



CITY OF CORCORAN  
Council Work Session Agenda  
September 14, 2023 – 5:30 pm

1. Call to Order / Roll Call
2. Underlying Zoning Districts\*
3. Unscheduled Items
4. 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: 886 1582 4977**

Press \*9 to speak during the Public Comment Sections in the meeting.

**Video Link and Instructions:**

<https://us02web.zoom.us/j/88615824977>

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

**Meeting ID: 886 1582 4977**

Participants can utilize the Raise Hand function to be recognized to speak during the Public Comment sections in the meeting. Participant video feeds will be muted. **In-person comments will be received first, with the hybrid electronic means option following.**

For more information on options to provide public comment visit:

[www.corcoranmn.gov](http://www.corcoranmn.gov)

**\*Includes Materials** - Materials relating to these agenda items can be found in the house agenda packet book located by the Council Chambers entrance, or online at the City's website at [www.corcoranmn.gov](http://www.corcoranmn.gov).



# CITY OF CORCORAN

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## MEMO

Meeting Date: September 14, 2023  
To: City Council  
From: Natalie Davis McKeown, Planner  
Re: Commercial and Industrial District Standards

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In January, the City outlined goals and measurables for 2023. This included a goal to adopt a work plan related to underlying zoning for commercial and industrial land uses. Prior to moving forward with the work plan, staff identified key topics that need more discussion to understand the code update to assist staff in defining the scope of the goal and effectively drafting ordinance language.

The following districts allow commercial and/or industrial uses:

- CR (Rural Commercial)
- C-1 (Neighborhood Commercial)
- C-2 (Community Commercial)
- BP (Business Park)
- I-1 (Light Industrial)
- DMU (Downtown Mixed Use)
- GMU (General Mixed Use)

For reference, the district specific standards are enclosed to this report in addition to the Zoning Map and 2040 Land Use Map for reference.

Staff asks the Council to discuss and define the problems they are hoping to address with the code update. More specific questions include:

1. There was discussion about adding standards for buffering from commercial and industrial uses. Did the buffer ordinance (adopted after the goal setting session) address the Council's concerns related to transitions between less intense districts and uses?
2. Does the Council want to re-evaluate all above-referenced districts? Or are there specific districts of concern?

3. There was discussion about defining and differentiating between heavy and light industrial uses. While the City only has one industrial-oriented district, that district only allows light industrial uses. Heavy industrial uses are typically large plants that require a sprawling complex (e.g., a petroleum refinery). Heavy industry is understood to be the sector that provides the means of production and primarily caters to corporations. Light industry is smaller in scale and typically includes manufacturing and warehousing that have a relatively low impact as compared to heavy industrial uses. Light industry is understood to be the sector that provides the means of consumption for consumers.
  - a. The Purpose statement of the I-1 district provides the definition of light industrial. What changes does the Council want to see to the Purpose section?
  - b. Is there a desire to allow heavy industrial uses? Since a heavy industrial district is not currently contemplated in code, the value of adding heavy industrial as a term of art within the Zoning Ordinance is unclear. Additionally, heavy industry relies on direct access to rail and interstates, so staff believe it is unlikely the City will attract such users. We have 563.34 acres (481.22 net acres) of industrial in the City, so carving out part of the existing acreage for heavy industrial could significantly limit available industrial land for the most common light industrial uses the City is more likely to attract.
4. There was discussion about re-evaluating the uses in these districts. What uses are of concern either to add or remove from commercial and/or industrial districts?
5. There was discussion about re-evaluating the existing location of commercial and industrial districts.
  - a. Is there specific land that the Council would like to re-guide and re-zone from commercial and/or industrial?
    - i. What districts would be desired in these areas?
  - b. Is there a desire to establish new commercial and/or industrial districts?
    - i. The areas currently zoned for commercial and/or industrial were established based on the proximity to major roadways. A market study completed several years ago confirmed these areas had the best chance within the City to support such uses with transportation being a significant factor.
      1. Does the Council want to complete a new market study?  
This would likely require an RFP.
    - ii. Does the Council have specific areas of town currently zoned for residential they would like to be considered?
6. Are there specific changes to the dimensional requirements the Council wants to consider?

7. There are additional development requirements that are handled as performance standards (Section 1060 of the Zoning Ordinance). These are located outside of the specific district standards and are written to be applied in a broader sense. This includes standards for lighting, landscaping, parking, fences and walls, screening, etc.
  - a. Does the Council want to evaluate these standards as well?
  - b. If so, staff highly recommends a comprehensive update that evaluates all districts and performance standards to properly evaluate and consider how changes in one section of code will affect other sections of code. The concern is that removing or adding performance standards in the context of specific districts can lead to conflicts and confusion when applying performance standards to districts not contemplated as part of the update. A comprehensive update will help to minimize future conflict within the Zoning Ordinance. Additionally, to maximize staff efficiency, it is recommended such a project includes residential districts and standards.
  
8. The Northeast District has additional performance standards and prohibits certain uses even if allowed in the underlying district. The Southeast District also has additional standards that could impact commercial uses, particularly in the Town Center. Finally, the Southwest District includes additional requirements and includes areas zoned and/or guided for commercial and industrial use.
  - a. Are changes to these district plans desired?
  - b. If the Council chooses to undertake a comprehensive update, Staff would (at the very least) recommend evaluating how these districts will interplay with changes to the underlying standards even if no changes to the special districts are desired.
  
9. Is there a desire to make the zoning requirements more business friendly? Typically, businesses prefer codes that are clear and consistent without being onerous. It is typically true that more cost is added to a project with the creation of more development regulations, and approval processes will also add cost to a project. For example, a business that is considered a permitted use still needs to submit a Site Plan application for review and approval by Council. A business that is only allowed as a conditional use requires a Conditional Use Permit and a Site Plan, which more than doubles the cost due at the time of the application submittal. Further, businesses may see the CUP process as risky if it is unclear what is needed in order for the CUP to be approved.
  
10. As a part of this process, is there a desire to reach out to existing business owners and landowners within commercial/industrial districts to discuss their needs and desires?
  - a. Does the Council want to hold an open house or roundtable with relevant parties invited?
  - b. Other options include:
    - i. An invitational survey requesting feedback.

- ii. Creation of a temporary task force or committee made up of relevant parties.
  - c. It should be noted that we do not have a comprehensive list of business or commercial/industrial landowner emails, so anything requiring a mailed notice (such as an open house or survey) could cost a few hundred dollars in postage depending on the number of parcels.
- 11. Are there examples of commercial/industrial developments in other cities that the Council would like staff to consider when evaluating our own district and performance standards? These can be examples that include features that are desired, undesired, or a mix between the two.
  - a. Council can also direct staff to provide examples for a discussion with the Council as part of the work plan.

Staff will use the feedback and discussion from the work session to prepare a work plan. A draft work plan will be brought back to Council for approval later this year.

**Attachments:**

1. CR (Rural Commercial) District Standards
2. C-1 (Neighborhood Commercial) District Standards
3. C-2 (Community Commercial) District Standards
4. BP (Business Park) District Standards
5. I-1 (Light Industrial) District Standards
6. DMU (Downtown Mixed Use) District Standards
7. GMU (General Mixed Use) District Standards
8. Zoning Map
9. 2040 Land Use Map

## **1040.090 – CR (RURAL COMMERCIAL)**

- Subd. 1. Purpose. This district is the existing Burschville area located at the intersection of County Road 19 and County Road 10. The intent of this district to provide a mix of neighborhood commercial uses and rural industrial, such as contractor's yards and similar uses that do not require municipal water or sanitary sewer services. Municipal sewer and water will not be provided in this area.
- Subd. 2. Permitted Uses.
- A. Automobile Retail (tires, batteries, etc. No body work or repair work).
  - B. Civic Buildings, such as City Hall, libraries, fire stations, etc.
  - C. Day Care Facilities, State licensed, as defined by statute.
  - D. Day Care, Commercial.
  - E. Offices, medical and professional.
  - F. Retail goods and service uses of a similar nature.
- 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. 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. Adult Entertainment Business, subject to Chapter 113 of the City Code.
  - B. Commercial Kennels, subject to Chapter 81 of the City Code.
  - C. Commercial recreation and entertainment (not to exceed 5,000 square feet).
  - D. Contractors Operations, including accessory outside storage.
  - E. Greenhouses and Nurseries, subject to the following:

1. When abutting a residential use or district, the property shall be screened and landscaped in accordance with this Chapter. All structures shall be set back at least 100 feet from any residential property line.
2. On-site storage and use of pesticides and fertilizers shall meet the standards of the Minnesota Department of Agriculture.
3. Adequate off-street parking is provided on an improved surface as required by this Ordinance.
4. Adequate parking, loading and maneuvering areas shall be provided.
5. Loading areas are screened from adjacent residential uses.
6. Well and Septic Systems can be accommodated on site to serve the proposed facility.
7. Not more than 30 percent of the site area shall be covered with buildings or other structures.
8. Hours for retail sale of product to customers shall be limited to 7:00 a.m. to 9:00 p.m.
9. Lighting shall comply with all ordinance requirements. If more than 25 percent of the greenhouse spaces are to be lit at night, they shall be screened from residential properties by use of a retractable curtain, landscaping, buildings or other methods to prevent light pollution, including sky glow.
10. The site complies with the minimum lot area standards for the district.
11. Sale of accessory items shall be permitted, provided they do not generate more than 20 percent of the sales (measured by retail value or sales volume) for the business nor cover more than 10 percent of the site area.
12. At least 50 percent of the nursery stock to be sold on site must be grown on site.
13. The provisions of Section 1070.020 of this Ordinance are considered and satisfactorily met.

F. Laboratories/research facilities.

G. Lumber Yards/building material sales.

H. Mini Storage/Self Storage Facilities.

1. Units are to be used for dead storage only. Units are not to be used for retailing, auto repair, human habitation, or any commercial activity, except as allowed by this Section.
2. Combining office and /or retail space with a self-service storage facility may be allowed by Conditional Use Permit.
3. Storage of hazardous or flammable materials is prohibited.
4. No exterior storage is allowed.
5. The facility shall be secured by either the walls of the structure and/or fencing. All doors on the units shall face inward and away from the street and property lines.
6. An on-site manager is allowed only where adequate sanitary facilities are provided, either through use of a septic system or through connection to the public sanitary sewer system. Use of portable sanitary facilities does not fulfill this requirement.

I. Motor Fuel Stations.

1. That the proximate area and location of space devoted to non-automotive merchandise sales shall be specified in the application and in the conditional use permit. Exterior sales or storage shall be only as allowed by the conditional use permit.
2. The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.
3. Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.

4. All buildings, canopies, and pump islands shall be located to comply with the minimum setback requirements of the zoning district in which they are located.
5. All canopy lighting for motor fuel station pump islands shall be recessed or shielded to provide a 90-degree cutoff. Illumination levels for pump islands shall not exceed 30-foot candles.
6. Litter Control. The operation shall be responsible for litter control within 300 feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.

J. Motor Vehicle, Boat or Equipment Repair.

1. All servicing of vehicles and equipment shall occur entirely within the principal structure.
2. To the extent required by State law and regulations, painting shall be conducted in an approved paint booth, which thoroughly controls the emission of fumes, dust, or other particulated matter.
3. Storage and use of all flammable materials, including liquid and rags, shall conform with applicable provisions of the Minnesota Uniform Fire Code.
4. Parking, driveway, and circulation standards and requirements shall be subject to the review and approval of the City and shall be based upon the specific needs of the operation and shall accommodate large vehicle equipment and semi-trailer/tractor trucks.
5. The storage of damaged vehicles and vehicle parts and accessory equipment must be completely inside a principal or accessory building.
6. The sale of products other than those specifically mentioned in this Section shall be subject to a separate conditional use permit

K. Motor Vehicle, Boats and Equipment Sales.

1. All sales shall occur on one lot.
2. Parking areas for the outside storage and sale of vehicles, boats and trailers, shall be on impervious surface, either bituminous, concrete, or approved equivalent.

3. Interior concrete or asphalt curbs shall be constructed within the property to separate driving and parking areas from landscaped areas. Interior curbs shall be a nominal 6- inches in height or greater.
4. All areas of the property not devoted to buildings or parking areas shall be landscaped in accordance with this Ordinance.
5. Off-street parking shall be provided for customers and employees in accordance with this Ordinance.
6. Parking for sales display shall not be less than 9 feet wide by 18.5 feet in length.
7. Display of motor vehicles, boats, and trailers for sale off the property of their owner is prohibited unless authorized by Conditional Use Permit.

L. Open or outdoor services, sales and equipment rental.

M. Places of Worship/Assembly.

N. Towers and Antennas (freestanding) as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance.

O. Veterinary clinic, Animal Hospital and related indoor kennel; and pet grooming.

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. 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. Accessory Dwelling Unit, subject to the following standards:

1. Not more than one accessory dwelling unit shall be allowed on a single-family detached lot.

2. An attached or detached unit shall comply with the same minimum building setback requirements as required for the living portion of the principal dwelling unit.
3. An accessory dwelling unit shall be a clearly incidental and subordinate use, the gross floor area of which shall not exceed the gross floor area of the principal dwelling unit or 960 square feet, whichever is less.
4. Unless otherwise specified in this Subdivision, a detached accessory dwelling unit shall be subject to the same regulations as provided for under Section 1030 of this Chapter. In evaluating how a detached accessory dwelling unit fits within the size limitations outlined in Section 1030, only the footprint of the accessory dwelling unit is subject to the accessory structure size limit provided for all zoning districts.
5. The exterior design of an accessory dwelling unit shall incorporate a similar architectural style, colors, and materials as the principal building on the lot.
6. The owner of the property shall reside in the principal dwelling unit or in the accessory dwelling unit.
7. There shall be no separate ownership of the accessory dwelling unit.
8. In addition to the parking spaces required for the principal dwelling unit on the lot, 2 off-street parking spaces shall be provided for an accessory dwelling unit. Such accessory dwelling unit parking spaces shall not conflict with the principal dwelling unit parking spaces and shall comply with the requirements of this Chapter.
9. An accessory dwelling unit shall use the same street number as the principal dwelling unit but must include a unique identifier that is consistent with the City's Street Naming and Addressing Policy to ensure compatibility with Hennepin County, the U.S. Postal Service, and emergency service providers. The entryway to an accessory dwelling unit shall include identifying signage and be connected to the driveway with an improved walkway.
10. Accessory dwelling units are subject to the same height restriction for principal structures as determined by the zoning district but must not exceed the existing height of the principal structure.

C. Essential Services, as allowed by Section 1030.090.

D. Seasonal Outdoor Retail Sales.

1. Seasonal outdoor retail sales shall not exceed a combined total of 120 days in any 12-month period. Outdoor retail sales shall not occupy an area exceeding 10 percent of a lot's area, and shall meet all yard setback requirements.
  2. Where seasonal outdoor retail sales are conducted in a parking lot, they shall be confined to a defined area, and not be allowed to obstruct access of emergency vehicles or pose a traffic safety problem. Temporary fencing or other suitable mechanisms shall be used to delineate the sales area and provide for pedestrian safety.
  3. Where tents, temporary green houses, or similar structures are used to store, and/or display merchandise, they shall be anchored to provide a wind-load resistance of 40 miles per hour.
- E. Temporary structures, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.
- F. 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 CR district. Properties may be subject to special requirements for overlay districts as noted in Section 1050 (Overlay Districts):

Minimum lot area	2.5 acres
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	35 feet
Maximum Impervious Surface Coverage	50%

\*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. 472, passed 12-22-22)

## **1040.100 – C-1 (NEIGHBORHOOD COMMERCIAL)**

- Subd. 1. Purpose. The purpose of the Neighborhood Commercial (C-1) District is to allow single and multi-use commercial buildings containing convenience retail and service commercial uses at major intersections on small neighborhood scale sites where public sewer is available and sites are designated in the 2030 Comprehensive Plan. The district is intended to accommodate the basic needs of neighborhoods that would not otherwise have convenient access to retail areas in the City. Due to the proximity to residential neighborhoods new buildings shall appear to have similar scale and design elements as the neighboring buildings. Businesses requiring exterior storage for processing retail sales or wholesale activities are not permitted in this district. 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. Bakery, retail
  - B. Banks, savings and loan, credit unions and other financial institutions, with or without drive-through.
  - C. Barbers, Beauty Shops and similar personal service uses.
  - D. Civic Buildings, such as City Hall, libraries, fire stations, etc..
  - E. Copy/print shop
  - F. Day Care Facilities, State licensed, as defined by statute.
  - G. Dry cleaning and laundry pick up, incidental pressing and repair without dry cleaning processing.
  - H. Offices, medical and professional.
  - I. Public and Private Clubs and Lodges.
  - J. Restaurants and cafes (without drive-through).
  - K. Retail goods and service uses of a similar nature within a fully enclosed building (without drive-through and not to exceed 50,000 square feet).
  - L. Taverns

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. Day Care Facilities, County licensed, 12 or fewer individuals.
- D. 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. Automobile Retail (tires, batteries, etc. No body work or repair work).
- B. Car Washes.
  - 1. The site shall provide stacking space for the car wash. The amount of stacking space shall take into account the type of car wash and the amount of time it takes to wash a vehicle. Stacking spaces shall not interfere with parking spaces or traffic circulation.
  - 2. The exit from the car wash shall have a drainage system which is subject to the approval of the City and gives special consideration to the prevention of ice build-up during winter months.
  - 3. Hours of operation shall be limited to between 7:00 a.m. and 10:00 p.m. daily.
- C. Commercial Kennel, subject to Chapter 81 of the City Code.
- D. Commercial recreation and entertainment.
- E. Drive-through businesses, subject to the standards outlined in Section 1060.060, Subd. 12.
- F. Greenhouses and Nurseries, subject to the following:
  - 1. When abutting a residential use or district, the property shall be screened and landscaped in accordance with this Chapter. All structures shall be set back at least 100 feet from any residential property line.
  - 2. On-site storage and use of pesticides and fertilizers shall meet the standards of the Minnesota Department of Agriculture.

3. Adequate off-street parking is provided on an improved surface as required by this Ordinance.
  4. Adequate parking, loading and maneuvering areas shall be provided.
  5. Loading areas are fully screened from adjacent residential uses.
  6. Not more than 30 percent of the site area shall contain outdoor storage of plants, accessory items and landscaping materials. All other sales and product storage areas must be within an approved building or structure. .
  7. Hours for retail sale of product to customers shall be limited to 7:00 a.m. to 9:00 p.m.
  8. Lighting shall comply with all ordinance requirements. If more than 25 percent of the greenhouse spaces are to be lit at night, they shall be screened from residential properties by use of a retractable curtain, landscaping, buildings or other methods to prevent light pollution, including sky glow.
  9. The site complies with the minimum lot area standards for the district.
  10. Sale of accessory items shall be permitted for the business as long as they cover no more than 10 percent of the outside site area.
  11. The provisions of Section 1070.020 of this Ordinance are considered and satisfactorily met.
- G. Health clubs and fitness centers less than 5,000 square feet in size.
- H. Hospitals, nursing home and similar care facilities.
- I. Hotel, inns and bed and breakfast establishments
- J. Motor Fuel Stations.
1. That the proximate area and location of space devoted to non-automotive merchandise sales shall be specified in the application and in the conditional use permit. Exterior sales or storage shall be only as allowed by the conditional use permit.
  2. The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and

shall not cause conflicts with customer vehicles and pedestrian movements.

3. Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.
4. All buildings, canopies, and pump islands shall be located to comply with the minimum setback requirements of the zoning district in which they are located.
5. All canopy lighting for motor fuel station pump islands shall be recessed or shielded to provide a 90-degree cutoff. Illumination levels for pump islands shall not exceed 30-foot candles.
6. Litter Control. The operation shall be responsible for litter control within 300 feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.

K. Towers and Antennas (freestanding) as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance.

L. Veterinary clinic, Animal Hospital and related indoor kennel; and pet grooming.

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. Temporary structures, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.

Subd. 6. Uses by Administrative Permit.

A. Essential Services, as allowed by Section 1030.090.

B. Seasonal Outdoor Retail Sales.

1. Seasonal outdoor retail sales shall not exceed a combined total of 120 days in any 12-month period. Outdoor retail sales shall not occupy an

area exceeding 10 percent of a lot's area, and shall meet all yard setback requirements.

2. Where seasonal outdoor retail sales are conducted in a parking lot, they shall be confined to a defined area, and not be allowed to obstruct access of emergency vehicles or pose a traffic safety problem. Temporary fencing or other suitable mechanisms shall be used to delineate the sales area and provide for pedestrian safety.
3. Where tents, temporary green houses, or similar structures are used to store, and/or display merchandise, they shall be anchored to provide a wind-load resistance of 40 miles per hour.

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 C-1 district. Properties may be subject to special requirements for overlay districts as noted in Section 1050 (Overlay Districts):

Minimum lot area:	
Single-tenant building	25,000 square feet
Multi-tenant building	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	25 feet
Side	20 feet
Rear	20 feet
Adjacent to Residential	50 feet
Maximum Principal Building Height	35 feet
Maximum Building Size	50,000 square feet
Maximum Impervious Surface Coverage	80%

*\*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. 365, passed 06-28-18, Ord. 389, passed 02-28-19)*

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## **1040.110 – C-2 (COMMUNITY COMMERCIAL)**

Subd. 1. Purpose. This district is intended to provide for a variety of retail and service businesses serving the region, which are oriented towards motorists and require high volumes of traffic and visibility from major roads. The service area for this area will extend beyond the boundaries of Corcoran. 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. Bakery, retail.
- B. Banks, savings and loan, credit unions and other financial institutions, with or without drive-through.
- C. Barbers, Beauty Shops and similar personal service uses.
- D. Civic Buildings, such as City Hall, libraries, fire stations, etc..
- E. Day Care Facilities, State licensed, as defined by statute.
- F. Department Stores.
- G. Drug Stores, Variety Stores, etc.
- H. Dry cleaning and laundry pick up, incidental pressing and repair without dry cleaning processing.
- I. Funeral Homes and Mortuaries.
- J. Grocery Stores (not to exceed 50,000 square feet).
- K. Hardware Stores.
- L. Hobby and Craft Stores.
- M. Home Furniture and Home Furnishing Stores.
- N. Household Appliance Stores.
- O. Laundromats.
- P. Liquor—Off-sale/On-sale.
- Q. Offices, medical and professional.

- R. Public and Private Clubs and Lodges.
- S. Retail goods and service uses of a similar nature.
- T. Restaurants and cafes (without drive-through).
- U. Retail goods and service uses of a similar nature
- V. Sporting Goods and similar retail sales.
- W. Tailoring services, shoe repair and similar services.
- X. Taverns

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. Day Care Facilities, County licensed, 12 or fewer individuals.
- D. Allowed Home Occupations as regulated by Section 1030.100 (Home Occupations) of this Chapter.
- 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. Assisted Living Facility.
- B. Automobile Retail (tires, batteries, etc. No body work or repair work).
- C. Car Washes.
  1. The site shall provide stacking space for the car wash. The amount of stacking space shall take into account the type of car wash and the amount of time it takes to wash a vehicle. Stacking spaces shall not interfere with parking spaces or traffic circulation.
  2. The exit from the car wash shall have a drainage system which is subject to the approval of the City and gives special consideration to the prevention of ice build-up during winter months.

- D. Commercial Kennel, subject to Chapter 81 of the City Code.
- E. Commercial recreation and entertainment.
- F. Drive-through businesses, subject to the standards outlined in Section 1060.060, Subd. 12.
- G. Dwelling, Multiple Family
- H. Greenhouses and Nurseries, subject to the following:
  - 1. When abutting a residential use or district, the property shall be screened and landscaped in accordance with this Chapter. All structures shall be set back at least 100 feet from any residential property line.
  - 2. On-site storage and use of pesticides and fertilizers shall meet the standards of the Minnesota Department of Agriculture.
  - 3. Adequate off-street parking is provided on an improved surface as required by this Ordinance.
  - 4. Adequate parking, loading and maneuvering areas shall be provided.
  - 5. Loading areas are screened from adjacent residential uses.
  - 6. Not more than 30 percent of the site area shall be covered with buildings or other structures.
  - 7. Hours for retail sale of product to customers shall be limited to 7:00 a.m. to 9:00 p.m.
  - 8. Lighting shall comply with all ordinance requirements. If more than 25 percent of the greenhouse spaces are to be lit at night, they shall be screened from residential properties by use of a retractable curtain, landscaping, buildings or other methods to prevent light pollution, including sky glow.
  - 9. The site complies with the minimum lot area standards for the district.
  - 10. Sale of accessory items shall be permitted for the business as long as they cover no more than 10 percent of the outside site area.

11. The provisions of Section 1070.020 of this Ordinance are considered and satisfactorily met.

I. Hospitals, nursing home and similar care facilities.

J. Hotel, inns and bed and breakfast establishments.

K. Motor Fuel Stations.

1. That the proximate area and location of space devoted to non-automotive merchandise sales shall be specified in the application and in the conditional use permit. Exterior sales or storage shall be only as allowed by the conditional use permit.

2. The off-street loading space(s) and building access for delivery of goods shall be separate from customer parking and entrances and shall not cause conflicts with customer vehicles and pedestrian movements.

3. Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access gas pumps and to allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.

4. All buildings, canopies, and pump islands shall be located to comply with the minimum setback requirements of the zoning district in which they are located.

5. All canopy lighting for motor fuel station pump islands shall be recessed or shielded to provide a 90-degree cutoff. Illumination levels for pump islands shall not exceed 30-foot candles.

6. Litter Control. The operation shall be responsible for litter control within 300 feet of the premises and litter control is to occur on a daily basis. Trash receptacles must be provided at a convenient location on site to facilitate litter control.

L. Places of Worship/Assembly.

M. Towers and Antennas (freestanding) as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance.

N. Veterinary clinic, Animal Hospital and related indoor kennel; and pet grooming.

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. Temporary structures, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.

Subd. 6. Uses by Administrative Permit.

A. Essential Services, as allowed by Section 1030.090.

B. Seasonal Outdoor Retail Sales.

1. Seasonal outdoor retail sales shall not exceed a combined total of 120 days in any 12-month period. Outdoor retail sales shall not occupy an area exceeding 10 percent of a lot's area, and shall meet all yard setback requirements.

2. Where seasonal outdoor retail sales are conducted in a parking lot, they shall be confined to a defined area, and not be allowed to obstruct access of emergency vehicles or pose a traffic safety problem. Temporary fencing or other suitable mechanisms shall be used to delineate the sales area and provide for pedestrian safety.

3. Where tents, temporary green houses, or similar structures are used to store, and/or display merchandise, they shall be anchored to provide a wind-load resistance of 40 miles per hour.

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 C-2 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	25 feet
Side	20 feet
Rear	20 feet
Adjacent to Residential	50 feet
Maximum Principal Building Height	35 feet
Maximum Impervious Surface Coverage	80%

\*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 365 passed 06-28-18, Ord. 389, passed 02-28-19)

## **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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## **1040.125 – I-1 (LIGHT INDUSTRIAL)**

- Subd. 1. Purpose. The purpose of the I-1, Light Industrial District is providing for the establishment of warehousing and light industrial development. The overall character of the I-1 District is intended to have a low impact manufacturing/warehouse character. Industrial uses allowed in this district shall be limited to those which can compatibly exist adjacent to both lower intensity business uses and high intensity manufacturing uses and which have limited amounts of truck traffic. Because I-1 may abut residential uses the I-1 uses are regulated in height, lot coverage, setbacks, landscaping, loading and use type so as to facilitate compatibility between these uses and residential development. 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. Automotive detailing shops.
  - B. Civic Buildings, such as City Hall, libraries, fire stations, etc..
  - C. Commercial printing establishments.
  - D. Contractors operations
  - E. Equipment rental
  - F. Indoor sports and recreation (commercial) provided the structure and use is located at least one hundred feet (100') from any residential zoning district.
  - G. Laboratories/research facilities.
  - H. 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.
  - I. Lumber yards/building material sales.
  - J. Offices, medical and professional.
  - K. Office/Warehouse
  - L. Printing and publishing.
  - M. Radio and television stations or studios

- N. Recycling facility-indoor
- O. Warehousing/distribution and indoor storage.
- P. 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. Keeping of Animals, subject to Chapter 81 (animals) of the City Code.
- D. Retail sales related to the processing of product on site so long as it does not exceed thirty percent (30%) of the floor space of the principal building.
- E. 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.

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. Mini Storage/Self Storage Facilities.
  - 1. Units are to be used for dead storage only. Units are not to be used for retailing, auto repair, human habitation, or any commercial activity, except as allowed by this Section.
  - 2. Combining office and /or retail space with a self-service storage facility may be allowed by Conditional Use Permit.
  - 3. Storage of hazardous or flammable materials is prohibited.
  - 4. No exterior storage is allowed.
  - 5. The facility shall be secured by either the walls of the structure and/or fencing. All doors on the units shall face inward and away from the street and property lines.

6. An on-site manager is allowed only where adequate sanitary facilities are provided, either through use of a septic system or through connection to the public sanitary sewer system. Use of portable sanitary facilities does not fulfill this requirement.

C. Motor Vehicle, Boat or Equipment Repair.

1. All servicing of vehicles and equipment shall occur entirely within the principal structure.
2. To the extent required by State law and regulations, painting shall be conducted in an approved paint booth, which thoroughly controls the emission of fumes, dust, or other particulated matter.
3. Storage and use of all flammable materials, including liquid and rags, shall conform with applicable provisions of the Minnesota Uniform Fire Code.
4. Parking, driveway, and circulation standards and requirements shall be subject to the review and approval of the City and shall be based upon the specific needs of the operation and shall accommodate large vehicle equipment and semi-trailer/tractor trucks.
5. The storage of damaged vehicles and vehicle parts and accessory equipment must be completely inside a principal or accessory building.
6. The sale of products other than those specifically mentioned in this Section shall be subject to a separate conditional use permit

D. Motor Vehicle, Boats and Equipment Sales.

1. All sales shall occur on one lot.
2. Parking areas for the outside storage and sale of vehicles, boats and trailers, shall be on impervious surface, either bituminous, concrete, or approved equivalent.
3. Interior concrete or asphalt curbs shall be constructed within the property to separate driving and parking areas from landscaped areas.
4. All areas of the property not devoted to buildings or parking areas shall be landscaped in accordance with this Ordinance.

5. Off-street parking shall be provided for customers and employees in accordance with this Ordinance.

6. Parking for a motor vehicle, boat, or trailer sales shall not be less than 9 feet wide by 18.5 feet in length.

E. Outside Storage, accessory to an allowed use provided that:

1. Storage area is blacktop or concrete surfaced unless specifically approved by the City Council.

2. The storage area does not take up parking space or loading space as required for conformity to this Chapter.

3. The storage area is screened from public streets and surrounding properties.

F. Towers and Antennas (freestanding) as regulated by Section 1060.100 (Telecommunications Services) of the Zoning Ordinance.

G. Trade Schools, Seminaries and other Higher Education Facilities.

H. Veterinary clinic, Animal Hospital and related indoor kennel; and pet grooming.

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. Land reclamation, mining and soil processing

B. B. Outside Storage as a principal use, subject to the following:

1. The use is to provide supplemental outside storage to another property in the immediate vicinity, under common ownership, which is separated from that use by a public street, prohibiting the properties from being combined as a single parcel. For the purposes of this paragraph, properties in the "immediate vicinity" of one another shall be those which would be contiguous but for the existence of a single public street between them.

2. No motor vehicle repair work of any kind shall be permitted in the outside storage area.

3. All exterior storage shall be screened so as not to be visible from adjoining properties and public streets. Screening must be in compliance with Section 1060.070, Subd. 2.J. of the ordinance.
4. The height of stored materials shall be no higher than the screening.
5. Outside storage areas and any required screening fence shall meet all parking setback requirements for the district.
6. Storage area is blacktop or concrete surface unless another surface is specifically approved by the City Council.
7. With the exception of parking signage permitted or required by section C, below, no signage shall be permitted for the site.
8. Outside storage shall be exclusively for items directly related to the principal business to which the use provides supplemental storage, as required by B.1., above. The principal business must qualify as an allowed use within the district. The provision of supplemental storage for businesses or properties other than the principal business is prohibited.

C. Parking as a principal use, subject to the following:

1. The use is to provide supplemental parking to another property in the immediate vicinity, under common ownership, which is separated from that use by a public street, prohibiting the properties from being combined as a single parcel. For the purposes of this paragraph, properties in the “immediate vicinity” of one another shall be those which would be contiguous but for the existence of a single public street between them.
2. Parking and drive aisles must be paved with curb and gutter and comply with the standards in Section 1060.060 of the ordinance.
3. Parking, drive aisles and loading areas shall meet the setback requirements in Section 1060.060 of the ordinance.
4. Parking and loading areas shall be screened from properties zoned residential and from public streets. Screening to a height of at least 3 feet shall be provided to screen vehicle headlights.
5. Any proposed access onto a public street must comply with Section 945.010, Subd. 5 (Engineering Design Standards).

6. Parking shall be exclusively for employees and customers of the principal business to which the use provides supplemental parking, as required by C.1., above. The City Council may require the placement of signage on the property providing notice of this restriction. The principal business must qualify as an allowed use within the district. The provision of supplemental parking to businesses or properties other than the principal business is prohibited.
7. Vehicles parked for more than 72 hours shall be considered a storage nuisance and must be moved to an approved, screened storage area.
8. Gravel off-loading areas for heavy equipment may be permitted by the City Council if documented demand is provided, the applicant can ensure that no damage will be done to City streets and the off-loading area meets all parking setback requirements for the district.
9. Directional signs as allowed by Chapter 84 of the code would be allowed with City approval. No other signage shall be permitted for the site, except parking restriction signs required by the City Council pursuant to C.6, above.

D. Temporary structures, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.

Subd. 6. Uses by Administrative Permit.

- A. Essential Services, as allowed by Section 1030.090.
- B. 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 I-1 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, Ord. 417, passed 06-24-21)*

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## 1040.130 – DOWNTOWN MIXED USE (DMU) DISTRICT

Subd. 1. Purpose. The purpose of the Downtown Mixed Use District is to provide for the orderly and integrated development of a high quality downtown. The Downtown Mixed Use District applies to those properties classified as Mixed Use on the 2030 Future Land Use Plan and located on the east side of County Road 116 on both sides of County Road 10. The Downtown Mixed Use District will provide for the establishment of a community focal point which is a blend of cultural, civic, entertainment, commercial, retail, residential and office uses as defined and guided by the 2030 Comprehensive Plan. Residential multi-family uses shall be developed at a minimum of ten units per acre or greater. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area.

*(Ord. 319, passed 05-26-17)*

Subd. 2. Intent. The intent of this district is to:

- A. Establish a strong identity for the City of Corcoran downtown.
- B. Create an orderly and integrated mix of high-quality uses for downtown Corcoran that includes a mix of shops, restaurants, offices, housing, recreation, community facilities, parks and open space, all within a walkable area designed to be both pedestrian-friendly and auto-accessible.
- C. Promote high-quality architectural and site design.

Subd. 3. Application and Reference Materials.

The Downtown Mixed Use District is where development will be most concentrated, and where controls are needed to produce the traditional “Main Street” qualities that Corcoran is seeking. In addition to the requirements of this Section, development in this area should comply with the spirit and intent of the City’s Design Guidelines, (Appendix A and B).

*(Ord. 319, passed 05-26-16)*

Subd. 4. Permitted Uses.

- A. Bakery, retail.
- B. Banks, savings and loans, credit unions and other financial institutions without drive-through.

- C. Barbers, Beauty Shops and similar personal service uses.
- D. Civic Buildings, such as City Hall, libraries, fire stations, etc.
- E. Copy/print shop.
- F. Day Care Facilities, State licensed, as defined by statute.
- G. Dry cleaning and laundry pick up, incidental pressing and repair without dry cleaning processing.
- H. Dwelling, Attached.
- I. Dwelling, Detached.
- J. Dwelling, Multiple Family with a minimum density of 10 units per net acre, which may include units combining living and working space within the unit, if all units on the same floor of a building are the same.
- K. Dwelling, Senior.
- L. Hotel, inns and bed and breakfast establishments.
- M. Offices, medical and professional.
- N. Public parking ramp.
- O. Restaurants and cafes (without drive-through).
- P. Retail goods and service uses of a similar nature within a fully enclosed building (without drive-through).
- Q. Taverns.

*(Ord. 319, passed 05-26-16)*

Subd. 5. 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. Keeping of Animals, subject to Chapter 81 (animals) of the City Code.
- D. Outdoor seating within the public right of way or public open space for a permitted or conditional use, provided that:

1. A sidewalk area at least six feet (6') wide is maintained free of seating in the area.
2. An outdoor seating plan is prepared and approved by the City Council on the recommendation of the planning commission, on finding that the plan will not compromise public health, safety, or welfare. The plan may also include seasonal temporary landscaping and features such as planter boxes, hanging baskets, low partitions, roped off areas, and other approved elements.

E. Public open space plaza, square or other related uses.

Subd. 6. Conditional Uses.

A. Assisted living facility

B. Drive-through lanes serving permitted or conditional uses, except for restaurants, for which drive-through lanes are not allowed in the Downtown Mixed Use District, provided lanes comply with Section 1060.60, Subd. 12 of this Ordinance and meet the following criteria:

1. Drive-Through Lanes: Drive-through or drive-in lanes are not allowed within the build-to line or in front of any building; they must be located to the side or rear of a building. This does not pertain to driveways.
2. Adequate stacking distance shall be provided, as determined by the City Engineer, which does not interfere with other driving areas, parking spaces, or sidewalks.
3. Electronic speaker devices, if used, shall not be audible beyond the property being served and shall not be operated between the hours of ten (10:00) P.M. and seven (7:00) A.M.
4. Screening shall be provided of automobile headlights in the drive-through lane to adjacent properties. Such screening shall be at least three feet (3') in height and fully opaque, consisting of a wall, fence, dense vegetation, berm, or grade change.
5. A bypass lane shall be provided for each drive-through use, allowing cars to leave the drive-through lane from the stacking area.

C. Funeral Homes and Mortuaries

D. Health clubs and fitness centers less than 5,000 square feet in size.

E. Museum

F. Nursing Home

G. Theatre

Subd. 7. Interim Uses

A. Farmers Market

B. Street Vendors

C. Other uses as approved by the City Council

Subd. 8. Uses by Administrative Permit.

A. Essential Services, as allowed by Section 1030.090.

Subd. 9. Area Requirements. The following minimum requirements shall be met in the DMU district. Properties may be subject to special requirements for overlay districts as noted in Section 1050 (Overlay Districts) and the Design Guidelines (Appendix A and B):

Minimum lot area	20,000 sq. ft.
Minimum lot width	NA
Minimum lot depth	NA
Principal Structure build-to lines:	
From County Road 116	100 feet (minimum)
Front, From all other streets	15 feet (maximum)
Side	None
Rear	None
Adjacent to Residential	10 feet (minimum)

*(Ord. 319, passed 05-26-16, Ord. 389, passed 02-28-19)*

## 1040.135 – GENERAL MIXED USE (GMU) DISTRICT

Subd. 1. Purpose. The purpose of the General Mixed Use District (GMU) is to provide an area for compact, inter-connected, walkable, mixed-use development along key community corridors and to support high quality development and site flexibility due to the unique site conditions in these areas. The mixture of land uses within the district is essential to establishing the level of vitality and intensity needed to support retail and service uses. A combination of retail, office, service and residential uses are encouraged although not required. Buildings may also be entirely one use. The placement of the building and the relationship of the building, parking, landscaping, and pedestrian spaces is essential to creating the pedestrian-friendly environment envisioned for the GMU District. The standards in this Section are reinforced within the Design Guidelines contained in Appendix A. 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 General Mixed Use District applies to those properties classified as Mixed Use on the 2030 Future Land Use Plan and adjacent to County Road 30. The character of the General Mixed Use District shall reflect high quality design due to the high visibility of these areas at the gateway to the City at County 30. Although development in this mixed-use district will be more auto-oriented in design than the Downtown Mixed Use District, pedestrian connections and amenities will still be required to provide connections to existing and future planned areas, sidewalks and trails and to provide for safe pedestrian circulation within the site. Landscaping, and architectural details shall be used to unify sites within the General Mixed Use District.

Subd. 2. Permitted Uses.

- A. Bakery, retail.
- B. Banks, savings and loans, credit unions and other financial institutions without drive-through.
- C. Barbers, Beauty Shops and similar personal service uses.
- D. Civic Buildings, such as City Hall, libraries, fire stations, etc.
- E. Copy/print shop.
- F. Day Care Facilities, State licensed, as defined by statute.
- G. Dry cleaning and laundry pick up, incidental pressing and repair without dry cleaning processing.

- H. Dwelling, Multiple Family with a minimum density of 10 units per net acre, which may include units combining living and working space within the unit, if all units on the same floor of a building are the same.
- I. Hotel, inns and bed and breakfast establishments.
- J. Offices, medical and professional.
- K. Retail goods and service uses of a similar nature within a fully enclosed building (without drive-through).
- L. Restaurants and cafes (without drive-through).
- M. Taverns.

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. Day Care Facilities, County licensed, 12 or fewer individuals.
- D. Keeping of Animals, subject to Chapter 81 (animals) of the City Code.
- E. Outdoor seating accessory to a restaurant.
- F. Public open space plaza, square or other related uses.
- G. Structured parking.

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. Assisted living facility
- B. Drive-through businesses, subject to the standards outlined in Section 1060.060, Subd. 12.
- C. Funeral Homes and Mortuaries.
- D. Health clubs and fitness centers
- E. Motor Fuel Stations.

- F. Museum.
- G. Nursing Home.
- H. Places of Worship/Assembly.
- I. Schools, Private.
- J. Theatre.

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. Farmers Market
- B. Temporary structures, subject to the standards in Section 1030.040 (Temporary Structures) of the Zoning Ordinance.

Subd. 6. Uses by Administrative Permit.

- A. Essential Services, as allowed by Section 1030.090.
- B. Seasonal Outdoor Retail Sales.
  - 1. Seasonal outdoor retail sales shall not exceed a combined total of 120 days in any 12-month period. Outdoor retail sales shall not occupy an area exceeding 10 percent of a lot's area, and shall meet all yard setback requirements.
  - 2. Where seasonal outdoor retail sales are conducted in a parking lot, they shall be confined to a defined area, and not be allowed to obstruct access of emergency vehicles or pose a traffic safety problem. Temporary fencing or other suitable mechanisms shall be used to delineate the sales area and provide for pedestrian safety.
  - 3. Where tents, temporary green houses, or similar structures are used to store, and/or display merchandise, they shall be anchored to provide a wind-load resistance of 40 miles per hour.
- 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. Site Design.

- A. Structures shall be oriented and consolidated to complement existing, adjacent development to create a coordinated and visually attractive mixed use setting throughout the district.
- B. Site planning shall respect the relationship of the site to the existing and proposed buildings and streets and major roadways.
- C. Commercial parking lot design shall include provisions for cross easements and stubbed access drives to the property line for the use of adjacent properties so that residents and customers do not need to return to the public street system to access adjacent developments.
- D. Buildings shall have a clearly defined primary pedestrian entrance at street level.
- E. Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements to a minimum height of 2 ½ feet and a maximum height of 3 ½ feet above the level of the parking lot at the build to line.
- F. Drive-through or drive-in lanes are not allowed within the front of any buildings. They must be located to the side or rear of a building.
- G. Maximum impervious coverage. The total lot coverage shall not exceed 80% impervious.

Subd. 8. Parking Requirements

- A. At least 50% of the required parking for residential units in the GMU district shall be provided in structured parking or in enclosed garages. The residential parking spaces shall be specifically reserved for the use of residents and visitors only, separate from any commercial, office or other uses on-site or nearby and shall not be counted as part of any shared parking or joint parking arrangement.
- B. Parking for non-residential uses shall meet with requirements in Section 1060.060 but may include reductions for shared parking arrangements, if appropriate, as determined by the City Council. Any shared parking arrangements must be fully connected and in reasonable proximity to each use.

Subd. 9. Building Design Requirements. To maintain the character of the GMU District, any construction is subject to the following standards to reflect the

character of the District. The design standards are explained in further detail and illustrated in the City Design Guidelines in Appendix A.

- A. All new building fronts (single story or multi-story) shall include a minimum of four (4) of the following elements:
  1. Architectural detailing, such as cornice, awning, parapet, or columns;
  2. A visually pleasing primary front entrance that, in addition to doors, shall be accented a minimum of one hundred fifty (150) square feet around the door entrance for single occupancy buildings and a minimum of three hundred (300) square feet total for the front of multi-tenant buildings (this area shall be counted as one element). Entrances shall be clearly articulated and obvious from the street;
  3. A minimum of thirty (30) percent window coverage on each front that faces a street;
  4. Contrasting, yet complementary material colors;
  5. A combination of horizontal and vertical design features;
  6. Irregular building shapes;
  7. Other architectural features in the overall architectural concept.
- B. Multi-story buildings shall have the ground floor distinguished from the upper floors by having one or more the following:
  1. Awning
  2. Trellis
  3. Arcade
  4. Window lintels
  5. Intermediate cornice line
  6. Brick detailing such as quoins or corbels
- C. Residential Uses on First Floors: Whenever residential uses are included on the first floor of a building the first floor elevation shall be raised above the sidewalk elevations immediately adjacent to the front of the residential unit to ensure the residential unit is separated from the public

space. In addition, each first floor unit must have an individual private entrance at the street level with private courtyard enclosure.

- D. Façade Articulation. Any exterior building wall adjacent to or visible from a public street, public open space, or abutting property may not exceed forty feet (40') in length without significant visual relief consisting of one or more of the following:
1. The facade shall be divided architecturally by means of significantly different materials or textures, or
  2. Horizontal offsets of at least four feet (4') in depth, or
  3. Vertical offsets in the roofline of at least four feet (4'),
  4. Fenestration at the first floor level which is recessed horizontally at least one foot (1') into the facade.
- E. Accent Materials: Accent materials shall be wrapped around walls. Accent material shall consist of materials comparable in grade and quality to the primary exterior material. Such materials may include glass, prefinished decorative metal and fiber cement trim within soffit and fascia areas.
- F. Major exterior materials of all walls including face brick, stone (natural or cultured), glass, stucco, synthetic stucco (EIFS), fiber cement vertical panel siding, architectural concrete and precast panels shall be acceptable as the major exterior wall surface when they are incorporated into an overall design of the building. Major materials must cover at least 60% of the exterior.
- G. Restricted Exterior Materials: Unadorned pre-stressed concrete panels, whether smooth or raked, non-decorative concrete block, sheet metal, unfinished metal and/or galvanized and unfinished aluminum surfaces (walls or roofs) shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings except those accessory buildings not visible from any property line. No more than twenty five percent (25%) of any exterior wall on a building shall be fiber cement siding, wood or metal accent material.
- H. Building Roofs. Mansard or mansard style roofs are not permitted except for mansard style cornices. Acceptable designs include flat, pitched or curved. Building roof styling shall incorporate a minimum of one (1) of the following elements:
1. Parapets or cornices;

2. Varying building height and variety of roof lines.

Subd. 10. Screening

- A. Rooftop mechanical equipment. The view of all rooftop equipment and related piping, ducting, electrical and mechanical utilities abutting a street on buildings shall be screened from the ground level view. Screening may include parapet walls, penthouses, or other architecturally integrated elements. Wood fencing or chain link with slats shall not be used for screening. A cross-sectional drawing shall be provided that illustrates the sight lines from the ground level view.
- B. Screening adjoining residential use. Wherever a GMU District abuts, or is across the street from an Residential District, a berm, fence or screening consisting of compact evergreen trees or hedge or a combination thereof, not less than eighty percent (80%) opaque at time of installation, nor less than six feet (6') in height, except adjacent to a street where it shall be not less than three feet (3') nor more than four feet (4') in height shall be erected or installed and maintained. All screening shall comply with this Chapter.
- C. Ground Mechanical Equipment. Ground mechanical equipment shall be one hundred percent (100%) screened from contiguous properties and adjacent streets by opaque landscaping, or screen wall compatible with the architectural treatment of the principal structure.
- D. Trash enclosure service structure: All exterior trash enclosures or other accessory structures shall be constructed of the same materials and colors as the principal building.

Subd. 11. Exterior storage.

- A. All exterior storage of material and equipment related to, located on, and used by any business or other nonresidential use shall be stored within a building or fully screened so as not to be visible from streets, highways, or neighboring property.

Subd. 12. Landscape Design.

- A. In addition to the landscape requirements in Section 1030.16 of this Chapter, plant materials shall be used to create a unified and attractive mixed use environment.
- B. Planting areas should be located and designed to avoid visual interference with public signage and private commercial communication.

- C. Plant materials shall be arranged to provide focal points on the site, and concentrated to signify key site locations such as the primary building entrance, site entrance, around signage, along pedestrian walkways, and along the perimeter of the building.

Subd. 13. Area Requirements. The following minimum requirements shall be met in the GMU district. Properties may be subject to special requirements for overlay districts as noted in Section 1050 (Overlay Districts):

Minimum lot area	25,000 square feet
Minimum lot width	150 feet
Minimum lot depth	NA
Minimum Principal Structure Setbacks:	
Front, From Major Roadways*	100 feet
Front, From all other streets	25 feet
Side	None
Rear	None
Adjacent to Residential	35 feet
Maximum Principal Building Height	35 feet at the minimum setbacks but may be increased up to a maximum of 50 feet with increased setbacks at a rate of 1 foot additional height for every 5 feet in additional setback.
Maximum Impervious Surface Coverage	80%

*\*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)*

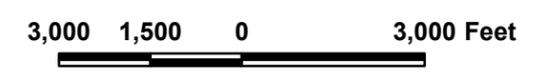


# CITY OF CORCORAN

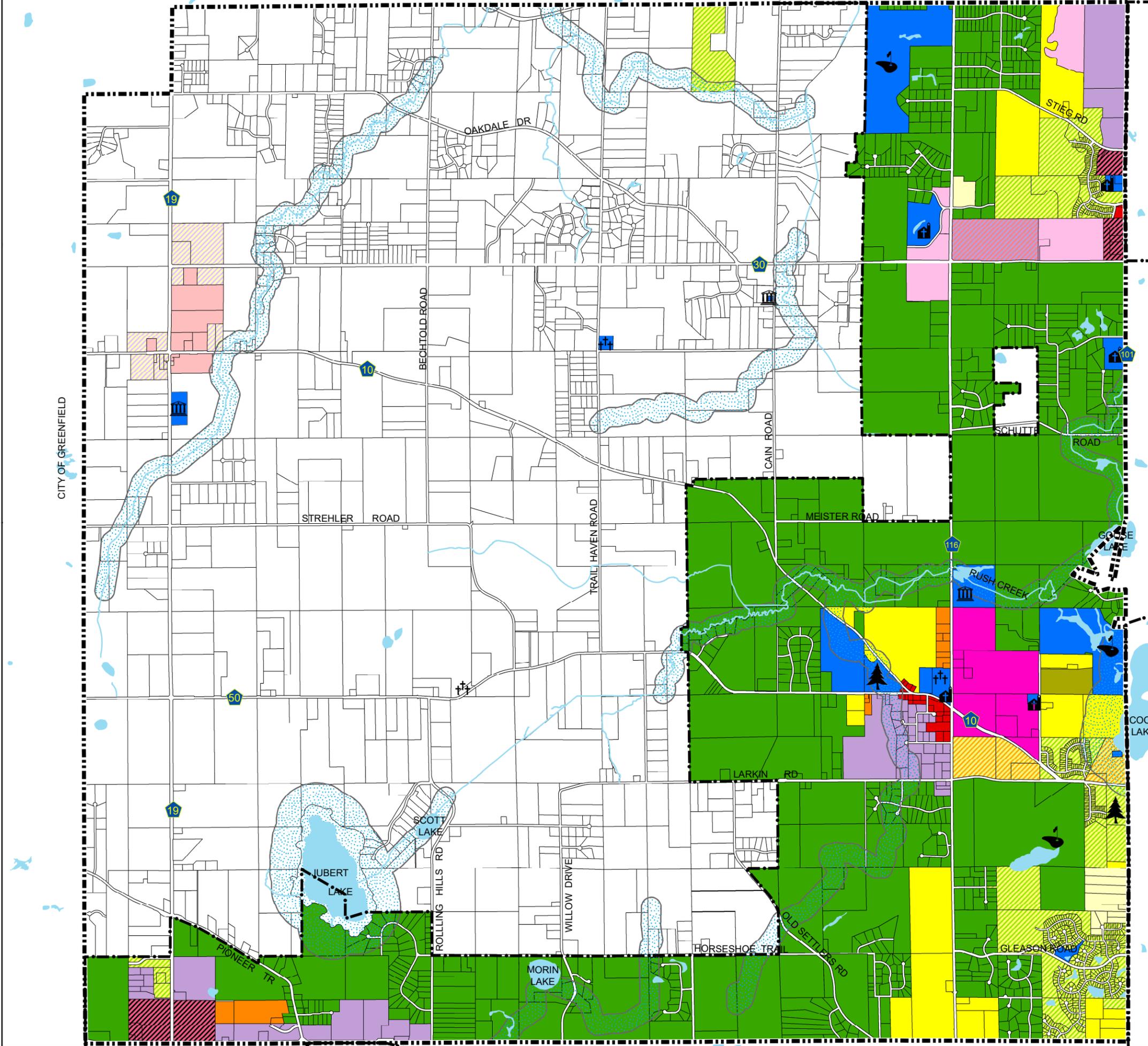
## Official Zoning Map

### Zoning Districts:

-  UR Urban Reserve
-  RR Rural Residential
-  RSF-1 Single Family Residential 1
-  RSF-2 Single Family Residential 2
-  RSF-3 Single and Two Family Residential 3
-  RMF-1 Medium Density Residential
-  RMF-2 Mixed Residential
-  RMF-3 High Density Residential
-  MP Manufactured Home Park
-  P-1 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
-  Cemetery
-  Church
-  Golf Course
-  Government Building
-  Public Park
-  2040 Metropolitan Urban Service Area
-  City Limit
-  Open Water
-  Shoreland Overlay District



Updated September 2020  
Adopted June 2011



CITY OF GREENFIELD



# 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
-  Lake/Open Water
-  Wetlands
-  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

