

City of Watertown  
Action

Request for

## Watertown Planning Commission

February 25, 2021

**Agenda Item: Text Amendment, Rezoning, Subzone Adjustment**

**PC DATE: 2.25.2021**

**Request for Action: See Action Items Below**

**CC DATE: TBD**

**Department: Planning**

### Request:

1. A proposed text amendment to the City of Watertown Ordinances as follows:
  - a. Chapter 62 Zoning, Article IV, Districts, Division 9. - MIXED USE BUSINESS RESIDENTIAL, LIGHT INDUSTRIAL (MU-BRLI).: consideration to amend the ordinance to include standards for Auto Condos in Subzone C.
2. Rezoning of all property platted as the Watertown Industrial Park, Watertown Industrial Park Second Addition and Watertown Industrial Park Third Addition from Planned Unit Development – Business Park (PUD – BP) to Mixed Use – Business, Residential, Light Industrial (MU-BRLI). The rezoning of this property is consistent with the City’s recently adopted 2040 Comprehensive Plan.
3. An amendment to the subzone boundaries to move the following properties from Subzone B to Subzone C (PID No.s 854610010 and 854610020).

### Background:

The City has been working with the developer of the business/industrial park regarding the potential to develop a portion of the area designated as Subzone C into “Auto Condos”. As a part of this discussion, it was noted that this area has been re-guided by the recently adopted 2040 Comprehensive Plan and the adopted MU-BRLI (Mixed-use Business, Residential, Light Industrial) ordinance.

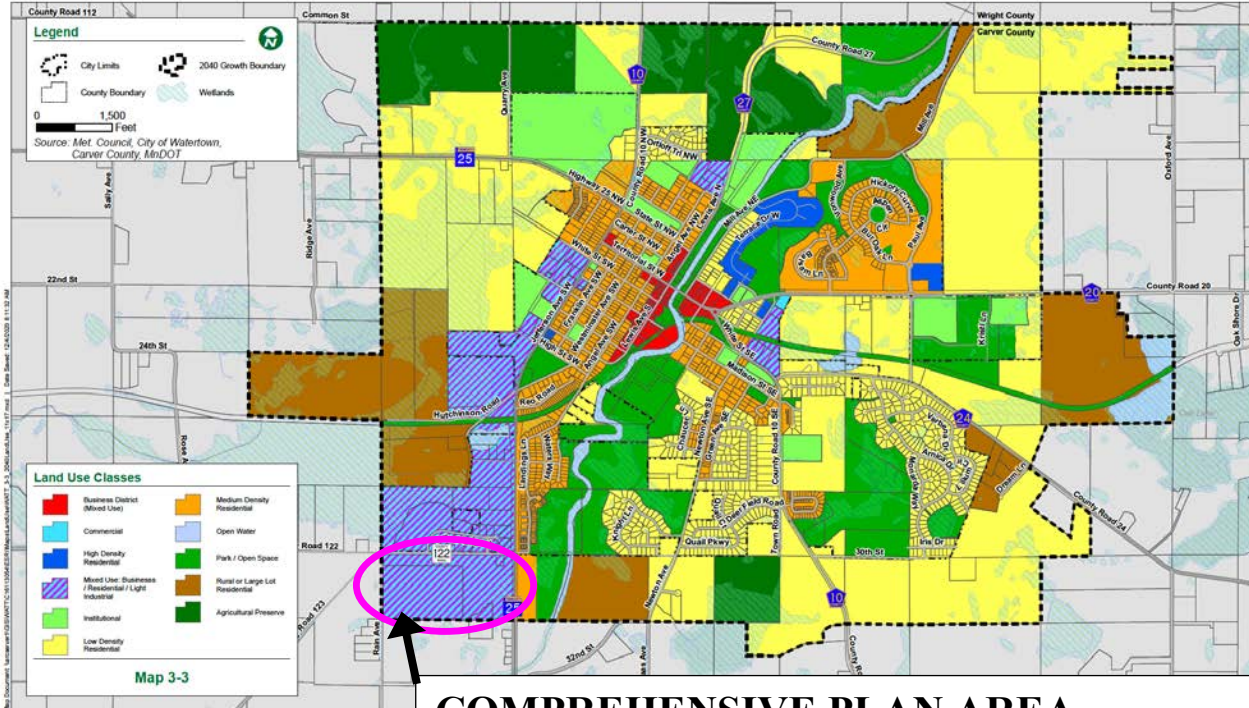
The City has discussed that the MU-BRLI ordinance was developed to provide flexibility for a multitude of uses and in concert with new architectural standards provided for in the design manual. The City believes that this is a good time to consider deploying this ordinance across the existing business/industrial park property. In order for the ordinance to be implemented, this area would have to be rezoned from PUD-BP (Planned Unit Development – Business Park) to MU-BRLI (Mixed-use Business, Residential, Light Industrial). The rezoning of this property would not impact any of the existing properties and would provide more flexibility within this area for future development. It would also start the process of establishing a unifying standard for the entire area guided by the Comprehensive Plan for mixed use (see below).

In addition to the rezoning of the property, the City has prepared a draft ordinance amendment to include Auto Condos as a permitted use within Subzone C of the mixed-use area (see attached map). The amendment would consider adding language to the ordinance which would allow Auto Condos and provide specific provisions specifically pertaining to their use. The City reviewed several other ordinances prior to drafting language specific to the Watertown MU-BRLI ordinance.

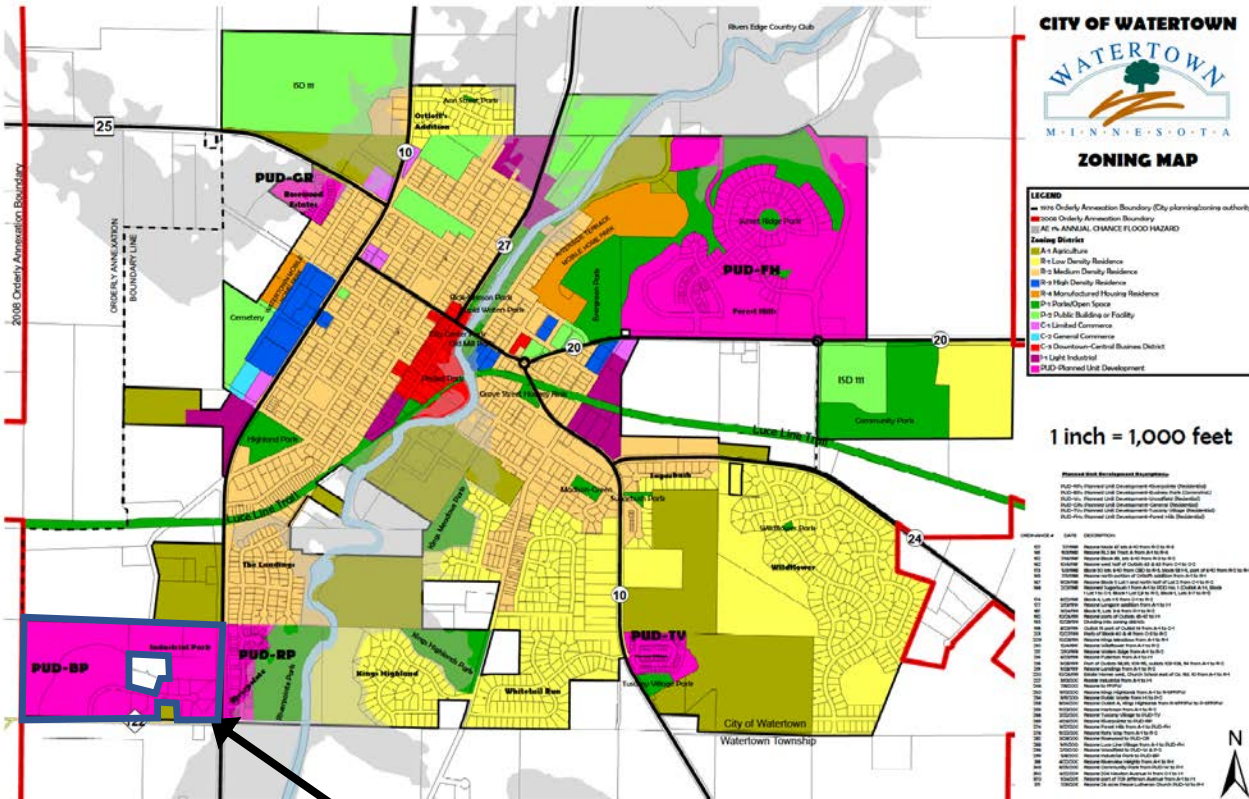
(1) **Auto Condos in accordance with the following provisions:**

- a. **Auto Condos shall be for the private storage and private leisure by the owner(s) of such space. No commercial activities shall be permitted in the auto condos nor shall any auto condo be ever occupied for residential purposes.**

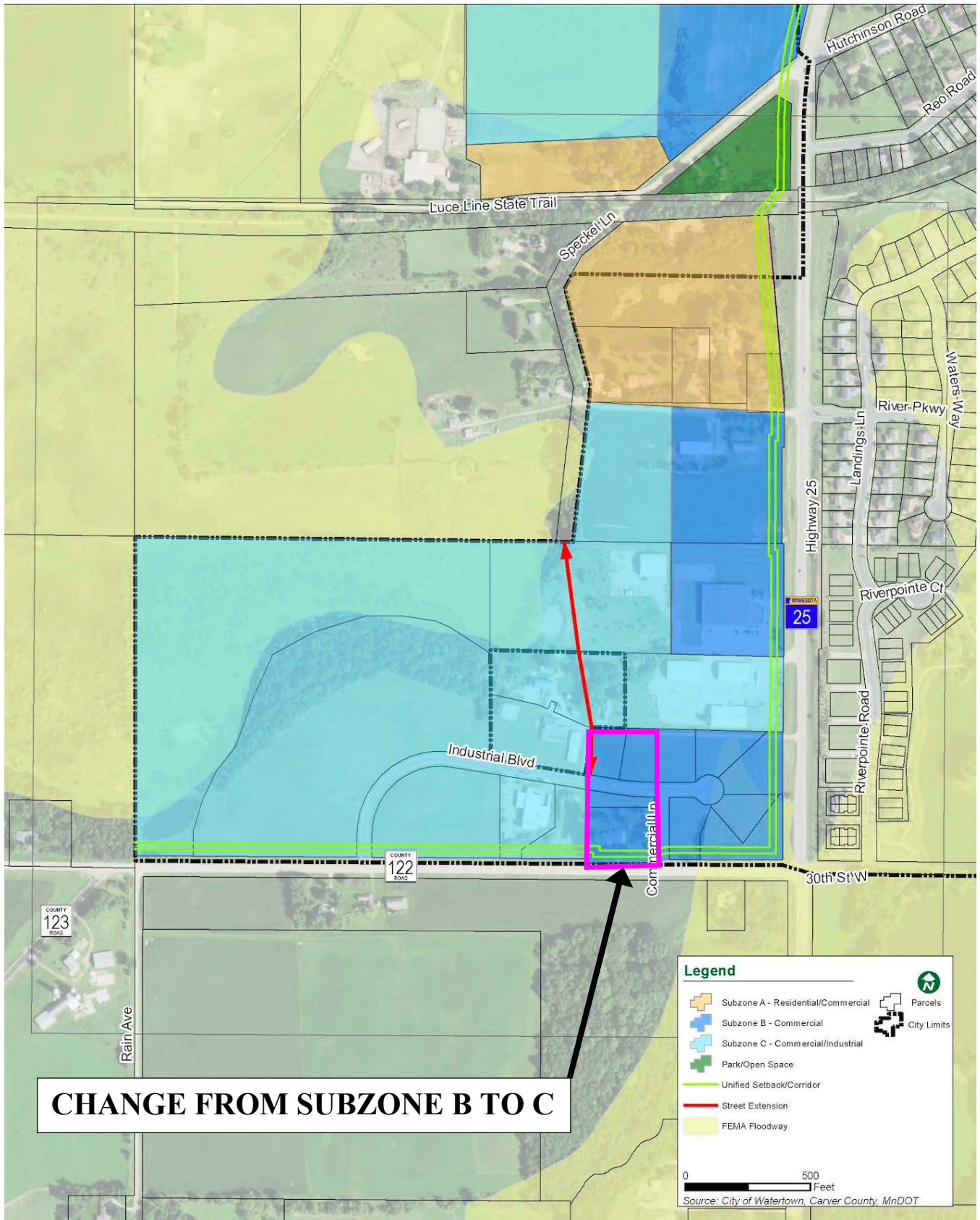
- b. The City may permit specifically designated auto condos for manufacturing and commercial uses already permitted within Subzone C if designated on an approved master site plan. If units are approved for manufacturing and commercial uses, the following additional conditions shall apply:
- i. Signs will be permitted in accordance with the sign ordinance.
  - ii. No outdoor storage will be permitted.
  - iii. Parking shall be permitted only in the designated parking spaces.



**COMPREHENSIVE PLAN AREA**



**REZONING FROM PUD-PB TO MU-BRLI**



The City has also reviewed the types of uses that are being requested of the City and the lack of availability of business/warehouse land and noted that it could be useful for the City to consider adjusting the line that distinguishes between Subzones B and C within the business/industrial park. This would essentially provide for two additional lots that could be used for light industrial and “square up” the line within this area. The reason for this change and consideration would be the continued request for small lots to accommodate warehouse uses with some allowable outdoor storage. Light manufacturing and warehousing is not currently permitted within Subzone B. The City continues to hear from small contractors and trades professionals looking for space to construct a shop/office space in Watertown.

**Summary:**

Staff is seeking discussion and direction relating to the rezoning of the industrial/business park to MU-BRLI in accordance with the City’s recently adopted Comprehensive Plan, an amendment to MU-BRLI zoning ordinance to allow Auto Condos and an adjustment to the adopted Highway 25 Corridor Map to expand Subzone C as shown on the images provided within this report. Should the Planning Commission make a recommendation to the City Council for the approval of the requests, it is recommended that the following conditions, findings be incorporated into the recommendation.

**Recommendation:**

Staff is seeking a recommendation from the Planning Commission for the requested rezoning, ordinance amendment and adjustment to the Highway 25 Corridor Map.:

1. The proposed rezoning of the property from PUD-BP (Planned Unit Development – Business Park) to MU-BRLI (Mixed-use Business, Residential, Light Industrial), ordinance amendment and adjustment to the adopted Highway 25 Corridor Map meets all applicable criteria stated in Chapters 52 and 62 (Subdivisions, Zoning) of the City of Watertown Zoning Ordinance.

**Attachments:**

- Draft Ordinance Amendment

# DRAFT

CITY OF WATERTOWN  
COUNTY OF CARVER

STATE OF MINNESOTA

ORDINANCE NO. XXXX

## AMENDING CHAPTER 62 OF THE WATERTOWN CITY CODE RELATING TO THE CREATION OF A NEW MIXED-USE ZONING DISTRICT (MIXED-USE BUSINESS, RESIDENTIAL, LIGHT INDUSTRIAL: MU-BRLI)

THE CITY OF WATERTOWN DOES ORDAIN:

**Section 1.** The Watertown City Code is revised to include the following changes to ordinance under Chapter 62, Article IV, Division 9 (additions shown in **bold/underline**, deletions as ~~striketthrough~~):

DIVISION 9. – MIXED USE BUSINESS, RESIDENTIAL, LIGHT INDUSTRIAL (MU-BRLI)

Sec. 62-318. - Subzones.

The following sub zones shall make up the Mixed Use - Business, Residential, Light Industrial (MU-BRLI) zoning district and are graphically represented on the Highway 25 Corridor Map adopted by reference:

Subzone A. Mixed Use – Business Commercial/Retail and High Density Residential

Subzone B. Mixed Use - Business Commercial

Subzone C. Mixed Use - Commercial Light Industrial

Sec. 62-319. - Subzone district regulations.

C. *Subzone C. Commercial Light Industrial.*

1. *Permitted uses.*

- (a) Permitted uses of land or buildings, as hereinafter listed, shall be permitted in subzone C under the conditions specified. No building or lot shall be devoted to any use other than a use permitted hereunder, with the exception of the following:
  - i. Uses lawfully established on the effective date of this Code;
- (b) The following uses are permitted in the subzone C District:
  - i. Any use not expressly permitted but consistent with the intent of the district which, by approval of the city council, shall be permitted.
  - ii. Any of the permitted uses in the subzone B District.
  - iii. Manufacturing and commercial uses such as:

(1) **Auto Condos in accordance with the following provisions:**

- a. **Auto Condos shall be for the private storage and private leisure by the owner(s) of such space. No commercial activities shall be permitted in the auto condos nor shall any auto condo be ever occupied for residential purposes.**

b. **The City may permit specifically designated auto condos for manufacturing and commercial uses already permitted within Subzone C if designated on an approved master site plan. If units are approved for manufacturing and commercial uses, the following additional conditions shall apply:**

- i. **Signs will be permitted in accordance with the sign ordinance.**
- ii. **No outdoor storage will be permitted.**
- iii. **Parking shall be permitted only in the designated parking spaces.**

- (2) Automobile repair or restoration
- (3) Wholesale florist or greenhouse
- (4) Contractor and construction supply shops conducted wholly within an enclosed building, including but not limited to plumbing, HVAC, roofing and electrical with a principle building or office.
- (5) Light manufacturing, production, processing, assembly, fabricating, cleaning, servicing and repairing of materials, goods or products with no outdoor storage.
- (6) Kennel
- (7) Mini storage

2. *Conditional uses.*

- (a) Conditional uses, as hereinafter enumerated, may be allowed in subzone C district, subject to the issuance of a conditional use permit in accordance with the provisions of Division 5 of this chapter.
- (b) The following conditional uses may be allowed in the subzone C district:
  - i. Automobile sales, fueling and or service stations
  - ii. Antennas and communications towers
  - iii. Light manufacturing including outdoor storage of material goods and equipment if fully screened
  - iii. Public utility
  - iv. Restaurant (sit down and fast food)
  - v. Commercial businesses such as on-sale or off-sale liquor establishments (taverns, pubs) and restaurants intending to sell or serve liquor as part of regular business.

3. *Bulk regulations.*

(a) *Setbacks.* All buildings shall be setback in accordance with the following standards.

Front:	30 feet
Side:	20 feet
Rear:	30 feet
Corner	30 feet

(b) *Parking setbacks.*

Front:	15 feet
Side:	5 feet
Rear:	5 feet
Corner	10 feet

(c) *Height.*

Maximum height shall be two stories.

(d) *Impervious surface area.*

Maximum impervious surface coverage shall be 75 percent.

4. *Accessory structures.*

- (a) *Fences*. Fences may be permitted on the property, as provided for in section 62-477 of the Municipal Code of Watertown. The following additional regulations apply:

All fences in the front or corner side yard shall provide, at minimum 85 percent opacity and shall be ornamental metal or approved equal. Chain link and wire fences shall not be permitted.

- (b) *Other accessory structures*. Other accessory structures may be constructed as permitted in section 62-477 of the Municipal Code of Watertown, provided such construction is not inconsistent with the purpose and intent of this chapter.

5. *Development Standards*.

All new buildings, structures, expansions, remodeling, and site plans shall conform to these development standards. Buildings in subzone C shall be designed in accordance with the Mixed- Use BRLI Design Standards Manual as adopted by city council.

- (a) *Screening*.

- i. Roof-mounted mechanical units, satellite dishes, or other similar equipment shall be screened from the public view by the extension of a parapet wall or other roof structure.
- ii. In the case where the parapet wall cannot feasibly screen the roof-mounted equipment, point-in-place or other appropriate screening shall be required. Such screening shall have similar design features as the building including materials, shape, and color considerations.  
Understanding the operational requirements of satellite dishes and antennas, such units shall be screened to minimize the visual impact on surrounding properties.

- (b) *Landscaping*. A minimum of ten percent of site shall be landscaped. Landscaping shall consist of the following elements:

- i. One major shade tree for every 40 linear feet of lot frontage or fraction thereof, not including drive entrances. Each tree, at the time of installation, shall have a clear trunk height of at least six feet and a minimum caliper of two inches.
- ii. For the purpose of these regulations, a major shade tree shall be a tree normally growing to a mature height of 35 feet and a mature spread of at least 15 feet.
- iii. Twenty-five shrubs for every 100 linear feet of lot frontage or fraction thereof, not including drive entrances.
- iv. All areas not devoted to structures or parking and the impervious surface area required for each lot shall be covered or planted with grass, ground covers or other live landscape treatment, excluding paving or gravel.
- v. Screening—Landscaping may be used to satisfy screening requirements for outdoor storage of goods and equipment if approved by the city council.

- (c) *Parking*. Parking lots shall conform to the following:

- i. All parking areas shall be paved with bituminous paving to a nine-ton standard and surrounded by six inches high non-surmountable curb and gutter in compliance with the City of Watertown Engineering Standards and Specifications.
- ii. Parking requirements for each use shall be determined by the city using accepted standards.
- iii. Parking areas shall conform to the setbacks established herein.
- iv. The minimum number of off-street parking spaces for the uses prescribed herein shall be determined by section 62-516 of the Municipal Code of Watertown.

- (d) *Signage*. Signage shall be consistent in style and color throughout the subzone. In all other respects, signage shall be consistent with the regulations provided in chapter 48 of the Municipal Code of Watertown.

Sec. 62-320. - Site plan approval required.

Site plan approval shall be required in accordance with section 62-611 through 62-622 of the Municipal Code of Watertown.

Sec. 62-321. - Variances, appeals and amendments.

A. Requests for variances from the provisions of this division shall be administered as provided by section 62-141—62-144 Municipal Code of Watertown.

B. Requests for amendments to the Highway 25 Corridor Map and the subzone boundaries shall be administered by the City Council.

**Section 2. EFFECTIVE DATE.** This Ordinance shall be effective immediately upon its passage and publication.

**ADOPTED** this XX day of XXXXXX 2021, by the City Council of the City of Watertown.

**CITY OF WATERTOWN**

By: \_\_\_\_\_  
Steve Washburn, Mayor

ATTEST: \_\_\_\_\_  
Lynn Tschudi, City Clerk-Treasurer