

Lino Lake Commercial and Industrial District Building Design Standards

1. *These standards are for districts with purpose statements similar to the City of Columbus's Commercial and Industrial Zoning Districts:*

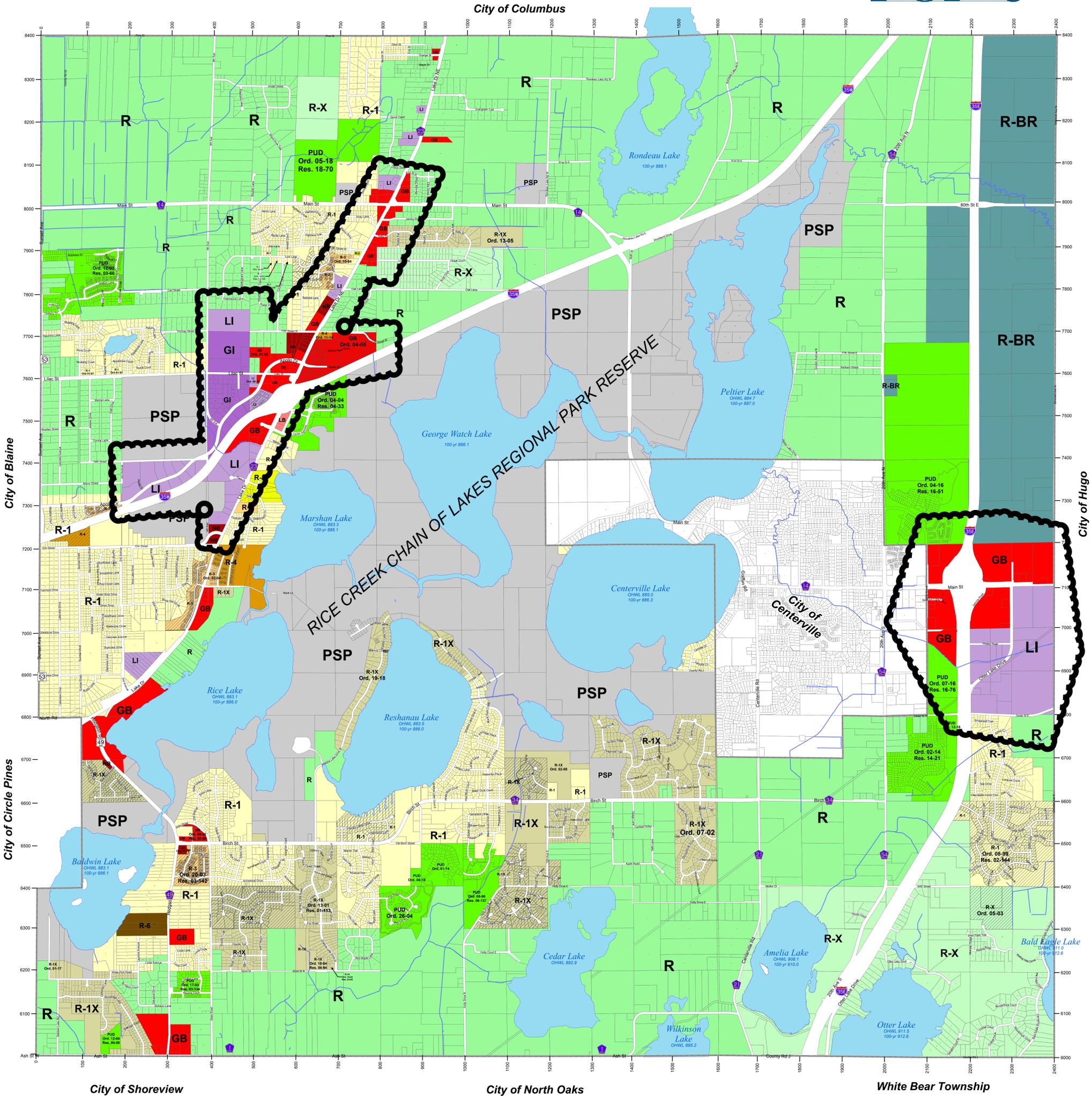
Commercial, Industrial, and Institutional.

"All buildings erected on land within commercial, industrial, and public and semi-public zoning districts, and all institutional buildings (such as public, education, and religious buildings) in residential and rural zoning districts shall conform with the following:"

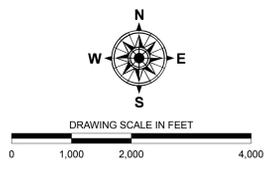
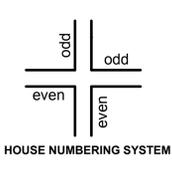
1. All sides of the principal and accessory structures are to have essentially the same or a coordinated harmonious finish treatment pursuant to §1007.043 (2) of this Ordinance.
2. Exterior wall surfaces may be a combination of materials including brick, stucco, EFIS (exterior finish insulation system), textured, colored or decoratively finished pre-cast or poured-in-place concrete panel, textured concrete masonry units, natural stone, manufactured stone, transparent, tinted or low reflective glass, or decorative metal cladding.
3. Stucco or EFIS shall constitute no more than thirty (30) percent of the primary, front building elevation, and no more than sixty (60) percent of any side or rear building elevation. Stucco or EFIS shall not extend closer than three (3) feet to the ground plane.
4. Decorative metal cladding refers to decorative, metal cladding systems such as copper, zinc, titanium, stainless steel and painted steel components fixed to the outside of the primary wall system. Complete or partial buildings comprised of structural metal wall panel systems that act as the primary wall system, or as a complete wall system such as pole barns or similar structures common to agricultural or industrial storage uses are prohibited.
5. Buildings shall have a well-defined base, middle and top. The base should appear visually distinct from the middle and top part (cornice) of the building through the use of a change in building materials, color, window shape or size, an intermediate cornice line, sign band, an awning, or similar techniques.
6. Earth tone colors of exterior materials shall be required. "Earth tone colors" shall be defined as any various soft colors like those found in nature in soil, vegetation, etc. Such colors are limited to various shades or tints of brown, black, gray, tan, beige, brick red, soft green, soft blue, or white.
7. Ten (10) percent of the building facade may contain contrasting colors. Contrasting colors shall be those colors not defined as earth tones.
8. All mechanical equipment, such as air handling units located anywhere on the property, including rooftop equipment, shall be screened from view from adjacent streets, public rights of way, and adjacent properties.
9. Where a site abuts a residential property, the location of air handling and other equipment must take into account the potential for noise and other impacts on the residential property.

City of Lino Lakes

Zoning District Map



Lino Lakes
 Community Development
 600 Town Center Parkway
 Lino Lakes, Minnesota 55014
 Phone (651) 982-2400



January 3, 2020
 Maps are for illustrative purposes only.
 Recent changes may not be included.
 Land Use and Zoning Information
 should be verified with City Staff.

Legend					
	Parcels				
	Streams				
	Lake				
	PDD Planned Development				
ZONING					
	R Rural		R-3 Medium Density Residential		GI General Industrial
	R-X Rural Executive		R-4 High Density Residential		LI Light Industrial
	R-1 Single Family Residential		R-6 Manufactured Home Park		R-BR Rural/Business Reserve
	R-1X Single Family Executive		LB Limited Business		PSP Public Semi-Public
	R-2 Two Family Residential		GB General Business		PUD
			NB Neighborhood Business		

Updated Through Ordinance No. 19-18

Forest Lake Commercial and Industrial District Building Design Standards

1. These standards are for districts with purpose statements similar to the City of Columbus's proposed General Commercial, Highway Commercial, and General Business:

"To ensure attractive commercial/business development, the following design standards shall apply to all commercial/business development in the Neighborhood Commercial (NC), Broadway Business (B-1), and Highway Business (B-2) Districts."

(A) Visual interest and building materials.

(1) All new building fronts and refacing of existing buildings shall include a minimum of 3 of the following elements:

- (a) Architectural detailing, such as cornice, awning, parapet, or columns;
- (b) A visually pleasing primary front entrance that, in addition to doors, shall be accented a minimum of 150 square feet around the door entrance for single-occupancy buildings and a minimum of 300 square feet total for the front of multi-tenant buildings (this area shall be counted as 1 element). Entrances shall be clearly articulated and obvious from the street;

(c) A minimum of 30% window coverage on each front that faces a street or similar based on requirements in § 153.306(E)(1);

- (d) Contrasting, yet complementary material colors;
- (e) A combination of horizontal and vertical design features;
- (f) Irregular building shapes;
- (g) Other architectural features in the overall architectural concept.

(2) No wall shall exceed 50 feet in length without at least 1 visual interest element, such as windows, horizontal and vertical facade articulation, contrasting material colors, vertical or horizontal patterns.

(3) Accent materials. Accent materials shall be wrapped around walls visible to public view. Accent material shall consist of materials comparable in grade and quality to the primary exterior material. Such materials may include glass and prefinished decorative metal. Fiber cement may also be used as accent materials for the trim, soffit, and/or fascia.

(4) Major exterior materials of all walls including face brick, stone, glass, stucco, synthetic stucco, fiber cement vertical panel siding, architectural concrete, and precast panels shall be acceptable as the major exterior wall surface when they are incorporated into an overall design of the building. No more than 25% of any exterior wall on a building shall be fiber cement siding, wood, or metal accent material.

(5) Fiber cement seam lines shall be architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent material or other method thereby making the seam lines invisible. Color impregnated decorative block shall also be allowed as a major exterior wall material, and shall be required to be sealed. All materials shall be color impregnated with the exception of architectural concrete precast panel systems (only within the B-2 District) and fiber cement siding which may be painted.

(6) Restricted exterior materials. Unadorned pre-stressed concrete panels, whether smooth or raked, non-decorative concrete block, sheet metal or unfinished metal, and/or galvanized or unfinished aluminum surfaces (walls or roofs) shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings.

(7) Roofs. Roofs which are exposed or an integral part of the building aesthetics shall be constructed only of commercial grade shingles, wood shingles, standing seam metal, slate, tile, or copper. Flat roofs, which are generally parallel with the first floor elevation, are not subject to these material limitations.

2. *These standards are for districts with purpose statements similar to the City of Columbus's proposed General Business and Light Industrial:*

"To ensure attractive commercial development, the city has a set of industrial design standards applicable to all industrial development and to development in the B-3 Limited Industrial Business District. This is applicable to following districts: Industrial (I), Business Park (BP), and Limited Industrial Business (B-3)."

(A) Visual interest and building materials.

(1) All new building fronts and refacing of an existing building, shall include a minimum of 3 of the following elements:

- (a) Accent materials;
- (b) A visually pleasing front entry that, in addition to doors, shall be accented a minimum of 150 square feet around the door entrance for single-occupancy buildings and a minimum of 300 square feet total for the front of multi-tenant buildings (this area shall be counted as 1 element);
- (c) Twenty-five percent window coverage on each front that faces a street;
- (d) Contrasting, yet complementary material colors;
- (e) A combination of horizontal and vertical design features;
- (f) Irregular building shapes; or
- (g) Other architectural features in the overall architectural concept.

(2) No wall shall exceed 75 feet in length without at least 1 visual interest element, such as a window, horizontal or vertical facade articulation, contrasting materials colors, or vertical or horizontal patterns.

(3) Accent materials. Accent materials shall be wrapped around walls visible from public view. Accent material shall consist of materials comparable in grade and quality to the primary exterior material. Such materials may include glass and prefinished decorative metal. Fiber cement trim, soffit, and fascia may be used as accent materials.

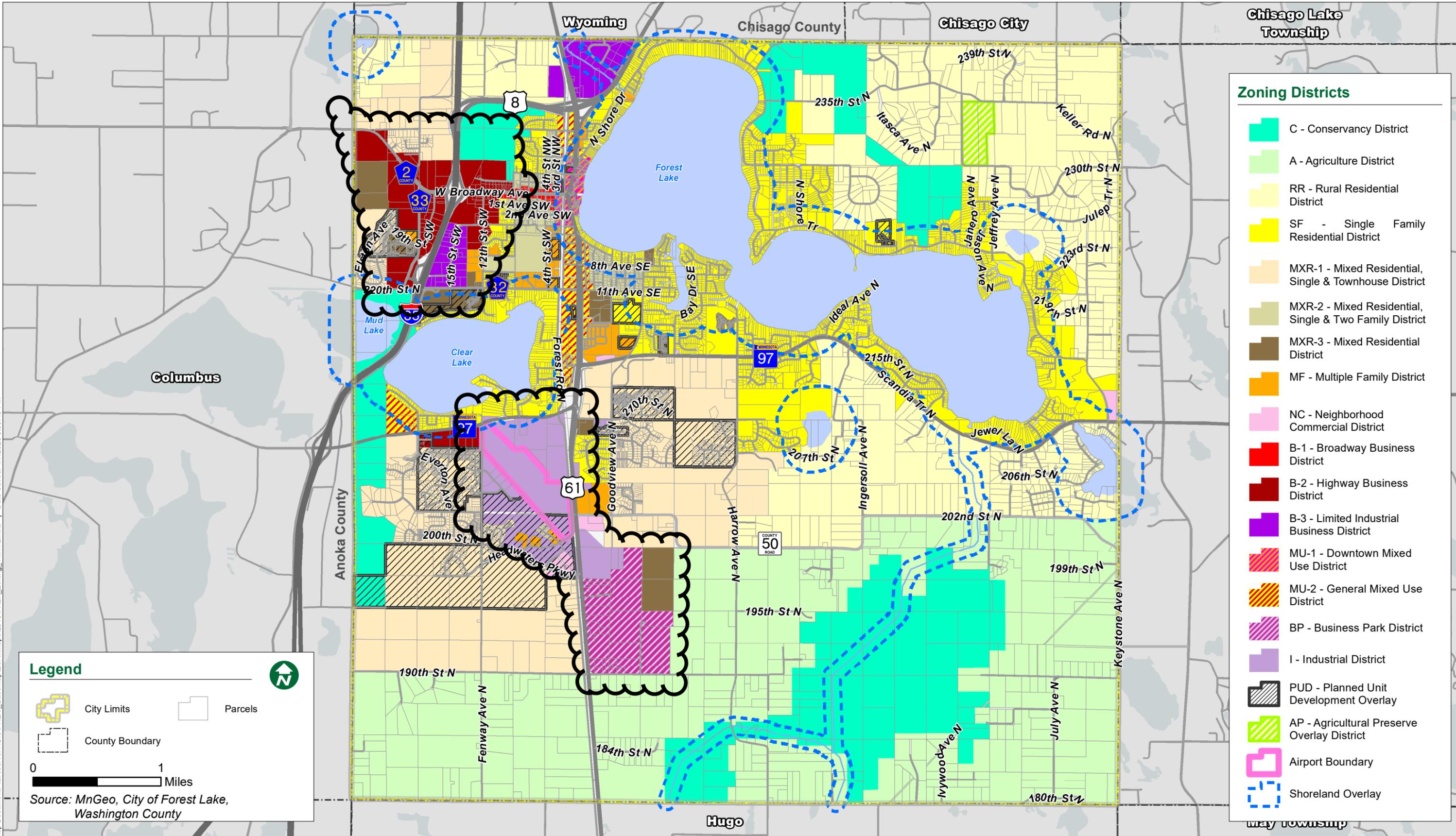
(4) Major exterior materials of all walls including face brick, stone, glass, stucco, synthetic stucco, fiber cement vertical panel siding, architectural concrete, and precast panels shall be acceptable as the major exterior wall surface when they are incorporated into an overall design of the building. No more than 25% of any exterior wall on a building shall be fiber cement siding, wood, or metal accent material.

(5) Fiber cement seam lines shall be architecturally integrated into the building design so that they are not visible. Seam lines can be filled, covered by other accent material or other method thereby making the seam lines invisible. Color impregnated decorative block shall also be allowed as a major exterior wall material and shall be required to be sealed. All materials shall be color impregnated with

the exception of allowing architectural concrete precast panel systems (only within the I District) and fiber cement siding to be painted.

(6) Restricted exterior materials. Unadorned pre-stressed concrete panels, whether smooth or raked, non-decorative concrete block, sheet metal, unfinished metal, and/or galvanized or unfinished aluminum surfaces (walls or roofs) shall not be used as exterior materials. This restriction shall apply to all principal structures and to all accessory buildings.

(7) Roofs. Roofs which are exposed or an integral part of the building aesthetics shall be constructed only of commercial grade shingles, wood shingles, standing seam metal, slate, tile, or copper. Flat roofs, which are generally parallel with the first floor elevation, are not subject to these material limitations.



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Ham Lake Commercial and Industrial District Building Design Standards

1. *These standards are for districts with purpose statements similar to the City of Columbus's Commercial Zoning Districts (from most stringent to least):*

“Commercial Development 1 (CD-1): *The CD-1 zone is intended to apply to certain commercial uses on lands abutting the city's only major thoroughfare, so that structures in the CD-1 zones observe specific construction and aesthetic standards, which are listed below.:*”

No usage shall be permitted in the CD-1 zone which does not observe the standards found in Article 9-220.2 (a) below.

a) Standards for Site and Building Construction

- I. Except for structures housing public utility feature, no metal or pole-type building shall be permitted.
- II. Exterior wall surfaces shall be of brick, decorative masonry, stone, precast panel, architectural concrete, glass, stucco or wood framed with horizontal lap siding.
- III. No galvanized surfaces shall be permitted, either on roofs or siding.
- IV. All roofs shall be colored and shall incorporate a minimum 18- inch soffit on the eave edge of the roof.
- V. All roofs shall have a minimum 12-inch overhang on the gable ends; vi) All roofs have a 9.5 inch fascia.
- VI. Standing metal seam roofing shall be permitted (Minimum 24 gauge, non-galvanized)

“Commercial Development II (CD-2): *The CD-2 Districts are located adjacent to the CD-1 Districts, and constitute a second tier of commercial activities along the T.H. 65 Ham Lake City Code Article 9 33 corridor. These districts also have importance in presenting a visually pleasing image to the traveling public, but are less visible from the T.H. 65 roadway than the CD-1 districts.”*

a) Standards for Site and Building Construction

- I. Metal or pole-type buildings shall be permitted if surfaces meet the requirements of ii below, and , provided that no galvanized surface may appear, all roofs shall be colored and incorporate a minimum 18 inch soffit on eave edges, 12 overhang on gable ends, and 9.5 inch fascia.
- II. Modern metal paneling may be used for roof and exterior wall surfaces, provided that on the wall sides facing T.H.65, no more than 25% of the surface area may be modern metal paneling, with the remaining portion of these surfaces being brick, decorative masonry, stone, precast panel, architectural concrete, glass, stucco or wood framed with horizontal lap siding; For other wall surfaces, there shall be a wainscot at least 42 inches in height which is composed of brick, decorative masonry, stone, precast panel, architectural concrete, glass, stucco or wood framed with horizontal lap siding.

2. *These design standards are for districts with purpose statements that are actually similar to the City of Columbus's Community Commercial Zoning Districts (most stringent):*

“Industrial Park (I-P): *This zoning category shall apply to mercantile parcels which are intended for manufacturing, warehousing, machining, tooling, fabricating, assembly, processing, equipment storage, storage of raw materials or supplies, and the like, as opposed to mercantile parcels used primarily for office or retail activities. Limited office space activity may occur in an Industrial Park, but only as incidental to the main industrial usage of a given parcel.”*

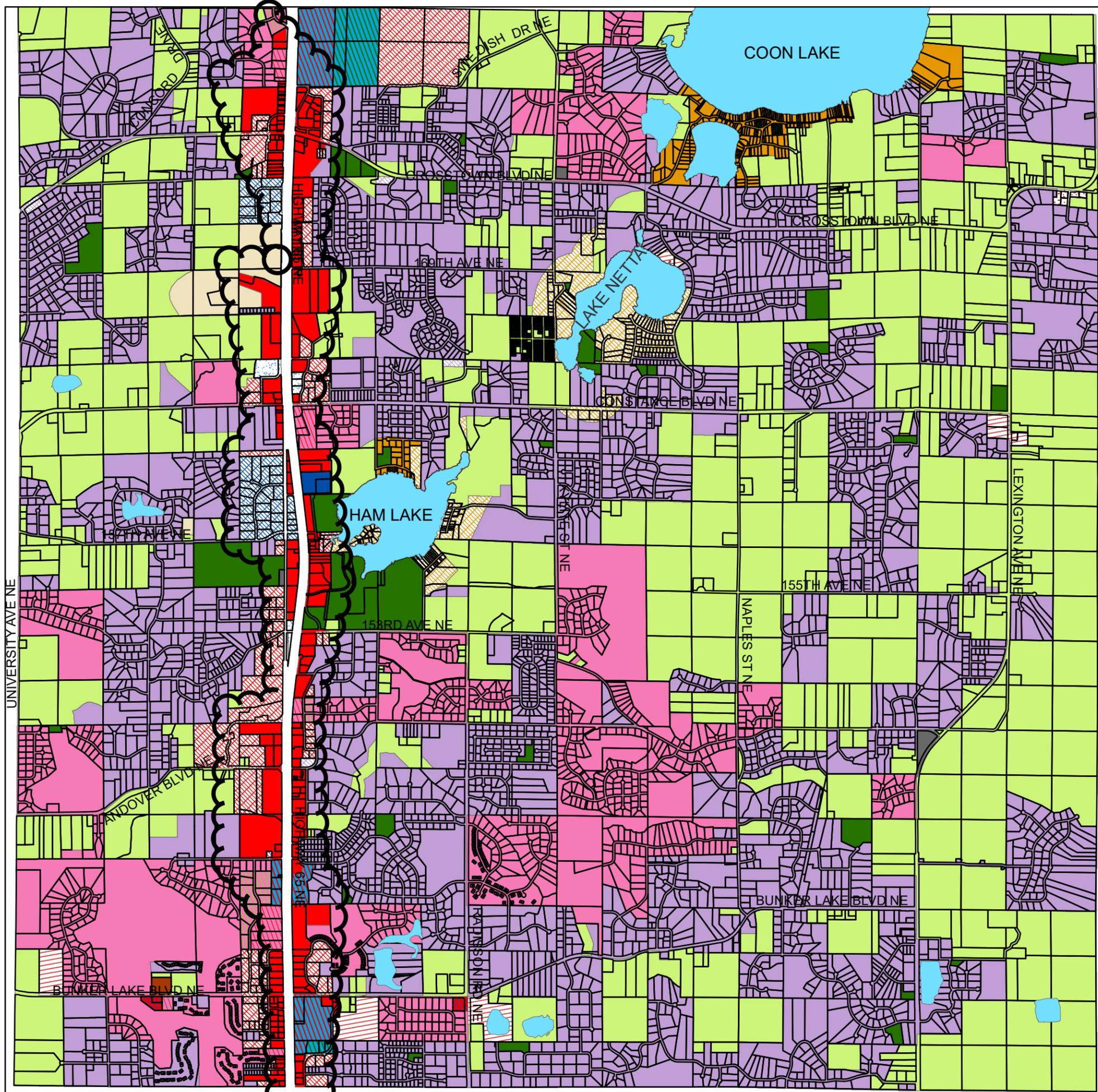
a) Physical Requirements

- I. Building Materials All building construction shall be of masonry or of products made from concrete or Ham Lake City Code Article 9 36 materials related to concrete. No metal buildings shall be allowed in any I-P District.



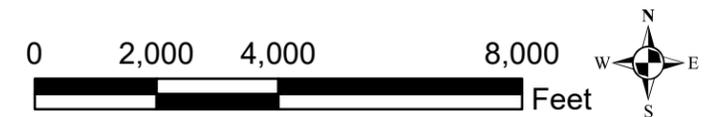
HAM LAKE, MINNESOTA

ZONING MAP



LEGEND

-  R-A Rural Single Family Residential
-  R-1 Single Family Residential
-  R-2 Multiple Family Residential
-  R-AH Residential-Affordable Housing
-  R-M Residential/Manufactured Mobile Homes
-  RS-1 General Shoreland Residential
-  RS-2 Recreational Shoreland Residential
-  CD-1 Commercial Development Tier 1
-  CD-2 Commercial Development Tier 2
-  CD-3 Commercial Development Tier 3
-  CD-4 Commercial Development Tier 4
-  G-F Government Facilities
-  I-1 Light Industry
-  I-P Industrial Park
-  PUD Planned Unit Development
-  PUD - CD-1 Underlying Use
-  PUD - CD-2 Underlying Use
-  PUD - CD-3 Underlying Use
-  PUD - R-AH Underlying Use
-  TOD Traditional Use Overlay Districts
-  EX-TRAN-CD-1, 0
-  EX-TRAN-CD-2, 0
-  EX-TRANS-R-1, 0
-  EX-TRANS-R-A, 0
-  Park



MAP DATE: 6/30/2020

Latest Map Amendment: Ordinance 19-06

