

ORDINANCE NO. 2009-1, THIRD SERIES

**AN ORDINANCE OF THE CITY OF HASTINGS, MINNESOTA AMENDING
CHAPTER 155.23 OF THE HASTINGS CITY CODE PERTAINING TO:**

ORIGINAL HASTINGS DESIGN STANDARDS

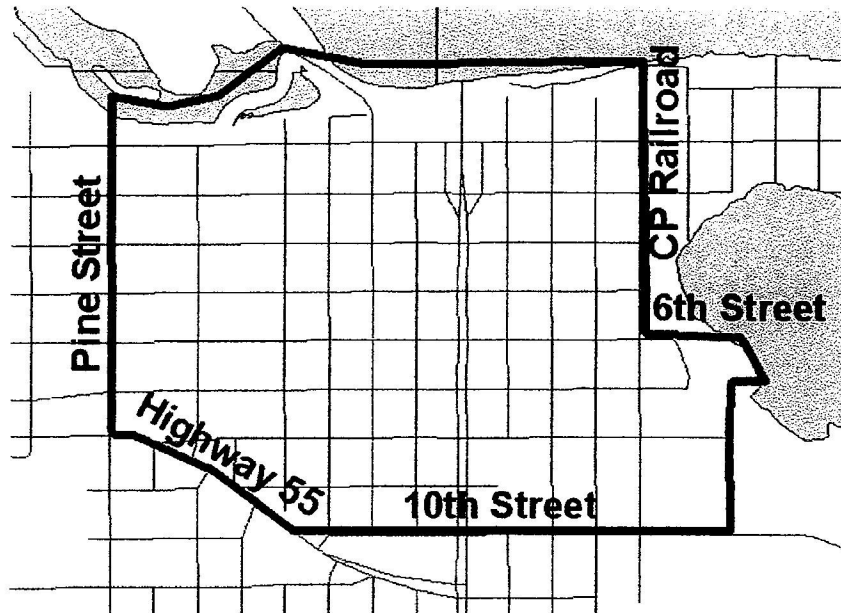
BE IT ORDAINED by the City Council of the City of Hastings as follows:

Chapter 155.23 of the Hastings City Code is hereby amended as follows:

(D) *Original Hastings design standards.*

(1) *Intent.* Original Hastings Design Standards (OHDS) preserve and enhance traditional neighborhood design by reflecting the general characteristics of buildings dating from 1845 to 1940, the predominate era for building construction within the OHDS District. OHDS regulations ensure traditional neighborhood design by incorporating design features such as alleys, carriage houses, front porches, period sensitive housing design, sidewalks, and traditional street lighting. Design standards create and enhance the character of older neighborhoods by establishing regulations to guide property development and rehabilitation consistent with the unique historic character of the neighborhood. The OHDS are derived from the Design Guidelines for Original Hastings, adopted in 2003 by the City Council as part of the Heart of Hastings Master Plan.

(2) *Designated District.* OHDS shall be effective for portions of the R-2 District as indicated in the figure below and shall be further identified on the Official Zoning Map. Areas not zoned R-2 are excluded from the OHDS.



(3) *Applicability.* The OHDS are applicable to all new residential development within the OHDS District. Substantial modifications to existing residential buildings shall also adhere to the design standards. Substantial modifications are defined as building improvements affecting the exterior of a structure exceeding 5% of its current building market value as defined by the Dakota County Assessor.

(4) *Exemptions.* The following activities shall be exempt from Original Hastings Design Standards:

- (a) Accessory buildings under 120 square feet;
- (b) Fences, decks, porches, and patios within the rear yard or interior side yard. Corner side yards abutting a right-of-way shall not be exempt from the design standards;
- (c) Areas of a home or structure not directly part of an alteration or improvement;
- (d) Alterations or improvements to the interior of a structure not affecting the outward appearance.
- (e) Demolition of homes.

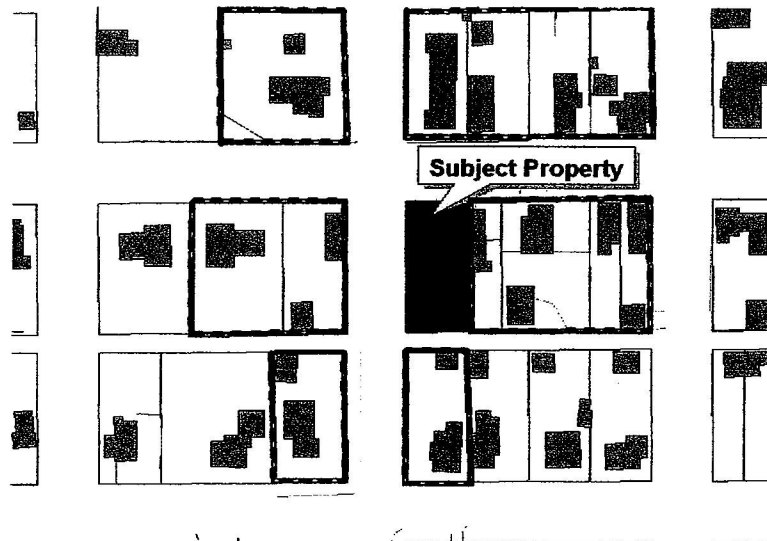
1. The HPC shall have 10 days to visually record a structure after an application is submitted to demolish a structure that is over 50 years old within the OHDS. If a formal designation study has already been completed for the property, the HPC shall have up to 6 weeks to request that the City Council begin a designation process as outlined in

chapter section 30.10 (D). If the City Council initiates the designation process, the demolition application must be handled in accordance with chapter section 30.10 (D).

(5) *Relationship to historic preservation districts and standards.* Original Hastings Design Standards are different from and complimentary to established historic preservation districts and standards. Original Hastings Design Standards focus less on historic re-creation, but on the consistency of new and rehabilitated buildings to the established traditional character, bulk, height and form of the neighborhood. Provisions of § 30.10 still apply to properties within the OHDS that are within a designated Heritage Preservation District or individually designated as a Historic Preservation Site.

(6) *Garages.* New garages directly accessing a public street shall be prohibited if an improved alley way abuts the property.

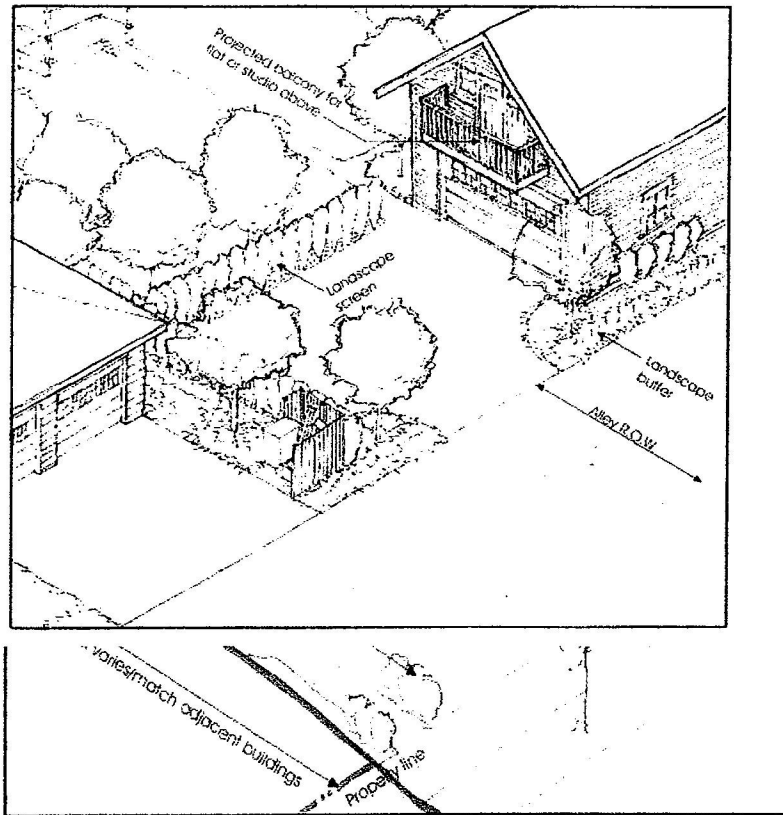
(7) *Immediate neighborhood.* The immediate neighborhood as used to determine OHDS applicability shall include all properties along street frontages within 150 feet of the subject parcel as indicated in the figure below.



(8) *Immediate neighborhood average.* The immediate neighborhood average is defined as a range between 10% above and 10% below the mean for a given design standard within the immediate neighborhood.

(9) *Frontage types.* Application of OHDS are based upon the following frontage types.

(a) *Front yard.* Front yards contain a landscaped lawn between the street/sidewalk and the residence. Structure setbacks shall be consistent with the immediate neighborhood average. Fences may be constructed in accordance with the § 155.05. Raised porches are encouraged.



(b) *Garage/alley.* Neighborhood alleys provide service and garage access to residential uses in order to preserve the pedestrian character of the primary street frontage. Detached or semi-detached garages can front the alley in 1 of the 2 configurations shown in the sketch below. Lofts in 1.5-story garages may be suitable for residential use. Garages are further regulated under the accessory structure provisions of this chapter.

(10) *Outline of design standards.*


	<i>Front Yard</i>	<i>Garage/Alley</i>
<i>Yard Use</i>	Pedestrian only. No vehicle parking or drives in front yard if abutting an improved alley way	Vehicle Parking. Pedestrian path to rear entry. If abutting an improved alley way
<i>Yard and Street Wall Materials</i>	Landscaping predominant. Concrete, brick, or stone paths.	Paved driveway. Landscaped buffer. Screen walls – Brick or painted wood.
<i>Yard and Street Wall Technique</i>	Lawn and Trees predominant. Wall or fence shall match building style. Ground floor shall be raised above grade 24 to 48 inches if containing a porch.	Wall or fence to match building style.
<i>Building Wall</i>	Front Yard setback varies to match immediate neighborhood average. Side yard setback conforms to Residential Lot District Requirements of § 155.50	Side loaded garage must have 5 foot green space between drive and alley. Maximum setback for all garages is 25 feet.
<i>Building Width</i>	Must conform to the immediate neighborhood average	
<i>Entry Level Wall Openings</i>	30% to 50% transparent window and door openings	Size and shape of windows to match main building.
<i>Entry Level Wall Materials</i>	Brick or stone masonry in historic size and pattern. Cement Stucco. Wood lap, vinyl, cementitious, or drop siding with maximum 5 inches exposed.	Same materials as on main building.

	<i>Front Yard</i>	<i>Garage/Alley</i>
<i>Entry Level Wall Technique</i>	Historic window, door, and porch detailing. Main entry from roofed porch. Porch optional with a minimum 8-foot depth, but no less than 5 feet from sidewalk/curb.	Historic window and door detailing to match main building.

(Prior Code, § 10.13A) (Am. Ord. 546, passed - -) Penalty, see § 10.99

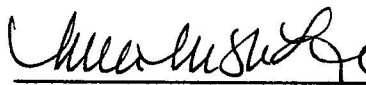
ALL OTHER SECTIONS SHALL REMAIN UNCHANGED

ADOPTED by the Hastings City Council on this 20th day of January, 2009.




 Paul J. Hicks, Mayor

ATTEST:



 Melanie Mesko Lee, City Clerk

I HEREBY CERTIFY that the above is a true and correct copy of an ordinance presented to and adopted by the City of Hastings, County of Dakota, Minnesota, on the 20th day of January, 2009, as disclosed by the records of the City of Hastings on file and of record in the office.



 Melanie Mesko Lee, City Clerk

(SEAL)