

**AGENDA**  
**HANOVER CITY COUNCIL & PLANNING COMMISSION**  
**MAY 13, 2019**

**MAYOR**  
**CHRIS KAUFFMAN**

**COUNCIL**  
**DOUGLAS HAMMERSENG**  
**KEN WARPULA**  
**JIM ZAJICEK**  
**MARYANN HALLSTEIN**

**PLANNING COMMISSION**  
**STAND KOLASA**  
**JIM SCHENDEL**  
**MICHAEL CHRISTENSON**  
**MICHELLE ARMSTRONG**  
**DEAN KUITUNEN**

- 1. Call to Order Special Joint City Council/Planning Commission Work Session: 6:30 p.m.**
- 2. Approval of Agenda**
- 3. Review of Development Standards**
- 4. Adjournment**



**To: Hanover City Council & Planning Commission**

**From: Brian Hagen, City Administrator**

**Re: Work Shop Review of Development Standards**

**Date: May 13, 2019**

At this work shop, we will be taking a look at our residential development standards. Included in the packet is a chart that identifies a number of minimum standards a developer must meet in order to gain approval under straight zoning. These standards were taken both from our Zoning Ordinance and our Subdivision Ordinance. A zoning district standard not included in the attached chart is identified in our Comprehensive Plan. This is the density standard and is as follows:

- **Rural Residential:** Single Family style housing with an average lot size of 2.5 acres on private well and septic
- **Neighborhood Residential:** Single Family style housing with a 2-4 unit per acre density.
  - *Density = land area excluding collector road right of way, ponding, wetland, bluff, and permanently protected environmental resources.*
- **Multi-Family Residential:** Single Family style housing with a greater than 4 but less than 12 units per acre density
  - *Density = land area excluding collector road right of way, ponding, wetland, bluff, and permanently protected environmental resources.*

As we have noticed, recent developments have all applied for review under a Planned Unit Development. What this means is that the developer proposed plans that did not meet all of our standards and therefore the City considered flexibility on those standards.

At the previous meeting, the group agreed that our standards shall be reviewed. The notion behind the review was to establish whether any of our standards could be adjusted while still meeting desirable characteristics for a neighborhood.

## Current Residential Standards

Performance Standard	Residential Agriculture (R-A)	Neighborhood Residential (R-1)	Single Family Residential (R-1A)	Multi-Family Residential (R-2)
<b>Minimum Lot Area</b>	2.5 acres with 1.5 acres deemed buildable	20,000 square feet	Interior lot: 12,000 square feet Corner Lot: 15,000 square feet	Two Family Dwellings: 15,000 square feet Multiple Family Dwellings: 15,000 square feet plus 2,000 square feet for each dwelling in excess of two (2)
<b>Minimum Lot Width</b>	200 feet	100 feet	80 feet	Two Family: 100 feet Multiple Family: 150 feet with 15 feet of separation
<b>Minimum Lot Depth</b>	200 feet			150 feet
<b>Minimum Single Family Detached Home Floor Area</b>	1,000 square feet	1,000 square feet	1,000 square feet	1,000 square feet
<b>Maximum Building Height</b>	2.5 stories or 35 feet, whichever is less	2.5 stories or 35 feet, whichever is less	2.5 stories or 35 feet, whichever is less	2.5 stories or 35 feet, whichever is less
<b>Front Yard Setback</b>	50 feet	35 feet	30 feet	25 feet
<b>Side Yard Setback</b>	20 feet	15 feet	10 feet	15 feet
<b>Side Yard on Corner Lot abutting street</b>	50 feet	35 feet	30 feet	25 feet
<b>Rear Yard Setback</b>	35 feet	35 feet	30 feet	30 feet
<b>Arterial Road Setback</b>	50 feet	50 feet	50 feet	50 feet
<b>Collector Road Setback</b>	45 feet	45 feet	45 feet	45 feet
<b>Wetland Setback</b>	30 feet	30 feet	30 feet	30 feet
<b>Bluff Setback (from top of bluff)</b>	30 feet	30 feet	30 feet	30 feet
<b>GD and RD Waters Setback</b>	75 feet	75 feet	75 feet	75 feet
<b>NE Waters Setback</b>	200 feet	200 feet	200 feet	200 feet
<b>Impervious Coverage in Shoreland Area</b>	25 percent	25 percent	25 percent	30 percent
<b>Minimum Garage Size</b>	576 square feet	576 square feet	576 square feet	
<b>Building Orientation</b>		Primary entrance and windows face street right-of-way	Primary entrance and windows face street right-of-way	
<b>Access Drive Location</b>	5 feet from side or rear lot line	5 feet from side or rear lot line	5 feet from side or rear lot line	
<b>Access Drive Width (from curb cut to property line)</b>	10 foot minimum 28 feet maximum	10 foot minimum 28 feet maximum	10 foot minimum 28 feet maximum	

### Current Subdivision Ordinance Information

#### Street Width:

Classification	ROW	Pavement Width
Principal Arterial	100 feet	52 feet
Minor Arterial	75 feet	48 feet
Collector	80 feet	44 feet
Minor/Local	66 feet	36 feet
Service/Marginal Access	50 feet	28 feet
Cul-de-sac Streets	66 feet	36 feet
Cul-de-sac Radius	60 feet	45 feet
Alley	24 feet	18 feet

#### Private Streets:

Private streets shall not be approved nor shall public improvements be approved for any private streets.

**Access of local streets:** onto arterial shall be discouraged at intervals of less than 1,320 feet and collector streets shall be discouraged at intervals of less than 500 feet.

#### Base and Surfacing of Streets:

All streets shall be improved with a concrete or bituminous surface. Streets to be paved shall be surfaced for 9 ton axle weight capacity using current MNDOT design standards and in accordance with City standard design detail plates. No building permits shall be issued for any lot or parcel prior to the installation of the first lift (wear course).

#### Concrete Curb and Gutter:

All curb shall be concrete with integral gutter.

#### Sidewalks:

Concrete sidewalks, 4 inches thick except at driveways where greater thickness shall be required, 5 feet wide in residential areas and of such width as as directed in other areas, are required on one side of residential streets and may be required on both sides of the streets with the outside edge located on the property line, and on pedestrian ways as directed by the City Council.

#### Street Trees:

In all new subdivisions, street trees shall be planted approximately every 40 feet and in consideration of driveway curb cuts. Trees shall be placed between the street edge and sidewalk. If no sidewalk is required, trees shall be planted 5 feet from the street edge. No trees shall be planted within 30 feet of the intersection of curb lines on corner lots.

#### Trees:

There is an extensive section on what trees are accepted and prohibited.

## DRAFT Residential Standards

Performance Standard	Agriculture (A)	Rural Residential (R-R)	Single Family Residential (R-1)	Multi-Family Residential (R-2)		
Minimum Lot Area						
Minimum Lot Width						
Minimum Lot Depth						
Minimum Single Family Detached Home Floor Area						
Maximum Building Height						
Front Yard Setback						
Side Yard Setback						
Side Yard on Corner Lot abutting street						
Rear Yard Setback						
Arterial Road Setback						
Collector Road Setback						
Wetland Setback						
Bluff Setback (from top of bluff)						
GD and RD Waters Setback						
NE Waters Setback						
Impervious Coverage in Shoreland Area						
Minimum Garage Size						
Building Orientation						
Access Drives						