

## **APPENDIX G: ZONING DISTRICT REGULATIONS**

Arden Hills Zoning District Regulations taken from the Arden Hills Code (AHC) of Ordinances Chapter 13 and the TCAAP Redevelopment Code (TRC) as of September 25, 2017.

1. R-1 Single Family Residential District (AHC):
  - A. To establish areas for the development of single family detached housing at a maximum density of approximately three (3) units per net acre.
  - B. To reserve development areas for single-family housing.
  - C. To restrict encroachment of incompatible uses.
  - D. To maintain density limitations.
  - E. To take advantage of municipal utilities.
  - F. To preserve open space.
  
2. R-2 Single Family and Two Family Residential District (AHC):
  - A. To establish areas for the development of single and two (2) family housing at a maximum density of approximately five units per net acre.
  - B. To reserve development areas for single and two family housing.
  - C. To restrict encroachment of incompatible uses.
  - D. To maintain density limitations.
  - E. To take advantage of municipal utilities.
  - F. To preserve open space.
  
3. R-3 Townhouse and Low Density Multiple Dwelling District (AHC):
  - A. To provide areas offering a broad development range in housing units with a maximum density of eight (8) units per net acre.
  - B. To retain the environment and character of less intensive residence areas through carefully established bulk and lot area requirements.
  
4. R-4 Multiple Dwelling District (AHC):
  - A. To establish areas for the development of multiple dwelling structures with a maximum density of twelve (12) units per net acre.
  - B. To permit the most intensive residential development allowed in the City.
  - C. To maintain an essentially residential character in areas developed at a more intensive density.
  
5. NB Neighborhood Business District (AHC):
  - A. To be located at the edge of residential neighborhoods.
  - B. To provide a limited range of over-the-counter, convenience, retail, and service uses to accommodate the needs of the adjacent residents.

- C. To place limitations on the type, size and intensity of uses within this district, given its proximity to residential uses.
  - D. To place emphasis on convenience for pedestrian, bicycle, and public transportation access to the use.
  - E. To accommodate, where possible, a public commons giving residents a place to gather and interact with one another.
  - F. To ensure adequate buffering is provided on these sites for the adjacent residential uses.
  - G. To require, where applicable, compliance with the City's gateway requirements.
- 6. B-1 Limited Business District (AHC):**
- A. To establish areas for the location and development of administrative office buildings and related office uses which are subject to more restrictive controls.
  - B. To provide a district which is related to and may reasonably adjoin high density or other residential districts.
  - C. To establish a business district in which there is limited contact with the public and no exterior display or selling of merchandise to the general public.
- 7. B-2 General Business District (AHC):**
- A. To be a place in which people can live, work and play.
  - B. To create a compact, architecturally diverse, pedestrian- and bicycle-friendly community with a distinct identity.
  - C. To provide a connected sidewalk system and places for people to gather and socialize.
  - D. To implement design standards to promote an attractive environment with lasting and sustainable value.
  - E. To group compatible retail and service business uses that tend to draw trade that is naturally interchangeable and promotes business prosperity.
  - F. To provide an adequate supply of businesses and professional service areas to meet the needs of the residents.
  - G. To minimize the effects of traffic congestion, noise, odor, glare and similar safety problems.
  - H. To implement the Plan known as the "Guiding Plan for the B2 District," which was adopted by the City Council on October 27, 2008.
- 8. B-3 Service Business District (AHC):**
- A. To accommodate an adequate supply of businesses and services that serve the community and motorists traveling through the community with a broad range of services and goods.
  - B. To provide locations for uses that may be incompatible with retail centers, thereby keeping the retail centers compact and convenient.

- C. To keep services in close proximity to arterial streets or highways in areas that are appropriately designated on the Comprehensive Plan.
- D. To encourage grouping of compatible and mutually supportive business uses and services.
- E. To promote business prosperity.
- F. To establish a high standard of development and design that produces a positive visual image and minimizes the effects of traffic congestion, noise, odor and glare.
- G. To allow a transitional reuse of existing buildings until market conditions warrant redevelopment.
- H. To enhance redevelopment potential by prohibiting uses that would impede redevelopment.
- I. To ensure acceptable traffic operations on local streets.
- J. To promote flexibility in land uses and site development standards to achieve the purposes of the district.

**9. B-4 Retail Center District (AHC):**

- A. To meet retail shopping needs of the surrounding community by providing a district that will accommodate a wide range of retail goods and services.
- B. To promote business prosperity by creating an attractive and functional retail center.
- C. To provide an integrated retail trade center that groups compatible retail uses in one or more multiple-occupancy buildings. Free standing, single-occupancy buildings will be allowed if planned and constructed as part of a unified development that contains a retail center or is developed after such a retail center is developed.
- D. To produce a positive visual image by establishing a high standard of design and development.
- E. To allow transitional uses that will allow an orderly phasing out of existing uses and development that are not appropriate in a contemporary retail center and a phasing in of uses and development as warranted by market conditions.
- F. To encourage grouping of uses that are mutually supportive and have similar requirements for vehicular and pedestrian accessibility and exposure.
- G. To alleviate potential traffic congestion on local streets by the design of the circulation pattern and arrangement of uses.

**10. CC Civic Center District (AHC):**

- A. To implement that part of City of Arden Hills Comprehensive Plan known as the Civic Center (CC) area.
- B. To create a destination-oriented area that serves as focal point for the Community where a mix of uses including public, small retail, educational, semi-public facilities and some mid-to-high-density housing are located.

- C. To bring forth a government center that would integrate Sunfish Lake with a civic campus and commercial area, and create a gathering/activity place that is unified in purpose, design and use.
- D. To require strict development standards and building materials to create a high quality civic environment.
- E. To preserve, protect, and enhance existing development adjacent to the district.
- F. To promote compact, unified development that takes advantage of the proximity to the adjacent open space areas and regional transportation facilities.
- G. To minimize the effects of traffic congestion.
- H. To allow development that will insure reasonable traffic operation on the internal and surrounding transportation systems including Lexington, Hamline, and Highway 96.
- I. To encourage arrangement of uses that are mutually supportive and have similar requirements for vehicular and pedestrian accessibility and exposure.

**11.GB Gateway Business District (AHC):**

- A. To implement that part of Arden Hills Comprehensive Development Plan known as the I-694/I-35W Plan.
- B. To promote high quality, unified, large-scale development in a manner similar to a planned unit development.
- C. To take full advantage of the site's location as documented and described in the NE I-694/I-35W Plan.
- D. To allow only development that will create an attractive environment and a positive image for this site, which is one of the most visible in the community and represents the City's last major development site.
- E. To protect the site's environmental resources.
- F. To promote flexibility in land uses and development standards to achieve the objectives of the I-694/I-35W Plan.
- G. To allow development that will insure reasonable traffic operation on the internal and surrounding transportation systems.

**12.I-1 Limited Industrial District (AHC):**

- A. To allow only those types and intensities of industrial uses that do not detract from the surrounding area.
- B. To maintain performance standards to keep the intensity of land utilization lower than in the general Industrial District.

**13.I-2 General Industrial District (AHC):**

- A. To provide an area where more intensive light industrial land uses may locate.

- B. To present the least deleterious effect to adjacent, less intensive land uses.

**14. I-FLEX District (AHC):**

- A. To preserve, protect, enhance and perpetuate existing development in the district.
- B. To attract new development that is compatible with existing development in the district in terms of use, performance, character, quality and appearance of buildings and sites.
- C. To permit only those uses that will have traffic generation characteristics that are compatible with existing development in the district and that will ensure reasonable traffic operation on streets in the vicinity.
- D. To encourage new site development that will be compatible with existing site development standards of existing development in the district.
- E. To promote flexibility in land uses and site development standards to achieve the objectives of the I-Flex District.

**15. Planned Unit Development (PUD) Overlay District (AHC):**

- A. To allow flexibility in land development to benefit from new technology in building design and construction and in land development.
- B. To encourage variety in the organization of site elements, land uses (residential and non-residential), building densities, and building and dwelling types.
- C. To promote higher standards of site and building design through the use of trained and experienced professional land planners, landscape architects, registered architects, engineers and surveyors to prepare plans for all PUD's.
- D. To preserve and enhance desirable site characteristics and open space.
- E. To promote more efficient and effective use of land, open space and public facilities.
- F. To effectuate the policies and standards of the Arden Hills Comprehensive Development Plan.

**16. POS Parks and Open Space District (AHC):**

- A. To support the Arden Hills Parks, Trails, and Open Space Plan and the Ramsey County Parks and Recreation System Plan.
- B. To provide an area for publicly owned lands that have recognized outdoor recreational or open space resources.
- C. To support community health through the provision of active and passive outdoor recreational opportunities.
- D. To promote natural and ecological stewardship.
- E. To conserve vital environmental resources.

**17. CD Conservation District (AHC):**

- A. To provide a “holding” zone for federally owned lands on the Arden Hills Army Training Site to ensure that future development is staged, maintains a sustainable level of public expenditures for utilities and services, and protects those areas generally determined to be unsuitable for development due to the presence of wetlands, floodplains, steep slopes, certain drainage and soil conditions, and critical wildlife habitat.

**18. INST Institutional District (AHC):**

- A. To establish areas for the post-secondary education of general public.
- B. To establish areas for the training of well-educated and talented workforce.
- C. To provide for the ability of the post-secondary students to live and have their daily needs met on the campus of the post-secondary education institution.
- D. To provide the opportunity for athletic programs to be created for the post-secondary students while providing opportunities for the general public to experience these athletic programs.

**19. Neighborhood District (TRC):**

- A. The Neighborhood Zoning District: Provides a range of attached and detached single-family and multi-family residential uses.
  - 1) NR-1 Residential (Neighborhood Sub-District 1): Maximum density of 2.5 dwelling units per acre.
  - 2) NR-2 Residential (Neighborhood Sub-District 2): Minimum density of 2.5 dwelling units per acre and a maximum density of 4 dwelling units per acre.
  - 3) NR-3 Residential (Neighborhood Sub-District 3): Minimum density of 4 dwelling units per acre and a maximum density of 6.75 dwelling units per acre.
  - 4) NR-4 Residential (Neighborhood Sub-District 4): Minimum density of 5 dwelling units per acre and a maximum density of 21 dwelling units per acre.

**20. C - Civic (TRC):**

- A. The Civic Zoning District provides opportunities for civic functions that potentially are operated by the City of Arden Hills, Ramsey County, and/or civic focused non-profits.
- B. The civic use is intended to both bring visitors outside of the TCAAP redevelopment site to the Town Center and serve as a transition between the Town Center and the park and open space areas to the east.

**21. TC - Town Center (TRC):**

- A. The Town Center Zoning District creates a vibrant commercial and residential environment that maximizes the potential for an outdoor experience.
- B. This district promotes walkability through allowing for housing, office, retail, restaurant, and civic uses all within close proximity of each other.
- C. Residential uses permitted at a maximum density of 67 units per acre.

**22.OMU - Office Mixed-Use (TRC):**

- A. The Office Mixed-Use Zoning District creates a flexible zone that allows and promotes a seamless transition from Retail Mixed-Use but focuses on employment and other compatible uses.
- B. This district promotes employment as a primary use, but allows for other commercial uses to be incorporated as vertical mixed-use buildings.

**23.RMU - Retail Mixed-Use (TRC):**

- A. The Retail Mixed-Use Zoning District creates a flexible zone that allows and promotes a seamless transition from Office Mixed-Use but focuses on retail and compatible uses.
- B. This district promotes retail as a primary use and allows for other commercial uses to be incorporated as vertical mixed-use buildings.

**24.FO - Flex Office (TRC):**

- A. The Flex Office Zoning District creates an opportunity for large scale development for employment and manufacturing uses that take advantage of the highway frontage and automobile access.

**25.CC - Campus Commercial (TRC):**

- A. The Campus Commercial Zoning District facilitates a building format that allows multiple, single tenant buildings or campuses within the northern “Thumb” site of the Plan Area.
- B. The goal is to allow for an individual plan approach for each campus or building, based on user preferences within a range of requirements.

**26.OS - Open Space (TRC):**

- A. Open Space within the TRC shall be categorized as Required Open Space.
- B. The detailed Open Space Standards for different open space types are included in Section 9.0 and Attachment 2 of the TRC. These standards include general character, typical size, frontage requirements and typical uses.

**27.GO - Gateway Overlay (TRC)**

- A. The Gateway Overlay District indicates where additional aesthetic treatments are required to create a welcoming environment that establishes the character of the TCAAP Redevelopment Area. The specific standards are included in Section 7.6 of the TRC.
- 28. Water Infrastructure (TRC)**
- A. The Natural Resources Corridor within the TCAAP Site Redevelopment will be designed with the goal of maximizing compatibility and functionality of regional storm water, wetland mitigation, the Rice Creek re-meander, floodplain restoration, and groundwater requirements.
  - B. An additional goal is to provide visual and active and passive recreational features to support adjacent land uses. The Natural Resources Corridor is intended to be an amenity to the site's uses and users.

**Table G.1: Zoning District Regulations** (Table G.1 does not include the Zoning Districts within the TCAAP Redevelopment Code (TRC))

City of Arden Hills – 2040 Comprehensive Plan

	R-1	R-2	R-3	R-4	NB	B-1	B-2	*B-3	*B-4	CC	*G-B	I-1	I-2	I-FLEX	CD	POS	INST
1. Minimum Lot Area (SF per Dwelling Unit)																	
Single Family	14,000	11,000	11,000	11,000	=	=	=	=	=	=	=	=	=	=	=	=	=
Two Family	14,000	8,000	8,000	8,000	=	=	=	=	=	=	=	=	=	=	=	=	=
Multiple Family PUD	=	=	5,450	3,630	=	=	2,178	=	=	=	=	=	=	=	=	=	=
2. Minimum Lot Area (SF)																	
Non-Residential Uses	14,000	11,000	11,000	11,000	13,000	13,000	13,000	13,000	=	20,000	5 AC	30,000	24,000	24,000	=	=	13,000
Mixed Use Project or Multiple Occupancy Center	=	=	=	=	=	=	13,000	=	5 AC	=	20 AC	=	=	=	=	=	=
Single Use Project or Free Standing Building	=	=	=	=	=	=	13,000	=	2 AC	=	10 AC	=	=	=	=	=	=
3. Minimum Lot Size (ft)																	
Width/Depth																	
Non-residential	=	=	=	=	100/130	100/130	100/130	100/130	100/130	100/100	100/130	100/130	100/130	100/130	=	=	100/130
Single Family	95/130	85/120	85/120	85/120	=	=	=	=	=	=	=	=	=	=	=	=	=
Two Family	95/130	85/120	85/120	85/120	=	=	=	=	=	=	=	=	=	=	=	=	=
4. Height (ft.)																	
	35	35	35	35	35	35	50	35	35	35	35	35	45	45	35	35	35
5. Floor Area Ratio (F.A.R.)																	
	0.3	0.3	0.3	0.3	0.7	0.7	0.8	0.8	0.3	0.8	=	0.6	0.8	0.8	0.3	0.3	0.7
6. Lot Covered by Structure																	
	25%	25%	25%	25%	35%	35%	45%	40%	25%	40%	=	30%	40%	40%	25%	25%	35%
7. Min. Landscape Lot Area																	
	65%	65%	65%	65%	35%	25%	20%	25%	25%	20%	35%	35%	25%	25%	65%	65%	25%
8. Minimum Building Setbacks (ft)																	
Front Yard	40	40	40	40	20	50	20	50	50	20	50	55	50	50	40	40	50
Rear Yard (Principle)	30	30	30	30	20	20	20	20	20	20	20	20	20	20	30	30	20
Rear Yard (Accessory)	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Side Yard Interior - Principal (Min/total both yards on lot)	10/25	5/15	5/15	5/15	5/15	20/40	10-20	20/40	20/40	10-20	20/40	** 20/40	20/40	20/40	10/20	10/20	20/40
Side Yard Interior - Accessory	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Side Yard Corner	40	40	40	40	20	50	20	50	50	20	50	50	50	50	40	40	50
Other Setbacks																	
Lakeshore - High Water Mark	=	=	=	=	30	100	=	100	100	60	100	100	100	100	=	=	100
Abutting Residential Zoning District	=	=	=	=	=	=	=	=	=	100	=	=	=	=	=	=	=
9. PUD & SUP																	
Maximum Dwelling Unit Density Per Net Acre	3	5.5	8	12	=	=	20	=	=	20	12	=	=	=	=	=	=