

CHAPTER 74. ZONING

ARTICLE V. District Regulations

DIVISION 7. Institutional Districts

Section 74-276 Anoka County Rum River Human Services (ACRRHS) District

- (a) Purpose and Intent. The purpose and intent of the Anoka County Rum River Human Services District is to provide a basis for current and future space needs planning within the District.
- (b) Application. This district is designed as a special purpose district. The standards contained in this Article will apply only to the Anoka County Rum River Services District, generally described as the area north of an extension of existing Grant Street, west of the 7th Avenue, east of the Rum River, and south of the Anoka High School, and specifically as shown on the official zoning map for the City of Anoka.
- (c) Permitted Uses. The following uses shall be permitted in the ACRRHS District only if said uses are at the direction or under the control of the State of Minnesota or the County of Anoka:
 - (1) Residential treatment facilities for chemical dependency, corrections, mental health, and those in transition from treatment to independent living.
 - (2) Residential facilities for short-term housing.
 - (3) Administration and program offices/facilities.
 - (4) Cafeterias/food service.
 - (5) Program space for distribution of household goods.
- (d) Accessory Uses. The following uses shall be permitted as accessory uses in the ACRRHS District:
 - (1) Heating facilities/power plant.
 - (2) Laundry.
 - (3) Maintenance facilities.
 - (4) Storage structures.
 - (5) Transit shelters.
 - (6) Outdoor recreation areas.
 - (7) Trails.
 - (8) Pavilions.

- (e) Setbacks. The following setback regulations shall apply in the ACRRHS District:
 - (1) Structures, whether principal buildings or accessory structures, shall be setback a minimum of twenty-five (25) feet from neighboring properties.
 - (2) Parking shall be a minimum of fifteen (15) feet from neighboring properties.
 - (3) The distance between structures within the campus shall be a minimum of 15 feet or as required by the State Building Code, whichever is greater.
- (f) Height.
 - (1) Existing structures shall not be increased in height. Additions to existing structures shall be of the same or lesser height as the existing structure.
 - (2) New structures shall be limited to a maximum of four stories unless a conditional use permit to increase the height is obtained from the City.
- (g) Site plan required. Site plan approval is required for construction of principal buildings and accessory structures in the ACRRHS District. Information shall be submitted for site plan review according to Chapter 74, Article II, Section 74-38, as amended. In addition, the following information must be submitted:
 - (1) Applicable information, such as number of beds, number of employees on a major shift, seating capacities, etc. to determine required parking spaces and traffic circulation impacts.
- (h) Exterior Materials on Existing Buildings. All accessory structures and subsequent additions to a principal building existing at the time of adoption of this ordinance shall:
 - (1) Be constructed of the same exterior materials or materials designed to simulate the materials on the principal building;
 - (2) Shall be of the same general appearance; and
 - (3) Shall be of the same architectural design.
- (i) Building permits. Building permits shall be obtained as required by the State Building Code.
- (j) Overlay district standards. The following environmental overlay district standards shall apply where appropriate:
 - (1) Shoreland Regulations
 - (2) Rum River Wild and Scenic Regulations
 - (3) Floodplain Regulations

Where overlay district standards are in conflict, the most restrictive standard shall apply.

- (k) **Parking and loading.** Unless otherwise regulated by this Article, parking and loading shall be regulated by Chapter 74, Article IX, Division 2 of the City Code, as amended.
- (l) **Impervious Surface.** No more than 85% of a lot may be covered by impervious surface, and no more than 50% of a lot may be covered by buildings.
- (m) **Enforceability. Violation.** Unless expressly provided otherwise, it shall be a misdemeanor for any person or entity to violate any provisions of the City Code, including this Section, any rule or regulation adopted in pursuance of any such provision, or any other order lawfully enforcing the City Code or this Section. The term “misdemeanor” is defined in Minnesota Statutes Section 609.02, subd. 3, as amended. In addition to seeking prosecution of a violation as a misdemeanor, the City may separately, or in conjunction with the misdemeanor prosecution, bring an action for specific performance to enforce any provisions of the City Code, including this Section, any rule or regulation adopted in pursuance of such provision, or any order lawfully enforcing the City Code, including this Section.

Sections 74-277 through 74-280. Reserved.