

ORDINANCE NO. 530, SECOND SERIES

**AN ORDINANCE OF THE CITY OF HASTINGS, MINNESOTA AMENDING CHAPTER 10,
SECTION 10.20B OF THE HASTINGS CITY CODE PERTAINING TO:**

DC – DOWNTOWN CORE ZONING DISTRICT HEIGHT REQUIREMENTS

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

Chapter 10 of the Hastings City code is amended as follows:

SECTION 10.20B. DC DOWNTOWN CORE DISTRICT

SUBD. 1. Intent. The intent of the Downtown Core District is to create a vibrant mixed –use core with an aesthetic character that is distinctly different than other areas of the community and mix of uses arranged in a manner that encourages pedestrian movement and accessibility. The Downtown Core District focuses on the vertical integration of uses requiring certain uses to integrate residential housing above street level businesses. These high density residential developments have historically contributed too the life-cycle housing mix available in and around the downtown. Maintaining historical residential housing densities is also a contributor to downtown commerce and street level activity. Maintaining the historic distribution of business and density of housing is essential to protect municipal and private investment. Planning efforts to secure a transit center in the downtown will further the objectives maintaining and enhancing a pedestrian scale core. Careful design of buildings, public, and private spaces is also a primary focus in the Downtown Core District which shall be guided by the Original Hastings Design Guidelines as adopted by the City Council. The guidelines establish design criteria for building fronts that are bases on street types.

SUBD. 2. Uses Permitted.

- A. Commercial retail and service establishments that have floor areas of less than 15,000 square feet on any single level including, but not limited to, the following:
 - 1. Retail and service establishments excluding automobile repair.
 - 2. Offices.
 - 3. Entertainment and amusement services.
 - 4. Lodging services including hotel and motel.
- B. Public and semi-public buildings.
- C. Private Clubs.
- D. Residential dwellings provided they are located above the first floor level.
- E. Automobile parking lots subject to following conditions:
 - 1. Parking lots shall not have frontage or driveway access points on streets with an east/west orientation, if an alternate access to the property is available.
 - 2. Parking lots may front on street with a north/south orientation when a landscape buffer is provided along the perimeter of the parking areas in accordance with Sect. 10.09.
 - 3. Every attempt shall be made to locate parking lots internally within a block to allow building to front on street corridors.

- 4. Existing alleys should be utilized whenever practical to facilitate orderly access and use of land.
- F. Churches
- G. Accessory uses incidental to the foregoing principal uses.

SUBD. 3. Uses by Special Permit.

- A. Outdoor patio areas for entertainment, dining, and recreational activities;
- B. Small animal clinics, excluding establishments with outside runs and non-patient overnight boarding;
- C. Towers as regulated by Section 10.05 Subd. 12 of this chapter.
- D. Residential dwellings on the first floor level provided the dwelling is accessory to a commercial use, less than 50% of the first level floor area and is located in the rear of the building with a separate outside entrance.


SUBD. 1. Bulk Standards

- A. Minimum Lot Width 22 feet
- B. Minimum Lot Depth 80 feet
- C. Maximum Building Height 47 feet or 756.5 feet above sea level; whichever is greater. Maximum of 4 stories in height.
- D. Minimum Residential Density 14 dwelling units per acre
- E. Minimum Floor Area Ratio for Non-Residential uses (vertically mixed buildings) 1.5

SUBD. 5. Building and Site Design Approvals granted through building permit, site plan, special use permit, or planned residential development shall require conformance with the *Original Hastings Design Guidelines* as adopted by the City Council.

ALL OTHER SECTIONS SHALL REMAIN UNCHANGED

ADOPTED by the Hastings City Council on this 4th day of April 2005.



 Michael D. Werner, Mayor

ATTEST:



 Melanie Mesko Lee, City Clerk