

**SECTION 15C.      REGULATIONS FOR THE “VC-1”  
VILLAGE COMMERCIAL DISTRICT**

Subd. 1. Intent

- A. To promote the development and redevelopment of the downtown core of Long Lake in a manner consistent with the Downtown Master Plan and Design Guidelines.
- B. To promote traditional village building and site development patterns with an interconnected and broadly rectilinear pattern of streets, alleys, and blocks, providing for a balanced mix of automobiles.
- C. To provide retail and service common to a traditional village center and the surrounding Long Lake community.
- D. To promote the location of shops and workplaces in close proximity to each other in a compact configuration and in a scale that accommodates and promotes pedestrian travel within the district and to surrounding neighborhoods.
- E. To provide a pedestrian environment designed with safe and convenient connections to shopping, employment opportunities, parks, trails, and transit facilities.
- F. To promote high quality building and site development with village-like character.
- G. To promote the opportunity to live and work within the village center.
- H. To preserve views of Long Lake along public street corridors and from some buildings that meet the provisions of this section.

Subd. 2. Permitted Uses.

- A. Commercial establishments, including but not limited to antique and gift shops, hardware stores, drug stores, florists, restaurants, and general retail establishments.
- B. Personal services such as barber shops, beauty salons, retail dry cleaning facilities, and photography studios.
- C. Medical and dental clinics, and veterinary clinics without boarding facilities.
- D. Professional and administrative offices such as attorney, finance, real estate, insurance, engineering and design.
- E. Public and semi-public facilities such as municipal administrative offices, libraries, and museums.
- F. Public and private parks and trails

G. Live/Work uses

Subd. 3. Conditional Uses.

- A. On and off-sale liquor establishments
- B. Motor fuel sales
- C. Automotive washing facilities
- D. Auto repair, minor
- E. Establishments with drive-up windows and/or canopies
- F. Single family dwellings
- G. Two family dwellings
- H. Multiple family dwellings
- I. Public utility facilities (substations, lift stations, and water pumping facilities)
- J. Parking ramps
- K. Funeral homes, mortuaries, undertaking, and embalming establishments.
- L. Lodging facilities when designed with common internal hallways for room access.
- M. Outdoor seating.

Subd. 4. Accessory Uses.

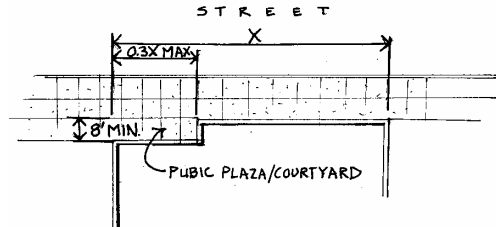
- A. Off-street surface parking
- B. Building mounted antennas when they appear integral to the building, subject to Section 31 of this Ordinance.
- C. Bicycle racks
- D. Garbage dumpsters when screened in a manner consistent with this section.

Subd. 5. Standards for Building and Site Plan Elements

- A. Lot Size: No minimum for existing lots of record. Lots created after March 1, 2002, shall have a 6,000 square feet minimum.

- B. Building Setbacks: Front and streetside yard build to line is 0 feet. Allowances are available for 30% of the building to have an increased setback, not less than 8 feet, when courtyards or public plazas are incorporated. Doorways and building bays are considered to be part of this provision. Public plaza may held in the form of outlots or secured through easements.

Example of a building at 0 feet with public plaza      Illustration of building setback provision



- C. Building Height: Buildings shall have a maximum height of 35 feet.
- D. Building Width: Not more than 150 feet. No more than 40 feet in a single or unbroken plane.
- E. Building Depth: The minimum building depth is 60 feet, the maximum building depth is 80 feet.
- F. Building Facades and Massing:

1. Evaluation of the appearance of a project shall be based on the quality of its design and on its relationship to its surroundings, guided by the provisions of this section and is subject to the Downtown Master Plan and Design Guidelines and the criteria in Section 25 of this Ordinance. Site characteristics to be evaluated for this purpose include building and plant materials, colors, textures, shapes, massing, rhythms of building components and details, height, roof-line and setback. The massing of larger commercial buildings shall be de-emphasized in a variety of ways, including the use of projecting and recessed sections, and balconies and terraces above the first floor, to reduce their apparent overall bulk and volume.



*Example of changes in building facades and massing*

2. Mechanical equipment, satellite dishes, and other utility hardware, whether located on the roof or exterior of the building or on the ground adjacent to it, shall be screened from the public view and with materials identical to or strongly similar to building materials or by heavy landscaping that will be effective in winter or they shall be located so as not to be visible from any public way. In no case shall wooden fencing be used as a rooftop equipment screen.



*Example of a change in building facades and rooflines.*

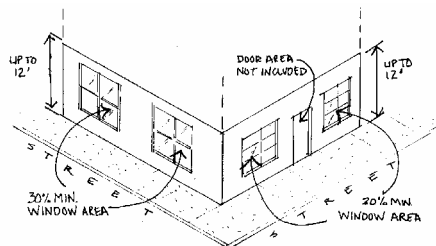
G. Building Entries: Each street level business or tenant space shall have at least one entrance on a street and parking lot side. No more than two adjacent businesses or tenant spaces have the ability to share the same entrance unless the entrance also provides an entry to businesses above or below the first level.

H. Exterior Building Face Material Standards:

1. Acceptable primary building materials include the following: High-quality materials such as brick, stone, wood clapboard, or split-faced aggregate block. Synthetic materials such as vinyl and external finish insulation systems are acceptable accent materials but are limited to 20 percent wall area on each elevation.
2. Unacceptable primary building materials include the following: Painted brick, Poured “cast in place” concrete panels, non-decorative cinder block, tilt-up concrete panels with a ribbed or corduroy appearance, sheet metal panels.

I. Windows: First floor facing street or public walkways, parking areas, or privately accessible walkways shall have a minimum of 30 percent transparent window area on walls. First floor height computations shall use 12 feet as the maximum for calculating wall area.

*Illustration for calculating window area percentage*



- J. Awnings: Canvas like material if used. Awnings shall not be back or internally lighted. Vinyl, poly, or plastic awnings are not permitted.



*Example of an awning used appropriately*

- K. Signage: A total of 5% of the first floor street facing wall space may be used for the identification of businesses in a building. The allowable signage area for this purpose shall include the outer limits of any display area the sign content is placed. Awning sign content area could be 5% of the first floor wall area for purposes of this section. Acceptable wall signage includes wall, canopy, projecting, and window signs. Pylon signs are prohibited.



*Example of wall signage*

- L. Off-Street Parking: As prescribed by Section 21, off-street parking provisions by use are applicable in the Village Commercial Districts. Parking is to be held as a part of common parking areas available for the public use. Reductions may be allowed if:
1. Off-street public parking areas/public parking ramp is located within 300 feet of the use and capacity exists.
  2. A proof of parking study adequately demonstrates reductions can be made and would not burden adjacent uses.
  3. Shared parking is provided consistent with the criteria in Section 21 of the Ordinance.
  4. Parking ramps shall be designed to be similar in appearance to the building(s) it serves. Stairwells and other access areas shall be designed with landscaping.
  5. Parking is not allowed in front or side yards.

- M. Building Lighting: Building lighting is encourage to be wall mounted to accentuate building design and details. Lighting at building entries shall be provided at least 1 footcandle but not more than 5 footcandles in a area from the front door to the public sidewalk. All building signage shall have limited exterior illumination.
- N. Site Lighting: As referenced in the City’s lighting policy. Intensities shall not exceed 5 footcandles on the average or 10 at any single location. Lighting poles shall not be taller than 20 feet.

O. Landscaping:

- 1. The development of garden-like spaces in non-developed portions of sites is encouraged. Where possible, such spaces shall be designed to create more expansive garden-like areas in the combined setback areas of adjoining properties.



*Example of a well landscaped pedestrian passage.*

- 2. Off-Street parking areas shall be at least 25 percent shaded by trees within 10 years of planting.

- 3. Other provisions as regulated by Section 33 of this Ordinance.

- P. Screening: All dumpsters, trash bins, and recycling receptacles shall be built into the building they serve screened with a high-quality enclosure that is designed in similar character and materials.

- Q. Public Plazas and Open Spaces: Pedestrian amenities shall be included in all public plazas such as benched, tables, seating areas, passive areas, public art display, gardens and fountains. The City retains the right to require that improvements be installed by the property owner or developer.



*Example of a pedestrian plaza*

- R. Outdoor Storage: Outdoor Storage is prohibited including vending machines, goods for sale except for special civic events.

- S. Impervious Surface: May be allowed up to 100% consistent with the Water Resource Management Plan

Subd. 6. Application of Building and Site Plan Standards.

A. The Building and Site Design Standards contained in the section as well and those in the Downtown Master Plan and Design Guidelines shall apply and require review by the Planning Commission, its Subcommittees, and City Council when:

1. Building improvements that affect of more than a 25 percent of the building's floor area and/or estimated market value as determined by the City Assessor. Under this provision, building improvements to more than 25 percent of the structure would also trigger site plan improvements consistent with this section.
2. Entire site development/redevelopment is proposed.

B. Conditions under which Building and Site Plan Standards are not required:

1. Building improvements that affect less than 25 percent of the buildings floor area and/or estimated market value as determined by the County Assessor.
2. Site modifications that attempt to correct existing conditions when no building improvements are proposed.
3. Limited site modifications that attempt to increase the site's conformance to the Zoning Ordinance when no building improvements are proposed.

