

## Low Density Residential

Purpose	The primary use is detached single family homes suitable for family housing and the creation of neighborhoods. Secondary public, cultural, and institutional uses that support the family households are encouraged.
Location Criteria	Inside the MUSA.
Minimum Requirements for Development	Low Density Residential subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity.
Utilities	Municipal water and sanitary sewer are required.
Typical Uses	Detached single family homes; conservation or cluster subdivisions; churches; elementary and secondary schools; public parks and open space; private recreation spaces.
Density	The Low Density Residential designation is anticipated for a range of densities between 2.25 and 4.0 dwelling units per acre.
Appropriate Zoning	R-1
Limited Secondary Zoning	R-2

## Medium Density Residential

Purpose	Within this category, the predominant housing types will be townhomes and lower density multifamily housing. Single family detached homes may be considered where conditions favor this style of development. It is expected that some housing under this land use category will meet the housing affordability needs of families, couples, seniors and other residents who choose to live in this community and either cannot or would not prefer to live in single family homes. This land use promotes housing affordability for households living at 51-80% AMI. Secondary public, cultural, and institutional uses that support the neighborhood are encouraged.
Location Criteria	Inside the MUSA.
Minimum Requirements for Development	Medium Density Residential subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity.
Utilities	Municipal water and sanitary sewer are required.
Typical Uses	Townhomes, including single-story attached housing; duplexes; and multiplex buildings; churches; elementary and secondary schools; public parks and open space; private recreation spaces.
Density	The Medium Density Residential designation is anticipated for a range of densities between 4.0 and 12.0 units per acre.
Appropriate Zoning	R-2
Limited Secondary Zoning	R-1

## High Density Residential

Purpose	Residential High land uses will lead to apartment-style housing that ensure that the life-cycle housing needs of the community are met. The residential housing that develops under this land use category may be senior housing developments to accommodate the aging members of the community. It may also meet affordable housing criteria, offering rental opportunities to graduates or younger community members who would otherwise look elsewhere for housing.
Location Criteria	Inside the MUSA.
Minimum Requirements for Development	Medium Density Residential subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity.
Utilities	Municipal water and sanitary sewer are required.
Typical Uses	Townhomes, including single-story attached housing; duplexes; and multiplex buildings; churches; elementary and secondary schools; public parks and open space; private recreation spaces.
Density	The High Density Residential designation is anticipated for a range of densities between 12.0 and 30.0 units per acre.
Appropriate Zoning	R-3 Highway Commercial, <i>MXU Mixed Use</i>
Limited Secondary Zoning	R-2

## Mixed Use

Purpose	Mixed Use district is intended to provide development flexibility, allowing for both commercial and residential uses. For purposes of the household forecasts and the Housing Chapter, Mixed Use has a guideline of 72.5% Low Density Residential, 20% General Commercial, and 7.5% High Density Residential. The actual percentage will be determined at the time of preliminary plat approval and may include Medium Density Residential, Light Industrial and/or Public when deemed appropriate. To fulfill the Metropolitan Council affordable housing allocation, East Bethel commits to permitting at least 730 housing units constructed with net densities at 12 du/ac or greater.
Location Criteria	Inside the MUSA.
Minimum Requirements for Development	Mixed Use subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity. Commercial and business development is most appropriate when adjacent to or visible from the Highway 65 corridor.
Utilities	Municipal water and sanitary sewer are required.
Typical Uses	Small-lot single family; Townhomes, including single-story attached housing; duplexes; and multiplex buildings; Apartment-style housing; Retail, including grocery store; Office buildings or office complex; commercial complex; churches; elementary and secondary schools; public parks and open space; private recreation spaces. Light industrial uses may be deemed appropriate when adjacent to existing industrial or other high intensity businesses or adjacent to planned Light Industrial or Medium Density land uses.
Density	The Mixed Use Residential designation is anticipated for a range of densities between 2.25 and 30.0 units per acre.
Appropriate Zoning	CC City Center, <i>MXU Mixed Use</i> , R-1, R-2, R-3, B-2, B-3
Limited Secondary Zoning	LI Light Industrial, PUD

## General Commercial

Purpose	Commercial development is encouraged within the half mile buffer along Highway 65.
Location Criteria	Inside the MUSA or an appropriately sized area with stable soils to support septic system if outside the MUSA.
Minimum Requirements for Development	Sufficient access from roadway; considers intersection spacing requirements; provision of turn lanes, if required; provision of cross-access agreements with neighboring commercial properties.
Utilities	Municipal water and sanitary sewer is required when inside the MUSA. Development outside the MUSA may be permitted when a Building Code compliant water supply and septic system can be installed.
Typical Uses	Retail commercial; retail center; office building or office complex; dining or entertainment establishment; indoor recreation center;
Density	Floor area ratio (FAR) of 20% or greater when the net acreage is fully developed.
Appropriate Zoning	B-2 Central Business, B-3 Highway Commercial
Limited Secondary Zoning	B-1 Limited Business, LI Light Industrial

## Light Industrial

Purpose	This district supports activities and businesses related to manufacturing, assembly, or wholesaling that typically require less intensive land usage and <u>does not</u> require outdoor storage. Light industrial businesses are expected to be constructed of quality building materials and for uses that do not generate the external noises, dust, smells, vibrations, or similar nuisances normally associated with medium or heavy industrial uses.
Location Criteria	Inside the MUSA or an appropriately sized area with stable soils to support septic system if outside the MUSA.
Minimum Requirements for Development	Sufficient access from roadway; considers intersection spacing requirements; provision of turn lanes, if required; provision of cross-access agreements with neighboring commercial properties.
Utilities	Municipal water and sanitary sewer is required when inside the MUSA. Development outside the MUSA may be permitted when a Building Code compliant water supply and septic system can be installed.
Typical Uses	Manufacture or wholesale facility; laboratory or research facility; general repair services; contractor offices; construction sales and service; industrial park; public or institutional uses
Density	Floor area ratio (FAR) of 10% or greater when the net acreage is fully developed.
Appropriate Zoning	LI Light Industrial
Limited Secondary Zoning	B-3 Highway Commercial, <i>MI Medium Industrial, MXU</i>

Medium Industrial	
Purpose	Medium industrial businesses normally generate noises, smells, vibrations, and/or truck traffic that can be disturbing to non-industrial land uses, and may include outdoor storage. Medium industrial land is discouraged next to residential developments. Topography, landscaping, less intense land uses, or other forms of buffering shall be used to transition between medium industrial property and residential, recreational, or institutional land uses.
Location Criteria	Inside the MUSA or an appropriately sized area with stable soils to support septic system if outside the MUSA.
Minimum Requirements for Development	Sufficient access from roadway; meets intersection spacing requirements; provision of turn lanes, if required; provision of cross-access agreements with neighboring commercial properties.
Utilities	Municipal water and sanitary sewer is required when inside the MUSA. Development outside the MUSA may be permitted when a Building Code compliant water supply and septic system can be installed.
Typical Uses	Manufacturing; assembly; industrial uses with outdoor storage; trucking centers
Density	A floor area ratio (FAR) of 5% is encouraged but can be waived when circumstances justify.
Appropriate Zoning	<i>MI Medium Industrial</i>
Limited Secondary Zoning	LI

Rural Residential	
Purpose	These areas will retain a traditional rural atmosphere by retaining large lot sizes. This land will preserve valuable environmental resources and will not be developed at urban densities.
Location Criteria	Outside of the MUSA.
Minimum Requirements for Development	Public Right of Way to serve each developable parcel. Sufficient soils to support septic.
Utilities	Private well and septic system
Typical Uses	Recreation; public or private open space; environmental preserve; wetlands, woodlands, lakes, or steep slopes; large lot residential; churches; schools.
Density	The Rural Residential designation allows an overall average of 1 unit per 10 gross acres.
Appropriate Zoning	RR Rural Residential, R1
Limited Secondary Zoning	A Agricultural

## Coon Lake

Purpose	This neighborhood of East Bethel contains lots that are traditionally smaller in size than typical rural lots and are supported by private septic systems. A separate designation for this area is intended to address the unique challenges associated with many non-conforming lots in this neighborhood and to stabilize development in this area. Parcel assembly is encouraged in this district to facilitate a reduction in non-conformities.
Location Criteria	Outside of the MUSA. Only applies to homes within proximate distance of Coon Lake.
Minimum Requirements for Development	Sufficient land and soils to support septic system.
Utilities	Private well and septic system
Typical Uses	Single family residential; duplex or multiplex residential; limited business or retail; recreation; lake access
Density	Encourage assembly of non-conforming lots for redevelopment when available and appropriate.
Appropriate Zoning	RR Rural Residential, R1, <i>CL Coon Lake</i>
Limited Secondary Zoning	A Agricultural

## Urban Reserve

Purpose	The plan identifies areas as urban reserve that are programmed to eventually be developed at higher intensities but are not planned for full development during the time frame of the 2040 Comprehensive Plan. As such, it is important to preserve these areas by using similar densities as Rural Residential land uses. This designation does not guarantee future urban development rights but rather allows the City to preserve a requisite amount of land as a developing area. Development in the Urban Reserve should be able to accommodate future subdivision in the event of MUSA expansion.
Location Criteria	Outside of the 2040 MUSA, and largely located within a ¼-mile buffer of the Highway 65 corridor.
Minimum Requirements for Development	Development should be designed so that it can be further subdivided in the event that the MUSA is expanded.
Utilities	Private well and septic system
Typical Uses	Single family homes; hobby farms; churches; public buildings; recreational open spaces; schools.
Density	1 unit per 10 gross acres. Commercial and industrial may develop in designated areas so long as they can be supported by a viable septic system.
Appropriate Zoning	RR, R1

Limited Secondary Zoning	R-2, R-3, LI, MI
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## Agricultural

Purpose	The purpose of this district is to allow agricultural activities that are compatible with adjacent rural residential land uses and which promote the rural atmosphere of the community until such time as the land may be developed for other appropriate rural uses.
Location Criteria	Outside of the 2040 MUSA
Minimum Requirements for Development	Public Right of Way to serve each developable parcel.
Utilities	Private well and septic system.
Typical Uses	Churches; Agricultural structures and/or buildings; Row crop and/or livestock farming.
Density	1 unit per 40 gross acres.
Appropriate Zoning	A Agricultural
Limited Secondary Zoning	PI

## Parks and Natural Areas

Purpose	These areas are locations of significant natural or ecological value, or areas where public visitation, recreation and/or enjoyment of natural spaces is encouraged. The areas in this District are commonly owned by a public entity. East Bethel values its natural spaces and seeks to preserve them for future generations.
Location Criteria	Appropriate locations to support neighborhood recreational opportunities or to conserve and/or restore significant natural areas.
Minimum Requirements for Development	N/A
Utilities	Municipal water and sanitary sewer is not required but may be provided when available and feasible.
Typical Uses	Conservation land; parks; trail corridor; structures that support education, recreation or conservation.
Density	N/A
Appropriate Zoning	<i>Natural Area, Park/Open Space, P/I</i>
Limited Secondary Zoning	RR, A

## Limited Business

Purpose	The limited business (B-1) district is intended to provide for limited retail and service commercial activities in rural areas of the city. Uses are intended to accommodate and serve local neighborhood patrons.
Location Criteria	Outside of the MUSA
Minimum Requirements for Development	May not be located within 1 mile of another Limited Business district.
Utilities	Private well and septic.
Typical Uses	Restaurant; gas station; retail sales;
Density	Floor area ratio (FAR) of 15% or less.
Appropriate Zoning	B-1
Limited Secondary Zoning	B-2, B-3

## Public

Purpose	The purpose of the public/institutional district is to provide areas that are primarily under ownership by units of government, public and private educational institutions, places of worship, hospitals, libraries, cultural facilities, and other similar non-profit institutions.
Location Criteria	Appropriate locations to provide service to residents and the East Bethel community.
Minimum Requirements for Development	N/A
Utilities	Municipal water and sanitary sewer is not required but may be provided when available and feasible.
Typical Uses	Government facilities, religious institutions, educational facilities
Density	N/A
Appropriate Zoning	P/I Public Institutional
Limited Secondary Zoning	<i>Parks/Open Space</i>