

**CITY OF MEDINA  
ORDINANCE NO. ###**

**AN ORDINANCE AMENDING REGULATIONS PERTAINING TO MINIMUM AREA  
PER DWELLING UNIT IN THE R3, R4, MU, AND MXR ZONING DISTRICTS;  
AMENDING CHAPTER 8 OF THE CITY CODE**

The City Council of the City of Medina ordains as follows:

**SECTION I.** Section 841.1.05 of the code of ordinances of the City of Medina is amended by deleting the ~~struck through~~ language and adding the underlined language as follows:

**Section 841.1.05. (R3) Lot Standards.** The following standards shall be observed, subject to additional requirements, exceptions and modifications set forth in the city code. Many of these standards may be applied across a coordinated development so that individual lots may not meet all requirements (lot area and impervious surface coverage, for example) but the development as a whole is consistent with the standards. In these situations, the city shall require documentation which describes the property which is subject to the coordinated development.

**Subd. 1.** Density of Development: Development or redevelopment shall be consistent with the density requirements of the Comprehensive Plan.

**Subd. 2.** Minimum Net Area per Unit: 7,920 square feet per unit, except as modified by Subd. 4 below.

**Subd. 3.** Maximum Net Area per Unit: 8,700 square feet per unit

**Subd. 4.** Density Bonuses: Certain design and construction features serve to reduce the real and perceived impacts of crowding prevalent in multiple-residential dwelling units and building complexes. The Minimum Net Area per Unit requirement above may be reduced in accordance to the following, except that total reductions shall not exceed 1,700 square feet of Net Lot Area per unit to ensure the density after the bonus(es) is consistent with the Comprehensive Plan.

- (a) Affordable Housing (max. reduction = 1,700 square feet of Net Lot Area per Unit). The density bonus shall be based on the proportion of units which will be preserved as affordable housing and the nature of the restriction utilized to maintain affordability.
- (b) LEED Certification or similar (max. reduction = 1,220 square feet of Net Lot Area per Unit). The density bonus shall be based upon the level of certification, with the full bonus available for the highest level of certification.
- (c) Low impact development (max. reduction = 1,220 square feet of Net Lot Area per Unit). The density bonus shall be based on the water quality improvements above those required by the city.
- (d) Underground Parking (max. reduction = 1,220 square feet of Net Lot Area per Unit). The density bonus shall be based upon the number of parking stalls provided, with

the full bonus available if at least one underground space is provided per dwelling unit.

- (e) ~~Exceeding building design, landscaping or buffer yard requirements (max. reduction = 350 square feet of Net Lot Area per Unit) Sound suppression (max. reduction = 660 square feet of Net Lot Area per Unit). In order to be eligible, the STC rating must be increased by ten from that specified as the minimum in the Minnesota State Building Code.~~
- (f) Oversized garages or lockable storage units (max. reduction = 350 square feet of Net Lot Area per Unit). Additional storage must be at least ~~60~~40 square feet for townhomes or 25 square feet for other uses.
- (g) Common open space and shared recreational facilities (max. reduction = 350 square feet of Net Lot Area per Unit)

**Subd. 5.** Minimum Setback from Perimeter of Site: 20 feet, except as modified below. This setback shall apply to structures, parking, and recreational areas.

- (a) Increase adjacent to less intensive zoning district. The setback adjacent to or across a street from property of a less intensive zoning district shall be increased to 40 feet.
- (b) Increase for required buffer yard. The required setback shall be increased when necessary to abide by buffer yard requirements.

**Subd. 6.** Street Setbacks: The following yard setback shall be required adjacent to public or private streets. Structures, parking areas, and active recreational areas shall not be located within this setback area. The required yard setback shall be based on the classification of the street in the Comprehensive Plan as follows:

- (a) Private Street: 25 feet, except as follows:
  - (i) Parking areas and recreational areas shall be exempt from this requirement.
  - (ii) Reduction of setback for side- or rear-load garage: The front yard setback may be reduced to 15 feet if garage doors do not face the street and if garage walls facing the street include a window or architectural elements to give the appearance of living space.
- (b) Local Roadway: 40 feet
- (c) Collector or Arterial Roadway: 50 feet

**Subd. 7.** Minimum Setbacks between buildings within a development: 30 feet

**Subd. 8.** Maximum Impervious Surface: 50 percent of the total lot area. Impervious surface coverage may exceed this amount if stormwater management practices are implemented which, according to the City Engineer, exceed stormwater retention and treatment regulations. However, in no case shall impervious surface coverage exceed 65 percent of the lot area remaining after wetlands and stormwater ponds have been excluded.

**SECTION II.** Section 841.2.05 of the code of ordinances of the City of Medina is amended by deleting the ~~struck through~~ language and adding the underlined language as follows:

**Section 841.2.05. (R4) Lot Standards.** The following standards shall be observed, subject to additional requirements, exceptions and modifications set forth in the city code. Many of these standards may be applied across a coordinated development so that individual lots may not meet all requirements (lot area and impervious surface coverage, for example) but the development as a whole is consistent with the standards. In these situations, the city shall require documentation which describes the property which is subject to the coordinated development.

**Subd. 1.** Density of Development: Development or redevelopment shall be consistent with the density requirements of the Comprehensive Plan.

**Subd. 2.** Minimum Net Lot Area per Unit: 3,400 square feet per unit

**Subd. 3.** Maximum Net Lot Area per Unit: 3,650 square feet per unit

**Subd. 4.** Density Bonuses: Certain design and construction features serve to reduce the real and perceived impacts of crowding prevalent in multiple-residential dwelling units and building complexes. The Minimum Net Lot Area per Unit requirement above may be reduced in accordance to the following, except that the density after the bonus(es) must be consistent with the Comprehensive Plan.

- (a) Affordable Housing (max. reduction = 500 square feet of Net Lot Area per Unit).  
The density bonus shall be based on the proportion of units which will be preserved as affordable housing and the nature of the restriction utilized to maintain affordability.
- (b) LEED Certification or similar (max. reduction = 230 square feet of Net Lot Area per Unit). The density bonus shall be based upon the level of certification, with the full bonus available for the highest level of certification.
- (c) Low impact development (max. reduction = 230 square feet of Net Lot Area per Unit). The density bonus shall be based on the water quality improvements above those required by the city.
- (d) Exceeding building design, landscaping or buffer yard requirements (max. reduction = 230 square feet of Net Lot Area per Unit).
- ~~(e) Sound suppression (max. reduction = 230 square feet of Net Lot Area per Unit). In order to be eligible, the STC rating must be increased by ten from that specified as the minimum in the Minnesota State Building Code.~~
- ~~(f)~~(e) Underground Parking (max. reduction = 340 square feet of Net Lot Area per Unit).  
The density bonus shall be based upon the number of parking stalls provided, with the full bonus available if at least one underground space is provided per dwelling unit.
- ~~(g)~~(f) Oversized garages or lockable storage units (max. reduction = 110 square feet of Net Lot Area per Unit). Additional storage must be ~~100~~40 square feet for townhomes or ~~50~~25 square feet or greater for other uses.
- ~~(h)~~(g) Common open space and shared recreational facilities (max. reduction = 230 square feet of Net Lot Area per Unit)

(h) Dwelling unit amenities (max. reduction = 110 square feet of Net Lot Area per Unit). Amenities such as additional bathrooms, fireplaces, etc.

**Subd. 5.** Minimum Setback from Perimeter of Site: 20 feet, except as modified below. This setback shall apply to structures, parking, and recreational areas.

- (a) Increased setback for three-story buildings. The required structure setback shall be increased to 40 feet if the building exceeds two and one-half stories.
- (b) Increased setback adjacent to less intensive zoning district. The setback adjacent to or across a street from property of a less intensive zoning district shall be increased to 40 feet.
- (c) Increased setback for required buffer yard. The required setback shall be increased when necessary to abide by buffer yard requirements.

**Subd. 6.** Street Setbacks: The following yard setback shall be required adjacent to public or private streets. Structures, parking areas, and active recreational areas shall not be located within this setback area. The required yard setback shall be based on the classification of the street in the Comprehensive Plan as follows:

- (a) Private Street: 25 feet. Parking areas and recreational areas shall be exempt from this requirement.
- (b) Local Roadway: 40 feet
- (c) Minor Collector Roadway: 50 feet
- (d) Major Collector or Arterial Roadway: 50 feet

**Subd. 7.** Minimum Setbacks between buildings within a development: 30 feet or the average height of the two structures, whichever is greater

**Subd. 8.** Maximum Impervious Surface Coverage: 60 percent of the total lot area. Impervious surface coverage may exceed this amount if stormwater management practices are implemented which, according to the City Engineer, exceed stormwater retention and treatment regulations. However, in no case shall impervious surface coverage exceed 70 percent of the lot area remaining after wetlands and stormwater ponds have been excluded.

**SECTION III.** Section 842.2.05 of the code of ordinances of the City of Medina is amended by deleting the ~~struck through~~ language and adding the underlined language as follows:

**Section 842.2.05 (MU) Multiple Family Residential Lot Standards.** The following standards shall be observed, subject to additional requirements, exceptions and modifications set forth in the city code. Many of these standards may be applied across a coordinated development so that individual lots may not meet all requirements (lot area and impervious surface coverage, for example) but the development as a whole is consistent with the standards. In these situations, the city shall require documentation which describes the property which is subject to the coordinated development.

**Subd. 1.** Density of Development: Development or redevelopment shall be consistent with the density requirements of the Comprehensive Plan.

**Subd. 2.** Minimum Net Area per Unit: 8,750 square feet per unit

**Subd. 3.** Maximum Net Area per Unit: 12,500 square feet per unit

**Subd. 4.** Requirements for Maximum Density: Certain design and construction features serve to reduce the real and perceived impacts of crowding prevalent in multiple-residential dwelling units and building complexes or to meet other City objectives. Additional density of 5 to 7 units per acre shall be allowed provided that the density is consistent with the Comprehensive Plan and the overall density average of the subject site does not exceed 7 units per acre.

(a) Affordable Housing (max. bonus = 1.5 unit/acre). The density bonus shall be based on the proportion of units which will be preserved as affordable housing and the nature of the restriction utilized to maintain affordability.

(b) LEED Certification or similar (max. bonus = 1.0 unit/acre). The density bonus shall be based upon the level of certification, with the full bonus available for the highest level of certification.

(c) Low impact development (max. bonus = 1.0 unit/acre). The density bonus shall be based on the water quality improvements above those required by the city.

(d) Underground Parking (max. bonus = 1.0 unit/acre). The density bonus shall be based upon the number of parking stalls provided, with the full bonus available if at least one underground space is provided per dwelling unit.

~~(e) Sound suppression (max. bonus = 0.5 unit/acre). In order to be eligible, the STC rating must be increased by ten from that specified as the minimum in the Minnesota State Building Code.~~

~~(f)~~(e) Oversized garages or lockable storage units (max. bonus = 0.25 unit/acre). Additional storage must be at least ~~100~~ 40 square feet for townhomes or ~~50~~ 25 square feet for other uses.

~~(g)~~ (f) Common open space and shared recreational facilities (max. bonus = 0.25 unit/acre).

**Subd. 5.** Minimum Setback from Perimeter of Site: 20 feet, except as modified below. This setback shall apply to structures, parking, and recreational areas.

(c) Increase adjacent to less intensive land use. The setback adjacent to or across a street from property of a less intensive land use shall be increased to 40 feet.

(d) Increase for required buffer yard. The required setback shall be increased when necessary to abide by buffer yard requirements.

**Subd. 6.** Street Setbacks: The following yard setback shall be required adjacent to public or private streets. Structures, parking areas, and active recreational areas shall not be located within this setback area. The required yard setback shall be based on the classification of the street in the Comprehensive Plan as follows:

(d) Private Street: 25 feet, except as follows:

(i) Parking areas and recreational areas shall be exempt from this requirement.

(ii) Reduction of setback for side- or rear-load garage: The front yard setback may be reduced to 15 feet if garage doors do not face the street and if garage

walls facing the street include a window or architectural elements to give the appearance of living space.

- (e) Local Roadway: 40 feet
- (f) Collector or Arterial Roadway: 50 feet

**Subd. 7.** Minimum Setbacks between buildings within a development: 30 feet

**Subd. 8.** Maximum Impervious Surface: 50 percent of the total lot area. Impervious surface coverage may exceed this amount if stormwater management practices are implemented which, according to the City Engineer, exceed stormwater retention and treatment regulations. However, in no case shall impervious surface coverage exceed 65 percent of the lot area remaining after wetlands and stormwater ponds have been excluded.

**SECTION IV.** Section 843.05 of the code of ordinances of the City of Medina is amended by deleting the ~~struck through~~ language and adding the underlined language as follows:

**Section 843.05. MXR-3 Subdistrict Standards for Townhome, Multiple Family Residential and other Uses.** The following standards shall be observed for townhomes, multiple family residential uses and other uses, excluding single-family and two-family dwellings. The standards shall be subject to additional requirements, exceptions and modifications set forth in the City Code. Many of these standards may be applied across a coordinated development so that individual lots may not meet all requirements (lot area and impervious surface coverage, for example) but the development as a whole is consistent with the standards. In these situations, the City shall require documentation which describes the property which is subject to the coordinated development.

**Subd. 1.** Density of Development and Number of Units: Development or redevelopment shall be consistent with density and number of unit requirements of the Comprehensive Plan.

**Subd. 2.** Density Bonuses: Exceptions or modifications to the density requirements may be considered natural resources are protected or exceed other standards of the zoning district.

**Subd. 3.** Minimum Net Area per Dwelling Unit: 4,350 square feet, except as modified by Subd. 4. below.

**Subd. 4.** Reduction of Minimum Net Area per Dwelling Unit. Certain design and construction features serve to reduce the real and perceived impacts of crowding prevalent in multiple-residential dwelling units and building complexes. The Minimum Net Lot Area per Unit requirement above may be reduced in accordance to the following, except that the density after the reduction(s) must be consistent with the Comprehensive Plan. Notwithstanding the reductions awarded for a development, in no event shall the bonus(es) allow for an increase in building height, nor a net area per dwelling unit less than 2900 square feet.

- (a) Affordable Housing (max. reduction = 560 square feet of Net Lot Area per Unit). The density bonus shall be based on the proportion of units which will be preserved as affordable housing and the nature of the restriction utilized to maintain affordability.
- (b) LEED Certification or similar (max. reduction = 390 square feet of Net Lot Area per Unit). The density bonus shall be based upon the level of certification, with the full bonus available for the highest level of certification.
- (c) Low impact development (max. reduction 200 square feet of Net Lot Area per Unit). The density bonus shall be based on the water quality improvements above those required by the city.
- (d) Exceeding building design, landscaping or buffer yard requirements (max. reduction 390 square feet of Net Lot Area per Unit).
- ~~(e) Sound suppression (max. reduction = 200 square feet of Net Lot Area per Unit). To be eligible, the STC rating must be increased by ten from that specified as the minimum in the Minnesota State Building Code.~~
- ~~(e)~~(e) Underground Parking (max. reduction 560 square feet of Net Lot Area per Unit). The density bonus shall be based upon the number of parking stalls provided, with the full bonus available if at least one underground space is provided per dwelling unit.
- ~~(g)~~(f) Oversized garages or lockable storage units (max. reduction 110 square feet of Net Lot Area per Unit). Additional storage must be ~~100-40~~ square feet for townhomes or ~~50-25~~ square feet or greater for other uses.
- ~~(h)~~(g) Common open space and shared recreational facilities (max. reduction = 390 square feet of Net Lot Area per Unit)
- ~~(i)~~(h) Dwelling unit amenities (max. reduction 110 square feet of Net Lot Area per Unit). Amenities such as additional bathrooms, fireplaces, etc.

**SECTION V.** This ordinance shall become effective upon its adoption and publication.

Adopted by the Medina city council this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Kathleen Martin, Mayor

Attest:

\_\_\_\_\_  
Jodi M. Gallup, City Clerk

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