

ORDINANCE NO. 1026

An Ordinance Establishing the New North End (NE) Zoning District and Establishing Sign Standards for the New Zoning District

The City Council of Maplewood ordains as follows:

Section I. Chapter 44 is hereby amended to add the following Division and Sections to Article II. – District Regulations:

DIVISION 16. NE NORTH END DISTRICT

Secs. 44-689. – Purpose.

The purpose of the NE north end district is to enable expansion of the north end area's role as a local and regional economic activity center for purposes of obtaining goods and services, wellness, work, recreation, socialization, learning, and living. The zoning district accommodates and regulates:

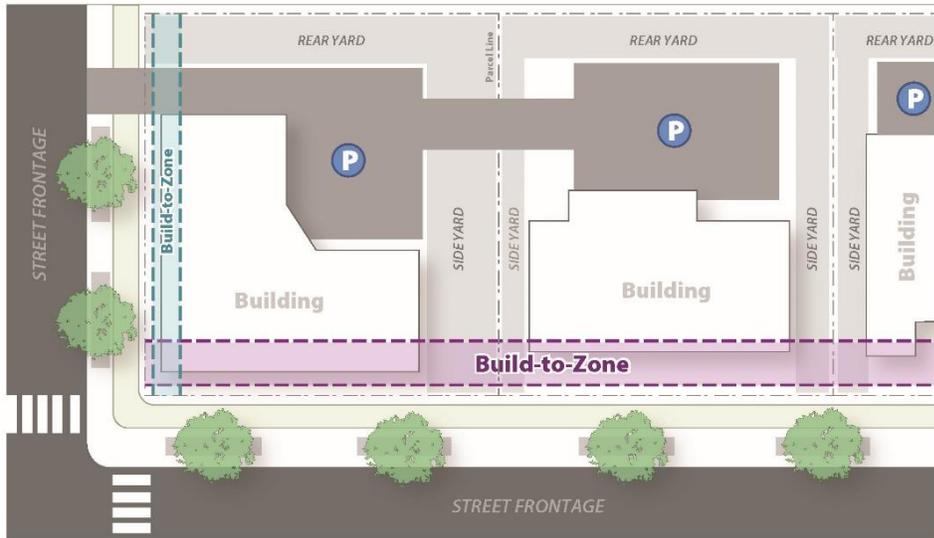
- (1) New development and redevelopment site opportunities appropriate for an evolving transit-oriented environment to support planned transit improvements and investments within the north end area;
- (2) Development of a significantly expanded and connected transportation network within the north end area, including adding streets to create a smaller street grid and smaller blocks, expanding the pedestrian/bicycle network (sidewalks, trails, bike facilities, pedestrian-friendly street crossings), and enabling convenient multi-modal travel;
- (3) New and improved public green spaces (neighborhood parks, pocket parks, and greenways), usable private open spaces, and an improved tree canopy along streets;
- (4) A broad mix of integrated land uses, including commercial (retail, services, restaurants, and entertainment), medical and related office, residential, and lodging;
- (5) Management of overall parking needs for future development types and the future enhanced transportation facilities, including the reduction of surface parking lots, increase of on-street parking, and addition of structured parking in conjunction with development.
- (6) All new development and redevelopment that meets the guidance and vision established within the *Comprehensive Plan* and *North End Vision Plan*.

Secs. 44-690. – Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

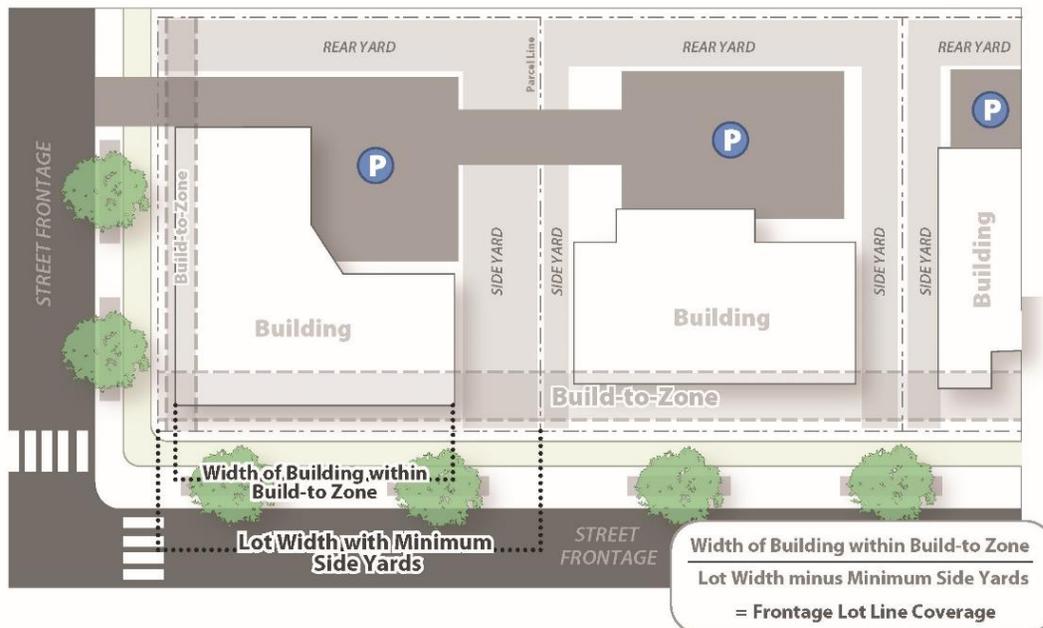
- (1) *Block* means an area of land surrounded on all sides by streets or other transportation or utility rights-of-way, or by physical barriers such as bodies of water or public open spaces.
- (2) *Build-to Zone* means the minimum and maximum distance a structure may be placed from a lot line.

Figure 1. Build-to Zone



- (3) *Street Frontage* means the building and yard area facing and directly adjacent to a street right-of-way line.
- (4) *Street Frontage Coverage (Lot Line Coverage)* means the calculation of the width of a building within the Build-to-Zone divided by the lot width minus the minimum side yard setbacks.

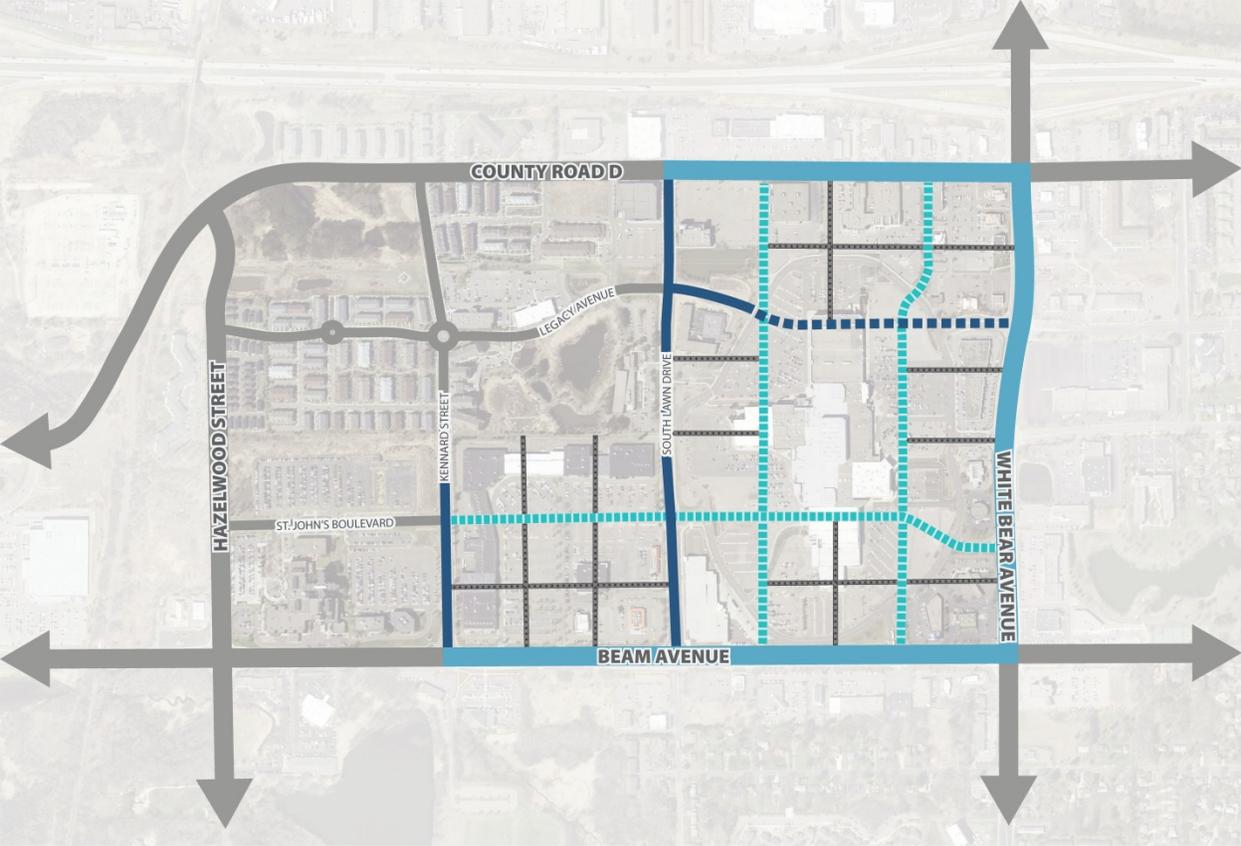
Figure 2. Street Frontage Coverage



Secs. 44-691. – Applicability.

- (1) These regulations shall apply to all subdivision, new development, and redevelopment of land located in the NE north end district on the city’s zoning map as regulated by Section 44-10.
- (2) Regulating Plans.
 - a. The NE north end district shall be implemented through Regulating Plans:
 - i. North End District Street Network and Types
 - ii. North End District Open Space Network and Types
 - b. The North End District Street Network and Types Regulating Plan establishes the district’s future street network, street types, and the development form appropriate to each street type. The North End District Street Network and Types Regulating Plan is shown in Figure 3.

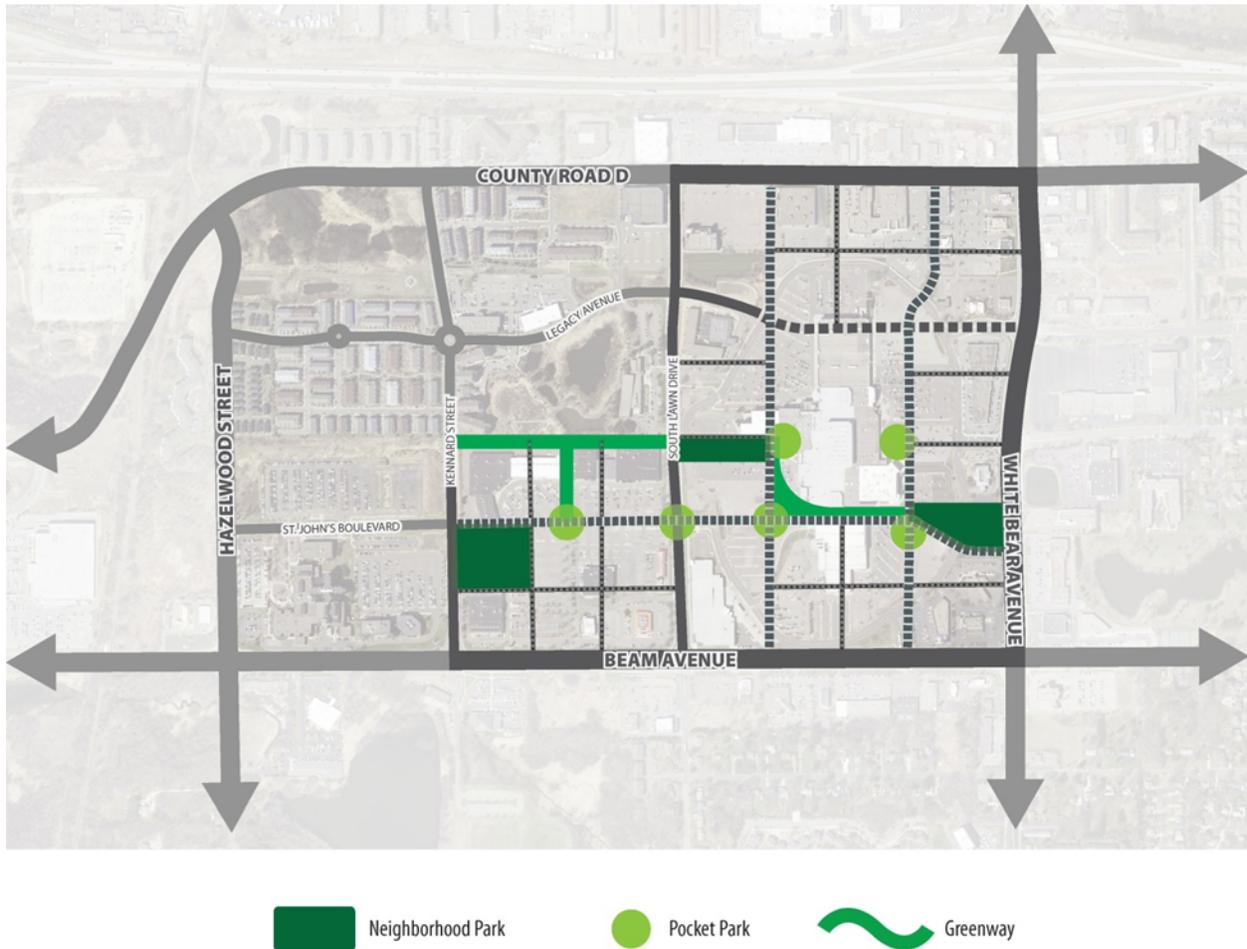
Figure 3. Regulating Plan: North End District Street Network and Types



	Minor Arterials / Major Collectors		Local Connectors (Proposed)		Neighborhood Internal Streets (Proposed, Subject to Future Development)
	Local Connectors		Neighborhood Main Streets (Proposed)		

- c. The *North End District Open Space Network and Types* Regulating Plan establishes the district's future parks and open space network, showing general locations of future park and open space needs. The *North End District Open Space Network and Types* Regulating Plan is shown in Figure 4.

Figure 4. Regulating Plan: *North End District Open Space Network and Types*



- (3) Street types. As shown on the *North End District Street Network and Types* Regulating Plan (Figure 3): four street types are established for the north end district. These types are applicable to existing streets and will be applied to future streets. Alignment of future streets has not been determined; the Regulating Plan shows the general location of future streets and extensions.
 - a. Minor Arterials / Major Collectors – Public Roadways
 - i. Beam Avenue (County Road 20)
 - ii. White Bear Avenue (County Road 65)

- iii. County Road D
 - b. Local Connectors – Public Roadways
 - i. Kennard Street
 - ii. Southlawn Drive
 - iii. Legacy Parkway (extension)
 - c. Neighborhood Main Streets – Public Roadways
 - i. St. John’s Boulevard (extension from Kennard Street to White Bear Avenue)
 - ii. Future north-south through street along west side of Maplewood Mall from Beam Ave to County Road D, as shown on the Regulating Plan
 - iii. Future north-south through street along east side of Maplewood Mall from Beam Ave to County Road D, as shown on the Regulating Plan
 - d. Neighborhood Internal Streets – Public or Private Roadways
 - i. Future streets, examples shown on the Regulating Plan, but final layout may be different
- (4) Subdivision and site development.
 - a. All subdivision of land shall meet the subdivision standards in Section 44-694.
 - b. All new site development and redevelopment shall be subject to the site design, building design, and use standards in Sections 44-695, 44-696, and 44-697.
 - c. Sites that abut multiple street types shall meet standards based on the priority frontage. Priority frontage is determined by the following priority of street types:
 - i. First Priority: Neighborhood Main Street
 - ii. Second Priority: Minor Arterial / Major Collector
 - iii. Third Priority: Local Connector
 - iv. Fourth Priority: Neighborhood Internal Street
- (5) Street rights-of-way.

The street standards in Section 44-694 shall apply to all public rights-of-way in the NE district based on the specific street types.
- (6) Open spaces.

The open space standards in Section 44-694 shall apply to all future public and private open spaces in the NE north end district based on the specific open space types.

Secs. 44-692. – General Provisions.

- (1) This division is designed, wherever possible, to act as a standalone set of standards and procedures for development in the NE north end district. References to other applicable standards and administrative procedures in the Maplewood City Code are provided as needed.
- (2) The standards and administrative procedures in this division shall apply in lieu of other provisions in this chapter, except where specifically stated otherwise in this division, and govern in the event of a conflict.
- (3) The provisions of Sec. 44-12 Nonconformities of the Zoning Code shall be fully applicable to all structures and uses within the north end district.
- (4) The standards in this division shall apply to new development, redevelopment, and building expansions greater than 50 percent of the floor area of an existing building. A property owner or developer may expand an existing building or parking lot as long as the development does not conflict with the districts’ future street network as identified in the *North End District Street Network and Types* Regulating Plan (Figure 3) and meets the standards in Secs. 44-17 to 44-20.
- (5) Along with the standards established in this Division, developments in the north end district are encouraged to utilize the *North End Design Guidelines* for additional design guidelines.
- (6) Planned Unit Developments (PUDs), as provided in Secs. 44-687 through 44-688 Planned Unit Development (PUD), are not permitted within the NE district.

Secs. 44-693. – Administration

- (1) Subdivisions and platting within the NE district are subject to the procedures and application requirements established in Chapter 34 Subdivisions of the Maplewood City Code, with the following provisions and exceptions:
 - a. The block, street, and lot requirements of Sec. 44-694 Subdivision Standards shall supersede any related standards in Sec. 34-8 Minimum Subdivision Design Standards.
- (2) New development and redevelopment are subject to the development design review procedure in Secs. 2-281 through 2-292 Community Design Review Board of the Maplewood City Code.
- (3) Exceptions to the design standards may be considered by the Community Design Review Board, or City Council if appropriate, if they uphold the integrity of the *North End Vision Plan* and *Comprehensive Plan*, and result in attractive, cohesive development design as intended by this Division.

Secs. 44-694. – Subdivision Standards.

- (1) Block and Street Network Standards.

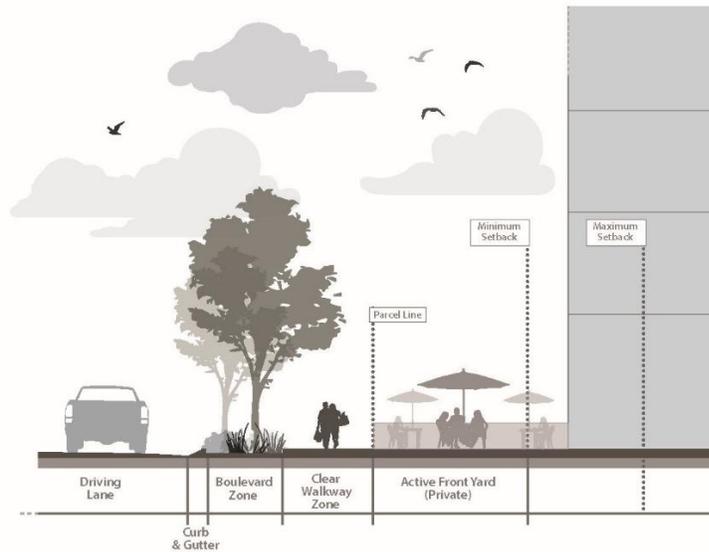
- a. For all developments with total combined parcel acreage of more than 3 acres, subdivision into blocks and platting of new streets is required.
- b. Maximum block length shall be 450 feet.
- c. New streets shall connect to and continue existing streets from adjoining areas to form an interconnected street network.
- d. New cul-de-sacs and dead end streets may only be permitted where intersecting with Minor Arterials / Major Collectors and are unable to meet minimum access standards or by approval of the city engineer to accommodate specific site conditions.
- e. The city engineer shall approve the type of street for each subdivision and may require additional street right-of-way or configuration based on the regulating plan, existing context, and area circulation needs. Street Design Standards by Street Type are illustrated in subsections (2) and (3), below.
- f. Each block is required to provide an alley or private lane to efficiently accommodate vehicle parking access, service/loading access, refuse pickup, and reduce the number of driveways/curb cuts.

(2) Street Design General Standards

The provisions of this section shall apply to all new streets as well as streetscape improvements to existing streets.

- a. Sidewalks or shared use trails shall be provided on both sides of all new streets and improved existing streets. Where sufficient public right-of-way width does not exist, and cannot be obtained to accommodate sidewalks or shared use trails on both sides, an easement shall be required, unless approved otherwise by the community development director, within a property line adjacent to a right of way to accommodate the minimum width of a sidewalk clear walkway zone or a shared use trail, as required by the appropriate Street Type.
- b. All sidewalks shall provide a *clear walkway zone* and a *boulevard or street life zone*, as shown in Figure 5.

Figure 5. Illustration of Sidewalk Zones



- i. A *clear walkway zone* shall be a minimum of 6 feet in width, or wider as indicated in the Street Design Standards by Street Type illustrated in section (3) below. A clear walkway zone shall consist of a continuous, unobstructed and accessible path of travel for pedestrians that must remain clear of obstacles at all times.
- ii. A *boulevard or street life zone* shall be a minimum of 4 feet in width, with an ideal width of 5 feet or more, as indicated in the Street Design Standards by Street Type in section (3) below. In some locations the boulevard or street life zone may alternate with parking spaces. A boulevard or street life zone organizes the fixed sidewalk elements along the curb into an area that delineates the clear walkway zone from the roadway. This zone consists of street trees, stormwater planting areas, and street furniture, such as benches, trash cans, bicycle racks, street lighting and street signage.
- c. Shared use trail width shall be a minimum of 10 feet.
- d. Pavement markings for pedestrian crosswalks shall be provided at all controlled intersections.
- e. Pedestrian crosswalks at uncontrolled intersections and mid-block, where required by the City Council, shall also have pavement markings.
- f. Sidewalk extensions or bump-outs shall be provided at pedestrian crosswalks on streets with parking as a means of traffic calming.

- g. On-street bicycle lanes shall be a minimum of 6 feet in width and shall be designed in compliance with the city's *Living Streets Policy* and according to specifications required by the city engineer.
- h. All streetscape trees shall be planted in consideration of location of utilities and future utility needs.
- i. Tree pits shall be a minimum of 4 feet in width, and a maximum of 3 feet in depth. Tree pits shall use planting or granite sets outside of the critical root ball zone or may use tree grates to create additional travel width for pedestrians. Tree boxes shall be sized to ensure sufficient growing space around root ball at installation.
- j. Trees shall be planted in contiguous open planting areas. Where continuous planting is interrupted by curb cuts, use of a modular suspended pavement system (such as Silva Cells) is required.

(3) Street Design Standards by Street Type.

The provisions of this section shall apply to all street types as shown on the *North End District Street Network and Types* (Figure 3); any private Neighborhood Internal streets shall meet the same minimum design standards as public Neighborhood Internal streets. All newly constructed streets and streets undergoing reconstruction shall meet these minimal standards. If property adjacent to existing streets is undergoing development, the city shall at that time acquire any additional right-of-way or easements needed for future improvements to the streets that comply with these standards.

a. Minor Arterial and Major Collector Streets

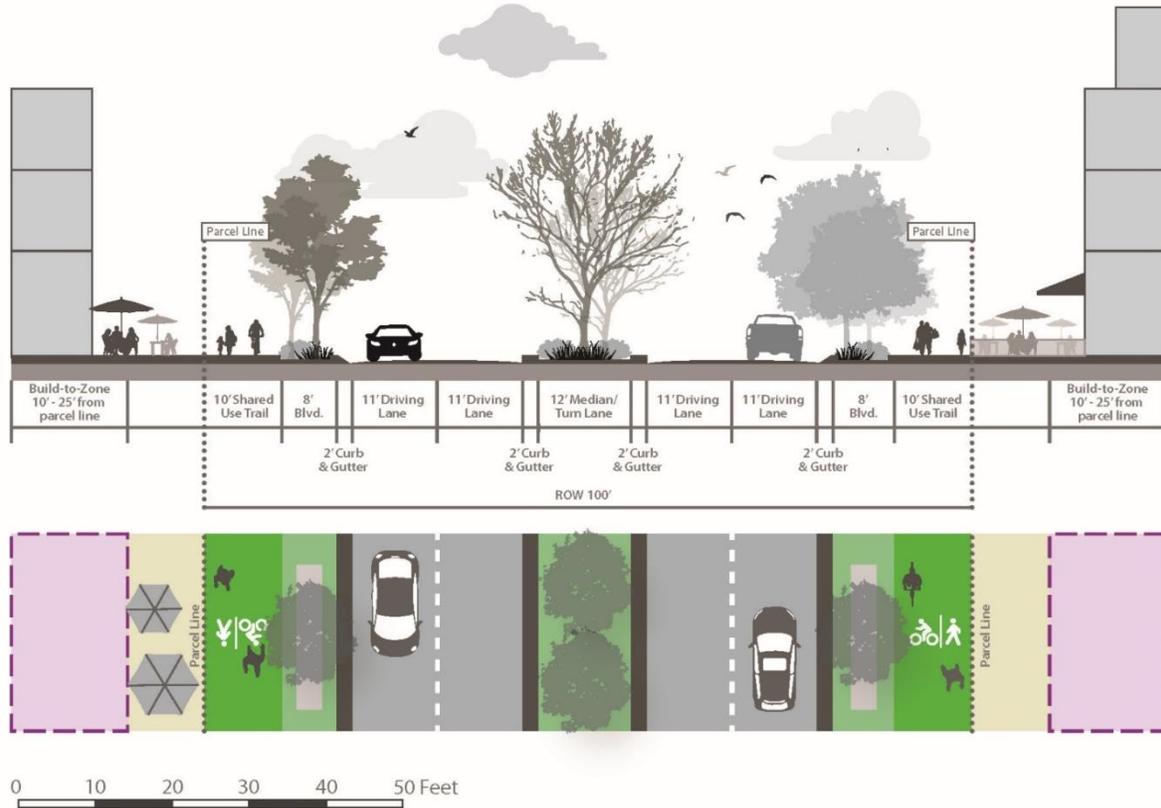
As all Minor Arterial and Major Collector Streets within the area are owned by Ramsey County, the city will work with the Ramsey County on accomplishing guidelines set forth in the *North End Design Guidelines*.

b. Local Connector Streets

i. Local Connector Street Sections

Figure 6: Cross-Section of Local Connector Streets

Local Connector - 100' ROW



ii. Description of Street Elements – Local Connector Streets

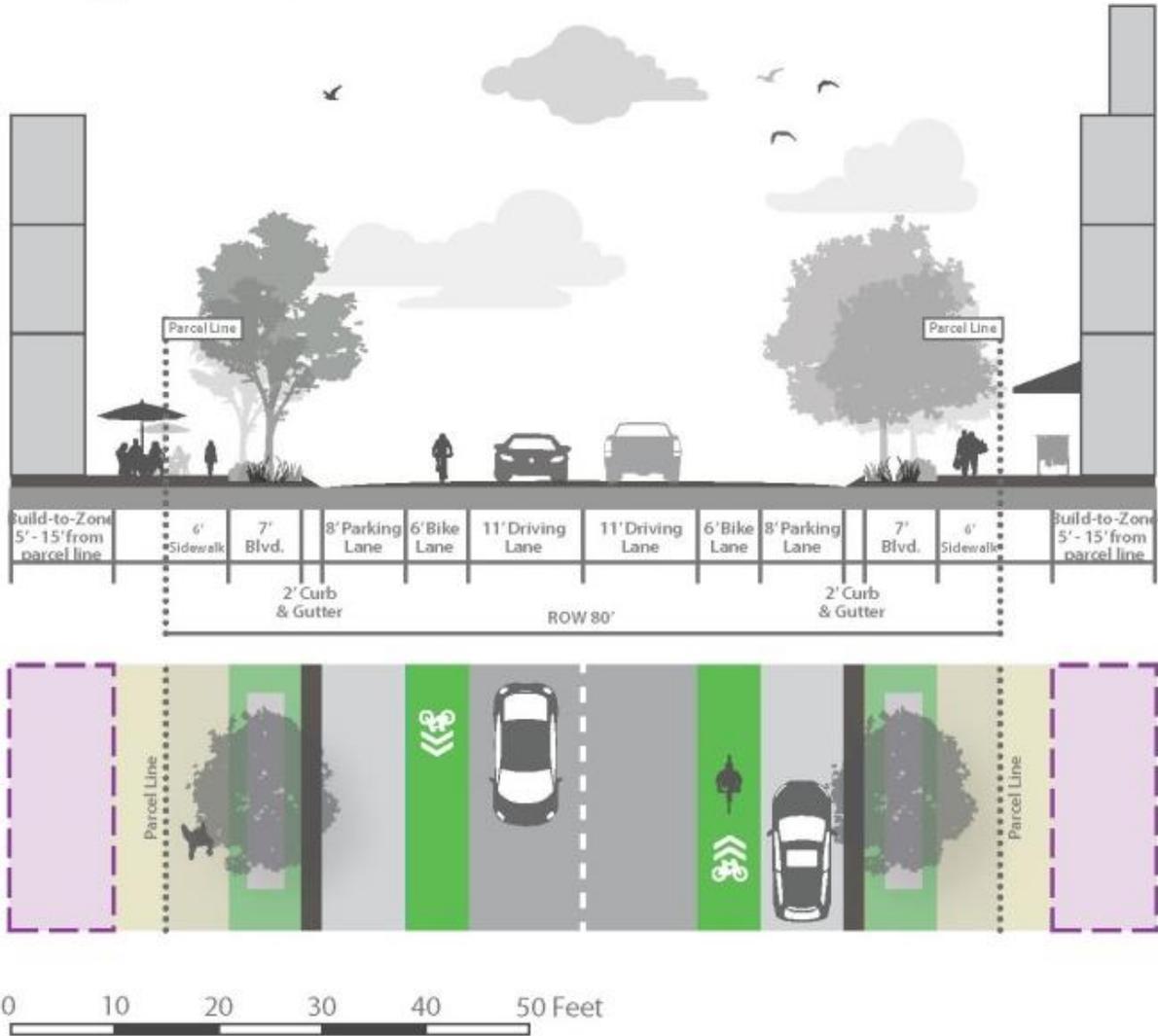
Table 1: Local Connector Street Design Standards

Right of Way	100' minimum
Streetscape	
Sidewalk Width	n/a
Shared Use Trail Width	10' minimum
Boulevard Width	8' minimum
Tree Spacing	30' on center
Travel Way	
Bicycle Lanes	0
Bicycle Lane Width	n/a
Driving Lanes	4
Driving Lane Width	11' maximum
Parking Lanes	0
Parking Lane Width	n/a
Median	14' minimum (with curb & gutter)

- c. Neighborhood Main Streets
 - i. Neighborhood Main Street Section

Figure 7: Cross Section of Neighborhood Main Street

Neighborhood Main Street - 80' ROW



ii. Description of Street Elements – Neighborhood Main Streets

Table 2: Neighborhood Main Street Design Standards

Right of Way	80' minimum
Streetscape	
Sidewalk Width	6' minimum
Shared Use Trail Width	n/a
Boulevard Width	7' minimum
Tree Spacing	25' on center
Travel Way	
Bicycle Lanes	2
Bicycle Lane Width	6' minimum
Driving Lanes	2
Driving Lane Width	11'
Parking Lanes	2
Parking Lane Width	8'
Median	n/a

d. Neighborhood Internal Streets

i. Neighborhood Internal Street Sections

Figure 8: Cross-Section of Neighborhood Internal Streets

Neighborhood Internal - 60' ROW



ii. Description of Street Elements – Neighborhood Internal Streets

Table 3: Neighborhood Internal Street Design Standards

Right of Way	60' minimum
Streetscape	
Sidewalk Width	6' minimum
Shared Use Trail Width	n/a
Boulevard Width	5' minimum
Tree Spacing	25' on center
Travel Way	
Bicycle Lanes	2

Bicycle Lane Width	6' minimum
Driving Lanes	2
Driving Lane Width	11' maximum
Parking Lanes	2 maximum
Parking Lane Width	8' maximum
Median	n/a

(4) Open Space Standards.

- a. Public open space. For each new subdivision, a minimum of 10% of the lot area shall be dedicated, designed, and accessible as public open space in alignment with the *North End District Open Space Network and Types* Regulating Plan (Figure 4) in Sec. 44-691.
 - i. This public open space requirement supersedes the requirements of Chapter 26 (Parks and Recreation) and the city's Park Accessibility Charge (PAC).
 - ii. The standards in Table 4 shall apply to all land dedicated and deeded as public open spaces. The property owner or developer shall be responsible for making certain improvements to land dedicated, including, but not limited to, finish grading, ground cover, construction of trails and clearly identifying park and trail boundaries with city-approved markers.
 - iii. If a development site's location does not coincide with the *North End District Open Space Network and Types* (Section 44-691 Figure 4), the city council, at its discretion, may require a developer to pay to the city cash fees in lieu of dedication of land for park, recreational, and open space purposes. The cash contribution in lieu of land dedication must be provided prior to the city releasing the final subdivision. The amount of any cash in lieu contribution shall be equivalent to the average fair market value of the 10% of land that would otherwise be required to be dedicated. For purposes of this section, "fair market value" means the value of land as determined based on tax valuation or other relevant data, or as set forth in the city's fee schedule. If the applicant disputes the amount of the proposed cash contribution in lieu of the land dedication, the applicant, at their own expense, may obtain an appraisal of the property. The appraisal shall be made by approved members of the MAI, or equivalent real estate appraisal societies. If the city disputes such appraisal the city may, at the applicant's expense, obtain an appraisal of the property by a qualified real estate appraisal. This appraisal shall be conclusive evidence of the fair market value of the land.

Table 4. Public Open Space Standards

Name	Size	Type	Access	Description
Neighborhood Park	2 acres minimum	Public	Located along a public street with public transit or district shuttle route; be adjacent to or incorporate access to multi-modal circulation	Centrally located within the north end area, including east, central, and west parks
Pocket Park (or Plaza)	5,000 sq. ft. minimum	Public or Publicly Accessible	Must be connected by public streets or by public paths that include access for pedestrian and bicycle	Distributed throughout north end area, filling in the service areas around Neighborhood Parks
Greenway	12 ft. minimum width	Public or Publicly Accessible	At least one end must connect to a public street or public path	At mid-block breaks and other key pedestrian connection points

b. Private usable open space. Each development, both residential and non-residential, shall provide a minimum of 10% of the lot area as private usable open space. Private usable open spaces will not count toward public open space dedication requirements. Usable open space means designed outdoor space intended for passive or active recreation that is accessible and suited to the needs of the development’s residents and/or employees, and shall generally have the following characteristics:

- i. Functional and aesthetic design that relates to the principal building or buildings, with clear edges, including seating, landscaping, recreational facilities, sidewalk connections, and other amenities;
- ii. May be designed as courtyards, plazas, picnic areas, swimming pools, play areas, rooftop patios/gardens, or trails within natural areas;
- iii. Compatible with or expands upon existing pedestrian connections and public parks or open space;
- iv. May include both private common areas for use by all residents of that development, as well as a private unit’s open space for exclusive use by that unit’s residents; and
- v. Does not include driveways, parking areas, steep slopes, or stormwater ponds.

(5) Lot Standards.

- a. Each lot must have a primary frontage along a public or private street, except where parcels shown on the regulating plan front on a public space or greenway.
- b. Where a lot has multiple street frontages, the primary entrance should be on the frontage with the highest priority, in accordance with Sec. 44-691(4)(c); if a lot

has multiple street frontages of the same street type, the frontage with the primary entrance shall be determined by the director of community development.

- c. Minimum lot width along a street frontage shall be 50 feet.
- d. Flag lots are prohibited.

Secs. 44-695. – Site Design Standards.

(1) Building Placement Standards.

- a. All buildings shall meet the building placement standards in the following table:

Table 5. Building Placement Standards by Street Type

	Minor Arterial / Major Collector	Local Connector	Neighborhood Main Street	Neighborhood Internal Street
Build-to Zone for Street Frontage	15 ft. – 30 ft.	10 ft. – 25 ft.	5 ft. – 15 ft.	15 ft. – 25 ft.
Minimum Side Yard	5 ft.	5 ft.	5 ft.	5 ft.
Minimum Rear Yard	5 ft.	5 ft.	5 ft.	5 ft.
Minimum Street Frontage Coverage	60%	60%	80%	40%

- b. Setback Areas.
 - i. Common setback areas must be treated as a unified, planted landscape buffer area that is required to be installed and maintained by the building owner or homeowner’s association.
 - ii. Walls, fences, monument signs, lighting, elevated private outdoor space, stairs leading to residential entries, guardrails, handrails and other similar building and landscape elements are allowed encroachments within the setback area.
 - iii. Utilities, transformers and telecommunications equipment shall, to the extent feasible, not be located in front of a building and shall be architecturally integrated or screened by landscaping.
 - iv. Awnings, canopies, marquees, signs, shading devices, cornices and lighting are allowed to encroach into the public right-of-way and into the

minimum setback area above a minimum height of 10 feet from sidewalk grade.

(2) Off-Street Parking and Loading Standards.

a. Off-Street Vehicle Parking Placement and Design.

- i. All Street Types: Off-street parking shall not be permitted to be located between the front of the building and the street.
- ii. Neighborhood Main Street Type: Off-street parking also shall not be located in the side yard.
- iii. Off-street parking spaces for residential uses shall be located in a central location designed to support multiple uses or multiple units.
- iv. Vehicular entrances and exits to parking facilities shall have a maximum linear width of 11 feet if accommodating one direction of travel, and maximum linear width of 22 feet if accommodating both an exit and entrance at one opening. Entrances and/or exits that are shared with loading and service access may be 12 feet wide when accommodating one-way traffic and 24 feet wide when accommodating two-way traffic.
- v. Open surface parking areas must be limited to no more than 20 percent of total site area for any particular project.
- vi. Parapet edges of the parking areas, including the roof, and screening around open surface parking areas must be higher than vehicle headlights in order to screen adjacent properties.

Figure 9. Off-Street Vehicle Parking Placement



- b. Quantity of Off-Street Vehicle Parking Spaces. The number of off-street vehicle parking spaces shall meet the minimum and maximum ratios listed in Table 6, Off-Street Vehicle Parking Spaces.

Table 6. Off-Street Vehicle Parking Spaces

Type of Use	Minimum Off-Street Vehicle Parking Spaces	Maximum Off-Street Vehicle Parking Spaces
Residential within 1/4 mile of the BRT station	0.5 spaces / unit	2.0 spaces / unit
Residential outside 1/4 mile of the BRT station	1.0 space / unit	2.5 spaces / unit
Lodging	0.5 spaces / guest room	1.25 space / guest room
Business	1 space / 1,000 sf	5 spaces / 1,000 sf
Public, social or health Care	1 space / 1,000 sf	5 spaces / 1,000 sf
Arts, entertainment or recreation	1 space / 1,000 sf	5 spaces / 1,000 sf
Transportation	1 space / 1,000 sf	5 spaces / 1,000 sf

- c. Off-Street Bicycle Parking. Off-street bicycle parking must be provided for new buildings in the minimum quantities listed in Table 7, Minimum Bicycle Parking Spaces.

Table 7. Minimum Bicycle Parking Spaces

Land Use	Short Term (Visitor)	Long Term (Tenant)	Support Facilities
Non-residential uses	4 spaces plus 5% of required automobile parking for visitors	1 space plus 5% of required automobile parking for tenants / occupants	1 shower / changing facility per gender per 100 employees
Residential buildings with shared parking facilities	4 spaces plus 0.10 spaces per unit	2 spaces plus 0.50 spaces per unit	N/A
Residential buildings with an individual private garage	4 spaces plus 0.10 spaces per unit	N/A	N/A

- d. Shared Parking. Shared off-street parking facilities are allowed to collectively provide parking in any district for more than one structure or use, subject to the following conditions:
- i. The uses must have their highest peak demand for parking at substantially different times of the day or week, or an adequate amount of parking shall be available for both uses during shared hours of peak

demand. A parking plan shall address the hours, size and mode of operation of the respective uses.

- ii. The minimum spaces required under a shared parking agreement shall be based on the number of spaces required for the use that requires the most parking.
 - iii. Shared parking facilities shall be protected by an irrevocable covenant running with the land and recorded with the county in a form approved by the city attorney. A certified copy of the recorded document shall be provided to the zoning administrator within 60 days after approval of the agreement by the city council.
- e. Off-Street Loading Facilities.
- i. Individual off-street loading spaces shall have a maximum width of 10 feet and a maximum vertical clearance of 16 feet. Loading docks shall be screened, both architecturally and with landscaping to minimize visibility from the street and neighboring buildings.
 - ii. A maximum of one curb cut for loading and service is permitted every 600 linear feet of street frontage.
 - iii. Garage, loading and service entry areas must include either opaque or translucent garage door panels. Loading entries must be well lit at night and obscure views into loading areas under daylight and night light conditions.
- f. On-Street Loading Spaces. On-street loading spaces shall be sized to accommodate appropriate vehicles. On-street loading spaces are allowed to be used as regular vehicular parking spaces and scheduled for loading.

(3) Screening Standards

- a. Refuse Storage. Storage of refuse containers should be accommodated inside the buildings, however, outdoor storage can be provided if adequately screened both architecturally and with landscaping. The location should minimize visibility from the street and neighboring buildings. No refuse storage is allowed in front of the building, adjacent to the street; corner lots shall not have refuse storage adjacent to either street.
- b. Mechanical Equipment.
 - i. To avoid noise and air quality impacts on open space areas, mechanical ducts or vents, with the exception of residential kitchen and bathroom vents, shall not be located adjacent to areas designated for courtyards or common activity areas.
 - ii. Rooftop mechanical equipment greater than four feet in height shall be screened in an enclosure that also considers views from above. All

screening shall be at least of equal height to the mechanical equipment that it screens.

Secs. 44-696. – Building Design Standards.

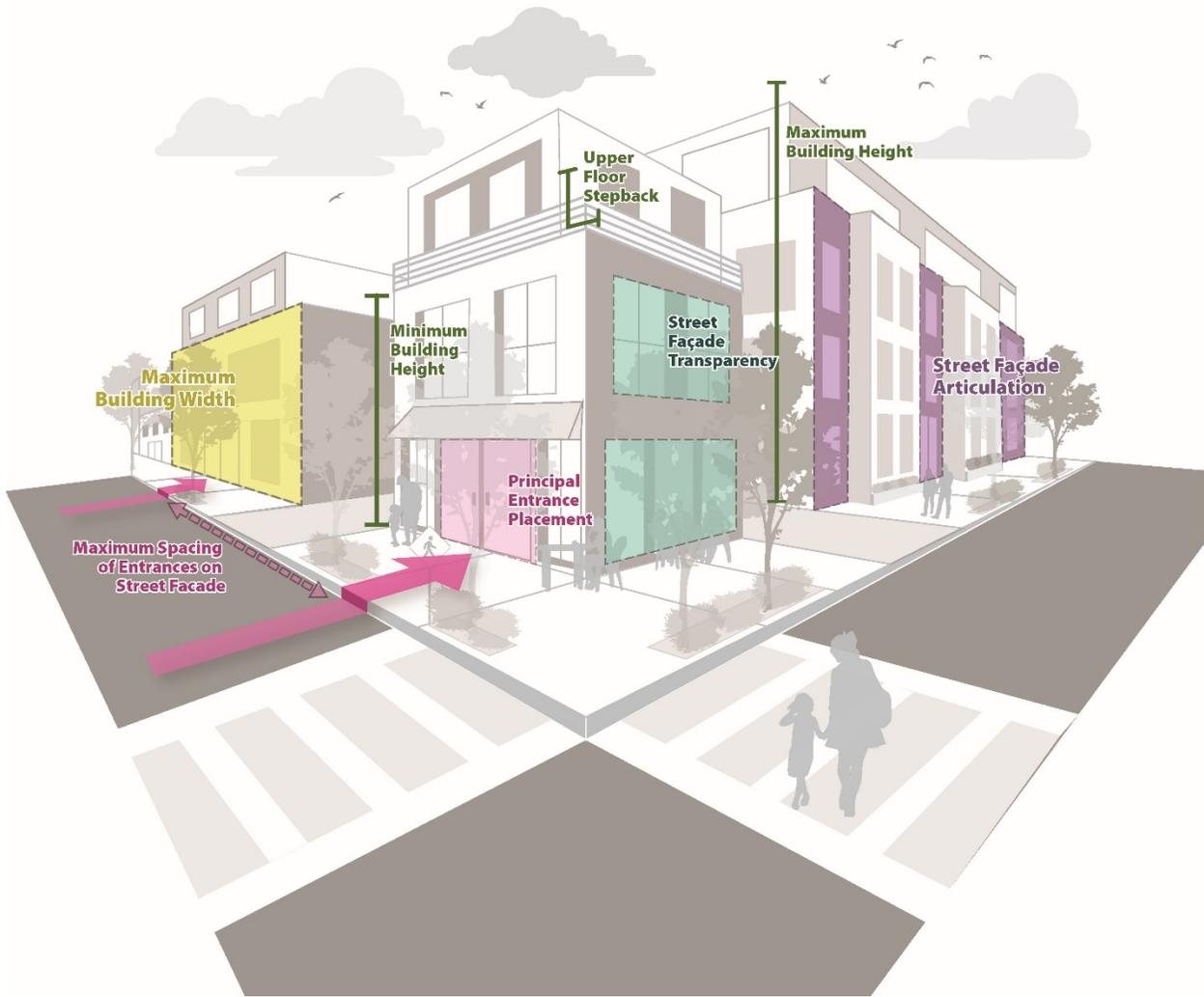
Buildings shall be constructed to meet the form requirements described in the sections below

(1) Building Size Standards.

Table 8. Building Size Standards by Street Type

	Minor Arterial / Major Collector	Local Connector	Neighborhood Main Street	Neighborhood Internal Street
Minimum Building Height	2 stories	2 stories	2 stories	2 stories
Maximum Building Height	8 stories	6 stories	6 stories	6 stories
Upper Floors Stepback*	Stepback required above 4 stories	Stepback required above 4 stories	Stepback required above 3 stories	Stepback required above 2 stories
Maximum Building Length	250 ft.	250 ft.	250 ft.	250 ft.
*Stepbacks shall be a minimum of 10'				

Figure 10. Building Design Element Illustration



(2) Building Façade Standards.

Table 9. Building Façade Standards by Street Type

	Minor Arterial / Major Collector	Local Connector	Neighborhood Main Street	Neighborhood Internal Street
Principal Entrance Placement	Minimum of one required on street façade			
Spacing of Entrances on Street Façade	At least every 75 ft.			
Street Façade Articulation	At least every 55 ft.	At least every 45 ft.	At least every 35 ft.	At least every 20 ft.
Minimum Street Façade Transparency: Ground Floor	50%	50%	65%	20%

a. Parking Structures

- i. All off-street parking structures that front a public street must be lined with a minimum of 18 feet of occupied habitable space at the ground floor between the parking area and exterior wall of the building.
- ii. All other frontages must visually screen the interior from the exterior under daylighting and night lighting conditions.

b. Exterior Building Materials

Exterior-building materials shall be classified as primary, secondary or accent material. Primary materials shall cover at least 60 percent of all façades of a building. Secondary materials may cover no more than 30 percent of all façades of a building. Accent materials may include door and window frames, lintels, cornices and other minor elements, and may cover no more than ten percent of all façades of a building.

- i. Primary exterior building materials may be brick, stone or glass. Bronze-tinted or mirror glass are prohibited as exterior materials.
- ii. Secondary exterior building materials may be decorative block or stucco.
- iii. Synthetic stucco may be permitted as a secondary material on upper floors only.
- iv. Accent materials may be wood or metal if appropriately integrated into the overall building design and not situated in areas that will be subject to physical or environmental damage.

- v. All primary and secondary materials shall be integrally colored with no painted materials.

Secs. 44-697. – Use Standards.

(1) Principal Uses allowed within the NE north end zoning district are as follows:

Table 10. Use Standards for NE north end zoning district

Type of Use	Permitted (P) Conditional Use Permit (CUP)
Residential	
Household Living	
Dwelling, single unit attached (townhouses or row houses)	P
Dwelling, multiple unit (apartments)	P
Dwelling, multiple unit and commercial	P
Group Living	
Residential care facility, licensed (up to six people)	P
Residential care facility, licensed (7+ people)	CUP
Senior care facility	P
Lodging	
Hotel or motel	P
Short term vacation rental (primary use)	P
Public, Social or Health Care	
Child care center, licensed group	P
Clinic, medical or health related	P
Clinic, veterinary (without external kennel)	P
Hospital	P
Municipal social, cultural or recreational facility	P
Municipal, county, state or federal administrative or services building	P
Place of worship	P
School, college/university/trade/business	P
School, elementary or secondary	P
Business	
Food or Beverage Services	
Bakery/candy shop/catering, which produces goods for on-premises retail sales	P
Bar or drinking place	P
Brewpub	P
Brewery, small scale / microdistillery	CUP
Off-sale liquor business	P
On-sale liquor business	P
Restaurant	P
Specialty food or coffee shop	P
Drive-up food or beverage window	CUP
Retail Sales or Services	
Direct to consumer sales, up to four months per year	P

Type of Use	Permitted (P) Conditional Use Permit (CUP)
Dry cleaning and laundry pick-up station	P
Laundry	P
Retail	P
Small appliance and electronic component or equipment repair	P
Business or Technical Services	
Bank or credit union	P
Drive-through sales and services	CUP
Office	P
Photocopying establishment	P
Makerspace, studio or gallery	P
Arts, Entertainment or Recreation	
Health/sports club	P
Indoor recreation	P
Indoor theater	P
Transportation	
Ambulance or medical carrier service	P
Minor motor fuel station	CUP
Off-street parking structure as a principal use	CUP
Public passenger transportation terminal (air, bus, or rail)	P
Utilities	
Essential public services	P
Stormwater ponding	P
Accessory Uses	
Accessory use customarily incidental to any of the above uses	P

Secs. 44-698. —44-730. – Reserved.

Section II. Chapter 44, Article III. – Sign Regulations, Sec. 44-742. – Permitted Signs in Land Use and Zoning Districts, subsection (e) is hereby amended as follows (additions are underlined and deletions are stricken):

Sec. 44-742. - Permitted signs in land use and zoning districts.

(e) *Signs in the mixed-use (M-U) zoning district and north end (NE) zoning district. All signs require a permit unless otherwise noted.*

(1) *Sign review.*

a. New Buildings or Developments. The community design review board shall review all signage on new buildings or developments to ensure that the signs meet mixed-use M-U and NE sign requirements and are

architecturally compatible with the new building or development. In addition, the community design review board shall review all comprehensive sign plans as required in section 44-732 (comprehensive sign plan).

- b. Existing Buildings or Developments. All new signage on mixed-use existing buildings or developments (buildings or developments previously approved and built with mixed-use design standards) shall be reviewed by the director of community development and shall be done in a manner that is compatible with the original scale, massing, detailing and materials of the original building. All signage on nonmixed-use buildings or developments (buildings or developments not built with mixed-use design standards) shall be reviewed by the director of community development and shall comply with the mixed-use M-U and NE sign requirements, unless classified as a pre-existing nonconforming sign in which case it shall comply with section 44-12 (nonconforming buildings or uses). For buildings or developments previously approved and built with M-U or NE design standards, new signage shall be compatible with the scale, massing, detailing, and materials of the original building.

~~(2) Projecting signs. Projecting signs are allowed as part of the overall signage. Projecting signs may not extend more than four feet over a public right-of-way and a private road or sidewalk, and must not project out further than the sign's height.~~

~~(3)(2) Overall wall signs Building signs.~~

- a. Building signage in the M-U and NE districts may include wall, Allowable area of overall wall and projecting, window, or awning/canopy signage.
- b. Total allowable area of all building signage for each establishment is one and one-half square feet of signage per lineal foot of building or frontage on a road, public open space or private parking area, or 32 square feet, whichever is greater.
- c. Each wall shall be calculated individually and sign area may not be transferred to another side of the building.
- d. Wall signs shall not cover windows or architectural trim and detail.
- e. No part of a building sign shall be placed higher than the sills of the second-story window of a multi-story building.
- f. Additional standards for projecting signs.

- i. Projecting signs may not extend more than four feet over a public right-of-way, private road, or sidewalk/trail, and must not project out further than the sign's height.
- ii. Projecting signs shall have a minimum clearance of eight (8) feet above ground level, unless projecting over a vehicular right-of-way, in which case minimum clearance shall be 14 feet. Projecting signs shall be no larger than 20 square feet per sign face.
- g. Window signs. A permanent window sign shall be applied directly to the window or hung inside the window but cannot be painted directly onto the window. A window sign shall not cover more than 1/3 of the window or door in which the sign is placed.
- h. Awning/canopy signs. Signs on street-level awnings/canopies are permitted if the sign on each awning/canopy is either less than seven (7) square feet in size or eight (8) inches in height, is located on the face of the awning/canopy (valance or skirt), and is parallel to the building façade. Where there are multiple awnings on a building, all awning signs shall have a consistent size and location on the awnings.
- i. Additional standards for minor motor vehicle stations in the M-U zoning district. Minor motor vehicle stations with canopies are allowed to place signage on the canopy and the building; the area of the sign will contribute to the overall area allowance for wall and projecting signs described in part a. above, as long as they do not exceed the requirements above. ~~Wall and projecting signs shall not cover windows or architectural trim and detail.~~

(4)(3) Freestanding Monument signs. One freestanding monument sign for each establishment is allowed if the building is set back at least 20 feet ~~or more~~ from the front property line. Freestanding Monument signs must meet the following requirements:

- a. Limited to six feet in height and 40 square feet.
- b. Maintain a five-foot setback from any side or rear property line, but can be constructed up to the front property line.
- c. Must consist of a base constructed of materials and design features similar to those of the front façade of the building or development.
- d. Must be landscaped with flowers or shrubbery or integrated into a plaza area.

- (4) Lighting. Any signage lighting shall only be provided by using an external light source. The external light source shall be directed onto the sign face or use halo effect/reverse illumination, which is an external light source behind individual letters that is reversed to shine on the wall. Exposed neon lighting and LED lighting that has the appearance of exposed neon lighting is allowed. Internally illuminated signs are prohibited.

Section III. This ordinance shall be effective following its adoption and publication.

Approved by the City Council of the City of Maplewood on November 22, 2021.