space and driveways shall be hard surfaced with bitumin or concrete. This requirement also applies to open sale lots.

5. Curbing: All open off-street parking areas designed to have head-in parking along any lot line shall provide a tire bumper or curb (as found necessary by the city engineer) of adequate height and properly located to ensure that no part of any car will project beyond the required setbacks as established in this article, and to ensure proper storm water management.

6. Lighting: If lighting is provided, it shall be accomplished in such a manner as to have no direct source of light visible from the public right of way or adjacent land as provided in this article.

H. Signs: Signs located in any parking area necessary for orderly operation of traffic movement shall be in addition to accessory signs permitted in this article.

I. Sale Or Separation Of Parking Areas: Property that constitutes required off street parking area may not be separated, through sale or other means, from the property containing the principal use for which the parking area is required.

J. Minimum Number Of Required Parking Spaces: The minimum number of required parking spaces for allowed uses in the city shall be as established in the following table. When a use is not specifically listed in the table, the required number of parking spaces shall be established by the most similar use listed in the table, as determined by the city. (Ord. 1098, 11-8-2004)

Principal Use or Structure Served	Required Number of Parking Spaces (Open or Enclosed)
Residential	
Single-and two-family dwelling	2 spaces per dwelling unit
Structure containing 3 or more dwelling units	Two spaces per dwelling unit, one of which must be enclosed garage parking. A driveway leading to a garage may be counted as a parking space, provided the driveway is at least nine feet by twenty feet (9'x20') in size. Guest parking shall be provided within the overall multiple-family development at one (1) stall per six (6) units and will be available for use by all multiple-family dwelling units. For townhouse developments, enclosed garage spaces required to satisfy off street parking requirements shall be attached to the unit.
Daycare nursery	1 space for each employee, plus 1 off street loading space for each 6 students
Nursing homes, rest homes, homes for the aged and for children	1 space for each 6 beds, plus 1 for each employee on the largest shift
Housing developments for the elderly	1 1/2 spaces per dwelling unit
Elderly assisted living facility	1/2 space per unit, plus 1 space for each employee on peak shift
Institutional	
Elementary-junior high schools	1 space for each employee, plus 1 space per 2 classrooms

Senior high schools	1 space for every 5 students based on design capacity, plus 1 space per employee
Colleges	1 space for every 2 students, plus 1 space per employee
Churches, auditoriums, stadiums, arenas, mortuaries	1 space for each 3 1/2 seats based on the design capacity
Community center, post office, YMCA, YWCA, health club, library, private club, museum	10 spaces, plus 1 space for each 300 square feet of floor area in excess of 2,000 square feet of floor area in the principal structure
Hospitals	1 space for each 3 beds, plus 1 space for each employee on the largest shift
Golf courses, country clubs	4 spaces per green, plus 1 space per employee on the largest shift, plus 50 percent of the required spaces for accessory uses (driving range, bars, restaurants, tennis courts, etc.)
Commercial/Industrial	
Auto repair (major), bus terminals, boat and marine sales, bottling companies, garden supply stores, building material sales, shop for trade employing 6 people or less	8 spaces, plus 1 space for each 800 feet of floor area over 1,000 square feet
Banks, financial institutions	1 space for each 250 square feet, plus 6 stacking spaces for each drive-up window
Bowling alley	6 spaces for each alley
Car wash, automatic or self-service	5 stacking spaces for each washing lane, plus 1 space for each employee
Convenience store with gas sales	1 space per fuel nozzle

Furniture store, appliance store, auto sales, warehouse under 15,000 square feet	1 space for each 500 square feet
Golf driving range and minigolf	1 space per tee/hole, plus 1 space per employee on the largest work shift
Hotel or motel	1 space per room, plus 1 space per employee on the largest shift, plus 1 space for 3 persons of design capacity of each public meeting and /or banquet room, plus 50 percent of the spaces otherwise required for accessory uses (e.g., restaurants and bars)
Marinas	1 1/2 spaces per berth, plus 1 space per employee on largest shift
Medical clinics and complexes	1 1/2 spaces per examining room, plus 1 space per employee on largest shift
Manufacturing, fabrication or processing of a product or material	At least 4 spaces, plus 1 additional space for each 800 square feet; 1 additional space shall be provided for each 2,500 square feet or fraction thereof of land devoted to outside storage
Motor service station	3 spaces, plus 2 spaces for each service bay
Movie theaters	1 space for each 4 seats of design capacity
Office building and professional offices	1 space for each 200 square feet
Restaurants, cafes, bars, nightclubs, dance halls	1 space for each 3 seats based on design capacity
Retail stores	
Less than 10,000 square feet	1 space for each 150 square feet
10,000 square feet and above	1 space for each 200 square feet

Shopping centers in a B-4 zoning district	
Less than 400,000 square feet	1 space for each 250 square feet
400,000 to 600,000 square feet	1 space for each 225 square feet
More than 600,000 square feet	1 space for each 200 square feet
Skating rinks, public auction house	15 spaces, plus 1 space for each 200 square feet of floor area over 2,000 square feet
Tennis, racquetball, handball courts	6 spaces per court, plus 50 percent of the required spaces for accessory use
Warehouse over 15,000 square feet	1 space for each 2,000 square feet
Uses not covered by this schedule	Spaces as required for the most similar limited use, or as determined by the council

(Ord. 1098, 11-8-2004; amd. 2008 Code)

10-15A-4: OFF STREET LOADING AND UNLOADING REGULATIONS:

A. Application And Interpretation: The regulations and requirements set forth in this section shall apply to the required and nonrequired loading and unloading facilities in all the districts. In the application of the requirements of this section, a fractional number of one-half (1/2) or more shall constitute another space.

B. Size: Berths required shall be not less than twelve feet (12') in width and twenty-five feet (25') in length. All loading berths shall permit a height of fourteen feet (14') or more.

C. Access: Each loading berth shall be located with appropriate means to access a public street or alley in a manner which will least interfere with traffic.

D. Location: All loading berths shall be twenty-five feet (25') or more from the intersection of two (2) street right of way lines. Loading berths shall not occupy any yard requirement bordering a street.

E. Surfacing: All loading berths and accessways shall be improved with a durable material.

F. Use Of Loading Berths: Required loading berths or access drives shall not be used for the storage of goods or inoperable vehicles nor be included as a part of the area necessary to meet the off-street parking area.

G. Number Of Required Loading Berths:

Use	Number of Required Loading Berths
Auditoriums, convention halls, public buildings, hospitals, schools, hotels, sports arenas	1 loading berth 25 feet in length for each building having 1,000 to 10,000 square feet of floor area, 1 additional loading berth 50 feet in length for each building having in excess of 10,000 square feet of floor space
Retail sales and service stores, offices	At least 1 loading berth 25 feet in length for each building having 6,000 square feet of floor area or more, plus 1 additional loading berth 50 feet in length for each 25,000 square feet of floor area up to 100,000 square feet
Manufacturing, fabrication, processing and warehousing	At least 1 loading berth 25 feet in length for each building having 3,000 square feet or fraction thereof, plus 1 loading berth 50 feet in length for each 25,000 square feet of floor area up to 100,000 square feet, plus 1 loading berth for each 50,000 square feet of floor area over the first 100,000 square feet of floor area. The operator of the business shall have the option to declare the length of the berths required for buildings above 100,000 square feet of floor area; except, that 1/2 or more of the total number of berths required shall be 50 feet in length

There shall be provided adequate off street loading space in connection with any structure which requires receipt or distribution of materials by vehicles.

(Ord. 1098, 11-8-2004)

Section 7. AMENDMENT. Inver Grove Heights City Code Title 10 Zoning Regulations, Chapter 6, Section 1 is hereby amended as follows. The deleted language is shown with ~~strikethrough~~ and the new language is shown underlined:

[illegible]

Detached single-family dwellings, 1 per lot	P	P	P	P	P	P	P						
Twin homes							P	P ¹					
Duplex Two-family dwellings							P	P					

Notes:

- ~~1. Regulations found in chapter 15, article B of this title apply.~~
2. Size, type, location, number and other details are regulated in chapter 15, article E of this title.
- ~~3. Off street parking regulated in chapter 15, article A of this title.~~

Section 8. AMENDMENT. Inver Grove Heights City Code Title 10 Zoning Regulations, Chapter 13, Article J, Section 5 is hereby amended as follows. The deleted language is shown with ~~strikethrough~~ and the new language is shown underlined:

10-13J-5

F. Allowed Uses:

1. Except those uses identified in subsection G of this section as interim uses, all permitted, conditional, and accessory uses, as defined, regulated and administered for the underlying zoning districts, shall ~~continue and remain in effect~~ be allowed within the northwest area overlay district. If a final PUD plan is approved by the city council, the underlying zoning for the subject property shall ~~remain as zoned, but within the Northwest Area Overlay District. be amended to be consistent with~~ according to the approved PUD plan, though the overlay district shall remain the northwest area overlay district. The permitted, conditional, and accessory uses shall then be those found in the amended underlying zoning district except that single family detached and single family attached uses are allowed uses in the multiple family residential districts (R-3A, R-3B, R-3C) within the Northwest Area provided the overall development density for the PUD remains consistent with the densities allowed for the applicable land use categories identified in the City's comprehensive plan. PUD developments in the northwest area overlay district are allowed to have an increased mixture of housing types, provided that the provisions of this article are met. Table 13J-2 of

~~this section identifies which uses are permitted and the maximum percentage of the total development units which can be of that housing type. The total number and location of housing units and housing types for a specific property shall be established by the city council at the time of final PUD plan approval for that specific property. The location and number of housing units approved on the final PUD development plan shall not be altered without approval of the city council. Density for a specific development may be calculated using a blended density across the various zoning districts located within the PUD if approved by the City Council.~~

Section 9. AMENDMENT. Inver Grove Heights City Code Title 10 Zoning Regulations, Chapter 13, Article J, Section 2 is hereby amended as follows. The deleted language is shown with strikethrough and the new language is shown underlined:

~~TABLE 13J-2~~

~~—MAXIMUM PERCENTAGE MIX OF USES BY DISTRICT~~

-

Uses	Zoning District (Percentages Represent Maximums)				
	R-1C	R-2	R-3A or R-3B	R-3C	MU-PUD
Single-family <u>attached dwellings</u>	100 percent	100 percent	10 percent	10 percent	10 percent
Twin homes/two-family dwellings <u>duplexes</u>	30 percent	100 percent	30 percent	10 percent	15 percent
Multiple dwelling unit buildings (4 or fewer units)	10 percent <u>Allowed, but no more than 4 units/building</u>	30 percent <u>Allowed, but no more than 4 units/building</u>	100 percent	40 percent	100 percent
Multiple dwelling unit building (5+ units)	0 percent	0 percent	50 percent	100 percent	100 percent

TABLE 13J-2

~~MAXIMUM PERCENTAGE MIX OF USES BY DISTRICT~~

~~Note: The percentages in the above table represent the total maximum percent of units allowed by unit type or use in each district. For example, in the R-1C district, up to 30 percent of the total units in the proposed PUD may be twin homes or two-family dwellings, or alternatively, the entire PUD could consist of all (100 percent) single-family housing.~~

~~2. Within the overlay district, multiple dwelling units, including townhouses, shall be a permitted use, provided they follow the performance standards as specified in chapter 15 of this title (specifically those in articles B and C), those specified in this article, the requirements of the underlying zoning districts, and the approved final PUD plans.~~

Section Ten. Effective Date. This Ordinance shall be in full force and effect upon its passage and publication as provided by law.

Passed in regular session of the City Council on the ____ day of _____, 2024.

CITY OF INVER GROVE HEIGHTS

By: _____

Brenda Dietrich, Mayor

ATTEST:

Rebecca Kiernan, City Clerk

From: [Allan Hunting](#)
To: [Rebekah Elling](#)
Subject: RE: Request to change code
Date: Monday, May 20, 2024 8:55:00 AM

Rebekah,

We are still working on the draft ordinance so I can send that to you when available.

The main focus on the revisions is to: combine sections for ease and clarity, restructure some definitions, have densities in some districts consistent with the comprehensive plan, allow by permitted use with performance standards rather than by conditional use.

Allan Hunting
City Planner

From: IGH Planning <ighplanning@ighmn.gov>
Sent: Monday, May 20, 2024 8:46 AM
To: Allan Hunting <ahunting@ighmn.gov>; Heather Botten <hbotten@ighmn.gov>
Subject: FW: Request to change code

From: Rebekah Elling
Sent: Friday, May 17, 2024 7:13 PM
To: IGH Planning <ighplanning@ighmn.gov>
Subject: Request to change code

Hello,

Can I see what the proposed changes are that the city is requesting regarding multi-family housing?

Thank you

Rebekah Elling

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Allan Hunting](#)
To: [Bret Otzenberger](#)
Subject: FW: Planning Commission Meeting Agenda-June
Date: Tuesday, May 21, 2024 8:35:00 AM

Thank you for your interest in this amendment.

The main focus on the revisions is to: combine sections for ease and clarity, restructure some definitions, have densities in some districts consistent with the comprehensive plan, allow by permitted use with performance standards rather than by conditional use.

We are still working on the draft ordinance and hopefully the ordinance will be posted on the city website later this week. Otherwise, the ordinance will be posted with the planning commission packet May 31.

Allan Hunting
City Planner

From: Bret Otzenberger
Sent: Friday, May 17, 2024 4:59 PM
To: Rebecca Kiernan <rkiernan@ighmn.gov>
Subject: Planning Commission Meeting Agenda-June

Hello Rebecca,

For transparency reasons, please give specific details on the Ordinance Amendments that the City of IGH wants to change. I can't find specifics anywhere regarding the amendments they want to make to the City Codes that are listed. The City Code information is listed but not what kind of changes IGH wants to amend to those codes.

Thank you.

Pamela Schumacher
Bret Otzenberger