



**Corcoran City Council
Work Session Agenda
September 26, 2024, 5:30 pm**

1. **Call to Order / Roll Call**
2. **Sketch Plan for Oswald business Park at 19510
County Road 30 (PID 12-119-23-23-0001)
(city file no. 24-003)**
3. **Adjournment**

HYBRID MEETING OPTION AVAILABLE

The public is invited to attend the regular Council meetings at City Hall.

Meeting Via Telephone/Other Electronic Means

Call-in Instructions:

+1 312 626 6799 US

Enter Meeting ID: 832 8425 5166

Video Link and Instructions:

<https://us02web.zoom.us/j/83284255166>

visit <http://www.zoom.us> and enter

Meeting ID: 886 5203 6479

**Please note in-person comments will be taken at the scheduled meeting where noted. Comments received via email to City Administrator Tobin at jtobin@corcoranmn.gov or via public comment cards will also be accepted. All email and public comment cards must be received by the Wednesday prior to scheduled Council meeting.*

For more information on options to provide public comment visit:

www.corcoranmn.gov

***Includes Materials** - *Materials relating to these agenda items can be found in the Council Chambers Agenda Packet book located by the entrance. The complete Council Agenda Packet is available electronically on the City website at www.corcoranmn.gov.*

STAFF REPORT

City Council Work Session: September 26, 2024	Prepared By: Kendra Lindahl, AICP
Topic: Sketch Plan for “Oswald Business Park” at 19510 County Road 30 (PID 12-119-23-23-0001) (city file no. 24-003)	Action Required: Direction

Review Deadline: N/A

1. Request

City Council scheduled a work session to discuss the property at 19510 County Road 30.

2. Background

On February 7, 2024, the applicant submitted a complete application for a concept plan review for a business park on the subject property. The City Council reviewed it at the May 21, 2024 Council meeting. The May 21st Council packet is available online for review. The Council provided feedback to the applicant.

Prior to the meeting, the applicant met with the Hope Community team and held a neighborhood meeting with the Hunter’s Ridge neighborhood to the north. Representatives from both were present to speak in support of the project.

On July 10th, the applicant met with the Bellwether neighborhood to present the concept plan.

On July 11th, the Council discussed updating the 2024 Core Strategies-Short term Goals-Measurables to add a measurable of “Clarify “Business Park Code” to ensure it aligns with desired outcomes” under the core strategy of “Ensure high quality, market driven growth”. Staff and property owners believe that it would be beneficial to clarify Council’s desired outcome and to ensure that business park code aligns.

3. Context

Zoning and Land Use

The 76.89-acre site is guided Business Park in the Comprehensive Plan and zoned Business Park (B-P). This is the only parcel of land guided Business Park in the 2040 Comprehensive Plan. The land is currently farmed. The site is located within the Metropolitan Urban Service Area (MUSA) in phase I of the sewer staging plan. The site is also subject to the Northeast District Design Guidelines.

Surrounding Properties

All surrounding properties are located within the MUSA and Northeast District. The properties to the north are guided Existing Residential and Low Density Residential (Bellwether) and zoned Urban Reserve (UR) and Planned Unit Development (PUD). Properties to the east are guided Mixed Use and zoned General Mixed Use (GMU). Properties to the south, across County Road 30, are guided Mixed Use and zoned UR district. Properties to the west are guided Mixed Use, zoned GMU and a development application for Hope Community is in process.

Natural Characteristics of the Site

The Natural Resources Inventory (NRI) map identifies a disturbed woodland in the northeast portion of the site. The Parks and Trails map shows that same area as part of the Greenway Corridor. There are no wetlands shown on the property, but a notice of determination will be required.

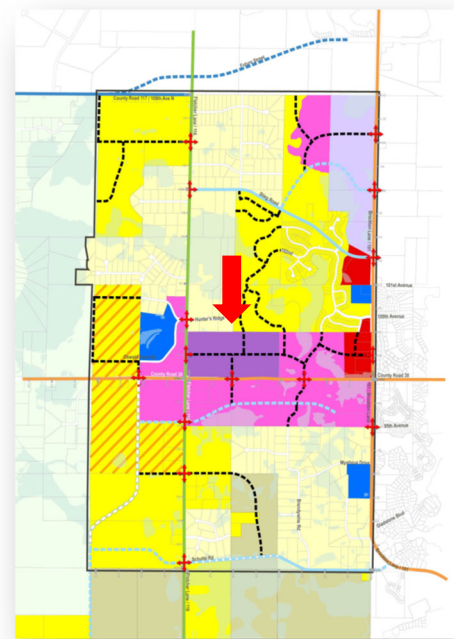


Figure 1- Northeast District Plan

4. Analysis

Concept Plan

The May 6th Concept Plan reviewed by the Council showed four large buildings totaling 592,000 square feet. The plans show development of the western two-thirds of the site and the remainder will be retained for future development.

On August 14th, the applicant provided an updated concept plan with 576,000 square feet of building and added a landscape island between building lots to eliminate the need for a parking setback variance. One area that would still need to be addressed is that the drive aisles on the north and south cross property lines and would not comply with setback requirements for drive aisles. Typically, ordinances encourage these types of shared accesses. The GMU district to the east requires parking lots to provide provisions for cross easements to allow shared access like that shown on this site. Revising the ordinance to include similar language for all non-residential districts should be considered as part of the commercial/industrial district standards update that is currently underway.

Business Park Zoning District

The Comprehensive Plan designates this property as Business Park and states “*The Business Park category is intended to accommodate large office buildings and corporate campus developments, medical offices, technology centers, or light-industrial and office-warehouse developments that require larger sites. The Business Park district is located on County Road 30 east of County Road 116 and reflects the anticipated, substantial increases in traffic through the County Road 30 corridor to the planned, final stretch of Highway 610. These traffic levels will increase visibility for a business park and support the vision for this corridor as a major employment center.*”

This site is the only Business Park property in the City.

The property is zoned Business Park and the purpose statement for that district says “*The intent of this district is to provide for the establishment of campus developments with a variety of office, low-impact manufacturing or assembly of a variety of products that create no exterior noise, glare or fumes. Uses allowed in this district are limited to those that are compatible with lower intensity residential and business uses and which have limited amounts of outside storage. Developments in this district will provide a number of amenities, including architectural controls, landscaping, preservation of natural features, etc. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area.*” The applicant’s narrative says “*United Properties is proposing a modernized business park which offers long-term functionality and flexibility – with operationally efficient ceiling heights, efficient space demising for multiple employers, and flexible site maneuverability and parking areas that allow for a range of businesses and employee profiles, etc.*”

The Business Park district allows laboratories/research facilities, office, office/warehouse, wholesale showrooms and warehousing and indoor storage used in conjunction with offices or manufacturing facilities. Warehousing/distribution and indoor storage as a principal use is not permitted in the BP district.

Warehousing/distribution is not defined in the City Code, but the NAICS (North American Industry Classification System) code for general warehousing and storage is 493110 and describes it as “This industry comprises establishments primarily engaged in operating merchandise warehousing and storage facilities. These establishments generally handle goods in containers, such as boxes, barrels, and/or drums, using equipment, such as forklifts, pallets, and racks. They are not specialized in handling bulk products of any particular type, size, or quantity of goods or products.” The City would need to continue to work with the developer to ensure that the ultimate users would conform to the BP district standards. It is possible that some potential tenants would fall into the Light Industrial zoning classification and would not be permitted in this project. A copy of the Business Park District is attached.

The concept plan appears to comply with the Business Park district standards, but more detail would be required with a formal application to confirm compliance.

Summary

The proposed uses appear to be consistent with the uses allowed in the BP district and the only variance specifically called out is a drive aisle setback variance internal to the site.

If the uses are consistent with the uses allowed in the Business Park zoning district, the next steps would be:

1. Completion of the EAW
2. Application for Preliminary Plat (Variance if needed) and Site Plan Approval
3. Application for Final Plat (and Development Contract) Approval.

If the Council does not believe this project meets the spirit of the Business Park district and wishes to revise the Business Park district, they should provide direction to staff on the specific issues to be studied or clarified so that Community Development Director McKeown can prepare a work plan and schedule for Council review.

5. Recommendation

Provide direction to staff, the applicant and the property owner.

Attachments

1. Site Location Map
2. Applicant Narrative received February 12, 2024
3. Concept Plan received May 6, 2024
4. Revised Concept Plan received August 14, 2024
5. Land Use Map
6. Zoning Map
7. Staging Map
8. Business Park District



Hennepin County Property Map

Date: 2/12/2024



PARCEL ID: 1211923230001

OWNER NAME: Kevin L Oswald/Todd E Oswald

PARCEL ADDRESS: 19510 Co Rd No 30, Corcoran MN 55340

PARCEL AREA: 76.89 acres, 3,349,498 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATE:

SALE CODE:

ASSESSED 2022, PAYABLE 2023

PROPERTY TYPE: Farm

HOMESTEAD: Homestead

MARKET VALUE: \$806,600

TAX TOTAL: \$5,604.64

ASSESSED 2023, PAYABLE 2024

PROPERTY TYPE: Farm

HOMESTEAD: Homestead

MARKET VALUE: \$900,100

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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SKETCH PLAN APPLICATION SUBMITTAL NARRATIVE

610 Extension Business Park Corcoran, Minnesota February 12, 2024

United Properties seeks to develop a Class-A business park ranging in total size from 864,000 SF-1,017,500 SF. Per the City's zoning map, the subject site is listed as Business Park (BP) and currently operates as a 76.89-acre farm. The site is on the northeast corner of Fletcher Lane (Highway 116) and County Road 30 (97th Avenue North).

The 76.89-acre parcel has been farmed and owned by the Oswald family since the mid-1800's. The Oswald family is the original owner of the land and purchased the land from the United States federal government. The land has operated as the home and farm for the family since their purchase. United Properties began their relationship with the Oswald family in 2023, and shared desire to purchase the land for Business Park development. The Highway 610 extension project is a driver for United Properties' desire to develop the site. United Properties is proposing a modernized business park which offers long-term functionality and flexibility – with operationally efficient ceiling heights, efficient space demising for multiple employers, and flexible site maneuverability and parking areas that allow for a range of businesses and employee profiles, etc.

The COVID-19 pandemic caused serious uncertainty regarding the future of office space demand, and “work from home” strategies continue to threaten the outlook for space occupiers and real estate owners. Conversely over the last several years the demand for production, lab/R&D, warehousing, and distribution of goods and services within the United States has grown exponentially to meet the demand of consumers. Shipping/transportation challenges and overseas manufacturing stoppages are

leading companies to produce more product inside the United States to avoid future supply chain shocks and inefficiencies. These factors, combined with the infrastructure improvements of the Highway 610 extension project, make the proposed business park a strong offering in the Twin Cities metro.

United Properties is proposing modern building design and specifications—28-32' clear buildings that are targeted to users with flexible space needs with a wide range of job offerings. United Properties has worked with several clients in recent years who serve as examples of employers who would occupy the future 610 Extension Business Park, and are listed as follows:

- Cretex Medical – a surgical and medical instrument manufacturer and engineering services provider. United Properties developed their new 240,000 SF medical device headquarters project in Brooklyn Park in 2021. The office/manufacturing/warehouse is home to ~400 employees.
- Tesla – designer and manufacturer of electric cars, battery energy, solar panels, etc. United Properties developed a 70,400 SF headquarters for Perbix Machines in 2015, who was subsequently purchased by Tesla in 2018. The facility serves as Tesla's primary robotics design and manufacturing business, with a mix of office, design, and engineering jobs housed in the high-tech manufacturing space, and with plans to expand their footprint in this area.
- Nilfisk Advance – Nilfisk is a global provider of commercial and industrial cleaning equipment. The 170,000 SF North American headquarters, developed by United Properties in 2015, contains over 300 jobs responsible for manufacturing and engineering premium cleaning products for consumers worldwide.

The projects and users listed above represent just a portion of the development success that United Properties was able to achieve along Highway 610 in Brooklyn Park. Since 2015, United Properties

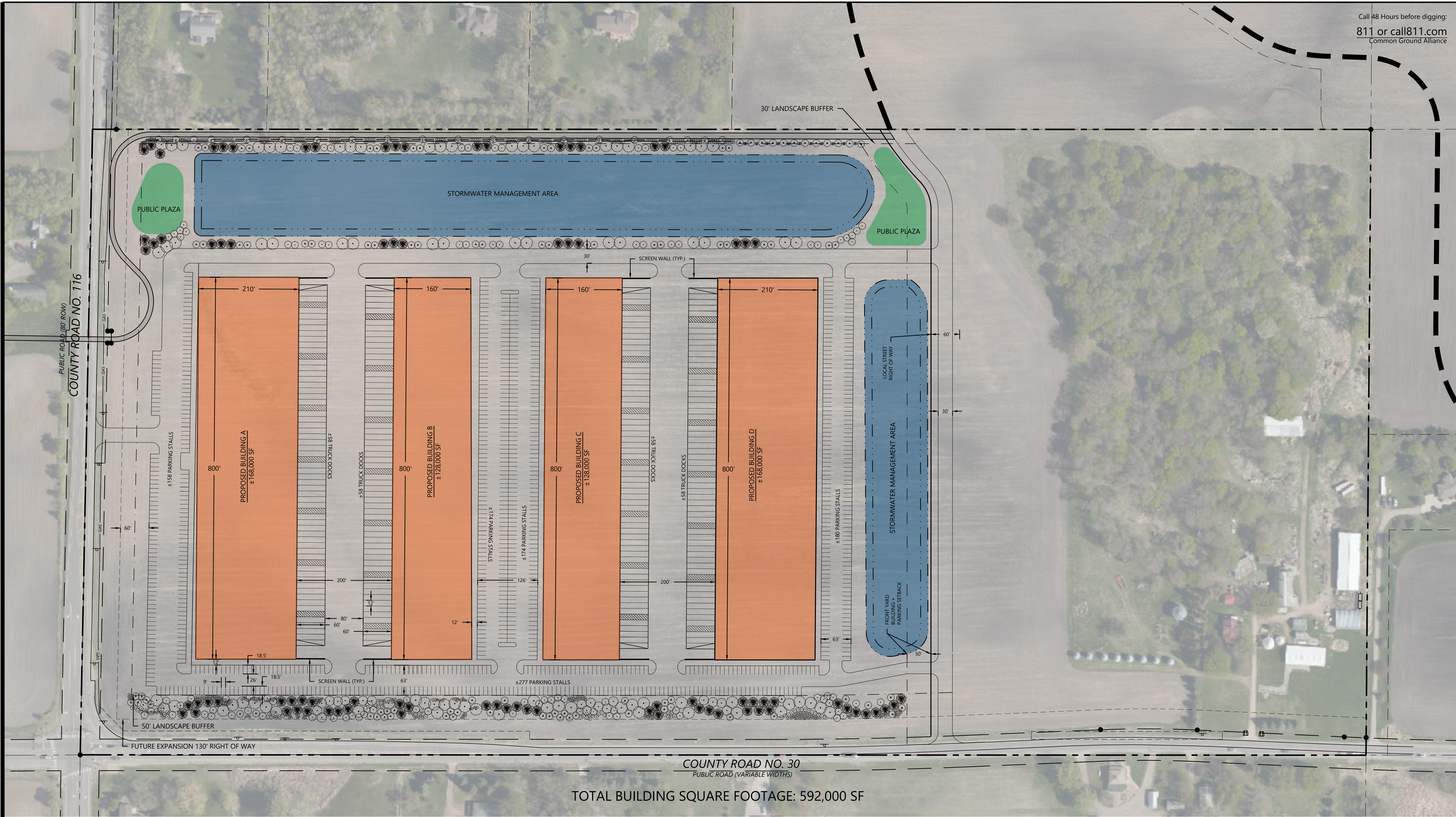
has developed eight buildings totaling over 1,200,000 square feet at the intersection of Highway 610 and Highway 169. These projects yield a property tax base north of \$3,000,000 and an estimated 2,000 jobs.

In two preliminary meetings with city staff, it was determined that the 610 Extension Business Park meets the intent of the City's Business Park (BP) district. The purpose of the district is to "provide for the establishment of campus developments with a variety of office, low-impact manufacturing or assembly of products" and "uses allowed in this district are limited to those that are compatible with lower intensity residential and business uses, and which have limited amounts of outside storage." Permitted uses include manufacturing or assembly which produce no exterior noise, glare, impact, etc., office, office/warehouse, and warehousing – all of which align closely with the proposed business park. Once developed, the project could pave the way for the city to offer a mix of business and employment opportunities, with positive economic impacts—jobs, tax base, housing demand, and retail demand—that permeate beyond the borders of the site. United Properties is proposing two site plans, ranging from 864,000 – 1,017,000 SF of developed space and envisions construction to be phased over several years. The reason for two plans is to offer flexibility to capitalize on changing market conditions, to effectively pursue build-to-suit corporate clients, and to plan for speculative development. The two plans represent likely development scenarios and ultimately the development may be a combination of both plans.

United Properties believes that 610 Extension Business Park will be the highest quality, Class-A offering availability in the northwest Twin Cities market when developed for users like those represented above. For that reason, United Properties plans to design the new buildings to a high standard that meets the demand of prospective users while maintaining the city's goal of "rural character" – using concrete panels, enhanced with a mix of supplementary materials – glass and

metal paneling – that offer an inspiring front door and ample natural light for the many new employees that will occupy this site in the future. Please see enclosed project renderings and building elevations that provide our design vision intent. Depending on the approval process and timeline, United Properties is considering the proposed project for construction commencement in spring of 2025.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



DESIGNED:	
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	
VERTICAL SCALE:	

PREPARED FOR:
UNITED PROPERTIES
250 NICOLLET MALL STE 500
MINNEAPOLIS, MN 55401

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

LICENSE NO. _____

OSWALD BUSINESS PARK
CORCORAN, MN

Westwood
12701 Winthrop Drive, Suite #300
Minnetonka, MN 55343
Phone: (952) 897-5150
Fax: (952) 897-5922
Toll Free: (888) 937-5150
westwoodps.com
Westwood Professional Services, Inc.

SITE CONCEPT

SHEET NUMBER:
1
DATE: 05/03/2024
PROJECT NUMBER: 0046303.00

LANDSCAPE BUFFER REQUIREMENTS

NORTH BUFFER:
BUFFER YARD D; 30' YARD: REQUIRED 6' FENCE; 6 OVERSTORY, 9 UNDERSTORY, AND 36 SHRUBS/NATIVE PLANTINGS PER 100 LF OF FRONTAGE

REQUIRED:

REQUIRED YARD LENGTH:	1182 LF
OVERSTORY TREES:	72 (1182/100=11.82, 12*6=72)
UNDERSTORY:	108 (12*9=108)
SHRUBS/NATIVE PLANTINGS:	432 (12*36=432)

PROVIDED:

OVERSTORY TREES:	72 TREES (34 CONIFEROUS + 38 DECIDUOUS)
UNDERSTORY TREES:	108 (50 MULTI-TRUNK + 58 SINGLE STEM)
SHRUBS/NATIVES:	432 (175 SHRUBS + 257 NATIVE PLANTINGS)

SOUTH BUFFER:
BUFFER YARD D; 50' YARD: 6 OVERSTORY, 9 UNDERSTORY, 18 SHRUBS/NATIVE PLANTINGS PER 100 LF OF FRONTAGE

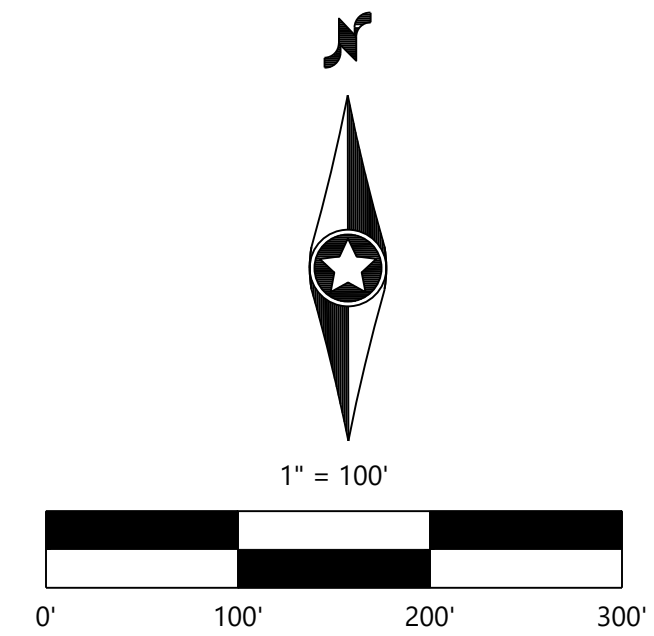
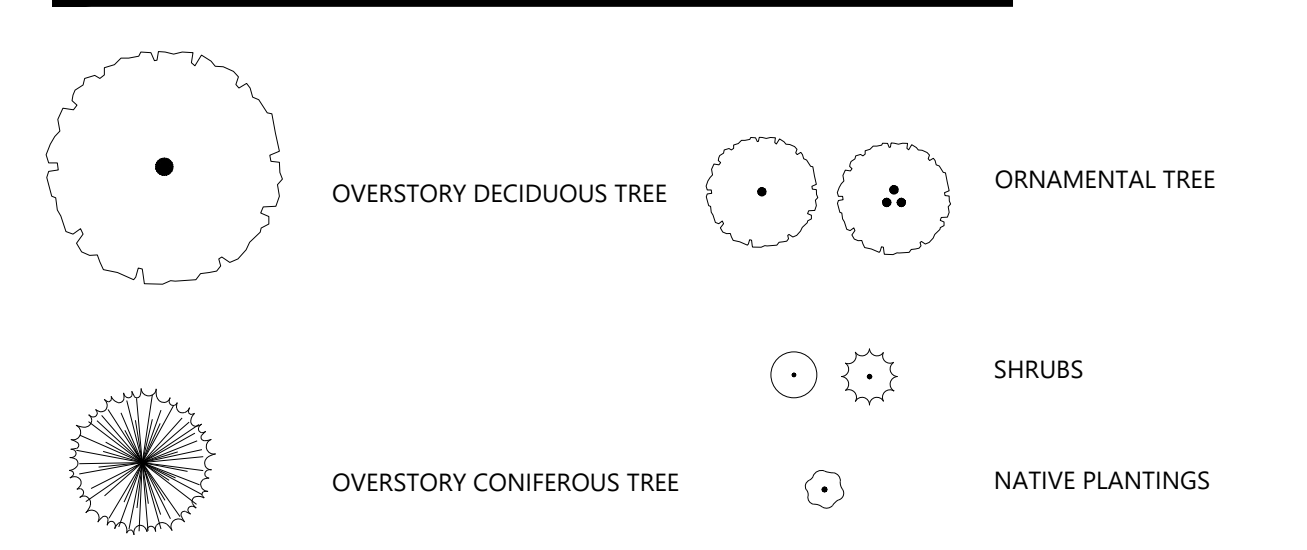
REQUIRED:

REQUIRED YARD LENGTH:	1475 LF
OVERSTORY TREES:	90 (1475/100=14.75, 15*6=90)
UNDERSTORY:	135 (15*9=135)
SHRUBS/NATIVE PLANTINGS:	270 (15*16=270)

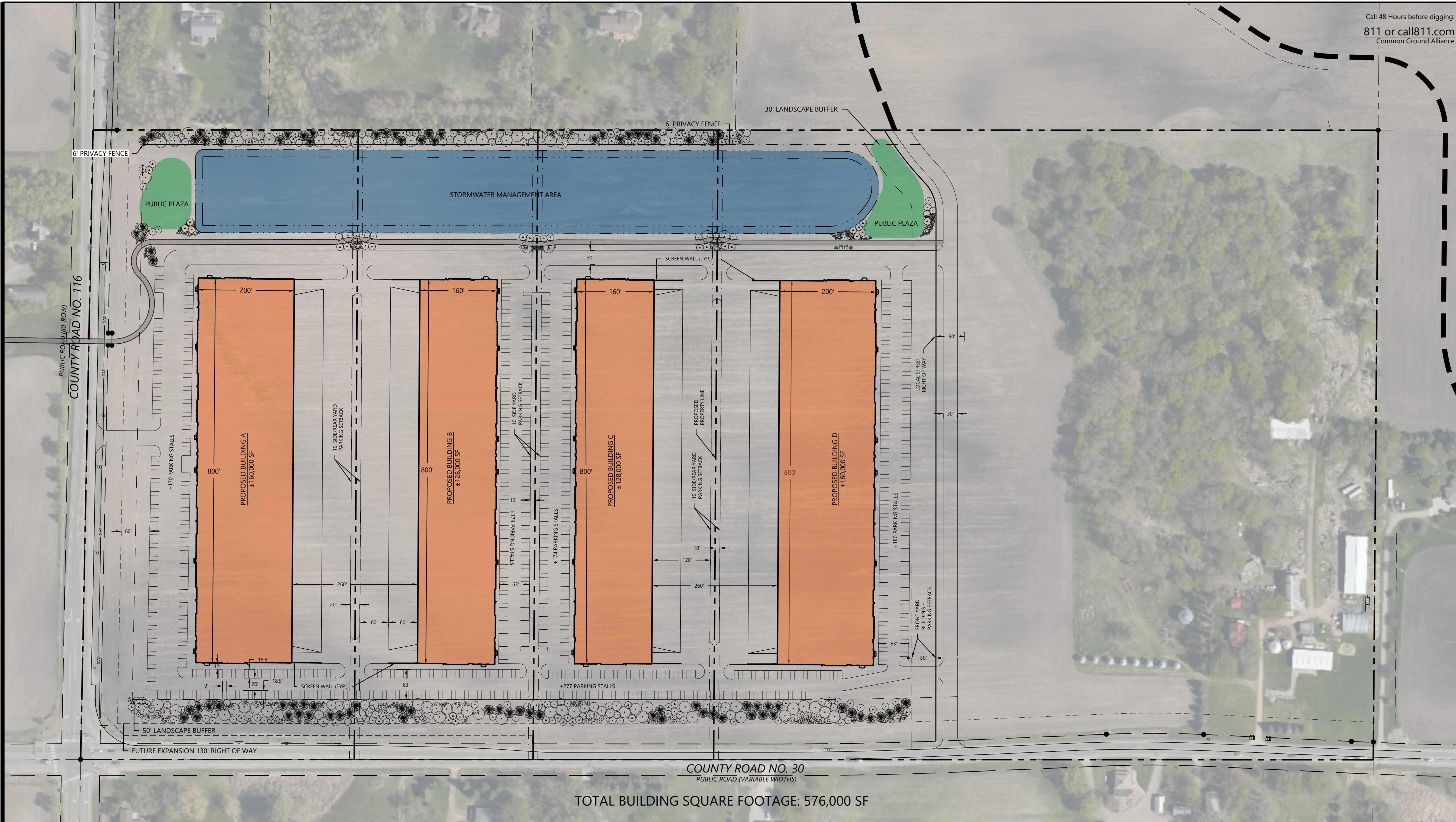
PROVIDED:

OVERSTORY TREES:	90 (48 CONIFEROUS + 52 DECIDUOUS)
UNDERSTORY:	135 (42 MULTI-TRUNK + 58 SINGLE STEM + 35 LARGE SHRUBS)
SHRUBS/NATIVE PLANTINGS:	270 (240 DECIDUOUS + 30 CONIFEROUS)

LANDSCAPE LEGEND



NOT FOR CONSTRUCTION



DESIGNED:	
CHECKED:	
DRAWN:	
HORIZONTAL SCALE:	
VERTICAL SCALE:	

PREPARED FOR:
UNITED PROPERTIES
250 NICOLLET MALL STE 500
MINNEAPOLIS, MN 55401

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS
OF THE STATE OF MINNESOTA

LICENSE NO. _____

**OSWALD
BUSINESS PARK**
CORCORAN, MN

Westwood
12701 Winthrop Drive, Suite #300
Minnetonka, MN 55343
Phone: (888) 937-5150
Fax: (888) 937-5150
Toll Free: (888) 937-5150
westwoodps.com
Westwood Professional Services, Inc.

**SITE CONCEPT
(SOUTH TRAIL
ALIGNMENT)**

SHEET NUMBER:

2

DATE: 07/15/2024

PROJECT NUMBER: 0046303.00

LANDSCAPE BUFFER REQUIREMENTS

NORTH BUFFER:

BUFFER YARD D; 30' YARD: REQUIRED 6' FENCE; 6 OVERSTORY, 9 UNDERSTORY, AND 36 SHRUBS/NATIVE PLANTINGS PER 100 LF OF FRONTAGE

REQUIRED:

REQUIRED YARD LENGTH:	1182 LF
OVERSTORY TREES:	72 (1182/100=11.82, 12*6=72)
UNDERSTORY:	108 (12*9=108)
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OVERSTORY TREES:	72 TREES (34 CONIFEROUS + 38 DECIDUOUS)
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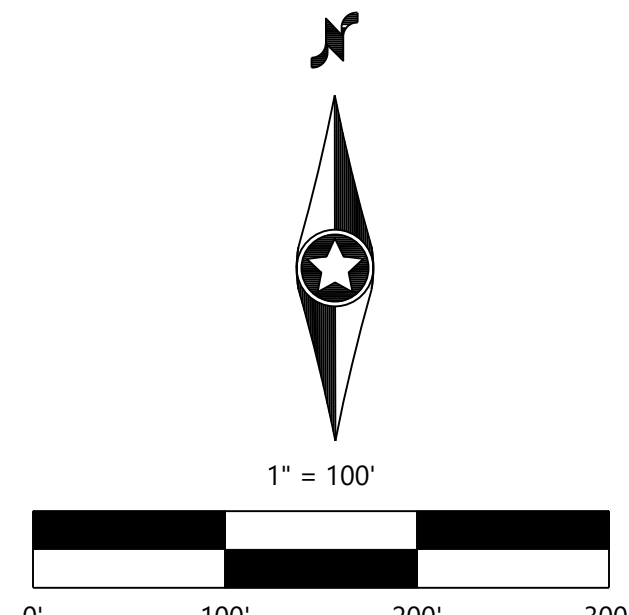
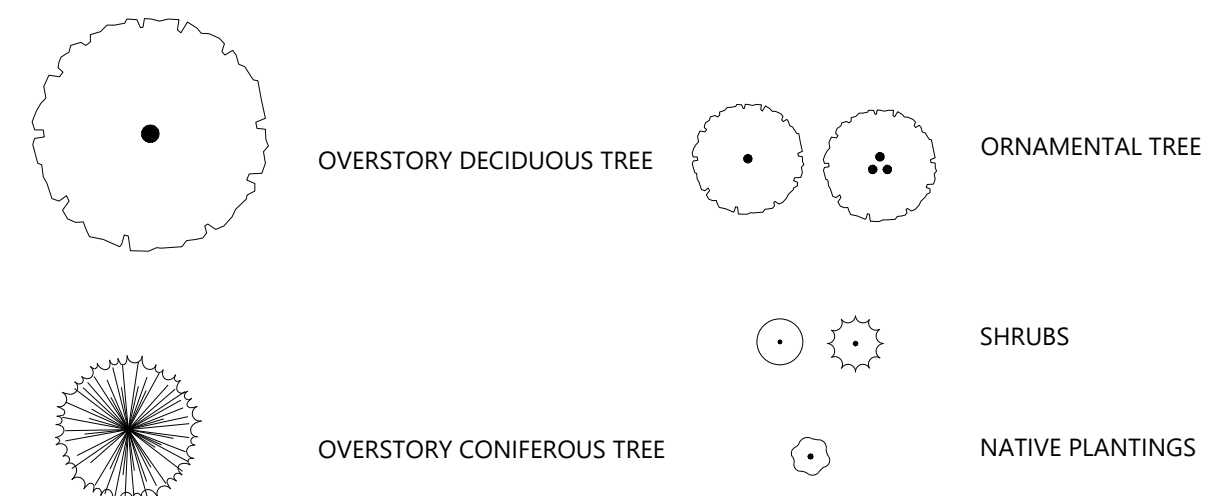
REQUIRED:

REQUIRED YARD LENGTH:	1475 LF
OVERSTORY TREES:	90 (1475/100=14.75, 15*6=90)
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PROVIDED:

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SHRUBS/NATIVE PLANTINGS:	270 (240 DECIDUOUS + 30 CONIFEROUS)

LANDSCAPE LEGEND



NOT FOR CONSTRUCTION



CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

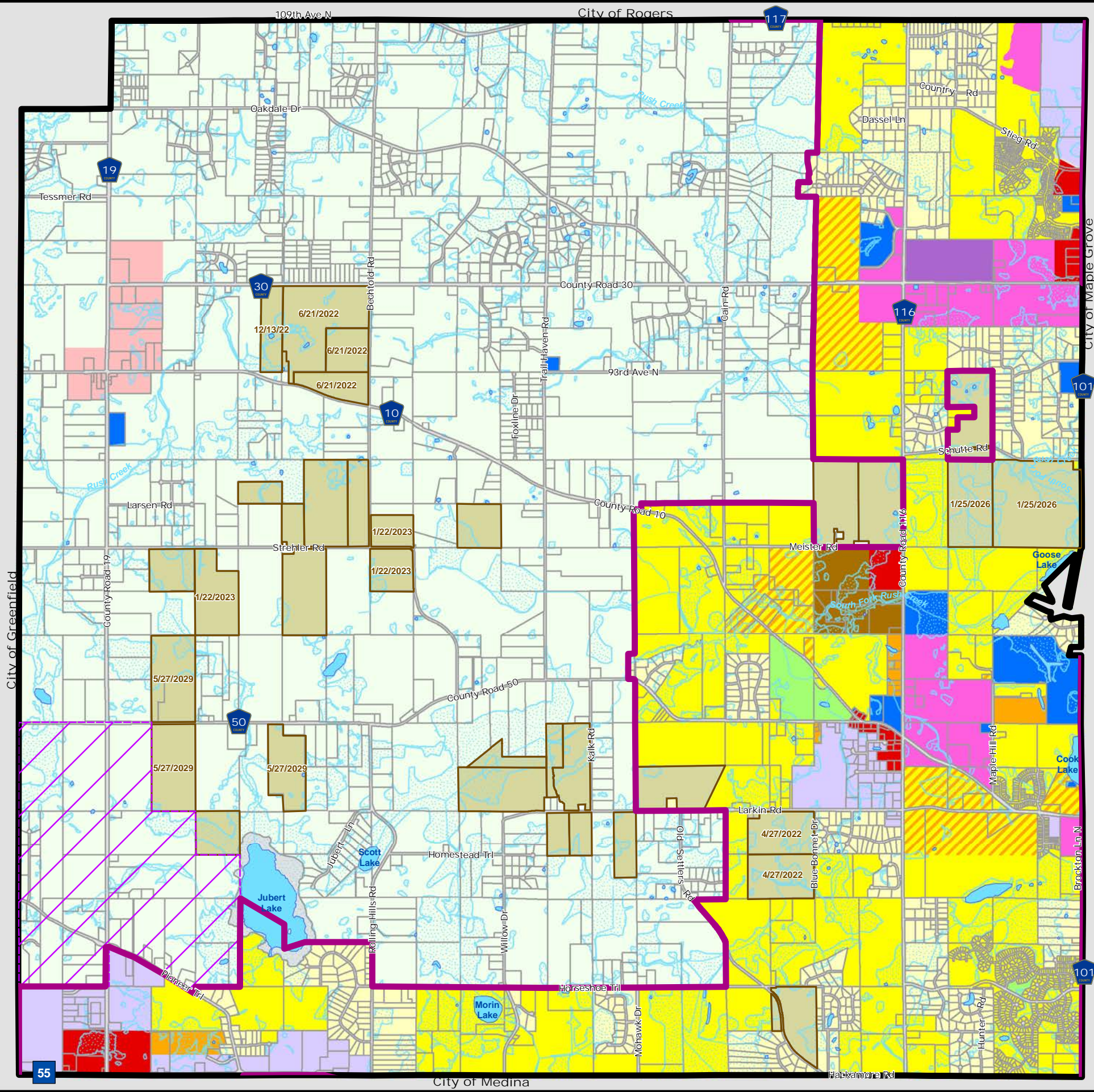
Map 2-1 2040 Future Land Use

- Rural/Ag Residential
- Existing Residential
- Low Density Residential
- Medium Density Residential
- Mixed Residential
- High Density Residential
- Rural Service/Commercial
- Commercial
- Mixed Use
- Business Park
- Light Industrial
- Public/Semi-Public
- Parks/Open Space
- Agricultural Preserve (Date of Expiration)
- Open Water
- Municipal Boundary
- 2040 MUSA
- Future MUSA Expansion Area
- Parcel Boundaries
- Streams
- Lake/Open Water
- Wetlands

Source:
Revised National Wetland Inventory (MN DNR, 2009-2014)

3,000 1,500 0 3,000

Feet

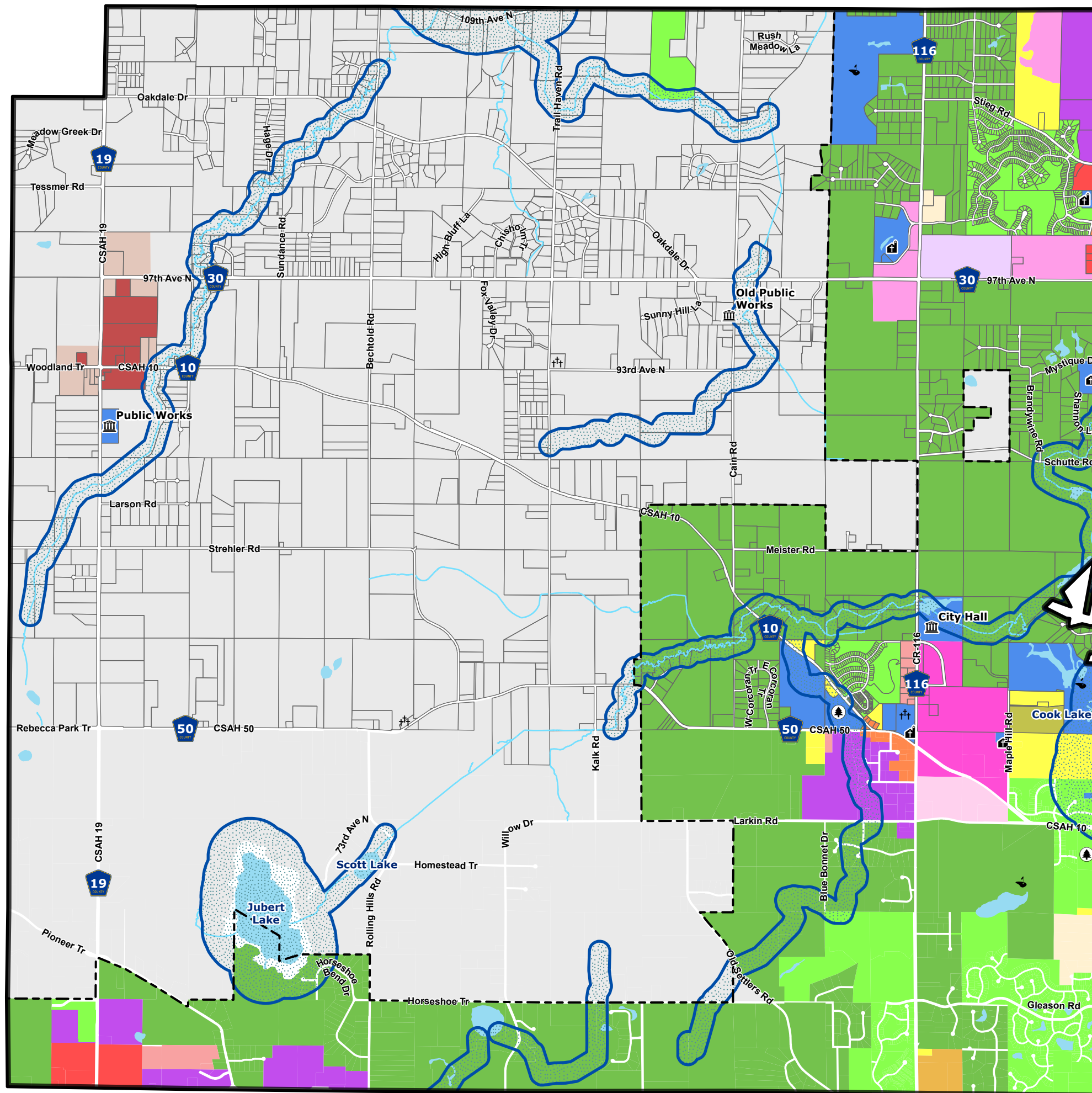




Official Zoning Map

- City Limit
 - 2040 MUSA
 - Government Building
 - Public Park
 - Golf Course
 - Church
 - Cemetery
- Zoning Districts:
- UR: Urban Reserve
 - RR: Rural Residential
 - RSF-1: Single Family Residential 1
 - RSF-2: Single Family Residential 2
 - RSF-3: Single Family Residential 3
 - RMF-1: Medium Density Residential
 - RMF-2: Mixed Residential
 - MP: Manufactured Home Park
 - P-I: Public/Institutional
 - TCR: Transitional Rural Commercial
 - CR: Rural Commercial
 - C-1: Neighborhood Commercial
 - C-2: Community Commercial
 - DMU: Downtown Mixed Use
 - GMU: General Mixed Use
 - BP: Business District
 - I-1: Light Industrial
 - PUD: Planned Unit Development
 - Open Water
 - Shoreland Overlay District
 - Parcels
 - Streams

3,000 1,500 0 3,000 Feet



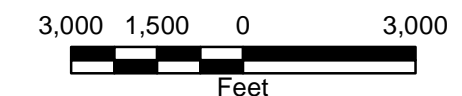
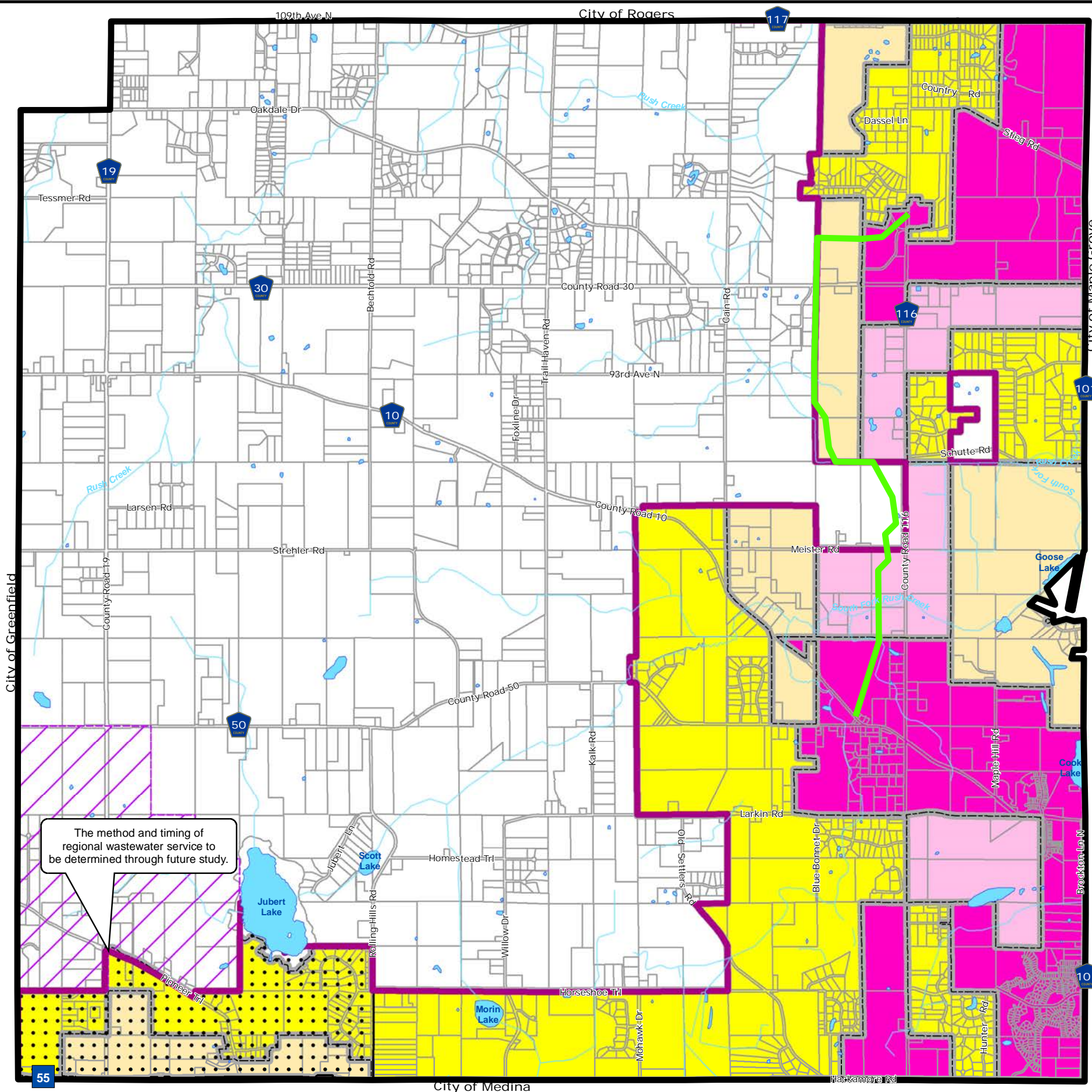


CITY OF CORCORAN

2040 COMPREHENSIVE PLAN

Map 2-2 2040 Staging Plan

- 2020-2025
- 2025-2030
- 2030-2035
- 2035-2040
- SE/NE District Gravity Connector Trunk
- Municipal Boundary
- 2040 MUSA
- Future MUSA Expansion Area
- Future Study Area
- Parcel Boundaries
- Streams
- Lake/Open Water



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1040.120 – BP (BUSINESS PARK)

Subd. 1. Purpose. The intent of this district is to provide for the establishment of campus developments with a variety of office, low-impact manufacturing or assembly of a variety of products that create no exterior noise, glare or fumes. Uses allowed in this district are limited to those that are compatible with lower intensity residential and business uses and which have limited amounts of outside storage. Developments in this district will provide a number of amenities, including architectural controls, landscaping, preservation of natural features, etc. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area.

Subd. 2. Permitted Uses.

- A. Banks, savings and loan, credit unions and other financial institutions, with or without drive-through.
- B. Civic Buildings, such as City Hall, libraries, fire stations, etc.
- C. Commercial printing establishments.
- D. Conference centers and reception halls.
- E. Essential services and structures.
- F. Laboratories/research facilities..
- G. Manufacturing or assembly of products that produce no exterior noise, glare, fumes, obnoxious products, byproducts or wastes or creates other objectionable impact on the environment.
- H. Offices, medical and professional.
- I. Office/Warehouse.
- J. Radio and television stations or studios.
- K. Technical, vocational, business and college/university satellite facilities/schools.
- L. Warehousing and indoor storage used in conjunction with offices or manufacturing facilities.
- M. Wholesale Showrooms.

- Subd. 3. Accessory Uses.
- A. Accessory structures as regulated by Section 1030.020 of this Chapter.
 - B. Accessory uses incidental and customary to uses allowed in this Section.
 - C. Temporary structures, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.
 - D. Tenant restaurants, cafeterias, and retail service limited to tenants of the building, provided that they be essentially limited to providing service to the users of the permitted use, and that no signs or other evidence of these uses are visible from the exterior of the building.
 - E. Keeping of Animals, subject to Chapter 81 (animals) of the City Code.
- Subd. 4. Conditional Uses. The following are conditional uses, subject to the conditions outlined in Section 1070.020 of this Ordinance and the specific standards and criteria that may be cited for a specific use:
- A. Day Care, Commercial.
 - B. Hotel, inns and bed and breakfast establishments.
 - C. Retail Uses accessory to permitted development limited to 10 percent of the gross floor area of the building.
 - D. Towers and Antennas (freestanding) as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance.
- Subd. 5. Interim Uses. The following are interim uses, subject to the conditions outlined in Section 1070.030 of this Ordinance and the specific standards and criteria that may be cited for a specific use:
- A. School facility, leasing space.
 - B. Temporary structures, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.
- Subd. 6. Uses by Administrative Permit.
- A. Accessory buildings and structures for a use accessory to the principal commercial or business use provided such structure does not exceed 30 percent of the gross floor space of the principal use.
 - B. Essential Services, as allowed by Section 1030.090.

- C. Towers and Antennas as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance, only when co-located on an existing structure.

Subd. 7. Area Requirements. The following minimum requirements shall be met in the BP district. Properties may be subject to special requirements for overlay districts as noted in Section 1050 (Overlay Districts):

Minimum lot area	1 acre
Minimum lot width	100 feet
Minimum lot depth	200 feet
Minimum Principal Structure Setbacks:	
Front, From Major Roadways*	100 feet
Front, From all other streets	50 feet
Side	20 feet
Rear	20 feet
Adjacent to Residential	50 feet
Maximum Principal Building Height	45 feet
Maximum Impervious Surface Coverage	70%

**Major Roadways are Principal Arterial, A Minor Reliever, A Minor Expander and A Minor Connector Roadways as shown on the 2040 Roadway Functional Classification map in the 2040 Comprehensive Plan.*

(Ord 348, passed 05-25-17, Ord. 389, passed 02-28-19)

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