

## ARTICLE 10. LAKEFRONT MIXED-USE DISTRICT

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### § 155.141 PURPOSE.

This district is designed to implement the recommendations of the comprehensive plan for a lakefront-oriented mixed-use district that is focused on the recreational and tourism opportunities provided by Lake Pepin. The district is intended to encourage a variety of moderate-density housing, lodging and limited commercial, service and water-oriented uses. Other objectives include managing access to Lakeshore Drive (State Highway 61), and preserving a sense of openness and compatibility with adjacent single-family residential districts. The entire district is located within the Lake City Shoreland Overlay Management District; therefore, standards promoting high quality building and site design, adequate landscaping, and careful massing of buildings are included to assure an appropriate appearance from Lake Pepin as required by the Shoreland Ordinance. Storm water mitigation requirements are incorporated for the same reason.

### § 155.142 PERMITTED AND CONDITIONAL USES.

Table 10-1 lists all permitted and conditional uses allowed in the LMX district. “P” indicates a permitted use, “C” a conditional use. Uses not so indicated shall be considered prohibited.

(A) *Combinations of uses.* The following use types may be combined on a single parcel:

- (1) Principal and accessory uses may be combined on a single parcel.
- (2) A principal and secondary dwelling unit may be combined according to the standards of Article 9, Section 155.134.
- (3) Single-family attached or multi-family complexes designed for rental or condominium occupancy, since these typically include multiple units and buildings on a single parcel.
- (4) A mixed-use building that combines permitted or conditionally permitted residential, service, retail and civic uses may be developed meeting the form standards of this Article, for properties abutting Lakeshore Drive.
- (5) Other permitted or conditional uses allowed within the LMX district may be combined on a single parcel, provided that a unified and integrated site plan is approved. The entire development must be approved as a conditional use or Planned Unit Development meeting the standards of this Ordinance.

**Table 10-1. Permitted and Conditional Uses, LMX District**

	LMX	Standard
<b>Residential Uses</b>		
<b>Household Living</b>	P	
Single-family detached dwelling	P*	155.145(A)
Two-family dwelling	P*	
Single-family attached dwelling	P	155.145(B)
Multifamily dwelling	P	155.145(C)
Secondary dwelling	C	155.145(D)
Live-work unit	C	155.145(E)
<b>Group Living</b>		
Group Home	P	155.102(C)
Group Residential Facility	C	155.102(D)
Halfway House	C	155.102(D)
Semi-Transient Accommodations	P	155.102(F)
<b>Public and Civic Uses</b>		
Colleges and Universities	C	155.103(B)
Community Service	P	155.103(C)
Day Care Center	P	155.103(D)
Schools, Public and Private	C	155.103(E)
Public Assembly	C	155.103(F)
Religious Institutions	C	155.103(G)
<b>Services</b>		
Business Center	C	155.145(D)
Business Services	C	155.145(D)
Offices	P	
Lodging	P	
Medical Facility	C	155.104(B)
Membership Organization	C	
Nursing and Personal Care	C	155.104(C)
Personal Services	P	155.145(D)

\* Please see restrictions as listed in Section 155.144(A) of this Article

	LMX	Standard
<b>Food Services</b>		
Standard Restaurant	P	
Restaurant with Drive-through	C	155.105(A)
Drinking & Entertainment	C	155.105(B)
<b>Sales of Merchandise</b>		
General Retail <sup>1</sup>	P	
Garden Center	C	
Neighborhood Convenience Store	C	
Wayside stand	C	
Automotive/Vehicular Uses		
Automobile Maintenance Service	C	155.145(H)
Gasoline Station	C	155.106(B)
Parking Facility	C	
<b>Outdoor Recreation</b>		
Campgrounds and Trailer Parks	C	155.107(A)
Marina	C	155.107(C)
Outdoor Entertainment	C	155.107(D)
Outdoor Recreation Facility	C	155.107(E)
Parks and Open Areas	P	
<b>Indoor Recreation/Entertainment</b>		
Indoor Athletic Facility	C	155.108(B)
Indoor Recreation	C	155.108(B)
<b>Transportation and Communication Uses</b>		
Communications Towers	P	155.110(B)
<b>Accessory Uses</b>		
Adult Use – Limited	P	155.108(A)
Bed and Breakfast	C	155.111(C)
Car wash accessory to service	C	155.106(A)
Drive-Through Facility	C	155.111(D)
Domestic Pets	P	
Family Day Care	P	155.111(E)

	LMX	Standard
Group Family Day Care	P	155.111(E)
Home Occupation	P/C	155.111(A)(B)
Outdoor Storage	C	
Outdoor Display	C	
Surface or Structured Parking	P	
Temporary Sales	C	155.137(B)
Solar equipment	P	155.111(F)
Swimming pools, hot tubs, etc.	P	155.111(G)
Water-oriented accessory structure (docks, etc.)	P	
Other structures typically incidental and clearly subordinate to permitted uses	P	

**General Retail** includes the following or other similar uses:

Antiques and collectibles store  
 Art gallery  
 Bicycle sales and repair  
 Book store, music store  
 Clothing and accessories  
 Craft or needlework shop  
 Drugstore, pharmacy  
 Electronics and appliance sales and repair  
 Florists  
 Specialty food store, including bakery, butcher shop, delicatessen, etc.,  
 under 5,000 square feet in floor area  
 Jewelry store  
 Hardware store  
 Liquor store  
 Newsstands, magazine sales  
 Pet store  
 Photographic equipment and supplies  
 Picture framing  
 Secondhand store, thrift or consignment store  
 Sporting goods store  
 Stationery store  
 Tobacco store  
 Video rental or sales

**§ 155.143 DIMENSIONAL STANDARDS.**

Lot area and setback requirements shall be as specified in Table 10-2, Lot Dimension and Setback Requirements. These regulations may be superseded by the requirements of the Shoreland Overlay District.

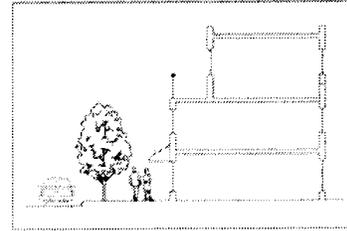
Table 10-2, Lot Dimensions and Setbacks, LMX District

Minimum Lot Area (sq. ft.)	
Single Family Detached Dwelling	5,000
Two-Family Dwelling (per unit) <sup>a</sup>	3,000
Single-Family Attached (per unit) <sup>b</sup>	2,500
Multi-Family Dwelling (per unit)	1,450
Secondary Dwelling: (see Section 155.154(D))	--
Live-Work Unit	3,000
All Other Uses	10,000
Minimum Lot Width (feet)	
Single Family Detached Dwelling	50
Two-Family Dwelling (per unit)	35
Single-Family Attached <sup>b</sup>	20
Multi-Family Dwelling (per building)	60
All Other Uses	75
Maximum Height	35 <sup>c</sup>
Minimum Height	22 <sup>d</sup>
Maximum Impervious Coverage	60% <sup>e</sup>
Minimum Building Setbacks (feet)	
Front Yard <sup>f</sup>	25
Interior Side Yard <sup>fg</sup>	10
Corner Side Yard <sup>h</sup>	15
Rear Yard	20

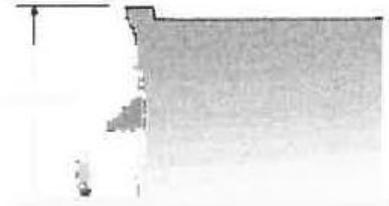
Notes to Table 10-2:

- a. Two-family units may be side-by-side with a party wall between them (“twin”) or located on separate floors in a building on a single lot (“duplex”). The per-unit measurements in this table apply to “twin” units, whether on a single lot or separate lots. The standards for single-family detached dwelling shall apply to a “duplex” containing two vertically-separated units on a single lot.
- b. In the case of single-family attached dwellings that are not individually lotted, minimum lot size shall be applied to each unit as a measure of density; i.e. 1 unit per 2,500 square feet. This standard is also used for multi-family dwellings.

- c. For a three-story building, the third story and any floors above shall be set back from the primary facade a minimum of ten (10) feet. (The primary facade is that which fronts the adjacent street of highest classification.) This requirement does not apply properties with frontage only along High Street.



- d. Measured to building cornice. Minimum building height applies only to the facade facing Lakeshore Drive. The Director of Planning may waive this requirement in situations where it is inappropriate. Such uses would include, but not necessarily limited to, a wayside stand, garden store, or minor improvements to existing convenience stores, automobile service stations, and drive-in restaurants. The minimum applies to major expansions of existing businesses.



- e. Maximum impervious coverage may be increased from 60% to 75% if stormwater is managed on-site using best management practices such as rain gardens, pervious pavement, or other methods deemed appropriate by the City Engineer.
- f. Setbacks are measured from the edge of the street right-of-way. In a block where the majority of the block face has been developed with the same or similar setbacks, the front setback for the remaining lots on that block face shall fall within the range established by the existing setbacks.
- g. Side yards setbacks shall apply to the ends of attached or two-family dwellings.
- h. Corner properties: The side facade of a corner building adjoining a public street shall maintain the front setback of the adjacent property fronting upon the same public street, or the required front yard setback, whichever is less. If no structure exists on the adjacent property, the setback shall be as shown in the table.

## § 155.144 DESIGN STANDARDS.

(A) *Applicability of Design Standards.* The standards and guidelines in Table 10-3 below shall apply to all new buildings and alterations to existing buildings, with the exception of conversions of existing residential buildings and single and two-family residential structures, which are regulated by Section 4(C) below, and minor alterations of other sites which do not add height to an existing building or expand the footprint of a building or impervious surface by more than 500 square feet. These standards and guidelines shall also be used to evaluate any application that is required by Article 3 of this Chapter.

**Table 10-3: Site and Building Design Standards and Guidelines, LMX District**

<b>Standard</b>	<b>Nonresidential and Mixed Use Buildings</b>	<b>Residential Buildings</b>
<b>Building Facade Design</b>	Buildings must have a well-defined base, middle and top, with the base or ground floor appearing visually distinct from the upper stories. Building facades over 30 feet in length shall be visually divided into smaller increments through changes in materials, textures or detailing.	Long building facades shall be visually divided into smaller increments through changes in materials, textures or detailing.
<b>Building Length / Orientation</b>	Building orientation perpendicular to Lakeshore Drive is preferred, in order to preserve a sense of openness and compatibility with Lake Pepin. No building wall fronting Lakeshore Drive shall exceed 90 feet in length or 75% of lot width, whichever is less, for a distance of at least 100 feet extending back from Lakeshore Drive. Building walls facing Lakeshore Drive may exceed 90 feet if interrupted by a courtyard, passage, or other well-defined and open architectural feature.	
<b>Transparency</b>	At least 30 percent of the ground floor area of the primary facade (the facade that faces the street of the highest classification) shall consist of windows and doors of clear or lightly tinted glass, allowing views in and out of the interior. At least 15% of at least two side or rear facades shall consist of windows and door openings.	At least 20 percent of the ground floor area of the primary facade (the facade that faces the street of the highest classification) shall consist of windows and doors of clear or lightly tinted glass, allowing views in and out of the interior. At least 15% of at least two side or rear facades shall consist of windows and door openings.
<b>Entrances</b>	Main entrances should face a public street, be located at sidewalk grade, and be designed to be readily visible from the street.	Main entrances should face a public street and be designed to be readily visible from the street.
<b>Roof Design</b>	Pitched roofs are preferred for all building types, consistent with surrounding residential areas. A variety of roof shapes may be employed to improve views from neighboring properties. Trellises and landscaping are encouraged on flat roofs to improve views from above.	
<b>Circulation</b>	<p>New access points to Lakeshore Drive may be refused or restricted to right-in right-out movement if alternatives exist. Internal vehicular and pedestrian connections shall be provided between parking areas on adjacent properties wherever feasible, to minimize vehicle trips between properties.</p> <p>The number and width of curb-cuts shall be minimized. To promote pedestrian circulation, existing continuous curb-cuts shall be reduced to widths necessary for vehicular traffic, and unnecessary or abandoned curb cuts shall be removed as parcels are developed.</p>	

<b>Parking Location</b>	As a general rule, parking should be located to the rear or side of principal buildings, or adjacent to streets of lower classification. Parking shall not be located between the primary façade and an arterial or collector street, except where physical conditions make other layouts infeasible. A maximum of 50 percent of the primary street frontage may be occupied by parking. Provision of off-site spillover parking for recreational vehicles, boat trailers and other large vehicles is encouraged.
<b>Materials</b>	For new or substantially remodeled structures, exterior brick, natural stone, or smooth-faced, narrow profile horizontal lapped wood or similar siding is preferred. Renovated structures should use existing exterior materials or compatible new finishes. Other exterior materials, including stucco and exterior insulation-and-finish systems (EIFS), may be appropriate if used with and subordinate to masonry construction.
<b>Colors</b>	To meet the goals of the Shoreland Overlay District for protection of scenic views from Lake Pepin, principal building colors shall consist of subtle, neutral or muted colors with low reflectance (e.g., warm earth-toned colors); white is also acceptable for single-family detached dwellings. Bright or primary colors may be used only as accents occupying a maximum of 15% of the building facade.
<b>Sidewalks</b>	Sidewalks may be required by the City at the time of development along any property frontage.
<b>Fencing and Screening</b>	<p>Fencing and screening walls shall be constructed of materials compatible with the principal structure. Chain link fencing shall not be visible from the public right-of-way unless needed for safety and no practical alternative exists.</p> <p>Gas meters and other private utility infrastructure exterior to the building (except poles and wiring) shall be placed in an inconspicuous location and well-screened.</p>
<b>Exterior Storage</b>	Exterior materials storage must be screened from view from adjacent public streets and adjacent residential properties, by a wing of the principal structure or a screen wall constructed of the same materials as the principal structure. Height of the structure or screen wall must be sufficient to conceal the stored materials from view at eye level (measured at six feet above ground level) on the adjacent street or property. Off-season boat storage is exempt from this requirement.
<b>Lighting Design</b>	Lighting shall be integrated into the exterior design of new or renovated structures to create a greater sense of activity, security, and interest to the pedestrian.

<p><b>Architectural Design</b></p>	<p>The building architecture should be appropriate for the location:</p> <p><i>Lakeshore Drive.</i> Lakeshore Drive is the primary entrance to Lake City from the north, and every property along this corridor in the LMX District visible from Lake Pepin. The City has on file studies detailing the character of historic buildings in the community that provide many alternative schemes that can be used to design a structure. Lake City is one of the oldest river towns in the state of Minnesota and, as such, the use of an architectural theme borrowed from a nearby river town would also be appropriate. The City is located on Lake Pepin, and a design based on buildings normally found near water is also appropriate. Architectural concepts based on any of these criteria, or any others that may be equally appropriate to the location, should be used to guide the design of any proposed structure on Lakeshore Drive.</p> <p><i>High Street.</i> Buildings fronting High Street face a residential neighborhood. The architectural design and appearance of the buildings facing High Street and any proposed landscaping, access drives, parking and garage locations, and other related improvements should be sensitive to the residential nature of this neighborhood.</p>
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(B) *Visual Simulation.* All developments that include 20 or more dwelling units or more than 20,000 square feet of nonresidential floor area must include a visual simulation at the time of application showing how the building(s) and adjacent properties will appear viewed from High Street and Lakeshore Drive.

(C) *Residential conversions.* Existing single-family houses abutting Lakeshore Drive may be converted to small office and retail uses, or to a mix of residential and nonresidential uses, in compliance with the following:

- (1) The existing form and facades of the original building shall be largely retained; any additions shall be consistent in proportions, form and materials with the original building.
- (2) Front yard setback: The existing building setback shall be maintained, although porches, patios and outdoor seating areas may be placed within the setback. All other areas of the front yard setback must be landscaped.
- (3) Design standards in Table 10-3 above pertaining to site design, including circulation, parking location, sidewalks, storage, fencing and lighting shall apply.

**§ 155.145 SITE DESIGN AND DEVELOPMENT STANDARDS.**

Development of land within LMX district shall follow established standards for traffic circulation, landscape design, parking, signs and other considerations as specified in Articles 5, 6 and 7. The following standards apply to specific uses.

(A) *Single-Family Detached and Two-Family Dwellings.*

- (1) New single-family detached and two-family dwellings shall be permitted only on parcels abutting High Street or other local streets, not Lakeshore Drive.
- (2) Existing single-family and two-family dwellings anywhere within the LMX District shall be considered permitted uses, rather than nonconforming uses.

(B) *Single-Family Attached Dwelling.*

- (1) A maximum of eight units shall be permitted within a single building.
- (2) Townhouse dwellings shall be located on lots in such a way that each individual unit has a minimum of fifteen (15) feet of street frontage. No parking shall be located in the front yard or between the front facade and the street.
- (3) The primary entrance to each unit shall be located on the facade fronting a public street; an additional entrance may be provided on the rear or side facade.
- (4) Common open space for use by all residents or private open space adjacent to each unit shall be provided. Such open space shall comprise a minimum of three hundred (300) square feet per unit.

(C) *Multi-Family Building.*

- (1) No parking shall be located in the front yard or between the front facade and the abutting street of the highest classification.
- (2) Common open space for use by all residents or private open space adjacent to each unit (as a courtyard or balcony) shall be provided. Such open space shall comprise a minimum of one hundred fifty (150) square feet per unit.

(D) *Secondary Dwelling.* The purpose of a secondary dwelling is to provide life-cycle housing opportunities for family members or small households of one or two people, while providing more efficient use of large single-family dwellings or large lots.

- (1) A secondary dwelling unit may be located within a principal structure used as a single-family detached dwelling, above a detached garage, or within a separate detached structure.
- (2) There shall be no more than one secondary dwelling unit on the zoning lot.
- (3) At least one dwelling unit on the zoning lot shall be owner-occupied.

- (4) The minimum lot area shall be two thousand five hundred (2,500) square feet greater than the minimum lot area required for a single-family dwelling in the zoning district.
- (5) If the secondary unit is included in the principal building, the appearance of the building shall remain that of a single-family dwelling. Any new or additional entrances must face the side or rear of the building.
- (6) Whether the secondary unit is an addition to an existing structure or a new detached structure, roof pitch, windows, eaves and other architectural features must be the same or visually compatible with those of the principal building. Exterior finish materials and trim must be the same or closely match in type, size and location the materials and trim of the original building.
- (7) A secondary unit within the principal structure shall not contain more than thirty (30) percent of the principal building's total floor area or eight hundred (800) square feet, whichever is less. A detached secondary unit shall not exceed one thousand (1,000) square feet in gross floor area.
- (8) Impervious limits for the lot shall not be exceeded.

(E) *Live-Work Unit.* The purpose of a live-work unit is to provide a transitional use type between a home occupation and a larger commercial enterprise, and to provide neighborhood-oriented commercial services, while maintaining a generally residential character in which the work space is subordinate to the residential use.

- (1) The work space component shall be located on the first floor or basement of the building.
- (2) The dwelling unit component shall maintain a separate entrance located on the front or side facade and accessible from the primary abutting public street.
- (3) The work space component of the unit shall not exceed thirty (30) percent of the total gross floor area of the unit.
- (4) A total of two (2) off-street parking spaces shall be provided for a live-work unit, located to the rear of the unit, or underground/enclosed.
- (5) The size and nature of the work space shall be limited so that the building type may be governed by residential building codes. An increase in size or intensity beyond the specified limit on floor area would require the building to be classified as a mixed-use building.

- (6) The business component of the building may include offices, small service establishments, home crafts which are typically considered accessory to a dwelling unit, or limited retailing (by appointment only) associated with fine arts, crafts, or personal services. It may not include a wholesale business, a manufacturing business, a commercial food service requiring a license, a limousine business or auto service or repair for any vehicles other than those registered to residents of the property.
- (7) The business of the live-work unit must be conducted by a person who resides on the same lot. The business shall not employ more than two (2) workers on-site at any one time who live outside of the live-work unit.

(F) *Service Businesses.* All service businesses shall be sited so that vehicular access is from Lakeshore Drive or streets intersecting Lakeshore Drive, but not from High Street.

(G) *Garden Center.*

- (1) The storage or display of any materials or products shall be located outside the right-of-way, and shall be maintained in an orderly manner. Screening along the boundaries of adjacent residential properties may be required, meeting the standards of Article 6, Section 9(F).
- (2) All loading and parking shall be provided off-street.
- (3) The storage of any soil, fertilizer or other loose, unpackaged materials shall be contained so as to prevent any effects on adjacent uses.

(H) *Automobile Maintenance Service and Automobile Parts/Supply.*

- (1) All vehicle repairs shall be conducted in a completely enclosed building.
- (2) The storage or display of inoperable or unlicensed vehicles or other equipment shall meet all setback requirements of a structure, and shall be screened from view from adjacent public streets and adjacent residential properties. Screening shall meet the standards of Article 6, Section 9(F).