

ORDINANCE NO.

AN ORDINANCE ELIMINATING THE FLOOR TO AREA REQUIREMENT IN PORT DISTRICTS

The City of Coon Rapids does ordain:

Section 1. Revised City Code – 1982 Section 11-903.7 is hereby amended as follows:

(Deletions in brackets, additions double underlined)

11-903.7 Dimensional Standards, Nonresidential and Mixed Uses.

(1) Height. All buildings must be a minimum of 20 feet in height. Buildings with two or more floors above grade are encouraged.

(2) Minimum Lot Area. The lot area must be sufficient to accommodate principal and accessory buildings, and required parking, setbacks, and landscaped areas.

(3) Minimum Lot Width. Free-standing buildings, 50 feet; attached storefronts, 20 feet.

(4) Setbacks.

(a) Principal or accessory structures in Ports Campus Square and Riverwalk from:

(i) Arterial Streets: a minimum of 30 feet as measured from the curb except that in no event shall the setback be less than 22 feet from the street right-of-way.

(ii) Collector and Local Streets: minimum 10 feet; zero feet for live-work units, and maximum of 20 feet as measured from the street right-of-way.

(b) Principal or accessory structures in Ports Evergreen and Wellness from:

(i) Arterial Streets: 50 feet, except if the arterial street boulevard exceeds 20 feet, the building setback from the right-of-way may be reduced to a minimum of 10 feet, provided a minimum of 70 feet is maintained between the building and the arterial street curb.

(ii) Collector and Local Streets: a maximum of 50 feet

(c) Principal or accessory structures in all ports:

(i) Side or rear yard: 10 feet minimum unless attached.

(ii) Between principal structures: 20 feet minimum unless attached.

(d) Parking areas in all Ports:

(i) From street rights-of-way: 20 feet minimum.

(ii) From adjacent residential properties: 10 feet minimum.

(iii) From adjacent nonresidential properties: five feet, unless parking areas are combined or shared.

[(5) Minimum Floor Area Ratio. .6 (based on lot area for a specific building).]

[(6)] (5) Maximum Impervious Coverage. 80 percent of development area.

[(7)] (6) Building Floor Areas. In Ports Campus Square and Riverwalk, minimum 2,000 square feet; maximum 20,000 square feet with no single use in a building exceeding 15,000 square feet. In Ports Evergreen and Wellness, minimum 5,000 square feet and no maximum floor area requirement.

Introduced this 1st day of September, 2015.

Adopted this ____ day of _____ 2015.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk