

ORDINANCE NO. 561, SECOND SERIES

**AN ORDINANCE OF THE CITY OF HASTINGS, MINNESOTA AMENDING CHAPTER
10.13 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 10.13 of the Hastings City Code is hereby amended as follows:

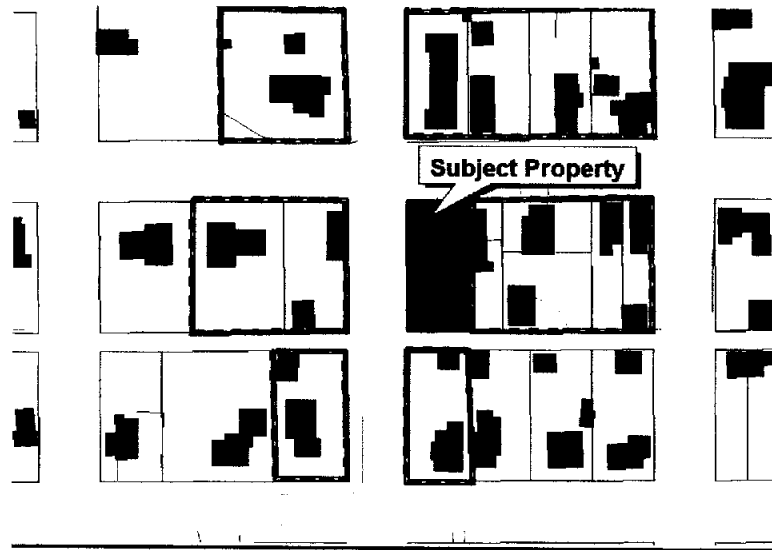
SUBD.4. Original Hastings Design Standards

- A. **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.
- B. **Designated District-** OHDS shall be effective for portions of the R-2 District as indicated in Figure 10.13-1 and shall be further identified on the Official Zoning Map. Areas not Zoned R-2 are excluded from the OHDS.

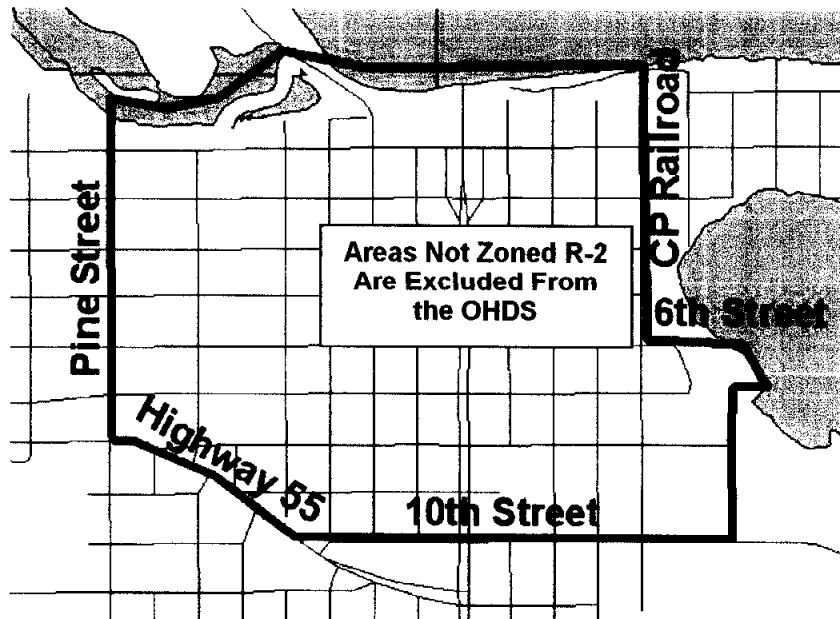
FIGURE 10.13-1 OHDS District

- F. **Garages** – New garages directly accessing a public street shall be prohibited if an improvement alley way abuts the property.
- G. **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 Figure 10.13-2.

FIGURE 10.13-2 Immediate Neighborhood



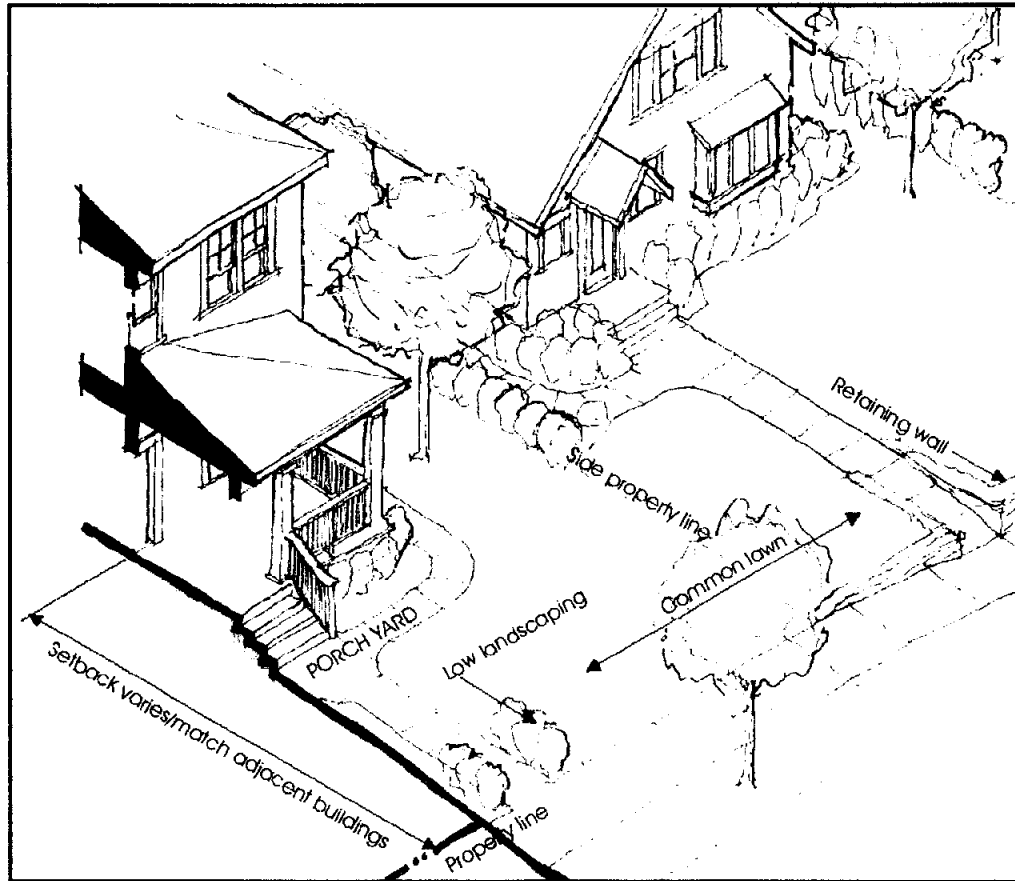
- H. **Immediate Neighborhood Average** - The Immediate Neighborhood Average is defined as a range between 10 percent above and 10 percent below the mean for a given design standard within the Immediate Neighborhood.
- I. **Frontage Types** – Application of OHDS are based upon the following frontage types:



- C. **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 changing the exterior of a structure, and exceeding five (5) percent of its current building market value as defined by the Dakota County Assessor.
- D. **Exemptions** – The following activates shall be exempt from Original Hastings Design Standards:
1. Accessory buildings under 120 square feet.
 2. Fences, decks, porches, windows and patios within the rear yard or interior side yard. Corner side yard abutting a right-of-way shall not be exempt from the Design Standards.
 3. Alterations or improvements to the interior of a structure not affecting the outward appearance.
 4. Alterations or improvements to the interior exterior of a structure not affecting the outward appearance.
- E. **Relationship to Historic Preservation Districts and Standards**
Original Hastings Design Standards are different from and complimentary to established Historic Perseveration 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 Section 2.18 – Heritage Preservation Code still apply to properties within the OHDS that are within a designated Heritage Preservation District or individually designated as a Historic Preservation Site.

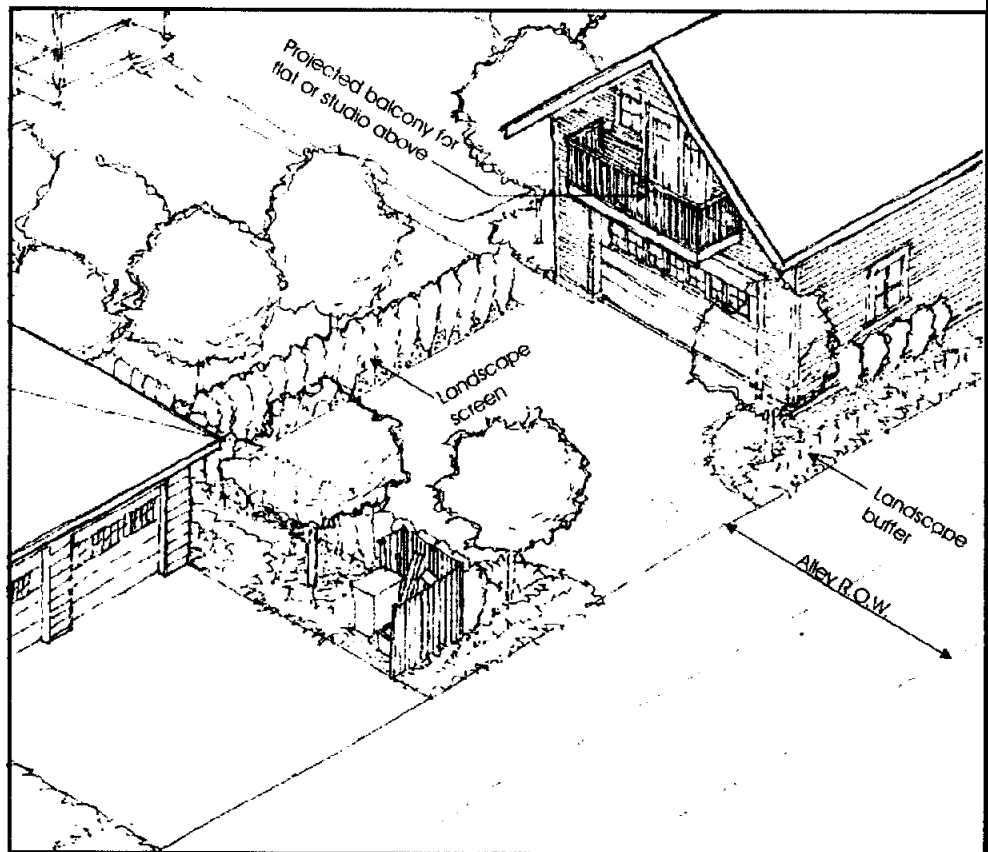
1. **Front Yard** – Front yards contain a landscaped lawn between the street/sidewalk and the residence. Structure setbacks shall be consistent with the Immediate Neighborhood Average. Fences may be constructed in accordance with the Chapter 10.05 Accessory Structure requirements. Raised porches are encouraged.

FIGURE 10.13-3 Front Yard



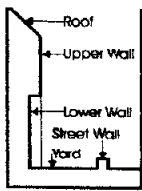
2. **GarageAlley** – Neighborhood alleys provide service and garage access to residential uses in order to preserve the pedestrian character of the primary street frontage. Detached or semi-detached garages can front the alley in one of the two configurations shown in the sketch below. Lofts in 1.5 story garages may be suitable for residential use. Garages are further regulated under the Accessory Structure provisions of the Zoning Ordinance.

FIGURE 10.13-4 GarageAlley

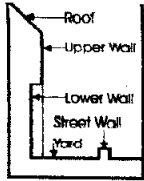


J. **Design Standards** – Original Hastings Design Standards are outlined in Figure 10.13-5

FIGURE 10.13-5 ORIGINAL HASTINGS DESIGN STANDARDS



| | Front Yard | Garage/Alley |
|---------------------------------------|--|--|
| Yard Use | 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 |
| Yard and Street Wall Materials | Landscaping predominant. Concrete, brick or stone paths. | Paved driveway. Landscaped buffer. Screen walls – Brick or painted wood. |
| Yard and Street Wall Technique | 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. |
| Building Wall | Front yard setback varies to match Immediate Neighborhood Average. Side yard setback conforms to Residential Lot District Requirements of Section 10.26 | Side loaded garage must have 5 foot green space between drive and alley. Maximum setback for all garages is 25 feet. |
| Building Width | Must conform to the Immediate Neighborhood Average | |
| Entry Level Wall Openings | 30 to 50 percent transparent window and door openings | Size and shape of windows to match main building. |
| Entry Level Wall Materials | Brick or stone masonry in historic size and pattern. Cement Stucco. Wood lap, vinyl, metal, cementitious or drop siding with maximum 5 inches exposed. | Same materials as on main building. |
| Entry Level Wall Technique | 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. |

| | | |
|---|--|---|
|  | Front Yard | <u>Garage\Alley</u> |
| Upper Level Wall Openings | Reflect bay pattern and size of Immediate Neighborhood Average. 25 to 50 percent window openings | Reflect entry level bay width. |
| Upper Level Wall Materials | Brick or stone masonry in historic size and pattern. Cement Stucco. Wood lap, vinyl, <u>metal, cementitious</u> or drop siding with maximum 5" exposed | |
| Upper Level Wall Technique | Detailing to be consistent with historic building style of the Immediate Neighborhood Average. | |
| Entry Shelter Type | Cantilevered roof shelter over entry or covered porch. Relate to entry openings. Door must face the front street | Residential use of garage shall require a cantilevered roof shelter over entry. |
| Entry Shelter Materials | Wood or iron framed structure. Wood, metal, or composition shingle roof consistent with Immediate Neighborhood Average. | |
| Entry Shelter Technique | Detailing consistent with historic building style and Immediate Neighborhood Average | |
| Roof Style and Pitch | Steep pitch (8:12 minimum) gable roof. Lower pitch Italianate hip or porch roof | Same as main building. |
| Roof Materials | Low slope membrane roof. Steep pitch metal, wood, slate or composition shingle roof | Same as main building. |
| Roof Technique | Cap parapet with integral or projecting cornice. Consistent with historic building style and the Immediate Neighborhood Average | Same as main building. |
| Roof Height | Roof Height shall be consistent with the Immediate Neighborhood Average | |

K. **Administration** – The Planning Department shall administer the Design Standards consistent with Section 10.27, Site Plan Procedures. ~~Any building improvement affecting the exterior of a structure exceeding five (5) percent of its current building market value as defined by the Dakota County Assessor~~ New residential development and Substantial Modifications to existing development shall be reviewed by the Planning Commission and approved by the City Council. Substantial Modifications are defined as building improvements changing the exterior of a structure, and exceeding five (5) percent of its current building market value as defined by the Dakota County Assessor. The Planning Director shall have the authority to determine conformance of any project to the Original Hastings Design Standards that do not require Planning Commission review and City Council approval.

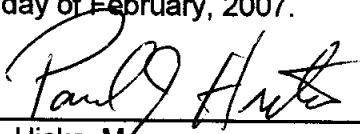
L. **Appeals** – Any appeal of an administrative decision shall be forwarded to the Board of Zoning Adjustment and Appeals as outlined in Section 2.04 of the Hastings City Code.

M. Effective Date - The provisions of this ordinance shall apply to all properties in the R-2 OHDS overlay district immediately upon passage and publication of this ordinance.

Source: Ordinance No. 546. Second Series
Adopted: March 20, 2006

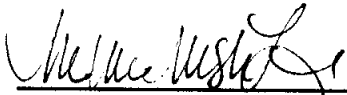
ALL OTHER SECTIONS SHALL REMAIN UNCHANGED

ADOPTED by the Hastings City Council on this 5th day of February, 2007.



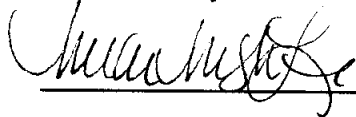
Paul J. Hicks, Mayor

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 5th day of February, 2007, as disclosed by the records of the City of Hastings on file and of record in the office.



Melanie Mesko Lee, City Clerk

(SEAL)

This instrument drafted by:
City of Hastings (JWH)
101 4th St. East
Hastings, MN 55033