



Ordinance 16 - 19

An Ordinance Establishing Section, 30-1587, Focused Area Study (FAST) of the City of Elk River, Minnesota, City Code

The City Council of the City of Elk River does hereby ordain as follows:

SECTION 1. That § 30-1587, Focused Area Study (FAST), of the City of Elk River Code of Ordinances shall read as follows:

Section 30-1587. – Focused Area Study (FAST)

The Focused Area Study (FAST) District is established to provide land use, architectural, and bulk regulations to the 900 acres of property located on each side of Highway 10/169 between 177th Avenue and 185th Avenue.

The FAST is intended to incorporate the findings and recommendations developed from the 171st Focused Area Study and as amended from time to time. Because of the diverse range of activities envisioned within the district, all within a common master plan, zoning is regulated through the development of sub-zones. The subzones are:

- (A) The Point
- (B) The Pinnacle
- (C) North Business Park
- (D) Hillside Heights
- (E) Office Village
- (F) River West Residential
- (G) Hwy 10/169 Service Commercial
- (H) The Hinge
- (I) East Elk River Gateway

The Point (A)

- (a) Purpose. Subzone “A” is established to provide an environment for high density residential development and to maximize the recreational and aesthetic benefits of the river. Most development is less than three (3) stories.
- (b) Permitted uses are as follow:
 - (1) Licensed daycare facilities (16 or fewer children).
 - (2) Model homes in compliance with section 30-800.
 - (3) Public parks.
 - (4) Residential, duplexes.
 - (5) Residential, multiple-family.
 - (6) Residential, single-family.
 - (7) Residential, triplexes.
 - (8) State-licensed residential facilities or housing.

- (c) Accessory uses are as follows:
 - (1) Accessory structures (provided the materials are the same as those of the existing principal structure)
 - (2) Public shelters.
 - (3) Signs as permitted in section 30-851 et seq.
- (d) Conditional uses are as follows:
 - (1) Boardinghouses.
 - (2) Business offices.
 - (3) Development of property within the 50 foot setback of the wild and scenic river district.
 - (4) Institutional uses.
 - (5) Licensed day care facilities (17 or more children).
 - (6) Nonprofit clubs
 - (7) Outpatient health care facilities.
 - (8) Professional offices.
 - (9) Townhomes (maximum 12 units per structure).
- (e) Bulk Regulations. Bulk regulations are listed in Section 30-1588.
- (f) Architectural Standards. Architectural Standards are outlined in section 30-938.

The Pinnacle (B)

- (a) Purpose. Subzone “B” is established to provide an environment for certain industrial, office, and commercial uses which are compatible with and complement each other. The focus of the district is job creation, where highway visibility is not a necessary component of successful businesses. Most development is less than three (3) stories.
- (b) Permitted uses are as follow:
 - (1) Brewpubs.
 - (2) Brewer taprooms producing less than 10,000 barrels of malt liquor annually.
 - (3) Business offices.
 - (4) Financial institutions.
 - (5) Governmental facilities.
 - (6) Light manufacturing.
 - (7) Mail order operations.
 - (8) Outpatient health care facilities.
 - (9) Physical recreation and training.
 - (10) Printing shops.
 - (11) Professional offices.
 - (12) Public parks.
 - (13) Research and development facilities.
 - (14) Restaurants, Class I.
 - (15) Restaurants, Class II.
 - (16) Retail sales establishments.
 - (17) School, vocational.
 - (18) Warehouses (not exceeding 50 percent of the entire building).
 - (19) Wholesale businesses.
- (c) Accessory uses are as follows:

- (1) Accessory structures (provided the materials are the same as those of the existing principal structure).
 - (2) Cocktail rooms.
 - (3) Outdoor storage areas accessory to principal use.
 - (4) Signs as permitted in section 30-851 et seq.
- (d) Conditional uses are as follows:
- (1) Bottling and distribution.
 - (2) Brewer taprooms producing 10,000 or more barrels of malt liquor annually.
 - (3) Bus storage. Not to exceed ten buses, unless the property has direct access to an arterial or collector street.
 - (4) Commercial recreation facilities.
 - (5) Development of property within the 50 foot setback of the wild and scenic river district.
 - (6) Dry cleaning establishments.
 - (7) Equipment rental.
 - (8) Firearm sales.
 - (9) Institutional uses.
 - (10) Kennels, commercial.
 - (11) Laundry establishments.
 - (12) Loading areas (when overhead doors are located in front yards).
 - (13) Manufacturing, light enclosed with related retail sales.
 - (14) Microdistilleries.
 - (15) Motor vehicle repair shops.
 - (16) Nonprofit clubs.
 - (17) Recycling processing centers.
 - (18) Storage tanks.
 - (19) Telecommunication operations.
 - (20) Vehicle sales and services.
 - (21) Warehouse space exceeding 50 percent of the total building floor area up to a maximum of 65 percent.
- (e) Bulk Regulations. Bulk regulations are listed in Section 30-1588.
- (f) Architectural Standards. Architectural Standards are outlined in section 30-938.

North Business Park (C)

- (a) Purpose. Subzone “C” is established to encourage a planned, integrated environment for certain industrial, office, and commercial uses, which are compatible with and complement each other as well as the surrounding land uses. The underlying land use designation within the district may vary and may be either light industrial or highway business. Development within Subzone “C” will correspond with the land use designation. Industrial and office uses are allowed where the land use designation is light industrial, and commercial uses are allowed where the land use designation is highway business. It is the intent of this section that development reflects common themes using compatible architectural design and consistency in signage, landscaping, and lighting. It is also the intent to encourage businesses, which generate a high number of jobs per square foot rather than predominantly warehouse type uses.
- (b) Permitted uses are as follow:



- (1) All uses allowed as a permitted use in Section 30-1294 (Business Park).
- (c) Accessory uses are as follows:
 - (1) All uses allowed as an accessory use in Section 30-1294 (Business Park).
- (d) Conditional uses are as follows:
 - (1) All uses allowed as a conditional use in Section 30-1294 (Business Park).
- (e) Bulk Regulations. Bulk regulations are listed in Sections 30-1311 and 30-1312.
- (f) Architectural Standards. Architectural Standards are outlined in section 30-1294 (Business Park).

Hillside Heights (D)

- (a) Purpose. Subzone “D” establishes an environment that provides a range of housing options and takes advantage of wetland views and woodland typology. The area provides for attached family development, preserving the maximum green space amenities will affording maximum density near employment, transportation, and service centers offered by the other subzones. Most development is less than three (3) stories.
- (b) Permitted uses are as follow:
 - (1) Bed and breakfast establishments, homeowner-occupied.
 - (2) Business offices.
 - (3) Home occupations, permitted.
 - (4) Kennels, private, on parcels less than five acres.
 - (5) Licensed daycare facilities for 16 or fewer children.
 - (6) Model homes in compliance with section 30-800.
 - (7) Professional offices.
 - (8) Public parks.
 - (9) Residential, duplexes.
 - (10) Residential, multiple-family.
 - (11) Residential, single-family.
 - (12) Residential, townhomes, up to 8 units per structure.
 - (13) State-licensed residential facilities or housing.
 - (14) Towers, up to 60 feet in height.

Accessory uses are as follows:

- (1) Accessory structures.
- (2) Private recreational facilities.
- (3) Public shelters.
- (4) Signs as permitted in section 30-851 et seq.
- (c) Conditional uses are as follows:
 - (1) Bed and breakfast establishments, non-homeowner-occupied.
 - (2) Cemeteries, minimum lot size four acres.
 - (3) Cooperative gardening in preserved open space.
 - (4) Golf courses and country clubs.
 - (5) Governmental offices.
 - (6) Floriculture, in preserved open space
 - (7) Home occupations, conditional.
 - (8) Horticulture, in preserved open space.
 - (9) Institutional uses.
 - (10) Kennels, commercial.

- (11) Kennels, private, on parcels less than five acres.
 - (12) Licensed day care facilities for 17 or more children.
 - (13) Residential, multiple-family, provided that business/commercial uses at street level occupy the floor.
 - (14) Stables, private.
 - (15) Telecommunication operations.
- (d) Bulk Regulations. Bulk regulations are listed in Section 30-1588.
- (e) Architectural Standards. Architectural Standards are outlined in section 30-938.

Office Village (E)

- (a) Purpose. Subzone “E” provides for redevelopment toward large office, business center, and showroom businesses. Good visibility but poor access once the transportation system is finalized will yield attractive, destination type development opportunities. The focus of the district is job creation, where highway access is not a necessary component of successful businesses. Most development is less than three (3) stories.
- (b) Permitted uses are as follow:
- (1) Brewpubs.
 - (2) Brewer taprooms producing less than 10,000 barrels of malt liquor annually.
 - (3) Business offices.
 - (4) Financial institutions.
 - (5) Firearm sales.
 - (6) Mail order operations.
 - (7) Manufacturing, light.
 - (8) Outpatient health care facilities.
 - (9) Personal service establishments.
 - (10) Physical recreation and training.
 - (11) Professional offices.
 - (12) Public parks.
 - (13) Research and development facilities.
 - (14) Restaurants, Class I.
 - (15) Restaurants, Class II.
 - (16) Retail sales establishments.
 - (17) Telecommunication operations.
 - (18) Therapeutic massage when offered within the confines of a medical or chiropractic clinic.
 - (19) Warehouse spaces not exceeding 50 percent of the entire building.
 - (20) Wholesale businesses.
- (c) Accessory uses are as follows:
- (1) Accessory structures (provided the materials are the same as those of the existing principal structure)
 - (1) Cocktail rooms.
 - (2) Outdoor storage areas accessory to principal us.
 - (3) Signs as permitted in section 30-851 et seq.
- (d) Conditional uses are as follows:
- (1) Bottling and distribution facilities.
 - (2) Brewer taprooms producing 10,000 or more barrels of malt liquor annually.

- (3) Broadcasting studios and facilities.
 - (4) Bus storage. Not to exceed ten buses, unless the property has direct access to an arterial or collector street.
 - (5) Carwash facilities.
 - (6) Commercial recreation facilities.
 - (7) Development of property within the 50 foot setback of the wild and scenic river district.
 - (8) Dry cleaning establishments.
 - (9) Governmental facilities.
 - (10) Hotels.
 - (11) Institutional uses.
 - (12) Kennels, commercial.
 - (13) Laundry establishments.
 - (14) Loading areas (when overhead doors are located in front yards).
 - (15) Manufacturing, light, enclosed with related retail sales.
 - (16) Microdistilleries.
 - (17) Motels.
 - (18) Motor vehicle repair shops.
 - (19) Motor vehicle service stations.
 - (20) Motor vehicle specialty shops.
 - (21) On-sale liquor establishments.
 - (22) Recycling processing centers.
 - (23) Sauna establishments.
 - (24) Shopping centers.
 - (25) Storage tanks.
 - (26) Vehicle sales and service.
 - (27) Veterinary clinics.
 - (28) Warehouse spaces exceeding 50 percent of the total building floor area up to a maximum of 65 percent.
- (e) Bulk Regulations. Bulk regulations are listed in Section 30-1588.
- (f) Architectural Standards. Architectural Standards are outlined in section 30-938.

River West Residential (F)

- (a) Purpose. Subzone "F" provides single-family residences in areas with full municipal public sanitary sewers, storm sewers, and municipal water in areas that are a continuation of existing residential development patterns and the infilling of existing lots in established areas.
- (b) Permitted uses are as follow:
- (1) Accessory dwelling units.
 - (2) Bed and breakfast establishments, homeowner-occupied.
 - (3) Home occupations, permitted.
 - (4) Licensed day care facilities for 12 or fewer children.
 - (5) Model homes in compliance with section 30-800.
 - (6) Open space preservation development plats within the R-1a district (residential clustering).
 - (7) Public parks.
 - (8) Residential, single-family.

- (9) State-licensed residential facilities or housing.
- (10) Towers, up to 60 feet in height.
- (c) Accessory uses are as follows:
 - (1) Accessory structures.
 - (2) Public shelters.
 - (3) Private recreational facilities.
 - (4) Signs as permitted in section 30-851 et seq.
- (d) Conditional uses are as follows:
 - (1) Bed and breakfast establishments, non-homeowner-occupied.
 - (2) Cemeteries, minimum lot size four acres.
 - (3) Governmental facilities.
 - (4) Home occupations, conditional.
 - (5) Institutional uses.
 - (6) Kennels, private.
 - (7) Licensed day care facilities in institutional buildings.
- (e) Bulk Regulations. Bulk regulations are listed in Section 30-1588.
- (f) Architectural Standards. Architectural Standards are outlined in section 30-938.

Hwy 10/169 Service Commercial (G)

- (a) Purpose. Subzone “G” is to recognize the need for commercial establishments on or serving with immediate access to major highways. Permitted land uses should take advantage of the highway access in a manner which other business districts are not afforded. In addition to retail and commercial uses, quasi-industrial and wholesale enterprises that do not meet an industrial setting and have considerable customer contact are acceptable in the highway commercial district.
- (b) Permitted uses are as follow:
 - (1) All uses allowed as a permitted use in Section 30-1024 (Highway Commercial).
- (c) Accessory uses are as follows:
 - (1) All uses allowed as an accessory use in Section 30-1024 (Highway Commercial).
- (d) Conditional uses are as follows:
 - (1) All uses allowed as a conditional use in Section 30-1024 (Highway Commercial).
- (e) Bulk Regulations. Bulk regulations are listed in Sections 30-1041 and 30-1042.
- (f) Architectural Standards. Architectural Standards are outlined in section 30-1024 (Highway Commercial).

The Hinge (H)

- (a) Purpose. Subzone “H” facilitates development that is not centered on access, as anticipated changes to Highway 10 access will impact traditional highway centric uses. Care should be employed to provide site design that can accommodate fronting both 171st and Twin lakes Parkway. Uses are jobs and services centric, recognizing the shift in traffic patterns. Accessory improvements, i.e. seating, trails, lighting etc. shall be employed to maximize the benefit of the wetlands within the area.
- (b) Permitted uses are as follow:
 - (1) Brewpubs.

- (2) Brewer taprooms producing less than 10,000 barrels of malt liquor annually.
 - (3) Business offices.
 - (4) Firearm sales.
 - (5) Outpatient health care facilities.
 - (6) Personal service establishments.
 - (7) Physical recreation and training.
 - (8) Printing shops.
 - (9) Professional offices.
 - (10) Public parks.
 - (11) Research and development facilities.
 - (12) Restaurants, Class I.
 - (13) Restaurants, Class II.
 - (14) Retail sales establishments.
 - (15) Therapeutic massage when offered within the confines of a medical or chiropractic clinic.
- (c) Accessory uses are as follows:
- (1) Accessory structures (provided the materials are the same as those of the existing principal structure)
 - (2) Cocktail rooms.
 - (3) Signs as permitted in section 30-851 et seq.
- (d) Conditional uses are as follows:
- (1) Brewer taprooms producing 10,000 or more barrels of malt liquor annually.
 - (2) Commercial recreation facilities.
 - (3) Development of property within the 50 foot setback of the wild and scenic river district.
 - (4) Dry cleaning establishments.
 - (5) Financial institutions.
 - (6) Governmental facilities.
 - (7) Institutional uses.
 - (8) Laundry establishments.
 - (9) Loading areas (when overhead doors are located in front yards).
 - (10) Mail order operations.
 - (11) Manufacturing, light.
 - (12) Microdistilleries.
 - (13) Motor vehicle repair shops.
 - (14) Motor vehicle service stations.
 - (15) Motor vehicle specialty shops.
 - (16) Nonprofit clubs.
 - (17) Off-sale liquor stores.
 - (18) On-sale liquor establishments.
 - (19) Outdoor storage, provided the storage area is:
 - a. Is accessory to a principal permitted or conditional use; and
 - b. Complies with the accessory structure setback requirement applicable to the property; and
 - c. Is no larger than 30 percent of the building area; and

- d. Includes screening so as to provide a visual barrier. Any such barrier shall reduce visibility in a manner that restricts vision of the object being screened, but is not required to totally block the vision of any such object.
 - i. Screening shall be consistent with the screening requirements outlined for Outdoor Storage within the Business Park zoning district.
- (20) Pawnshops (250-foot setback from any residential zone and 500-foot setback from schools, parks, day care centers, churches and other pawnshops, measured from the property line).
- (21) Shopping centers.
- (22) Storage tanks.
- (23) Telecommunication operations.
- (24) Vehicle sales and service.
- (25) Veterinary clinics.
- (26) Warehouse spaces exceeding 50 percent of the total building floor area up to a maximum of 65 percent.
- (e) Bulk Regulations. Bulk regulations applicable to the Point sub-zone are listed in Section 30-1588.s
- (f) Architectural Standards. Architectural Standards applicable to the Point sub-zone are outlined in section 30-938.

East Elk River Gateway (I)

- (a) Purpose. Subzone “I” is established to provide opportunity for destination retail and service developments immediately adjacent to the Highway 10/ Twin Lakes Road intersection. Closer to the river, uses transition to multiple family residential and public open space. The focus of the district is service and retail node intended to serve the regional population while maximizing the recreational and aesthetic benefits of the river. As the Twin Lakes Road and Highway 10 intersection transitions to an interchange, additional right of way will be necessary, requiring the relocation of businesses. These areas anticipated to be necessary for the interchange are identified as temporary destination retail in the FAST study.
- (b) Permitted uses are as follow:
 - (1) Brewpubs.
 - (2) Brewer taprooms producing less than 10,000 barrels of malt liquor annually.
 - (3) Business and professional offices.
 - (4) Financial Institutions.
 - (5) Fire Arms sales.
 - (6) Personal service establishments.
 - (7) Physical recreation and training.
 - (8) Public parks.
 - (9) Restaurants, Class I.
 - (10) Restaurants, Class II.
 - (11) Retail sales establishments.
- (c) Accessory uses are as follows:
 - (1) Accessory Structures.
 - (2) Cocktail rooms.
 - (3) Off-street parking facilities.
 - (4) Off-street loading facilities.

- (5) Private recreational facilities.
- (6) Public shelters.
- (7) Signs as permitted in section 30-851 et seq.
- (d) Conditional uses are as follows:
 - (1) Brewer taprooms producing 10,000 or more barrels of malt liquor annually.
 - (2) Carwashes.
 - (3) Commercial recreational facility.
 - (4) Development of property within 50 feet of the wild and scenic river district.
 - (5) Dry cleaning establishment.
 - (6) Enclosed light manufacturing with related retail sales.
 - (7) Equipment rental businesses.
 - (8) Governmental facilities.
 - (9) Hotels.
 - (10) Institutional uses.
 - (11) Licensed day care facilities.
 - (12) Microdistilleries.
 - (13) Motels.
 - (14) Motor vehicle service stations.
 - (15) Motor vehicle specialty shops.
 - (16) Nonprofit clubs, lodges, or halls.
 - (17) On-sale liquor establishments.
 - (18) Sauna establishments.
 - (19) Shopping centers.
 - (20) Vehicles sales and services.
 - (21) Veterinary clinics.
- (e) Bulk Regulations. Bulk regulations are listed in Sections 30-1041 and 30-1042.
- (f) Architectural Standards. Architectural Standards are outlined in section 30-1024 (Highway Commercial).

SECTION 2. That § 30-1588, Structure Regulations, of the City of Elk River Code of Ordinances shall read as follows:

FAST Subzones									
A	B	C	D	E	F	G	H	I	
The Point	The Pinnacle	Northstar Business Park	Hillside Heights	Office Village	River West Residential	Hwy 10/169 Service Commercial	The Hinge	East Elk River Gateway	
								HDR	Dest · Reta il
See R-4	43,560	43,560	11,000	43,560	11,000	43,560	43,560	See R-4	43,560

Minimum lot size (square feet)



~~Strikethroughs~~ to be removed
Underlines to be added

Minimum frontage	See R-4	100	0	80 ¹	100	80 ¹	100	150	See R-4	100
Front Setback	30	30	30	30	30	30	25	25	30	25
Side Setback	10	25	25	10	25	20	20	20	10	20
Garage setback	10	25	25	5	25	5	20	20	10	20
Rear setback	25	20	20	20	20	30	40	20	25	40
Maximum lot coverage	40%	40%	40%	25%	40%	25%	40%	35%	40%	40%
Maximum Height	4 stories or 50 feet	3 stories or 40 feet	50	3 stories or 40 feet	50	3 stories or 40 feet	45	30	4 stories or 50 feet	45
Accessory structure front	30	30	30	30	25	35	25	25	30	25
Accessory structure side	10	10	10	10	10	20	10	10	10	10
Accessory structure rear	10	10	10	10	10	30	10	10	10	10
Accessory structure maximum height	1 story and 15 feet	35	N/A	1 story and 15 feet	35	1 story and 22 feet	35	35	1 story and 15 feet	35

All dimensions in feet unless otherwise noted. One accessory structure per lot is permitted.

¹ 100 feet on corner lots

SECTION 3. That this ordinance shall take effect upon adoption and be published as provided by law.

Passed and adopted by the City Council of the City of Elk River this 15th day of August, 2016.

 John J. Dietz, Mayor

ATTEST:

 Tina Allard, City Clerk

