

530.07. (Added, Ord. No. 97-14) Downtown architectural guidelines overlay district.
Subdivision 1. Purpose and intent. The purpose of the downtown overlay district is to preserve and protect the existing pedestrian character of the downtown commercial area, to promote the transformation of the downtown into an even more compact pedestrian- and transit-oriented mixed-use area with a "main street" continuous building facade character. The provisions contained herein will provide design guidance for those making exterior alterations to existing buildings or constructing new infill development. (Note: per Ord 08-12 4080 West Broadway removed from overlay district)

Subd. 2. Relationship to other applicable regulations. In addition to the regulations specified in this chapter, all property located within the downtown architectural guidelines overlay district shall be subject to all of the applicable standards, procedures and regulations of this section and the primary zoning district in which the property is located, except as otherwise provided for in this section. Where the provisions of the overlay district and the primary zoning districts are in conflict, the provisions of this overlay district shall govern.

Subd. 3. Lands subject to this district. The lands subject to the downtown architectural guidelines overlay district are those set forth in appendix I and shown on the official zoning map of the city of Robbinsdale.

Subd. 4. Uses permitted. Any use permitted within the existing primary zoning district.

Subd. 5. Permitted accessory uses. All accessory uses permitted within the existing primary zoning district.

Subd. 6. Conditional uses. All conditional uses permitted within the existing primary zoning district.

Subd. 7. Architectural design review. All new development, exterior remodeling, renovation or rehabilitation of existing buildings on lands subject to this subsection shall be required to comply with the downtown Robbinsdale architectural design guidelines. The design review committee (comprising the development director, the community development director, and the building official) will interpret the guidelines as necessary; the development director will make the final recommendation to the city council who will make the final decision on the approved design as set forth in the guidelines.

Subd. 8. Exceptions to downtown architectural guidelines overlay district design review requirements. The city council may approve exceptions to downtown architectural guidelines overlay district design review requirements upon finding that the strict adherence to the requirements is impractical because of site location or conditions.

Subd. 9. Architectural guidelines. Architectural guidelines are established by resolution and from time to time amended by resolution. The city council shall refer any amendment to the planning commission for review and recommendation.