

BRAINERD, MN
Chapter 515 ZONING

515-2-14 Commercial Corridor District (CC)

- A. **Purpose of Commercial Corridor Zoning District.** The purpose and intent of the CC District is to provide zoning regulation flexibility to permit development consistent with land use patterns along the Washington Street corridor from the river to 6th Avenue NE that support walkable development patterns and connections to the neighborhoods.
- B. **Permitted Uses.** See Appendix A: Table of Uses.
- C. **Zoning District Dimensional Standards.** Table 515-2-14.1 identifies the Dimensional Standards for Principal and Accessory Structures.

Table 515-2-14.1. CC Zoning District Dimensional Standards – Density, Lot Size, Coverage and Height Standards

Lot Dimensions		
	Lot Size (minimum)	none
	Lot Frontage on All Roads (minimum)	All lots must have public street frontage
A	Frontage	Principal Façade must front onto Avenue/Street
Principal Building Setbacks		
B	Principal Façade Build-to Range (Avenue)	0-10'
	Side Yard Setback (minimum)	0'
C	Rear Yard Setback (minimum)	5'
Accessory Building Standards		
	Location	Rear 50% of Lot
	Side Yard Setback (minimum)	0'
	Rear Yard Setback (minimum)	5'
	Size (maximum)	500 SF
	Number (maximum)	1
Coverage, Glazing and Height Standards		
	Principal structure height (See Section 515-4-3)	35'
	Principal Façade Glazing, Avenue (minimum)	65%
	Secondary Façade Glazing, Washington (minimum)	50%
D	Impervious Surface Coverage (maximum)	90%
Other Standards		
E	Parking Setback/Public Street (minimum)	10'
F	Parking Setback/Side/Rear/Alley (minimum)	5', 10' adjacent to public ROW
	Parking Fronting onto Public ROW	Minimum Screen or wall and landscape

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Figure 515-2-14.1. CC Density and Lot Dimensional Standards Diagram

