

**CHAPTER 11:
PLANNING AND DEVELOPMENT**

This table of contents lists the sections of this Chapter. If you are viewing this document from the City's website (www.ci.mahtomedi.mn.us), clicking on the section you want to view will call up that part in your viewer. Clicking on sections and subdivisions in the table of contents will bring you to those sections or subdivisions in the document that you wish to read.

11.01 ZONING ORDINANCE

| | | |
|------------|---|-----------|
| 1.0 | Title | 1 |
| 2.0 | Statement of Legislative Intent..... | 1 |
| 3.0 | Relationship to the Comprehensive Plan..... | 1 |
| 4.0 | Scope | 2 |
| 5.0 | Severability..... | 2 |
| 6.0 | Interpretation and Application..... | 2 |
| 7.0 | Definitions | 3 |
| 8.0 | Application, Review, and Approval Procedures..... | 40 |
| 8.1 | General Provisions | 40 |
| | A. Intent | 40 |
| | B. General Types of Development | 40 |
| | 1. Development Defined | 40 |
| | 2. Exempt Activities | 41 |
| | C. Types of Development Review and Approvals | 41 |
| | 1. Public Hearing..... | 41 |
| | 2. Informational Meetings | 41 |
| | 3. Administrative Review and Approval..... | 41 |
| | D. Development Review and Elements and Procedures..... | 42 |
| | 1. Pre-Application Meeting | 42 |
| | 2. Application Forms and Fees..... | 42 |
| | 3. Application Deadline..... | 43 |
| | 4. Application Completeness..... | 43 |
| | 5. Limit of Time Relating to Final Action..... | 43 |
| | 6. Limit on Reapplication..... | 43 |
| | 7. Review and Approval Criteria..... | 44 |
| | E. Procedures Associated with Administrative Review and Approval | 44 |
| | F. Procedures Associated with Public Informational Meetings and Noticing Requirements | 44 |
| | G. Procedures for Public Hearing and Noticing Requirements | 45 |
| | <u>Applications Requiring Administrative Approval</u> | |
| 8.2 | Zoning Permit..... | 47 |
| 8.3 | Building Permit | 49 |
| 8.4 | Sign Permit | 51 |
| 8.5 – 8.10 | Reserved | |

| | | |
|-------------|--|------------|
| | <u>Applications Requiring a Public Informational Meeting</u> | |
| 8.11 | Site Plan Approval | 53 |
| 8.12 | Determination of Substantially Similar Use | 59 |
| 8.13 – 8.15 | Reserved | |
| | <u>Applications Requiring a Public Hearing</u> | |
| 8.16 | Comprehensive Plan Amendment..... | 61 |
| 8.17 | Zoning Map Amendment (Rezoning) | 64 |
| 8.18 | Zoning Ordinance Text Amendment | 66 |
| 8.19 | Creation of a Planned Unit Development (PUD) Overlay District..... | 69 |
| 8.20 | Variance | 75 |
| 8.21 | Conditional Use Permit (CUP) | 78 |
| 8.22 | Interim Use Permit (IUP)..... | 83 |
| 8.23 | Discontinuance or Vacation of Streets, Alleys, Public Ways, Public Grounds, and Utility Easements | 86 |
| 8.24 | Appeal of an Administrative Decision..... | 89 |
| 9.0 | Specific Use Standards | 92 |
| 9.1 | Residential Uses..... | 92 |
| | A. Convent, Rectory, or Monastery | 92 |
| | B. Home Occupation | 92 |
| | C. Modular Home | 94 |
| | D. Dwelling Units Prohibited | 94 |
| | E. Accessory Dwelling Units | 95 |
| 9.2 | Commercial Uses..... | 97 |
| | A. Day Care Center: Commercial..... | 97 |
| | B. Outdoor Merchandise Sales | 97 |
| 9.3 | Industrial Uses | 97 |
| 9.4 | Utilities and Communication Uses | 98 |
| | A. Wind Energy Conversion Systems (WECS)..... | 98 |
| | B. Solar Equipment and Solar Rights | 102 |
| 9.5 | Temporary or Seasonal Uses | 103 |
| | A. Model Home | 103 |
| | B. Temporary Construction Building | 103 |
| | C. Temporary Real Estate Office..... | 103 |
| | D. Seasonal Market..... | 103 |
| 9.6 | Accessory Uses and Other Uses | 104 |
| | A. Accessory Buildings | 104 |
| | B. Adult Oriented Uses..... | 105 |
| | C. Animals: Keeping of..... | 107 |
| | D. Outdoor Mechanical Equipment | 108 |
| | E. Patio, Deck, Terrace, and Similar Use | 108 |
| | F. Sport Court, Play Equipment, and Similar Uses | 108 |
| | G. Swimming Pool..... | 108 |
| | H. Relocated Structure..... | 111 |
| | I. Bulk Storage (Liquid) | 111 |
| 10.0 | General Development Standards..... | 113 |
| 10.1 | General Standards | 113 |
| | A. Lots | 113 |
| | B. Setbacks | 114 |

| | | |
|--------------|--|------------|
| | C. Building Height | 115 |
| | D. Building and Site Design..... | 116 |
| | E. Impervious Coverage..... | 117 |
| | F. Location and Number of Principal Building on a Parcel..... | 117 |
| | G. Vision Triangle..... | 117 |
| | H. Grading, Filling, and / or Excavation | 118 |
| 10.2 | Nonconformities..... | 120 |
| | A. Intent..... | 120 |
| | B. Prior Construction Approved | 120 |
| | C. Nonconformities Due to Governmental Acquisition of Right-of-Way | 120 |
| | D. Certificate of Occupancy..... | 120 |
| | E. Relief from Nonconforming Status | 120 |
| | F. Nonconforming Uses..... | 120 |
| | G. Nonconforming Lots | 121 |
| | H. Nonconforming Structures | 122 |
| | I. Nonconforming Site Features..... | 123 |
| | J. Nonconforming Signs..... | 123 |
| 10.3 | Parking and Loading | 124 |
| 10.4 | Landscaping, Buffers, and Screening..... | 133 |
| 10.5 | Slopes / Woodland Protection, Preservation and Replacement..... | 139 |
| 10.6 | Fences..... | 141 |
| 10.7 | Signs | 145 |
| 10.8 | Exterior Lighting..... | 168 |
| 10.9 | Outdoor Storage | 170 |
| 11.0 | Zoning Districts | 172 |
| 11.1 | Zoning District Regulations | 172 |
| | A. Intent..... | 172 |
| | B. Relationship of Zoning Districts to the Comprehensive Plan..... | 172 |
| | C. Establishment of Zoning Districts | 172 |
| | D. Zoning Map | 173 |
| | E. Zoning for Newly Annexed Land..... | 174 |
| | F. Land Use Table..... | 174 |
| | G. Zoning as it Relates to Utilities..... | 174 |
| | <u>Predominantly Residential Districts</u> | |
| 11.2 | A – Agricultural District..... | 175 |
| 11.3 | RR – Rural Residential District..... | 178 |
| 11.4 | R1-A, R1-B, R1-C, R1-D – Low Density Residential District | 181 |
| 11.5 | R1-E – Historic Mahtomedi Zoning District..... | 187 |
| 11.6 | R2 – Medium Density Residential District | 195 |
| 11.7 | R3 – Medium Density Single – Family Attached Residential District..... | 199 |
| 11.8 | R4 – High Density Multiple – Family Residential District..... | 203 |
| 11.9 – 11.10 | Reserved | |
| | <u>Predominantly Commercial Districts</u> | |
| 11.11 | B1 – Office Business District..... | 206 |
| 11.12 | B2 – Limited Business District | 209 |
| 11.13 | B3 – Downtown Business District | 212 |
| 11.14 | B4 – General Business District | 221 |
| 11.15 | B5 – Interstate and General Business District..... | 225 |
| 11.16 | VMU – Village Mixed Use District | 228 |

11.17 – 11.20 Reserved

Predominantly Industrial Districts

11.21 IB – Industrial / Business Park District..... 234
 11.22 – 11.25 Reserved

Other Districts

11.26 MU – PUD – Mixed Use – Planned Unit Development 238
 11.27 P – Park Land / Public 240
 11.28 PB – Public Buildings 243
 11.29 C- Conservation District 245
 11.30 – 11.34 Reserved

Overlay Zoning Districts

11.35 Planned Unit Development (PUD) Overlay District..... 247
 11.36 Shoreland Overlay District 251
 11.37 Antenna and Tower Overlay District 270
 Land Use Table 276

11.02 SUBDIVISION REGULATIONS

1.0 Intent 278
 2.0 Scope..... 278
 3.0 Definitions 278
 4.0 Types of Land Division 289
 5.0 Compliance 290
 6.0 Platting Procedures 290
 A. Preliminary Plat 290
 B. Final Plat 294
 C. Certified Survey Map..... 298
 7.0 Design Standards Relating to the Division of Land..... 299
 A. Land Requirements 299
 B. Street Plan 299
 C. Cul – de – sac Streets 300
 D. Street Design 301
 E. Alley Design 302
 F. Public Utilities 302
 G. Drainage 302
 H. Easements 303
 I. Street Trees 303
 J. Street Names 303
 K. Block Design..... 304
 L. Lot Requirements 304
 8.0 Engineering Standards 305
 A. Monuments 305
 B. Streets..... 305
 C. Public Utilities 306
 D. Sanitation 306
 E. Water Supply 306
 F. House Plumbing..... 306
 G. Drainage 306
 H. Street Signs 306

| | | | |
|--------------|------|--|-----|
| | I. | Street Trees | 306 |
| | J. | Utilities Location | 306 |
| | K. | Inspection | 307 |
| 9.0 | | Required Improvements and Financial Arrangements | 308 |
| | A. | Improvements Required | 308 |
| | B. | Payment for Installation of Improvements | 308 |
| | C. | Agreement Providing for the Installation of Improvements | 308 |
| | D. | Financial Guarantee | 309 |
| | E. | Construction Plans and Inspection | 309 |
| | F. | Improvements Completed Prior to Approval of the Final Plat | 310 |
| | G. | Trunk Facilities | 310 |
| | H. | Alternate Installation and Incomplete Improvements | 310 |
| 10.0 | | General Provisions | 311 |
| | A. | Protection of Natural Features | 311 |
| | B. | Public Sites and Open Spaced (Park Land Dedication) | 311 |
| | C. | Complete Neighborhoods | 312 |
| | D. | Planned Unit Developments | 312 |
| | E. | Minor Subdivision | 312 |
| | F. | Registered Land Surveys | 312 |
| | G. | Metes and Bounds | 313 |
| | H. | Unapproved Subdivisions | 313 |
| | I. | Variances | 314 |
| 11.03 | | LAND DEVELOPMENT CHARGES AND PAYMENT OF SPECIAL ASSESSMENTS | |
| | 1.0 | Expenses | 315 |
| | 2.0 | Special Assessments | 315 |
| 11.04 | | MOBILE HOME CODE | |
| | 1.0 | Definitions | 316 |
| | 2.0 | Permit Required | 316 |
| | 3.0 | Permitted Uses | 316 |
| | 4.0 | Application for Mobile Home Park Permit | 316 |
| | 5.0 | Inspection and Enforcement | 320 |
| 11.05 | | FLOOD PLAIN MANAGEMENT | |
| | 1.0 | Statutory Authorization, Findings of Fact, and Purpose | 321 |
| | 2.0 | General Provisions | 321 |
| | 3.0 | Establishment of Zoning Districts | 324 |
| | 4.0 | Reserved for Future Use | 325 |
| | 5.0 | Standards for Flood Fringe Permitted Uses | 326 |
| | 6.0 | Reserved for Future Use | 326 |
| | 7.0 | Subdivisions | 327 |
| | 8.0 | Public Utilities, Railroads, Roads, and Bridges | 327 |
| | 9.0 | Manufactured Homes and Manufactured Home Parks and Placement of Recreational Vehicles | 327 |
| | 10.0 | Administration | 329 |
| | 11.0 | Nonconformities | 331 |
| | 12.0 | Penalties for Violation | 332 |
| | 13.0 | Amendments | 333 |

| | | |
|--------------|--|-----|
| 11.06 | UNIFORM SYSTEM OF NAMING AND NUMBERING STREETS, PROPERTIES, AND BUILDINGS | |
| 1.0 | Uniform System..... | 334 |
| 2.0 | Maps | 334 |
| 3.0 | Compliance | 334 |
| 4.0 | Enforcement..... | 334 |
| 5.0 | The Elimination of Public Safety Hazard | 335 |
| 6.0 | Notice..... | 335 |
| 11.07 | WETLAND BUFFER ORDINANCE | |
| 1.0 | Council Findings, Purpose, and Means..... | 336 |
| 2.0 | General Provisions and Definitions | 336 |
| 3.0 | Wetland Management Classification | 339 |
| 4.0 | Wetland Buffer Standards..... | 340 |