

WELCOME!

WHAT'S HAPPENING TONIGHT

- » There are four information areas to visit
 - Project Overview
 - Direction of Code Improvements
 - Downtown Area
 - Residential + Mixed Use Areas
- » Please sign in so we know how many people attended and provide your email if you would like future updates
- » Please share your thoughts on the input boards and on our comment card
- » Staff from the City and the Consultant Team would love to speak with you directly about questions and comments

PROJECT PURPOSE

- » Make the Development Code easier to understand and use
- » Create a Unified Development Code with zoning, subdivision, and site planning together
- » Guide development as envisioned in the Comprehensive Plan
- » Update zoning district standards for Downtown, Residential Neighborhoods, and Mixed-Use Areas

PROJECT PROCESS + SCHEDULE

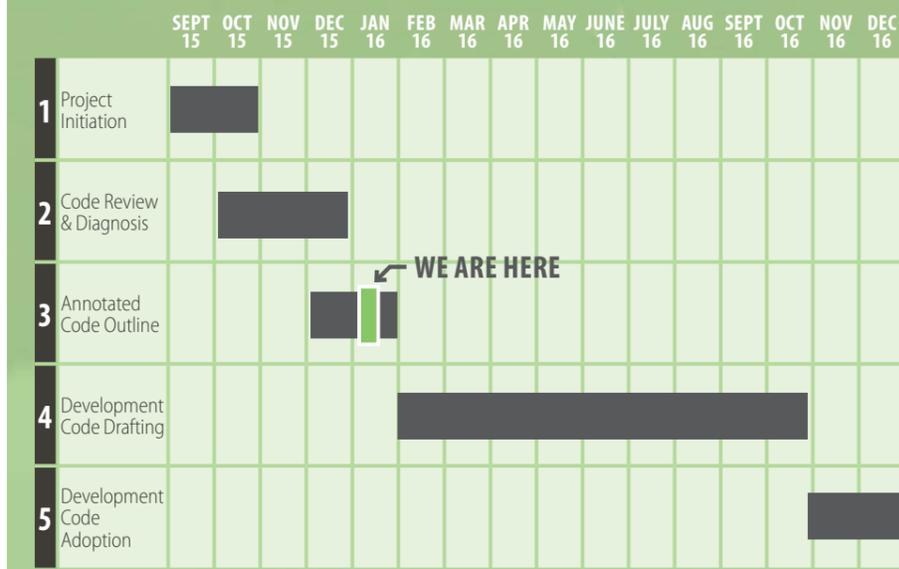
- PROJECT INITIATION**
 - » Kick-Off Meetings and Tour
 - » Stakeholder Meetings
 - » Initial Code Issues Identification
- CODE REVIEW + DIAGNOSIS**
 - » Detailed Code Review & Issues Identification
 - » Best Practices Research
 - » Public Engagement
- ANNOTATED CODE OUTLINE**
 - » Annotated Outline
 - » Joint Planning Commission/City Council Work Session
- DEVELOPMENT CODE DRAFTING**
 - » Draft Update & Review of Code in Series of Modules
 - » Stakeholder Meetings
 - » Public Review of Updated Code & Zoning Map
- DEVELOPMENT CODE ADOPTION**
 - » Public Hearings
 - » Final Code Preparation

WHO IS INVOLVED IN THE PROCESS



HOISINGTON KOEGLER GROUP INC. (HKGI) & MCBRIDE DALE CLARION (MDC)

- » Firms with planners, landscape architects, and urban designers
- » Experience with planning and zoning in Minnesota historic river towns, as well as outside Minnesota
- » Wide range of development code update experiences
- » Past and current experience as day-to-day staff planners
- » Skilled at the integration of modern zoning techniques into a traditional zoning code
- » Unified Development Codes experience



HOW WILL THE DEVELOPMENT CODE CHANGE?

EXISTING DEVELOPMENT CODES

Today, Winona's development-related codes are spread out among a number of different chapters in the City Code. This fragmentation of development-related codes often results in inconsistencies among the city's regulations; outdated regulations; confusion in use of the city's codes; unclear and inefficient development permit procedures; increased development procedural costs; and negative attitudes toward city development goals and regulations in general. Development-related chapters of the City Code include the following:

- » Zoning Code
 - » Zoning districts
 - » Permitted and conditional uses
 - » Lot and building standards
 - » Off-street parking standards
 - » Sign standards
 - » Floodplain management requirements
 - » Bluffland protection requirements
- » Subdivision Code
 - » Land platting requirements
 - » Subdivision design standards
 - » Environmentally sensitive lands development
- » Site Plan (section of Building Code)
 - » Site plan review procedure
 - » Site design principles
- » Conditional Use Permits (section of City Planning chapter)
 - » Conditional use permit procedure
- » Variances and Heritage Site/District Certificate of Appropriateness (sections of City Administration chapter)
 - » Zoning variance requirements
 - » Certificate of appropriateness requirements
- » Shoreland Management Code
 - » Shoreland classifications
 - » Lot and building standards
 - » Subdivision/platting requirements

WHAT IS A UNIFIED DEVELOPMENT CODE?

Unified development codes have become more prevalent in cities since the 1980s as a technique for locating all development-related regulations in one code. The intended benefits of a UDC are a more integrated, organized, consistent, and efficient means of supporting quality development in the community. An interested party (property owner, developer, citizen, staff, public official, board and commission) knows that everything they need to know about development of an area or property should be found in the UDC.

The Winona Development Code Update project will create a new Unified Development Code (UDC) for the city that brings together development-related regulations into a single chapter of the City Code. The UDC will include illustrations and tables to better communicate the City's requirements; streamline the process for development review and approvals; and resolve inconsistencies between today's development-related codes located in separate code chapters.

Intended Key Benefits of Winona's UDC:

- » Zoning, subdivision, site plan, and shoreland management regulations located in the same code
- » All development requirements, permits, and procedures are integrated, streamlined, and consistent
- » Elimination of inconsistencies between different codes
- » More predictability of requirements for property owners and developers
- » Easier to understand and use the development code
- » Less risk of legal challenges

EXAMPLES OF TABLES & ILLUSTRATIONS

Permitted Uses	Performance Standards
Commercial	1. The ground floor in all buildings in the mixed use district shall be commercial along the primary transit street and commercial ready along the secondary transit street. 2. Drive-thrus are only allowed when the drive-thru lanes are internally located within the parking structure. 3. Neighborhood Commercial individual tenant space shall not exceed 10,000 sq. ft. in area with the exception of grocery stores, which shall not exceed 25,000 sq. ft. in area.
- Neighborhood commercial - Restaurants and food service - Hotels/Hospitality/Lodging	
Office	
- Business and professional offices - Multiple-Family Dwellings	
Public	
- Public facilities and services - Libraries - Parks - Transit Facilities - Parking ramps	

Use	# of spaces (min)	# of spaces (max)
Multiple-Family Residential	1/dwelling unit (d.u.)	1/bedroom
Visitor (Residential)	None	1/5 dwellings
Retail Stores & Services	3/1,000 sq ft Gross Floor Area (G.F.A.)	5/1,000 sq ft (G.F.A.)
Restaurant	1/3 seats	1/2.5 seats
Office	3/1,000 sq ft (G.F.A.)	5/1,000 sq ft (G.F.A.)
Hotel	1/guest room = 1/employee	None
Others	As determined by site plan review. A parking demand study may be required. Proof of parking may be included as part of a parking demand study.	

Performance Standards

- All off-street parking in the TOD-MU District shall be provided in an enclosed building or structure except as follows: residential visitor parking may be provided as surface parking behind buildings or on secondary transit streets as designated in the Comprehensive Guide Plan. Residential developments may provide for visitor parking through on-street and/or district/joint use parking when reviewed and approved through a Planned Unit Development.
- The location and quantity of off-street parking will be reviewed on a case-by-case basis as part of the development review process. Off-street parking requirements may be reduced if the applicant can demonstrate meeting the requirement through joint use, district, off-site, or on-street See Subdivision 5 for more on off-street parking standards.
- Parking ramps facing a public street must be lined on the street-facing side with an active ground floor use or commercial ready space. If no upper floor uses are present the ramp must be appropriately screened as required in Subdivision 5.
- For new development occurring within the TOD Districts, on-street parking along the use's lot frontage.

(1) Purpose
The Residential Single-Family 7.2 (RS-7.2) district is created for the purpose of maintaining and protecting low-density single-family residential areas with a minimum lot size of 7,200 sq. ft.



(3) Illustration



(4) Dimensions

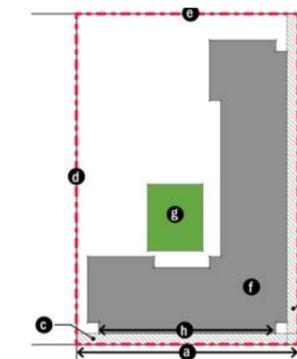
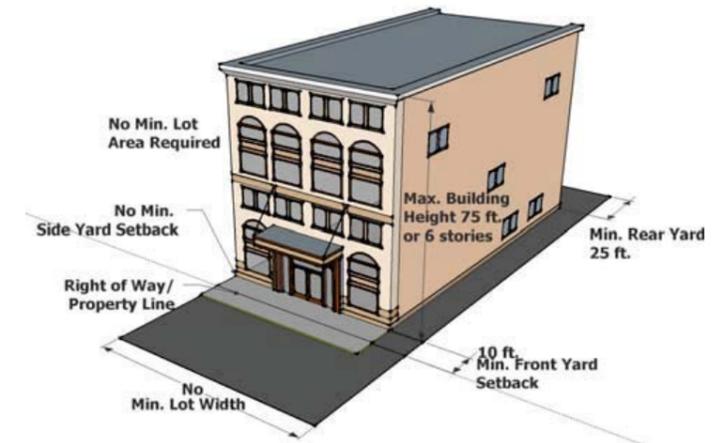
Dimension	Requirement
Min. Lot Area	7,200 sq. ft.
Min. Lot Area per Family	7,200 sq. ft.
Min. Lot Width	60 ft.
Min. Front Yard Setback from Right of Way Line	35 ft.
Min. Side Yard [1]	10 ft. or 10% of lot width, whichever is less
Min. Rear Yard [2]	25 ft.
Max. Height	35 ft.

[1] If lot is 50 ft. wide or less, reduced to 5 ft.
[2] Rear yard requirement for detached accessory structures is the same as side yard requirement. See Sec. 1104.01 for more dimensional requirements.

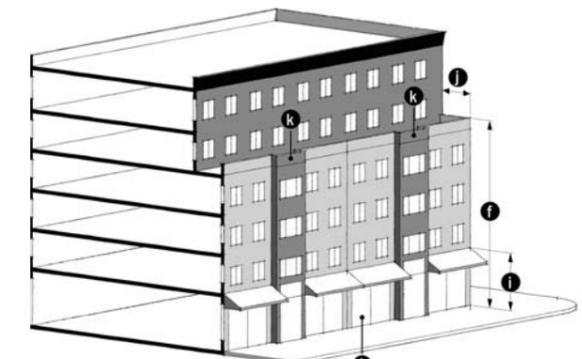
UDC Text or Zoning Map Amendment



(P) Indicates Public Hearing Required



- a Lot Width: 50 ft min
- b Lot Depth: 100 ft min
- c Front Yard Setback: 0 min; 10 ft max
- d Side Yard Setback: 0 min
- e Rear Yard Setback: 0 min
- f Usable Open Space: 5%
- g Building Street Frontage: 75% min



- f Building Height: 4 story min
- g Ground Floor Height: 12 ft min
- h Street Facade Building Breaks: 20% min
- i Street Level Frontage Transparency: 60% min
- j Street Facade Building Stepback: 8 ft min (above 4 floors)

WHAT WE'VE HEARD FROM STAKEHOLDERS

OVERVIEW

More than 50 people at 6 stakeholder listening sessions in October discussed:

- » What concerns are there about building/development in: downtown, residential neighborhoods, campus neighborhoods, commercial areas, industrial areas, and natural areas
- » What works or doesn't work in the City's application and review process?
- » Are there code requirements that are not up to date with today's building practices?
- » Are there changes to the codes that would make them easier to use?

BOARDS + COMMISSIONS

- » Evaluate zoning district standards, e.g. building setbacks, rental housing parking spaces
- » Historic preservation standards
- » Evaluate downtown mix of uses, compatibility, walkability, design
- » How to address industrial land – compatibility, underutilized land
- » Housing design standards for residential neighborhoods
- » Potential for allowing broader range of housing types in more places including low density residential districts, e.g. more than 4-unit residential, non-student housing
- » Lot of record/small residential lot/half-lot dimension standards
- » Development procedures

CITY COUNCIL

- » Better define public vs. private parking
- » Downtown parking issues/approach
- » Evaluate downtown zoning district patterns/boundaries/mix of uses allowed
- » Reuse of historic and older buildings
- » How to address industrial land – compatibility, underutilized land

REALTORS + DEVELOPERS

- » Downtown residential parking standards
- » Evaluate downtown zoning district patterns/boundaries/mix of uses allowed
- » Small residential lot/half-lot dimension standards
- » Potential for allowing broader range of housing types in more places including low density residential districts, e.g. more than 4-unit residential, non-student housing
- » Development procedures
- » Preserve/expand industrial and commercial zoned land

WINONA HOUSING ASSOCIATION

- » Downtown residential parking standards
- » Student housing parking standards
- » Evaluate downtown zoning district patterns/boundaries/mix of uses allowed
- » Clarify and better define residential types allowed in districts

CHAMBER OF COMMERCE + MAIN STREET PROGRAM

- » Downtown standards – allow mix of uses and add design standards
- » Negative impacts of off-street surface parking lots
- » How to address industrial land – compatibility, underutilized land
- » Housing design standards for residential neighborhoods
- » How to be more development-friendly
- » Reuse of historic and non-conforming buildings

RECOMMENDED IMPROVEMENTS TO THE DEVELOPMENT CODE

RESTRUCTURE & REFORMAT DEVELOPMENT CODE

- » Consolidate codes into a unified development code
- » Simplify the structure of chapters, articles, divisions, sections, and subsections
- » Improve ability for cross-referencing within the code
- » Improve code format to use tables, illustrations, and photos

COMMENTS:

CLARIFY & EVALUATE ZONING DISTRICT USES & STANDARDS

- » Consolidate and simplify permitted and conditional uses across all zoning districts
- » Consolidate and simplify dimensional standards across all zoning districts
- » Remove outdated uses and add new uses
- » Improve performance standards usability and procedure

COMMENTS:

CLARIFY ROLES & PROCEDURES

- » Consolidate all procedural provisions into a single chapter
- » Develop a table that summarizes the review and decision-making responsibilities of all relevant bodies
- » Establish consistent requirements for public hearings, notification and approval time limits
- » Clarify and/or establish review criteria
- » Establish a section that outlines review requirements relevant to all development applications

COMMENTS:

RECOMMENDED IMPROVEMENTS TO THE DEVELOPMENT CODE

IMPLEMENT THE COMPREHENSIVE PLAN

- » Create mixed use zoning districts
- » Improve transitions/buffers between types of uses
- » Support infill and redevelopment that reflects surrounding neighborhood
- » Emphasize pedestrian-oriented design
- » Encourage & incentivize adaptive reuse of historic buildings
- » Diversify housing types (townhomes, accessory dwelling units, etc.)
- » Guide use of narrow residential lots
- » Establish new neighborhood design standards (require sidewalks and street trees, narrow local streets)
- » Establish standards for conservation design/cluster development for new residential subdivisions

COMMENTS:

UPDATE RESIDENTIAL ZONING DISTRICTS

- » Review mix of housing types permitted
- » Review redevelopment/infill standards, including half-lot/small lot standards
- » Review nonconforming structure expansion standards
- » Explore development of mixed use nodes (is this part of the mixed use one?)
- » Review and update parking quantity standards

COMMENTS:

UPDATE DOWNTOWN ZONING DISTRICTS' USES, STANDARDS & BOUNDARIES

- » Create a new downtown mixed-use zoning district
- » Add form-based design standards to downtown zoning districts using the Downtown Design Guidelines (2007) as a foundation
 - » *Historic downtown scale and character*
 - » *Riverfront oriented*
 - » *Pedestrian oriented*
- » Adjust downtown zoning district boundaries to better align with the downtown land use plan and existing land uses
- » Expand and clearly identify the housing types allowed in downtown zoning districts
- » Review and update parking quantity standards

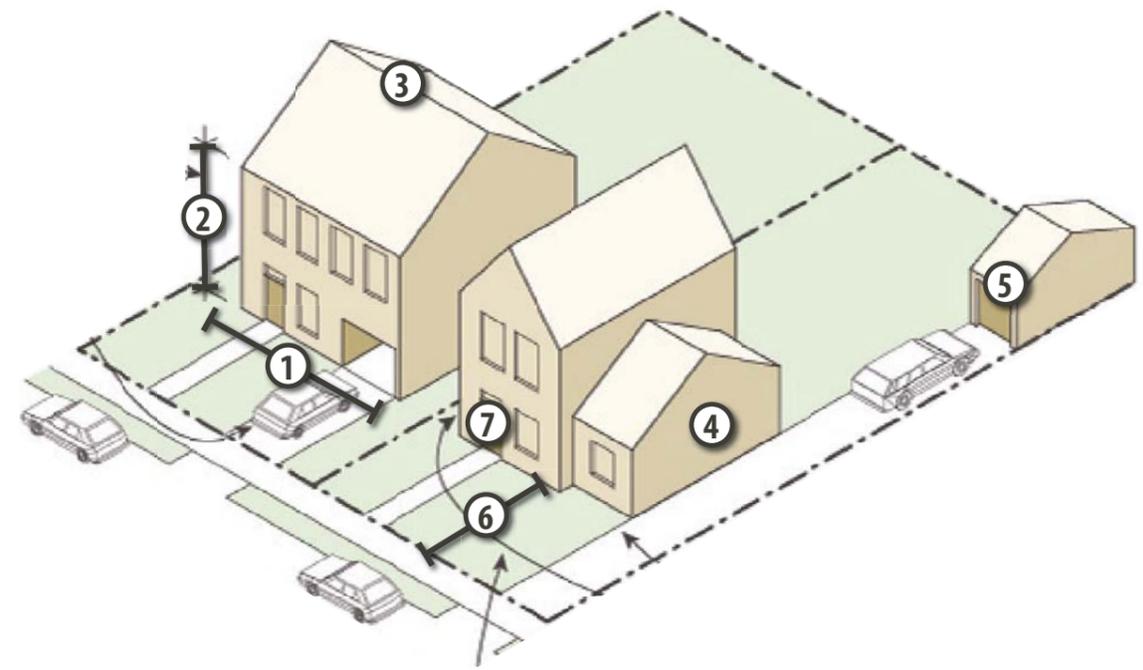
COMMENTS:

RESIDENTIAL NEIGHBORHOOD REDEVELOPMENT

The Development Code guides the types and form of redevelopment/infill projects in residential neighborhoods. As directed by the Comprehensive Plan, this update will expand the types of housing that can occur in existing neighborhoods to reflect current trends and meet community needs. Feedback is requested on the types of housing that should be considered and what design features are important for compatibility with the neighborhood's existing housing characteristics.

How well do you think each type of housing would fit into Winona's residential neighborhoods? Place a dot on the spectrum from Very Appropriate to Suitable to Very Inappropriate.

	VERY APPROPRIATE	SUITABLE	VERY INAPPROPRIATE	COMMENTS:
ACCESSORY DWELLING UNIT				
DUPLEX				
COTTAGE				
TOWNHOUSE				
ROWHOUSE				
MANSION/MANOR HOUSE				
SMALL APARTMENT BUILDING				
APARTMENT BUILDING				



How important is it for redevelopment in existing residential neighborhoods to have the following design features? Place a dot on the spectrum from Very Important to Not Important.

	VERY IMPORTANT	NOT IMPORTANT	COMMENTS:
BUILDING WIDTH 1			
BUILDING HEIGHT 2			
ROOF TYPE 3			
BUILDING MATERIAL 4			
GARAGE PLACEMENT 5			
FRONT YARD SETBACK 6			
FRONT PORCH/ENTRY 7			

MIXED USE NEIGHBORHOOD CENTERS

As directed by the Comprehensive Plan, the update project is exploring the development of mixed-use districts to support small commercial nodes that are outside of Downtown and adjacent to residential neighborhoods. Feedback is requested on where these mixed-use districts should be located, and the types of uses that may be appropriate for these areas.

WHERE ARE MIXED USE AREAS APPROPRIATE?

Three potential mixed use neighborhood centers have been identified. Please feel free to draw on the map if you think others should be considered or if the proposed district boundaries should be adjusted.



WHAT TYPES OF USES SHOULD BE ALLOWED?

Which of the following uses do you think are appropriate for mixed use neighborhood centers?

	YES	NO	COMMENTS:
RETAIL (SHOPS, COFFEE, RESTAURANTS, ETC.)	<input type="checkbox"/>	<input type="checkbox"/>	 _____
OFFICES (REALTY, INSURANCE, ETC.)	<input type="checkbox"/>	<input type="checkbox"/>	 _____
SERVICES (CLINICS, EXERCISE STUDIOS, ETC.)	<input type="checkbox"/>	<input type="checkbox"/>	 _____
GAS STATIONS	<input type="checkbox"/>	<input type="checkbox"/>	 _____
INDUSTRIAL	<input type="checkbox"/>	<input type="checkbox"/>	 _____
AUTO SERVICE	<input type="checkbox"/>	<input type="checkbox"/>	 _____
CIVIC	<input type="checkbox"/>	<input type="checkbox"/>	 _____
ENTERTAINMENT	<input type="checkbox"/>	<input type="checkbox"/>	 _____
APARTMENTS	<input type="checkbox"/>	<input type="checkbox"/>	 _____
ROWHOUSES	<input type="checkbox"/>	<input type="checkbox"/>	 _____
LIVE-WORK	<input type="checkbox"/>	<input type="checkbox"/>	 _____