



ORDINANCE NO. 2023-006

**CITY OF ARDEN HILLS
RAMSEY COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING CHAPTER 13,
SECTION 1380, SUBSECTIONS 5.1 AND 5.2
OF THE ARDEN HILLS CITY CODE ALLOWING COMMERCIAL
LAND USES IN THE TRC CAMPUS COMMERCIAL ZONING DISTRICT**

THE CITY COUNCIL OF THE CITY OF ARDEN HILLS, MINNESOTA, ORDAINS:

SECTION 1. Chapter 13 – Zoning Code, Section 1380 – TCAAP Redevelopment Code, Subsection 5.1 – Applicability, Table 5-1, is hereby amended by replacing the table in its entirety as follows:

5.1 Applicability.

See attached Attachment “A” for the TRC Zoning District Land Use Table with the addition of Commercial Land Uses as a Permitted or Accessory Use in the Campus Commercial Zoning District.

SECTION 2. Chapter 13 – Zoning Code, Section 1380 – TCAAP Redevelopment Code, Subsection 5.2 – Additional Use Criteria, Table 5-2, is hereby amended by replacing the table in its entirety as follows:

5.2 Additional Use Criteria.

See attached Attachment “B” for the Additional Use Criteria Table with the addition of Campus Commercial.

SECTION 3. This Ordinance shall become effective immediately upon its passage and publication according to law. A Summary of this Ordinance will be published in accordance with state statute.

PASSED and ADOPTED this _____ day of _____, 2023, by the City Council of the City of Arden Hills, Minnesota.

CITY OF ARDEN HILLS

By _____
David Grant, Mayor

ATTEST:

Julie Hanson, City Clerk

ATTACHMENT “A”

5.1 Applicability:

(revised 06/26/23)

General use categories have been identified by Zoning District (Table 5-1). Uses that are not listed are prohibited. Uses that are allowed as accessory uses may only remain in conjunction with an active principal use.

Table 5-1: TRC Zoning District Land Use Table													
P = Permitted -- = Prohibited P/C = Permitted with Criteria in Table 5.2													
A = Accessory A/C = Accessory with Criteria in Table 5.2													
Zoning District	Campus Commercial	Town Center 1	Town Center 2	Town Center 3	Office Mixed-Use	Retail Mixed-Use	Flex Office	Neighborhood 1	Neighborhood 2	Neighborhood 3	Neighborhood 4	Civic	Additional Requirements
Uses													
Sub-District		TC-1	TC-2	TC-3				NR-1	NR-2	NR-3	NR-4		
Residential Uses													
Bed & Breakfast	--	P	P	P	--	--	--	P/C	P/C	P/C	P/C	--	See Table 5-2
Home Occupation: Class I	--	A	A	A	--	--	--	A	A	A	A	--	
Large Multi-Family	--	P/C	P/C	P/C	--	--	--	--	--	--	--	--	See Table 5-2
Live/Work	--	P	P	P	--	--	--	--	--	--	--	--	
Medium Multi-Family	--	P/C	P/C	P/C	--	--	--	--	--	--	--	--	See Table 5-2
Assisted Living, Memory Care and Skilled Nursing	--	--	--	P/C	--	--	--	--	--	--	P/C	--	See Table 5-2
Residential Facility	--	P/C	P/C	P/C	--	--	--	P/C	P/C	P/C	P/C	--	See Table 5-2
Senior Independent Living	--	--	P/C	P/C	--	--	--	--	P/C	P/C	P/C	--	See Table 5-2
Single Family	--	--	--	--	--	--	--	P	P	P	--	--	
Small Lot SF Residential	--	--	--	--	--	--	--	--	P	P	--	--	
Small Multi-Family	--	--	--	--	--	--	--	--	--	P/C	P/C	--	See Table 5-2
Commercial Uses													
Automotive Washing	--	--	--	--	P/C	P/C	P/C			--		--	See Table 5-2
Brewpub	P	P	P	P	P	P	P			--		--	
Business service	P	P	P	P	P	P	P			--		--	
Clinic, medical office	P	P	P	P	P	P	P			--		--	
Club, sports & fitness	A	P	P	P	P	P	P			--		--	

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Zoning District	Campus Commercial	Town Center 1	Town Center 2	Town Center 3	Office Mixed-Use	Retail Mixed-Use	Flex Office	Neighborhood 1	Neighborhood 2	Neighborhood 3	Neighborhood 4	Civic	Additional Requirements
Uses													
Sub-District		TC-1	TC-2	TC-3				NR-1	NR-2	NR-3	NR-4		
Cocktail Lounge	P	P	P	P	P	P	--		--			--	
Commercial Off-Street Parking	P/C*	P/C*	P/C*	P/C*	P/C*	P/C*	P/C*		--			--	* Permitted as an accessory use with a primary building only
Commercial recreation - indoor	P	--	--	--	--	--	P		--			--	
Daycare Facility	A-P	P	P	P	P	P	P		--			--	
Daycare, family - 10 or less		P	P	P	P	P	P		--			--	
Dog kennel	--	--	--	--	--	--	P*		--			--	* Completely enclosed; no outside runs
Drive-Up Windows	A-P/C	--	--	--	P/C	P/C	P/C		--			--	See Table 5-2
Dry cleaning & laundry, pick-up station	P	P	P	P	--	P	--		--			--	
Dry cleaning & laundry, self-service laundry	P	P	P	P	--	P	--		--			--	
Financial Institution & service	P	P	P	P	P	P	P		--			--	
Food Preparation	P	P	P	P	P	P	P		--			--	
Hotel/ motel	P	P	P	P	P	P	P		--			--	
Liquor Store	P	P	P	P	--	P	--		--			--	
Microbrewery	P	P	P	P	--	P	P		--			--	
Microdistillery	P	P	P	P	--	P	P		--			--	
Mortuary, funeral home	--	--	--	--	--	--	P/C		--			--	See Table 5-2
Office	P	P	P	P	P	P	P		--			--	
Personal services	A-P	P	P	P	P	P	P		--			--	
Pet Services	P	P	P	P	P	P	P		--			--	

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Zoning District	Campus Commercial	Town Center 1	Town Center 2	Town Center 3	Office Mixed-Use	Retail Mixed-Use	Flex Office	Neighborhood 1	Neighborhood 2	Neighborhood 3	Neighborhood 4	Civic	Additional Requirements
Uses													
Sub-District		TC-1	TC-2	TC-3				NR-1	NR-2	NR-3	NR-4		
Research and development facility	P	--	--	--	P	--	P		--			--	
Restaurant and restaurant fast-food	A P/C	P/C	P/C	P/C	P/C	P/C	P/C		--			--	See Table 5-2
Retail sales & service	P	P	P	P	P/C	P	P		--			--	See Table 5-2
Service Station	A/C	--	--	--	--	P/C	P/C		--			--	See Table 5-2
Storage, exterior	--	--	--	--	--	--	--		--			--	
Studio	P	P	P	P	--	P	P		--			--	
Theater, indoor	P	--	--	P	--	--	--		--			--	
Vehicle – motorized, leasing and rentals	--	--	--	--	P/C	--	P/C		--			--	See Table 5-2
Vehicle – motorized, service	--	--	--	--	P/C	P/C	P/C		--			--	See Table 5-2
Civic Uses													
Antenna or Tower	P/C	P/C	P/C	P/C	P/C	P/C	P/C		--			A/C	See Table 5-2
Club or lodge (non-profit)	--	P	P	P	P	P	P		--			--	
Community Center	--	P	P	P	--	--	--		--			P	
House of worship	--	P	P	P	P	P	P		--			--	
Library	--	P	P	P	P	P	P		P			P	
Municipal Building	--	P	P	P	P	P	P		--			P	
Park Facilities (Public)	P	P	P	P	P	P	P		P			P	
School, general education	--	P	P	P	--	--	--		P			--	
School, specialized education	--	P	P	P	P	P	--		--			--	

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Zoning District	Campus Commercial	Town Center 1	Town Center 2	Town Center 3	Office Mixed-Use	Retail Mixed-Use	Flex Office	Neighborhood 1	Neighborhood 2	Neighborhood 3	Neighborhood 4	Civic	Additional Requirements
Uses													
Sub-District		TC-1	TC-2	TC-3				NR-1	NR-2	NR-3	NR-4		
Theater, performing arts center	--	P	P	P	--	--	--	--				P	
Industrial Uses													
Garage, Truck	--	--	--	--	--	--	--	--				--	
Manufacturing & processing: Class I	P/C	--	--	--	--	--	P/C	--				--	Warehousing permitted as an accessory use
Manufacturing & processing: Class II	--	--	--	--	--	--	--	--				--	
Utility Substation	p*	--	--	--	--	--	p*	--				--	*Equipment shall be screened to not be seen from any public right of way and shall not be placed in the front of any parcel
Warehousing	A/C	--	--	--	--	--	A/C	--				--	
Other Uses													
Adult-Oriented Businesses	--	--	--	--	--	--	--	--				--	

ATTACHMENT “B”

5.2 Additional Use Criteria:

(revised 06/26/23)

All uses listed as P/C in Table 5-1 shall also meet the following standards in Table 5-2.

Table 5-2 Additional Use Criteria Table		
Use	Zoning District	Location & Design Criteria
Residential Uses		
Bed & Breakfast	Neighborhood	No more than six(6) rentable rooms permitted. Shall be owner-occupied. Parking shall be placed behind the building, or screened from view of the public right-of-way.
Assisted Living, Memory Care or Skilled Nursing Large Multi-Family Medium Multi-Family Senior Independent Living	Town Center	Buildings with Pedestrian Priority or Pedestrian Friendly Frontage shall be required to include ground floor commercial uses for a minimum of fifty percent (50%) of their street frontage as measured in linear feet.
Assisted Living, Memory Care or Skilled Nursing Senior Independent Living	Neighborhood	i. Homes shall be designed as either a collective of single-family or duplex homes to fit the scale of the surrounding development. ii. These homes may also be mixed with mixed-generational housing.
Residential Facility	Town Center	i. Residential Facility shall be licensed by the State of Minnesota; and ii. Residential Facility shall serve no more than sixteen (16) residents at any given time.
	Neighborhood	i. Residential Facility shall be licensed by the State of Minnesota; ii. Residential Facility shall serve no more than six (6) residents at any given time.
Small Multi-Family	Neighborhood	i. Parking shall be placed against an alley or in the rear of the lot and be screened from the public right-of-way. ii. Entrances to units that are not accessible from the front entries may have access from the rear or the side of the building.
Commercial Uses		
Automotive Washing Vehicle – motorized, leasing and rentals Vehicle- motorized, service	Office Mixed-Use Flex Office Retail Mixed-Use	i. Automotive drive through lanes, service bays, and/or gas station canopies shall meet the design standards in Section 7, Building Design Standards of this code. ii. Outdoor storage of vehicles or other products sold shall NOT have direct frontage along Pedestrian Priority Streets. Outdoor storage of vehicles and/or other products sold shall be screened with a required street screen along Pedestrian-Friendly Streets and General Streets (see Section 10 for standards).
Service Station	Campus Commercial Retail Mixed-Use Flex Office	
Commercial Off-Street Parking	Campus Commercial Town Center Office Mixed-Use Retail Mixed-Use Flex Office	i. New surface parking lots shall be permitted as an interim use only in the case of phasing. ii. Applications for new surface lots shall include in-fill building concepts on the lot with a site plan that meets the build-to-zone and building frontage standards of the specific character zone. iii. New surface parking shall be set back a minimum of thirty feet (30') from the edge of the right-of-way of Pedestrian Priority Streets. iv. New surface parking shall not be located at a street intersection (of any Pedestrian Priority and Pedestrian-Friendly Streets only) for minimum of thirty feet (30') from the intersection along each street.
Mortuary, funeral home	Flex Office	i. Pick-up and drop-off lanes, storage of vehicles, service areas, and drive through facilities shall NOT have direct frontage along Pedestrian Priority Streets. ii. All such areas along other streets shall be screened with a required street screen (see Section 10 for standards).
Drive-Up Windows	Campus Commercial Retail Mixed-Use Flex Office Office Mixed-Use	Drive through or drive-up facilities shall meet the design standards in Section 7, Building Design Standards of this code.

Table 5-2 Additional Use Criteria Table

Use	Zoning District	Location & Design Criteria
Restaurant and Restaurant, Fast Food	Campus Commercial Town Center Office Mixed-Use Retail Mixed-Use Flex Office	i. May be integrated within a building that has another permitted primary use in Campus Commercial Zone ii. Six (6) queuing spaces per drive-through menu board.
Retail sales and services	Office Mixed-Use	i. Retail sales and service uses may not comprise more than ten percent (10%) of the total gross square footage of building space within the Office Mixed-Use District. ii. Accessory retail uses associated with medical office clinics, including but not limited to pharmaceutical and corrective lens sales, shall not be counted towards the maximum square footage of retail sales and service uses permitted in the Office Mixed-Use District, but may not exceed twenty-five percent (25%) of the gross square footage of the building in which they are located..
Civic Uses		
Antenna or Tower	Campus Commercial Town Center Office Mixed-Use Retail Mixed-Use Flex Office	i. Located on top of a building or architectural component only. ii. Shall conform to additional design and location requirements for antennas and towers included in Section 1325 of the AHC.
Industrial Uses		
Manufacturing and Processing: Class I	Campus Commercial Flex Office	For buildings where manufacturing and processing are a principal or accessory use, a minimum of thirty percent (30%) of the gross building square footage must be in office use.
Warehousing	Campus Commercial Flex Office	Warehousing is only allowed as an accessory use to Manufacturing and Processing. For buildings where warehousing is an accessory use, a minimum of thirty percent (30%) of the gross building square footage must be in office use.