



NOTICE OF AMENDMENTS TO THE CITY OF PRIOR LAKE ZONING ORDINANCE

City of Prior Lake “*Business Friendly*” Zoning Ordinance Amendments

The Economic Development Advisory Committee (EDAC), the Economic Development Authority (EDA) and the City Council have worked to identify opportunities to make the Prior Lake Zoning Ordinance more “business friendly.” The amendments outlined herein were a direct result of comments received from property owners, developers and community business leaders related to restrictive commercial and industrial zoning and development requirements in the City of Prior Lake.

Under the direction of the EDAC, Community and Economic Development staff researched the building standards and zoning requirements of peer communities in the region; peer communities were chosen based on proximity or size. The results were used to determine if the City of Prior Lake’s zoning standards were more restrictive, less restrictive or similar to the zoning and land use requirements of surrounding communities.

The zoning and land use comparison identified areas where the City could amend the Zoning Ordinance to simplify the development process, provide more flexible design options and allow a wider variety of land uses and building materials within the City’s Commercial and Industrial Use Districts. Over the past two years, the Prior Lake City Council has approved multiple amendments to the City of Prior Lake Zoning Ordinance, which are summarized on the following pages. The full Zoning Ordinance can be viewed on the City of Prior Lake Website at www.cityofpriorlake.com.

Please contact the City of Prior Lake Community Development Specialist, Casey McCabe, at 952-447-9815 or cmccabe@cityofpriorlake.com with any questions or if additional information is needed.

- *RESPONSE TO PROPERTY OWNER CONCERNS*
- *GREATER VARIETY OF BUILDING MATERIALS*
- *RELAXED ZONING SETBACKS*
- *LARGER DEVELOPMENT PARCELS*
- *MORE FLEXIBLE SITE DESIGN OPTIONS*
- *SIMPLIFIED DEVELOPMENT PROCESS*
- *MORE PERMITTED USES*
- *SHORTER TIMELINE FROM PROPOSAL TO DEVELOPMENT*
- *MORE SIGNAGE OPTIONS*

NOTICE OF AMENDMENTS TO THE CITY OF PRIOR LAKE SIGN ORDINANCE

Maximum Allowed Sign Area Doubled in the Downtown:

Within the Town Center District, the maximum sign area was increased from 1 square foot of sign area per linear foot of front building façade to 2 square feet of sign area per linear foot of the front building façade.

Banner Signs:

The City of Prior Lake is now able to issue an annual Banner Sign permit for businesses in the Town Center, Commercial and Industrial Districts.

Banner Sign permits are issued on an annual basis and will be valid for the entire year. Previously, the Zoning Ordinance only permitted Banner Signs to be used for three 30-day periods each year.

The building owners and business tenants can also choose to allow civic organizations, non-profit organizations, governmental entities, the School District, or semi-public organizations to utilize their banner sign space for up to 30 days prior to a special event.



Projecting Signs:

The total sign area of a projecting sign in the Town Center District is now permitted up to 14 square feet. The previous maximum area for a projecting sign was 8 square feet.

Projecting signs must not be located within 10 feet of another projecting sign; this separation distance had previously been 25 feet.

Sandwich Boards:

Sandwich board signs are now allowed in the Town Center, Commercial and Industrial Use Districts. The building owners and business tenants can also choose to allow civic organizations, non-profit organizations, governmental entities, the School District, or semi-public organizations to utilize sandwich board sign space for up to 30 days prior to a special event.

Sandwich Board sign permits are issued on an annual basis and will be valid for the entire calendar year.

NOTICE OF AMENDMENTS TO THE I-1, GENERAL INDUSTRIAL USE DISTRICT

Indoor Hours of Operation: With the newly approved Zoning Ordinance amendments, all industrial uses are now permitted to conduct activities entirely within a completely enclosed principal structure 24 hours per day, seven days per week. The previous Zoning Ordinance limited the hours of operation for many industrial uses (whether indoor or outdoor) from 6:00 a.m. to 10:00 p.m.

Outdoor Hours of Operation: The hours of outdoor operations in the I-1, General Industrial District has been amended as follows:

- When any part of an industrial property abuts any property line of property used or zoned for residential use, or is designated in the Comprehensive Plan for residential use, all outdoor activities are limited to normal hours of operation. Normal hours of operation are defined as being between the hours of 6:00 a.m. and 10:00 p.m. Monday through Sunday inclusive.
- If the industrial property does not abut any property line of property used or zoned for residential use, or is designated in the Comprehensive Plan for residential use, outdoor activities are not limited to normal hours of operation and may occur 24 hours per day, seven days per week.

More Permitted and Conditional Uses Identified: The Zoning Ordinance has been amended to recognize more uses, identify more uses as a “permitted use” and transfers many uses previously allowed under a conditional use permit process to a permitted with conditions use. Allowing more permitted with conditions uses, opposed to conditional uses, will simplify the development process by allowing a proposed use to be approved administratively in many cases, (e.g., outdoor storage) eliminating the need for conditional use permit approval prior to development. By amending the use district regulations and identifying more industrial uses, the City also eliminates the need to amend the Zoning Ordinance in the future if a development proposal is received for a specific use not previously identified in the I-1, General Industrial District.

Building Materials: The amended Zoning Ordinance expands the list of approved exterior building materials to include exposed aggregate concrete panels, burnished concrete block, integral color split face block and exposed aggregate concrete block. Previously, these materials were only permitted to cover up to 60 percent of the exterior building surface; following approval of the Zoning Ordinance amendments, these materials are now approved to cover up to 100 percent of the exterior building surface.

Setbacks: The dimensional standards in the I-1, General Industrial District have been relaxed to provide larger development parcels and more flexible site design options.

	Previous Dimensional Standards	Peer Community Average	Revised Standards (CURRENT)
Maximum Building Height	4 stories or 45' (whichever is greater)	4 stories or 45' (whichever is less)	4 stories or 45' (whichever is less)
Minimum Lot Width	200'	149'	150'
Minimum Acreage	1 acre	1.3 acres	No Change
Front Yard Setback	50' (60' abutting residential)	36'	30' (60' abutting residential)
Rear Yard Setback	30' (60' abutting residential)	19'	15' (60' abutting residential)
Side Yard Setback	20' (60' abutting residential)	13'	10' (60' abutting residential)

NOTICE OF AMENDMENTS TO THE C-3, BUSINESS PARK USE DISTRICT

Permitted Uses.

The following uses have been added as a permitted use in the "C-3" Business Park Use District:

- Convention and Exhibition Center
- Data Center
- Medical/Dental Office
- Medical/Dental Laboratory
- Showroom
- Studio
- Business/Trade School
- Office/Warehouse

Uses Permitted With Conditions.

The following uses have been added as a use permitted with conditions in the "C-3" Business Park Use District:

- Outdoor Storage (moved from CUP)
- Retail Sales, Limited (moved from CUP)
- Use changed from Retail Sales or Services to the Public
- Storage or Parking of Vehicles (moved from CUP)
- Private Entertainment, Indoor (moved from CUP)

More Permitted and Conditional Uses Identified: The Zoning Ordinance has been amended to recognize more uses, identify more uses as a "permitted use" and transfers many uses previously allowed under a conditional use permit process to a permitted with conditions use. Allowing more permitted with conditions uses, opposed to conditional uses, will simplify the development process by allowing a proposed use to be approved administratively in many cases, (e.g., outdoor storage) eliminating the need for conditional use permit approval prior to development. By amending the use district regulations and identifying more industrial uses, the City also eliminates the need to amend the Zoning Ordinance in the future if a development proposal is received for a specific use not previously identified in the I-1, General Industrial District.

Uses Permitted With Conditional Use Permit.

The following uses have been added as a use allowed by conditional use permit in the "C-3" Business Park Use District:

- Outdoor Storage, Class II
- Self-Service Storage Facility
- Gun Range, Indoor

Prohibition of Pole Buildings.

Pole Buildings are now prohibited in the C-3 district.

The following definitions have been added Section 1101.1000 of the Prior Lake Zoning Ordinance:

- Data Center
- Outdoor Storage, Class II
- Pole Building

Setbacks: The dimensional standards in the C-3, Business Park Use District have been relaxed to provide larger development parcels and more flexible site design options.

	Previous Dimensional Standards	Peer Community Average	Revised Standards (CURRENT)
Maximum Building Height	4 stories or 45' (whichever is greater)	48'	No Change
Minimum Lot Width	100'	120'	No Change
Minimum Acreage	1 acre	.883 acre	No Change
Front Yard Setback	30'	42'	No Change
Rear Yard Setback	30' (75' abutting residential)	20' (62' abutting residential)	20' (50' abutting residential)
Side Yard Setback	20' (75' abutting residential)	15' (58' abutting residential)	15' (50' abutting residential)

NOTICE OF AMENDMENTS TO THE C-2, GENERAL BUSINESS USE DISTRICT

Permitted Uses. The following uses have been added as a Permitted Use in the "C-2" General Business Use District:

- Business Services
- Copy Shop
- Private Entertainment (Indoor)

Uses Permitted With Conditions.

The following amendments have been made to the Uses Permitted with Conditions section of the "C-2" General Business Use District:

- Food Service was removed as a Use Permitted with Conditions as this use was also listed as a permitted Accessory Use.
- Copy Shop was removed as a Use Permitted with Conditions and added as a Permitted Use.
- Game Room was removed as a Use Permitted with Conditions as this use would be permitted under the definition of Private Entertainment (Indoor).

Uses Permitted With Conditional Use Permit.

The following amendments have been made to the Uses Permitted by Conditional Use Permit in the "C-2" General Business Use District:

- Private Entertainment (Indoor) was removed as a Use Permitted by Conditional Use Permit and added as a Permitted Use.
- The Marinas use was removed and replaced with Marina, Commercial and Marina, Recreational.
- Community Center was added as a Use Permitted by Conditional Use Permit.

Setbacks: The dimensional standards in the C-2, General Business Use District have been relaxed to provide larger development parcels and more flexible site design options.

	Previous Dimensional Standards	Peer Community Average	Revised Standards (CURRENT)
Minimum Lot Width	150'	112'	100'
Minimum Acreage	1 acre	0.64 acre	0.5 acre
Front Yard Setback	30'	29'	No Change
Rear Yard Setback	30'	15'	15'
Side Yard Setback	20'	12'	10'
Building Setback Adjacent to "R" Use	60'	41'	40'