

**BRAINERD, MN**  
**Chapter 515 ZONING**

**515-2-11 Town Center (TC) District**

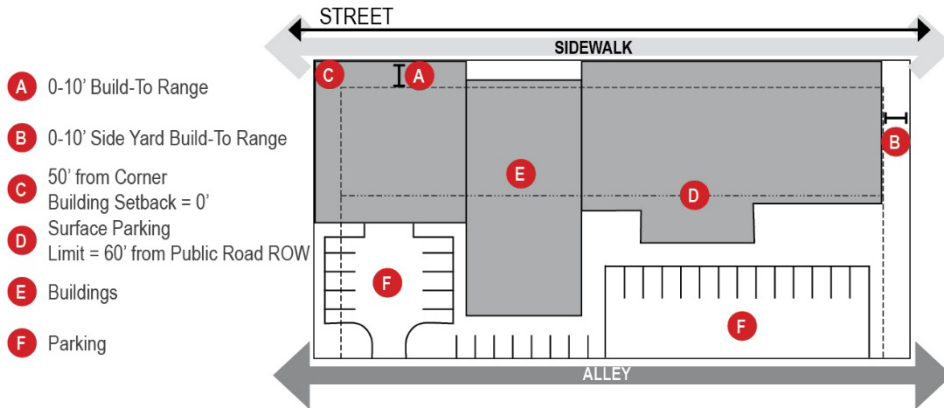
- A. **Purpose of the Town Center Zoning District.** The purpose of the TC Zoning District is to encourage the continuation of a viable, traditional downtown area by allowing retail, service, office and entertainment facilities and public and semi-public uses as well as multi-family dwelling units.
- B. **Permitted Uses.** See Appendix A: Table of Uses.
- C. **TC Zoning District Dimensional Standards.** Table 515-2-11.1 identifies the Dimensional Standards for Principal and Accessory Structures.

**Table 515-2-11.1. TC Dimensional Standards – Density, Lot Size, Coverage and Height Standards**

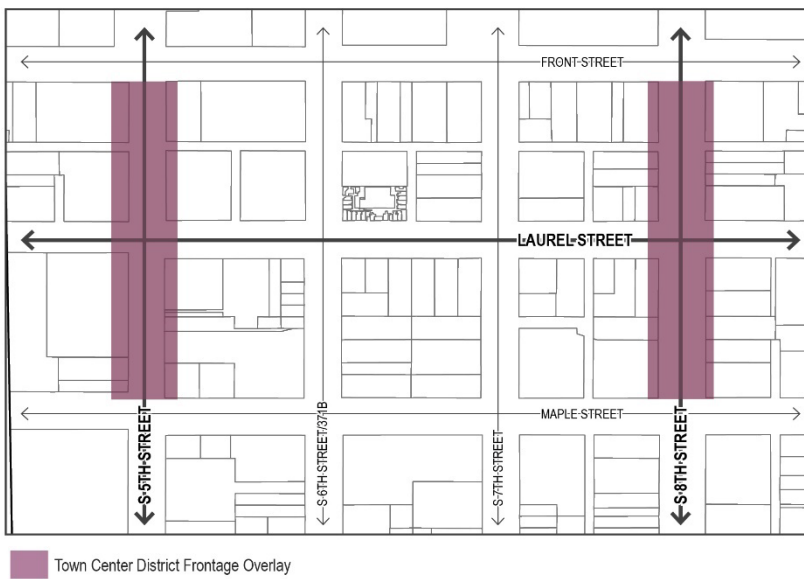
Lot Dimensions		
	Lot Size	None
	Density (minimum)	20+ DU/Acre
	Lot Frontage on Public Roads	All lots must have public street frontage
Principal Building Setbacks		
<b>A</b>	Build-to Range	0'-10'
<b>B</b>	Side Yard Build-to Range	0'-10'
	Rear Yard Setback (minimum)	0'
Accessory Building Standards		
	Location	Rear 50%
	Side Yard Setback (minimum)	0'
	Rear Yard Setback (minimum)	0'
	Size (maximum)	500 SF
	Number (maximum)	1
Coverage and Height Standards		
	Impervious Surface Coverage (maximum)	100%
	Principal structure height (maximum) See Section 515-4-3	45'
Other Standards		
<b>C</b>	Frontage at lot corners	Corner buildings within 50' of the corner of two intersecting public roadways shall be setback 0'
<b>D</b>	Surface Parking Limit (minimum)	60' from Public Road ROW
	Frontage Building Types	<ul style="list-style-type: none"> <li>• Shopfront, Common Entry and Stoop all permitted (Figure 515-2-11.3); EXCEPT</li> <li>• On 8<sup>th</sup> Street and 6<sup>th</sup> Street as shown on Town Center District Frontage Overlay Stoop Buildings are Prohibited (Figure 515-2-11.2).</li> <li>• Any permitted main floor residential use shall be a minimum of two (2) stories on any façade abutting a public right-of-way. (Figure 515-2-11.3)</li> </ul>
	Town Center District Frontage Overlay Use Restrictions	<ul style="list-style-type: none"> <li>• Residential Uses are prohibited on the main floor adjacent to the public right-of-way.</li> <li>• Residential or Ground Floor Parking may be permitted on the ground floor if not abutting the right-of-way with a CUP.</li> </ul>
	Sight Triangle	Buildings on corner lot must be setback a minimum of 15' from the pavement edge of any public street.

**BRAINERD, MN  
Chapter 515 ZONING**

**Figure 515-2-11.1. TC Density and Lot Dimensional Standards Diagram**



**Figure 515-2-11.2. TC District Frontage Overlay**



**Figure 515-2-11.3. Example of TC Shopfront, Common Entry, Stoop and Two-Story Residential Building Types**

